



# P & Z DEVELOPMENT SUMMARY

## ACACIA

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>Housing Our Communities</u></b> S/O SWC 86th Ave. & Jefferson St.	SP10-0254 Site Plan	Site Plan for 4-unit Multi family housing.	1st review comments send 12/22/10.	Waiting for resubmittal from applicant.
An Old Town Get-Away 8250 W MONROE ST	CU10-0245 Conditional Use Permit	Conditional Use Permit to allow a bed and breakfast establishment.	Scheduled for 1/20/11 Planning and Zoning Commission Hearing.	Awaiting recommendation from Planning and Zoning Commission.
Circle K SEC 83rd Ave. & Olive Ave.	SP10-0217 Site Plan	Site Plan for a Convenience Store and Gas Pumps.	Project in review. Planning has issued sign-off. Awaiting Engineering review/sign-off. Building permits were submitted following the first review of the site plan.	Building permits may be issued, if all comments have been resolved, following site plan approval.
All-Pro Hydrojetting SEC 76th Dr. & Carol Ave.	SP10-0003 Site Plan	Onsite storage of restaurant oil and grease waste stored in tanks.	1st review comments sent 2/3/10.	Waiting for resubmittal.
Rock of Ages N/O NWC 79th Ave. & Cholla St.	PR09-11 Site Plan	Site Plan for addition to existing building.	2nd review comments sent out 2/4/10.	Awaiting applicants resubmittal.

## IRONWOOD

Name/Address	File #/Type	Comments	Case Status	Next Step
Amethyst Arbor 9257 W UNION HILLS DR	DR10-0235 Design Review	Paint color change to existing façade.	Approved 12/1/10	Improvements
Inn at Amethyst 18172 N 91ST AV	DR10-0233 Design Review	Paint color change to existing façade.	Approved 12/1/10	Improvements

## MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>Basis School</u></b> 25890 N LAKE PLEASANT Pkwy	SP10-0266 Site Plan	Site Plan for Charter School.	Project resubmitted on 12/28/10. In second review.	Comments due 1/4/11.
<b><u>Bathen @ Vistancia</u></b> W/O Vistancia Blvd. & S/O Dixileta Pkwy.	DR10-0273 Design Review	Design Review for 84 Single Family lots.	Approved	Construction Documents
<b><u>Trilogy @ Vistancia</u></b> 12967 W EAGLE RIDGE LN	DR10-0054A.1 Design Review	Design Review Amendment to previously approved plans.	1st Comments due 1/4/11.	Complete Comments
Lake Pleasant Pavilions 6A & 6B W/O SWC Lake Pleasant Pkwy. & Happy Valley Pkwy.	SP10-0244 Site Plan	Site Plan for a 5,500 square foot retail building and a 4,343 square foot restaurant building.	1st Comments out 12/13/10. Met with applicant to discuss comments / solutions.	Awaiting next submittal.
Trilogy Parcel C9 NW of Trilogy Blvd. & Claret Cup Rd.	DR10-0237 Design Review	Design Review for Single Family homes.	Approved 12/7/10	Construction Documents
67th Ave. & Happy Valley Rd. 67th Ave. & Happy Valley Rd.	V10-0179 Variance	Setback & Landscape Buffer Reduction.	Waiting for rezoning results to complete review of variance. Case expected to go to BOA in December.	Advertise case for BOA after Rezoning passes P&Z.
Clearwire Cellular @ Sunrise Water Company 8040 W. Williams Rd.	SP10-0123 Site Plan	Site Plan for a new Mono-Palm.	Awaiting responses from applicant regarding acceptable tree irrigation methods.	Awaiting applicants response.

## MESQUITE

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Happy Valley Basic School 7140 W. Happy Valley Rd.	PR99-30A.1 Site Plan Amendment	Site Plan Amendment to add two modular class room buildings.	1st review comments sent 7/7/10.	Waiting for resubmittal.
Meadows Parcel 4 NWC 95th Ave. & Deer Valley Rd.	P10-0112 Preliminary Plat	Preliminary Plat for 227 Single Family residential lots.	2nd Review Comments Sent 12/22/10	Awaiting 3rd Submittal
Vistancia Parcel C1 NWC Vistancia Blvd. & Whispering Ridge.	P10-0113 Preliminary Plat	Preliminary Plat for 19 Single Family Residential Lots.	Approved 12/14/10	Final Plat & Civil Review
Vistancia Parcel C4 Trilogy Blvd. & Mayberry Trail	P10-0114 Preliminary Plat	Preliminary Plat for 39 Single Family Residential Lots.	Approved December 14, 2010	Submit Final Plat to Engineering Department.
Vistancia Parcel C8 NWC Trilogy Blvd. & Dixileta Pkwy.	P10-0115 Preliminary Plat	Preliminary Plat for 21 Single Family Residential Lots.	Approved 12/14/10	Final Plat & Civil Review
Clearwire Sun Groves N/O NWC Lake Pleasant Rd. & Beardsley Rd.	CU10-0093 Conditional Use	Conditional Use Permit for a 65' monopalm.	1st Review comments sent out 5/12/10.	Awaiting 2nd Submittal. (no change 1/4/11)
Clearwire Sun Groves N/O NWC Lake Pleasant Rd. & Beardsley Rd.	SP10-0092 Site Plan	Site Plan for a monopalm and ground equipment.	1st Review comments sent out 5/12/10.	Awaiting 2nd Submittal. See associated CUP (CU10- 0093). (no change 1/4/11)
Agua Fria 426 NWC Old Carefree Highway and the 91st Ave alignment	Z07-02 Rezone	Rezone for 426 acres from AG to PAD (mixed use - residential/commercial/res ort/open space). Have met with owner's rep since the issuance of comments (2010).	Review comments out to applicant on 4/29/2008.	Awaiting resubmittal.
Agua Fria 426 NWC Old Carefree Highway and 91st Ave alignment	GPA07-01 General Plan Amendment	General Plan Amendment for a portion of a 426 acre site to allow for a mixed use - residential/commercial/res ort/open space development. Have met with owner's rep since the issuance of comments (2010).	Review comments out August 6, 2007.	Awaiting applicant's resubmittal.
Peoria Shell S/O SEC Lake Pleasant Pkwy. & Happy Valley Rd.	SP10-0058 Site Plan	Site Plan for a 3,000 square foot convenience store and gas station.	Approved 12/23	Approved 12/23, in permit review.
Offices at 83rd Ave. & Pinnacle Peak SWC 83rd Ave. & Pinnacle Peak Rd.	Z07-09 Rezone	Rezone 10 acres from Agriculture to Office Commercial.	Continued indefinitely.	Last contact w/ applicant 3/31/10 seeking status update. Property supposedly in foreclosure. Multiple calls received by investors. No submittal/hearing activity since 8/26/08.
Offices at 83rd Ave. & Pinnacle Peak Rd. SWC 83rd Ave. & Pinnacle Peak Rd.	GPA07-05 Minor General Plan Amendment	Change General Plan designation from Residential Estate to Office.	Indefinite continuance approved by City Council on 8/26/08.	Last contact w/ applicant 3/31/10 seeking status update or request for withdrawal. Property supposedly in foreclosure. Multiple calls received by investors. No submittal/hearing activity since 8/26/08.

## MESQUITE

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Southwest Sand & Gravel NWC 107th Ave. & Jomax Rd.	Z08-09 Rezone	Rezone approximately 75 acres to allow mining for sand & gravel.	Comments issued 9/19/08. Awaiting 2nd submittal.	Legal Department is working on a proposed agreement with ASLD regarding all mining operations; case to remain active until agreement reached or normal case review activity ceases.
Offices at 83rd Ave. & Pinnacle Peak Rd. SWC 83rd Ave. & Pinnacle Peak Rd.	PR07-24 Site Plan	Site Plan for an office complex.	Associated zoning and GPA applications continued indefinitely.	No submittal activity since 8/26/08.
APS Annexation Loop 303, Dysart Rd, 115th Ave, Jomax Rd	ANX07-04 Annexation	Combination annexation of State and private land. Includes APS Westwing site.	On-going discussion with State Land regarding appropriate land uses within annexation area.	Awaiting state selection board hearing.
Boulders @ White Peak SWC Dixileta Pkwy. & Dysart Rd.	P05-19 Preliminary Plat	465 Single Family Residential lots on 160 acres.	Case inactive since 4th submittal comments sent out on 2/2/09.	Inactivity letter sent on 9/14/10. If no response received within 30 days, the case will be administratively closed. **Update: Applicant has requested a 6-month extension. New expiration date is April 5, 2011.
City of Peoria Annexation Section 29/T5N/R1E - N/O Happy Valley Rd.	ANX09-01 Annexation	Annexation of 101 acres.	BLM Annexation. Documents to DOR/Assessor 6/4/09.	Need to process petition.
City of Peoria Annexation Section 6/T5N/R1E - N/O Happy Valley Rd.	ANX09-02 Annexation	Annexation of 168 acres	BLM Annexation. Documents to DOR/Assessor 6/4/09.	Need to process petition.
Columbia Communities/Verona Estates S/O SWC Lone Mountain & Vistancia Blvd.	GPA06-19 Minor General Plan Amendment	Change land use designation from Estate Residential (0-2 du/ac) to Low Density Residential (2-5 du/ac).	To move forward together with rezone case Z06-23.	Inactivity letter sent on 9/14/10. If no response received within 30 days, the case will be administratively closed. **Update: Applicant has requested a 6-month extension. New expiration date is April 20, 2011.
Columbia Communities/Verona Estates S/O SWC Lone Mountain & Vistancia Blvd.	Z06-23 Rezone	Rezone SR-43 (Single Family) to PAD (Planned Area Development). Related to case GPA06-19.	Case inactive since 3rd review comments sent 6/17/08.	Inactivity letter sent on 9/14/10. If no response received within 30 days, the case will be administratively closed. **Update: Applicant has requested a 6-month extension. New expiration date is April 20, 2011.
Mt. Pleasant N/O SR 74 & Castle Hot Springs Rd.	Z07-04 Rezone	Rezone AG (General Agricultural) to PAD (Planned Area Development) for residential & resort.	1st review comments sent 7/31/07. Meeting with applicant on 3/27/08. Case inactive since 3/27/08.	Inactivity letter sent on 9/14/10. If no response received within 30 days, the case will be administratively closed. **Update: New ownership has responded to inactivity letter. The case will be granted a six-month extension (expiration date of 4/18/2011).

**MESQUITE**

<b>Name/Address</b>	<b>File #/Type</b>	<b>Comments</b>	<b>Case Status</b>	<b>Next Step</b>
Retail Center SWC 67th Ave. & Happy Valley Rd.	PR08-04 Site Plan	4 acre site plan multiple retail pads	Site plan review on hold until rezoning of 15' strip (south of property) is complete. Rezoning set for 11/16/10 City Council Hearing.	Continue review of site plan and approve once rezoning is complete.
Retail Center at Pinnacle Peak SEC Lake Pleasant Rd. & Pinnacle Peak Rd.	PR07-40 Site Plan	Site Plan for retail shops on 1.3 acres.	Administratively withdrawn (11/19/10).	New submittal required.
The Villages at Aloravita SEC 83rd Ave. & Jomax Rd.	Z08-02 Rezone	Rezone 628 acres from AG (General Agricultural) to PCD (Planned Community District).	Had several meetings with applicant to discuss PCD submittal materials; met with engineering consultant(s) regarding utilities, pressure zones, submittal requirements and timelines; met with applicant and Legal Dept. regarding development agreement.	Awaiting formal submittal of PCD and supporting documents
Tierra Del Rio NWC 99th Ave. & Jomax Rd.	Z04-34A.5 Rezone	Proposed changes to density, varying lot sizes, and access.	Scheduled for 1/7/10 P&Z. Update - Property has been sold from Pulte to Corona (Sunbelt Holdings is managing). Indefinite continuance has been requested.	Awaiting new P&Z hearing date request by applicant.
Village at Lake Pleasant S/O SEC Happy Valley Rd. & Lake Pleasant Pkwy.	GPA08-11 General Plan Amendment	General Plan Amendment to change 20 acres from Residential/Estate to Community Commercial.	1st review comments sent 1/30/09.	Awaiting resubmittal.
Village at Lake Pleasant S/O SEC Happy Valley Rd. & Lake Pleasant Pkwy.	V08-07 Variance	Variance request for a reduction in landscape buffer width from 30 feet to 20 feet.	1st comments sent 1/30/09.	Awaiting resubmittal
Village at Lake Pleasant S/O SEC Happy Valley Rd. & Lake Pleasant Pkwy.	PR08-43 Site Plan	Site Plan for commercial project.	1st review comments sent 2/17/09.	Awaiting resubmittal.
Village at Lake Pleasant S/O SEC Happy Valley Rd. & Lake Pleasant Pkwy.	Z08-13 Rezone	Rezone from SR-43 (Suburban Ranch residential) to C-2 (Intermediate Commercial).	1st review comments sent 1/30/09.	Awaiting resubmittal.

**PALO VERDE**

<b>Name/Address</b>	<b>File #/Type</b>	<b>Comments</b>	<b>Case Status</b>	<b>Next Step</b>
Casa del Sol NEC 91st Ave. & Yucca St.	CU10-0214 Conditional Use Permit	Conditional Use Permit to allow RV's in an existing Manufactured Home Park.	Case was approved at the 12/2/10 Planning and Zoning Commission Hearing. No appeals were received.	Case closed. No further action necessary.

**PINE**

<b>Name/Address</b>	<b>File #/Type</b>	<b>Comments</b>	<b>Case Status</b>	<b>Next Step</b>
AT&T Country Meadows SEC 111th Ave. & Butler Dr.	CU10-0213 Conditional Use Permit	Monopole co-location on golf safety net.	Comments sent 11/22	Waiting for 2nd submittal (no change 1/4/11)

**PINE**

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AT&T Country Meadows SEC 111th Ave. & Butler Dr.	SP10-0211 Site Plan	Monopole co-location on golf safety net.	Comments sent 11/22	Waiting for 2nd submittal (no change 1/4/11)
Clearwire Alta Loma SWC 87th Ave. & Mountain View Rd.	SP10-0135 Site Plan	Site Plan for a 57 foot mono-palm.	2nd review comments sent 8/9/10.	Waiting for resubmittal.
SPR Telecom NEC 91st Ave. & Butler Dr.	SP10-0078 Site Plan	Site Plan for an 80 foot cell tower.	3rd review comments sent 9/16/10.	Waiting for resubmittal.
SRP Telecom NEC 91st Ave. & Butler Dr.	CU10-0077 Conditional Use Permit	Conditional Use Permit to allow an 80 foot cell tower.	3rd review comments sent 9/16/10.	Waiting for resubmittal.

**WILLOW**

Name/Address	File #/Type	Comments	Case Status	Next Step
America's Gold Buyers 7518 W THUNDERBIRD RD #102	CU10-0232 Conditional Use Permit	Conditional Use Permit to allow a Gold Buying business.	1st review comments sent 11.23.10.	Waiting for applicant to resubmit plans.
Target 8055 W BELL RD	DR10-0246 Design Review	Paint color changes to façade.	Approved 12/16/10	Construction Documents
Cost Plus World Market SEC 75th Ave. & Bell Rd.	CU10-0192 Conditional Use Permit	Conditional Use Permit to change their current Series 10 liquor license to a Series 7 liquor license.	Approved at 12/16 P&Z	Approved at 12/16 P&Z
Clearwire Wireless - Heritage Mortuary W/O NWC 67th Ave. & Thunderbird Rd.	SP10-0042 Site Plan	Site Plan for a 65' mono- pine and ground equipment.	CUP appealed to City Council- case continued, to be heard before council prior to Sept. 2011.	See associated Conditional Use Permit (CU10-0042).
Clearwire Wireless - Heritage Mortuary W/O NWC 67th Ave. & Thunderbird Rd.	CU10-0044 Conditional Use	Conditional Use Permit for a 65' mono-pine and ground equipment.	CUP appealed to City Council- case continued, to be heard before council prior to Sept. 2011.	Await City Council decision.