

**BOARD OF SUPERVISORS' HEARING**  
**PLANNING AND ZONING AGENDA**  
**July 27, 2022**

**CONSENT AGENDA**

Title: Olive Ranch  
Case #: S2021016  
Supervisor District: 4  
Applicant / Owner: Clouse Engineering Inc. / AMH Development, LLC  
Request: Final Plat of Olive Ranch, which comprises 76 residential lots and 3 tracts in the R1-6 RUPD zoning district  
Site Location: Generally located at the SWC of Olive Avenue & Cotton Lane, in the Glendale area

Staff  
Recommendation: Approval

Title: Crown 826829 Minshall  
Case #: Z2022047  
Supervisor District: 4  
Applicant & Owner: Crown Castle by Campbell A&Z, LLC / Minshall Family Trust  
Request: Special Use Permit (SUP) for existing Wireless Communication Facility in the Rural-43 zoning district  
Site Location: Generally located approx. 808' northwest of the NWC of Citrus Rd. & Harrison St. in the Goodyear Area

Commission  
Recommendation: On 6/16/22, the Commission voted 7-0, to recommend **approval** of Z2022047 subject to conditions 'a' – 'i':

- a. Development of the site shall be in substantial conformance with the Site Plan entitled, "R and J Minshall (826869)" consisting of ten full-size sheets dated May 9, 2022, and stamped received May 16, 2022, except as modified by the following conditions. Staff may determine slight refinements to remain in substantial conformance with the approved site plan. Minor and major amendments to the site plan will be determined in accordance with Chapter 3 of the Maricopa County Zoning Ordinance.
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled, "CROWN CASTLE # 826869 MINSHALL", consisting of nine pages, dated May 9, 2022, and stamped received May 16, 2022, except as modified by the following conditions.
- c. The following Planning Engineering condition shall apply:
  - 1. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.

- d. The following SUP standards shall apply:
1. Max. WCF Tower Height – 66’
  2. Min. WCF Setback from Rural/Residential Zoning – 64’ except for federal eligible colocation facilities
  3. Max. Diameter of Antenna Arrays – 12’ except for federal eligible colocation facilities
  4. Parking – 1 space required
  5. Pavement – ABC pavement or other acceptable pavement required for access easement and parking space with a dust-control plan approved by Maricopa County Air Quality Control
  6. Screening – 8’ chain-link fencing with privacy slats is permitted

All other development standards per Rural 43 zoning shall apply

- e. The wireless communication tower shall retain the monopole properties as originally designed. Any damaged or missing fronds or branches shall be replaced within 60 days of such damage occurring.
- f. The special use permit is valid for a period of 25 years and shall expire 25 years from the date of BOS approval or upon termination of the use for a period of 90 or more days, whichever occurs first. All site improvements associated with the special use permit shall be removed within 90 days of such expiration or termination of use.
- g. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
- h. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
- i. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.

Title: Castle Hot Springs – Morristown WCF

July 27, 2022 Board of Supervisors’ Hearing – P&Z Agenda

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Case #: Z2022049  
Supervisor District: 4  
Applicant & Owner: Mike Campbell, Campbell A&Z, LLC / Margaret A. Wilson  
Request: Modification of Condition of a Special Use Permit (SUP) for an existing Wireless Communications Facility (WCF) in the Rural-43 WHSC zoning district, to extend validity of special use Z 97-36 for an additional 25 years  
Site Location: Generally located ¼ mile northwest of the NWC of Gates Rd. and the Wickenburg Highway in the Morristown area  
Commission Recommendation: On 6/16/22, the Commission voted 7-0, to recommend **approval** of Z2022049 subject to conditions 'a' – 'f':

- a. Development of the site shall be in substantial conformance of the narrative report entitled "Special Use Permit Modification of Condition Project Narrative", consisting of seven pages dated revised May 10, 2022, and stamped received May 10, 2022.
- b. The Special Use Permit shall expire on July 27, 2047, or upon cessation of the use for 90 consecutive days, whichever occurs first. The site improvements, including the monopole, shall be removed within 60 days of termination of expiration of the lease.
- c. Maximum height for a lattice tower of 188 feet in Class 2 of the Wickenburg Highway Scenic Corridor for the Wireless Communication Facility.
- d. Allow an existing Wireless Communication Facility with a 188-foot-tall lattice tower to be setback a minimum of 16 feet from the east property line.
- e. The following Planning Engineering condition shall apply:
  1. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.
- f. Continued compliance with relevant conditions/stipulations of Z97-36, Z20000028 and Z2002103.

Title: Crown Castle 879296 Snow  
Case #: Z2022050  
Supervisor District: 4  
Applicant & Owners: Michael J Campbell, Campbell A&Z, LLC on behalf of Crown Castle / Samuel D Clark Revokable Trust & Jennifer Clark Revocable Trust  
Request: Modification of Condition of a Special Use Permit (SUP) for an existing Wireless Communications Facility in the Rural-190 zoning district to extend the validity of the permit for an additional 25 years  
Site Location: Generally located 1 ¾ miles south of the SEC of SR 74 & 211<sup>th</sup> Ave. in the Morristown area

Commission

Recommendation: On 6/16/22, the Commission voted 7-0, to recommend **approval** of Z2022050 subject to conditions 'a' – 'f':

- a. Development of the site shall be in substantial conformance with the Narrative Report entitled "Special Use Permit Modification of Condition Project Narrative", consisting of 7 pages, dated March 9th, 2022, and stamped received March 11th, 2022, except as modified by the following conditions.
- b. This special use permit is valid for a period of 25 years and shall expire 25 years from the date of BOS approval, or upon termination of the use for a period of 90 or more days, whichever occurs first. All site improvements associated with the special use permit shall be removed within 90 days of such expiration or termination of use.
- c. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
- d. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.
- e. All necessary building permits must be obtained for proposed changes and any existing unpermitted changes to the site.
- f. The following Maricopa County Planning & Development Engineering condition shall apply:
  - 1. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT roadway Design manual; and current engineering policies, standards and best practices at the time of application for construction.

Title: Creamline Dairy East - Digital Billboard  
Case #: Z2022059  
Supervisor District: 1

Applicant & Owners: Jacob Zonn, Becker Boards Small, LLC / Spruit Family Trust  
Request: Special Use Permit (SUP) to convert a Legal Non-Conforming Static Billboard to Digital  
Site Location: Approximately 1800' west of the SWC of Loop 202 and McQueen Rd.  
Commission Recommendation: On 6/16/22, the Commission voted 7-0, to recommend **approval** of Z2022059 subject to conditions 'a' – 'e':

- a. Development of the site shall be in substantial conformance with the Site Plan entitled "Loop 202 and Willis Rd", consisting of 2 full-size sheets, dated April 28, 2022, and stamped received May 13, 2022, except as modified by the following conditions.
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled "Narrative Report / Special Use Permit for Digital Billboard", consisting of 5 pages, dated May 5, 2022, and stamped received May 6, 2022, except as modified by the following conditions.
- c. Subject to the following PND Engineering conditions:
  1. Applicant shall be responsible for coordinating any requirements that may be imposed by ADOT ([redletter@azdot.gov](mailto:redletter@azdot.gov)).
  2. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices
- d. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
- e. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.

Title: The Enclave at Anthem  
Case #: Z2022027  
Supervisor District: 3  
Applicant & Owners: Cassandra Ayres, Berry-Riddell, LLC / Spectrum Acquisition Anthem, LLC  
Request: Special Use Permit (SUP) Major Amendment to develop 10 additional rowhome casitas and parking in the C-O SUP zoning district  
Site Location: Generally located approx. 1,322' southwest of the intersection of Anthem Way & Venture Dr.  
Commission Recommendation: On 6/16/22, the Commission voted 7-0, to recommend **approval** of Z2022027 subject to conditions 'a' – 'g':

- a. Development of the site shall be in substantial conformance with the Site Plan entitled, "The Enclave at Anthem Senior Living Casitas" consisting of nine pages dated May 10, 2022, and stamped received May 13, 2022, except as modified by the following conditions.
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled, "Enclave at Anthem", consisting of 7 pages, dated, revised May 2, 2022, and stamped received May 2, 2022, except as modified by the following conditions.
- c. The Owner or Developer shall address and respond to all recommendations of the Daisy Mountain Fire District (DMFD) included in the correspondence dated March 7, 2022 at the time of construction permitting. A 'will serve' letter shall be required prior to approval of construction permits.
- d. Prior to final approval of construction permits, the Owner or Developer shall process a lot combination or record a cross-access easement between APN 203-04-481 and APN 203-04-549. Recordation of a cross-access easement may alter required setbacks on the site and require a SUP Modification of Conditions.
- e. The following Planning Engineering conditions shall apply:
  1. Off-site Hydrology – The grading plans submitted for building permit acquisition shall identify the peak run-off flow rate for the wash adjacent to the site.
  2. Onsite Hydrology – The onsite hydrology calculations shall utilize County values as indicated in Table 6.3 of the *Maricopa County Drainage Policies and Standards Manual*. A value of 0.95 shall be used for commercial/industrial areas. For first flush, a coefficient of 1.0 shall be used for the entire site.
  3. Onsite Retention – The required retention volume for the site shall be the first flush volume or the pre vs post runoff volume, whichever is greater.

4. Retention Disposal – All retention must drain within 36 hours. Bleed-off to the existing drainage channel along the southeast side of the site may be used in lieu of drywells to drain the underground retention. Drywells are required to drain the first flush volume of runoff unless a storm water quality device is provided on the bleed-off.
  5. Engineering review of planning and/or zoning cases is for conceptual design only. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.
  6. Based on the conceptual design nature of the information submitted, changes to the site layout may be necessitated by the final engineering design of the site's drainage infrastructure.
  7. Detailed Grading and Drainage (Improvement) Plans must be submitted with the application for Building Permits.
  8. Work within N Venture Drive (sidewalk, utility connections, and landscaping) will require a MCDOT ROW permit issued concurrent with the building permit. Any landscaping within the MCDOT right-of-way must meet the applicable standards listed in the MCDOT Roadway Design Manual.
  9. The subject premises is located within the County's Urbanized Area and will disturb more than one (1) acre. A Storm Water Pollution Prevention Permit (SWPPP), issued by the County (PND), will be required prior to issuance of any building permits required for site development.
  10. If the entitlement is approved, existing building permits B202105759 & B201905761 will need to be terminated and new building permits will need to be applied for the construction of the improvements contemplated with this submittal. Review fees must be paid prior to termination.
- f. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
- g. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value

of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.

Title: RV Storage-Dysart  
Case #: MCP2022001  
Supervisor District: 4  
Applicant & Owners: Taylor Earl, Earl & Curley / DBRV, LLC  
Request: Military Compatibility Permit (MCP) with Plan of Development (POD) for an RV and boat storage facility in the Rural-43 MAAMF zoning district with existing SUP  
Site Location: Generally located at the southwest corner of Olive Ave. and Dysart Rd. (APN#501-47-015A)  
Commission Recommendation: On 6/16/22, the Commission voted 7-0, to recommend **approval** of MCP2022001 subject to conditions 'a' – 'j':

- a. Development of the site shall be in substantial conformance with the Site Plan entitled, "RV Storage - Dysart" consisting of eight full-size sheets dated April 29, 2022, and stamped received May 13, 2022, except as modified by the following conditions.
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled, "RV & Boat Storage - Dysart", consisting of ten pages, dated May 31, 2022, and stamped received June 1, 2022, except as modified by the following conditions.
- c. The Military Compatibility Permit shall be limited to the following uses:
  1. Recreational vehicle and boat storage facility with canopies
  2. Existing caretaker residence and office
- d. The following Planning Engineering conditions shall apply:
  1. Engineering review of planning and/or zoning cases is for conceptual design only. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.
  2. Based on the conceptual design nature of the information submitted, changes to the site layout may be necessitated by the final engineering design of the site's drainage infrastructure.
  3. Detailed Grading and Drainage (Site Infrastructure) Plans must be submitted with the application for Building Permits.



4. The south half of Olive Avenue along the project frontage shall be developed to the ultimate street cross-section to meet the City of El Mirage requirements, including any required right-of-way dedication at the time of initial phase construction permitting.
  5. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance and current engineering policies, standards and best practices at the time of application for construction.
  6. The entire site and adjacent half-streets' runoff shall be retained onsite. If portions of adjacent right-of-way are controlled by other jurisdictions, the adjacent half-streets' runoff shall be retained unless separately addressed by the other jurisdictions.
  7. Sufficient retention volume shall be provided onsite to retain the required 100-year, 2-hour runoff from all contributing areas. Retention basins with stormwater depths exceeding one foot shall provide one foot of freeboard.
  8. All retention basins shall drain within 36 hours per County requirements.
- e. Prior to initial phase construction permitting, the owner/developer shall submit a traffic study to the City of Glendale for approval and incorporate any City of Glendale requirements, including any required right-of-way dedication.
  - f. All new buildings are subject to noise attenuation as per ARS § 28-8482(B).
  - g. The following Military Airport and Ancillary Military Facility Overlay Zoning District standards shall apply:
    1. Max. Lot Coverage – 55%
    2. Signage – Chapter 14, Section 1401 and 1403 regulations apply
    3. Pavement – Pavement may consist of rolled and compacted decomposed granite with a dust control plan approved by Maricopa County Air Quality Control or asphalt.

All other development standards of the underlying zoning shall remain.

- h. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Military Compatibility Permit as set forth in the Maricopa County Zoning Ordinance.
- i. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
- j. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning

existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Military Compatibility Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, or the expiration of the Military Compatibility Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Military Compatibility Permit. The Military Compatibility Permit enhances the value of the property above its value as of the date the Military Compatibility Permit is granted and reverting to the prior zoning results in the same value of the property as if the Military Compatibility Permit had never been granted.

Title: Desert Hills RV & Boat Storage Facility  
Case #: Z2021150  
Supervisor District: 3  
Applicant & Owner: Troy Burleson, Desert Hills RV Storage LLC / Desert Hills RV Storage LLC  
Request: Special Use Permit (SUP) for commercial storage of RVs and boats in the Rural-43 zoning district  
Site Location: Generally located at the northeast corner of Carefree Highway & Central Ave. in the New River/Desert Hills area  
Commission Recommendation: On 6/16/22, the Commission voted 7-0, to recommend **approval** of Z2021150 subject to conditions 'a' - 'l':

- a. Development of the site shall be in substantial conformance with the Site Plan entitled "Desert Hills RV and Boat Storage", consisting of 3 full-size sheets, dated May 9, 2022, and stamped received May 12, 2022, except as modified by the following conditions. Staff may determine slight refinements to remain in substantial conformance with the approved site plan. Minor and major amendments to the site plan will be determined in accordance with Chapter 3 of the Maricopa County Zoning Ordinance.
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled "Special Use Permit Narrative for Desert Hills RV & Boat Storage Facility", consisting of 6 pages, dated revised May 10, 2022, and stamped received May 25, 2022, except as modified by the following conditions.
- c. The following Planning Engineering conditions shall apply:
  1. Engineering review of planning and/or zoning cases is for conceptual design only. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.

2. Based upon the conceptual design nature of the information submitted, changes to the site layout and/or a reduction in the number of building lots may be necessitated by the final engineering design of the subdivision drainage infrastructure.
  3. Detailed Grading and Drainage (Infrastructure) Plans and a Drainage Report must be submitted with the application for Final Plat Approval and Building Permits.
- d. This special use permit is valid for a period of 10 years and shall expire on July 27, 2032 or upon termination of the use for a period of 90 or more days, whichever occurs first. All site improvements associated with the special use permit shall be removed within 90 days of such expiration or termination of use.
  - e. The facility will operate 7 days a week with hours of operation limited to 6 a.m. to 10 p.m.
  - f. There shall be no repair of RVs, boats, or other equipment on the site.
  - g. All materials and colors used in screening walls and office building, must be muted and compatible with the desert environment.
  - h. All outdoor lighting shall be dark sky compliant, low intensity, fully shielded, and directed downward at least 20% below the horizontal plane at bottom of light fixture so that no illumination occurs off site. All light poles or standards shall have a maximum height of 16-feet from surface grade of the parking lot, treated to minimize glare, placed at intervals, and setback a minimum of 20-feet from adjacent properties.
  - i. Prior to issuance of the initial building permit, written confirmation will be required from the emergency fire protection jurisdiction having authority that the facility has been designed in accordance with their regulations and requirements, and that emergency fire protection service will be provided to the facility. Prior to issuance of the certificate of occupancy, local fire protection jurisdiction review and approval will be required.
  - j. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
  - k. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
  - l. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of

application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.

## **REGULAR AGENDA**

Title: Laveen Area Plan Decommission  
Case #: CPA2022004  
Supervisor District: 5  
Request: Decommission the Laveen Area Plan  
Commission  
Recommendation: On 6/16/22, the Commission voted 7-0, to recommend **approval** of CPA2022004.

Staff  
Recommendation: Staff is requesting the Board continue CPA2022004 to the November 2, 2022 hearing to allow for additional outreach efforts.

Title: Estrella Area Plan Decommission  
Case #: CPA2022005  
Supervisor District: 5  
Request: Decommission the Estrella Area Plan  
Commission  
Recommendation: On 6/16/22, the Commission voted 7-0, to recommend **approval** of CPA2022005.

Staff  
Recommendation: Staff is requesting the Board continue CPA2022005 to the November 2, 2022 hearing to allow for additional outreach efforts.

Title: Mobile Area Plan Decommission  
Case #: CPA2022006  
Supervisor District: 5  
Request: Decommission the Mobile Area Plan  
Commission  
Recommendation: On 6/16/22, the Commission voted 7-0, to recommend **approval** of CPA2022006.

Staff  
Recommendation: Staff is requesting the Board continue CPA2022006 to the November 2, 2022 hearing to allow for additional outreach efforts.

Title: East Mesa Area Plan Decommission  
Case #: CPA2022007  
Supervisor District: 5  
Request: Decommission the East Mesa Area Plan

Commission  
Recommendation: On 6/16/22, the Commission voted 7-0, to recommend **approval** of CPA2022007.

Staff  
Recommendation: Staff is requesting the Board continue CPA2022007 to the November 2, 2022 hearing to allow for additional outreach efforts.

Title: Queen Creek Area Plan Decommission  
Case #: CPA2022008  
Supervisor District: 5  
Request: Decommission the Laveen Area Plan  
Commission  
Recommendation: On 6/16/22, the Commission voted 7-0, to recommend **approval** of CPA2022008.

Staff  
Recommendation: Staff is requesting the Board continue CPA2022008 to the November 2, 2022 hearing to allow for additional outreach efforts.

Title: Isfan Residence  
Case #: Z2021127  
Supervisor District: 3  
Applicant & Owners: Daniel Istrate, Kontexture, LLC / James and Leonard Isfan  
Request: Special Use Permit (SUP) for home occupation/cottage industry in the Rural-43 Zoning District  
Site Location: Approximately 630 ft. north of the NEC of Irvine Road and 15<sup>th</sup> Avenue, in the Phoenix area  
Commission  
Recommendation: On 6/16/22, the Commission voted 7-0, to recommend **denial** of Z2021127.