



# CITY OF ELOY

## COMMUNITY DEVELOPMENT DEPARTMENT PLANNING & ZONING ° BUILDING & SAFETY ° CODE ENFORCEMENT

### THE CITY OF ELOY PLANNING AND ZONING COMMISSION MEETING Wednesday, April 16, 2008 at 7:00 PM

At  
The Eloy City Council Chambers-City Hall  
628 N. Main Street  
Eloy, Arizona 85231

### AGENDA

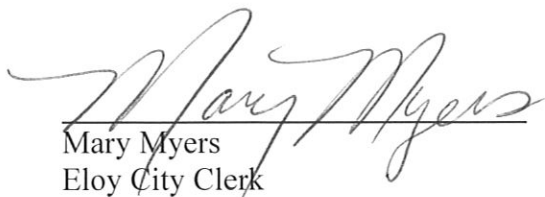
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- I. Call to Order
- II. Roll Call\*
- III. Invocation
- IV. Pledge of Allegiance
- V. Motion to approve the March 19, 2008 meeting minutes of the Planning and Zoning Commission
- VI. Communications
- VII. Old Business: Possible discussion and/or action on the following:
  - A. Public Hearing to allow comment from the public and interested parties on Case No.: RZ06-94: Application by Shane M. Kobialka with SVK Engineering on behalf of Madison Diversified 882 Corp. proposes to rezone approximately 540.20 acres from “GR” (Pinal County Zoning) to 104 acres of SF-Low (minimum lot area 7,475 square feet), 192 acres of SF-Medium (minimum lot area 6,325 square feet), 244 acres of SF-High (minimum lot area 5,500 square feet) with a Planned Area Development (PAD) Overlay. Subject property is located at the southwest corner of La Palma Road and Shay Road (Assessor’s Parcel Numbers: 411-28-001, -002, -003B, 003C, 004A, -005B, -005C, and -007) in Section 29, T8S, R8E of the G&SRB&M, Pinal County, Arizona (Project Name: SUNSHINE 539).
  - B. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: RZ06-94.
- VIII. New Business: Possible discussion and/or action on the following:

- A. Public Hearing to allow comment from the public and interested parties on Case No.: GPA07-92: Application by Bruce Tully with Manhard Consulting LTD on behalf of Shayla Ross for a Minor General Plan Amendment on approximately 39 acres from Rural Residential to Medium Density Residential. Subject property is located approximately a quarter mile north of Houser Road and a half mile west of Lamb Road (Assessor's Parcel Number: 511-73-010D) in a portion of northeast ¼ of the southwest ¼ of Section 26, T7S, R6E of the G&SRB&M, Pinal County, Arizona (Project Name: TOPAZ ESTATES).
- B. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: GPA07-92.
- C. Public Hearing to allow comment from the public and interested parties on Case No.: RZ08-10: Application by Linda W. Gibson with Helton's Antiques to rezone two parcels of land located at 710 N. "D" Street from R1-6 (Medium Density Residential) to C-1 (Neighborhood Commercial). Subject property is generally bounded by 8<sup>th</sup> Street to the north, "D" Street to the east, 7<sup>th</sup> Street to the south, and Myers Boulevard to the west (Assessor's Parcel Numbers: 405-03-273 and -274) in Section 6, T8S, R8E of the G&SRB&M, Pinal County, Arizona. (Project Name: HELTON'S ANTIQUES).
- D. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: RZ08-10.
- E. Public Hearing to allow comment from the public and interested parties on Case No.: CUP08-12: Application by Reliant Land Services on behalf of Verizon Wireless for a Conditional Use Permit proposing a new twenty four (24) foot monocactus (cell tower designed to look like a cactus) and new equipment cabinet and emergency generator to be placed next to the cactus for a communication antenna on an existing hill in the Robson Ranch community (Project Name: VERIZON AZ 5 ROBSON RANCH).
- F. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: CUP08-12.

**IX. Motion to Adjourn.**

**POSTED ON WEDNESDAY, APRIL 9, 2008, BY 5:00 PM AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS CENTER, AND TOLTEC COMMUNITY CENTER.**

  
Mary Myers  
Eloy City Clerk

**\* ONE OR MORE MEMBERS OF THE PLANNING AND ZONING COMMISSION MAY ATTEND BY TELEPHONIC MEANS.**

**PERSONS WITH DISABILITIES NEEDING ACCOMMODATION OR ALTERNATIVE FORMATS SHOULD CONTACT LORENA LaSALDE, ADA COORDINATOR FOR THE CITY OF ELOY, AT 466-9201 OR 466-7455 (TDD). IF POSSIBLE, SUCH REQUEST SHOULD BE MADE SEVENTY-TWO (72) HOURS IN ADVANCE.**