



P & Z DEVELOPMENT SUMMARY

ACACIA

Name/Address	File #/Type	Comments	Case Status	Next Step
Wagoner 1 8401 W. Peoria Ave.	DR11-0004 Design Review	Design Review for Commercial Plaza.	Approved by Melissa Sigmund on 3/15/11.	Applicant may move forward with building plan submittal.
Wagoner II 8466 W. Peoria Ave.	DR11-0005 Design Review	Design Review for Commercial Plaza.	Approved by Melissa Sigmund on 3/15/11.	Applicant may move forward with building plan submittal.
Housing Our Communities S/O SWC 86th Ave. & Jefferson St.	SP10-0254 Site Plan	Site Plan for 4-unit Multi family housing.	Approved 2/28/11.	Applicant may submit construction and civil plans for review.
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
Westower Communications - ABCO Monopalm NE 91st & Union Hills Dr	SP10-0257 Site Plan	65' tall monopalm and associated equipment cabinet	Approved 3/17/2011	Building Plan Review
Peoria Ford 9130 W BELL RD.	PR89-32A.1 Site Plan Amendment	Site Plan Amendment to existing dealership with design review.	Approved 3/22/11.	Applicant may submit construction and civil plans for review.

MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
<u>AT&T at Desert Star</u> 107th Ave. North of Rose Garden Lane	SP11-0004 Site Plan	Site Plan for 65 foot monopalm.	1st Comments due 4/21/11.	
<u>AT&T at Desert Star</u> 107th Ave. North of Rose Garden Lane	CU11-0006 Conditional Use Permit	Conditional Use Permit for a 65 foot monopalm.	1st Comments due 4/21/11.	
<u>Colina Del Sur</u> SWC 67th Ave. & Jomax Rd.	DR11-0010 Design Review	Design Review for new Single Family home plans.	1st Comments due 4/21/11.	
<u>Blackstone @ Vistancia</u> NWC Lone Mountain Rd. & Westland Rd.	DR10-0168A.1 Design Review	Plan Additions to previously approved plans.	Approved 2/3/2011	Construction Documents
<u>Camelot Homes @ Sonoran Ranch</u> S/O Sonoran Mountain Ranch Rd. on 67th Drive	DR10-0013A.1 Design Review	Plan Additions to previously approved plans for parcels 10 and 11	1st Comments due 4/12/11.	Complete 1st review
<u>Camino A Lago South</u> NWC 98th Ave. & Lake Pleasant Pkwy.	P05-11DRA.2 Design Review	Plan Additions to previously approved plans.	1st Comments due 4/12/11.	Complete 1st review
<u>Pulte @ Tierra del Rio</u> N/O NWC Tierra del Rio Blvd. & Happy Valley Pkwy.	DR10-0008A.1 Design Review	Plan additions for Tierra Del Rio Parcel 6	1st Commentst due 4/6/11.	Complete 1st review
<u>Vistancia Parcel C9</u> S/E of Dixileta Pkwy. & Trilogy Blvd.	DR10-0237A.1 Design Review	Establishment of a per lot setback exhibit.	Approved 2/17	Construction Documents

MESQUITE

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Coffman Residence 9225 W HATFIELD RD	DR11-0008 Design Review	Design Review Waiver for Accessory RV Garage.	Approved 3/8/2011	Construction Documents
Shea Homes 12428 W MORNING VISTA LN	DR11-0009 Design Review	DR Waiver to allow 18' foot front setback for front facing garage.	Approved 3/2	Construction Documents
Arrowhead Ranch Retail Park 7757 W. Deer Valley Rd.	DR11-0007 Design Review	Design Review for a commercial site.	Approved: 02/24/2011	Building Permits
Honest 1 Auto Care 20429 N. Lake Pleasant Rd.	CU11-0002 Conditional Use Permit	Conditional Use Permit for an auto facility use.	1st review comments sent 3/15/11.	
Mountainside Crossing SEC Lake Pleasant Pkwy. & Happy Valley Rd.	Z98-05A.2 Rezoning	PAD amendment for signage.	1st review comments sent; ad placed in newspaper	Awaiting 2nd submittal for approval.
Candeo School 9965 W. Calle Lejos	PR08-02A.1 Site Plan Amendment	Site Plan amendment to add a playground area.	Approved 3/10/11.	Move to permit activity as needed.
Chick-fil-A W/O SWC Lake Pleasant Pkwy. & Happy Valley Rd.	CU11-0001 Conditional Use Permit	Conditional Use Permit for outdoor dining patio.	Approved 3/17/11	Move to permit activities.
Sunset Ranch NEC Williams Rd. & Lake Pleasant Pkwy.	DR11-0003 Design Review	Design Review for 5 single family home plans.	Approved 2/10/2011	Construction Documents
Terrazza SW of SWC 67th Ave. & Happy Valley Rd.	Z11-0001 Rezoning	Rezone approx. 26 acres from SR-43 to PAD for a mixed use development including residential condo, retail, restaurant and office uses.	1st review comments sent 2/17/11.	Waiting for applicant to resubmit.
Terrazza SW of SWC 67th Ave. & Happy Valley Rd.	GPA11-0001 General Plan Amendment	General Plan Amendment to change from Residential Estate to Neighborhood Commercial/Mixed Use.	1st review comments sent 2/17/11.	Waiting for applicant to resubmit.
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.
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.	Approved 2/28	Final Plat
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 2/28/11)
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 2/28/11)

MESQUITE

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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/resort/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.
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/resort/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.
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.
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 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.

MESQUITE

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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.
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).
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.
The Villages at Aloravita SEC 83rd Ave. & Jomax Rd.	Z08-02 Rezone	Rezone 1280 acres from AG (General Agricultural) to PCD (Planned Community District).	3rd Review complete; comments sent out via email 3/28/11	Post-application meeting to be held by 4/7/11.
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.	Z08-13 Rezone	Rezone from SR-43 (Suburban Ranch residential) to C-2 (Intermediate Commercial).	1st review comments sent 1/30/09.	Awaiting resubmittal.

MESQUITE

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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.

PALO VERDE

Name/Address	File #/Type	Comments	Case Status	Next Step
<u>Dollar Rent A Car</u> 9231 W GRAND AVE	CU11-0003 Conditional Use Permit	Conditional Use Permit to allow auto sales.	Comments sent: 3/28/2011	Awaiting 2nd submittal
Comerica Bank SWC 75th Ave. & Thunderbird Rd.	SP11-0002 Site Plan	Site Plan for a bank.	Approved 3/22/11.	Applicant may submit construction and civil plans for review.
Midfirst Bank 7485 W. Cactus Rd.	PR86-57A.1 Site Plan Amendment	Site Plan Amendment to reconfigure an existing building into a bank.	Approved 3/22/2011	Approved, in Building Plan Review

PINE

Name/Address	File #/Type	Comments	Case Status	Next Step
<u>Express Car Wash</u> W/O SWC 107TH AVE. & OLIVE AVE.	CU11-0004 Conditional Use Permit	Conditional Use Permit for a self service car wash.	1st Comments due 3/29/11.	
<u>T-Mobile</u> 10323 W OLIVE AVE.	CU11-0005 Conditional Use Permit	Conditional Use Permit for a 65 foot Monopalm.	1st Comments due 4/5/11.	
<u>T-Mobile</u> 10323 W OLIVE AVE.	SP11-0003 Site Plan	Site Plan for a 65 foot Monopalm and ground equipment.	1st Comments due 4/5/11.	
Green Residence 8531 N 94TH AV	DR11-0006 Design Review	Design Review Waiver for an accessory building.	Approved 3/8/2011	Construction documents
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 2/28/11)
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 2/28/11)
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

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<u>Spirit of Grace</u> 7033 W CACTUS RD	PR02-03A.1 Site Plan Amendment	Site Plan amendment to add a permanent modular building.	1st Comments due 4/4/11.	

WILLOW

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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.
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.