



Commissioner's Agenda  
Planning and Zoning Commission  
Chino Valley Town Hall  
202 N. State Route 89  
August 1, 2023, 6:00 p.m.

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- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. CONSENT CALENDAR – All items listed under the Consent Calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item. In which case, the Chair will pull the item from the Consent Calendar to be heard.
- C.1. APPROVAL OF MINUTES – JUNE 6, 2023 REGULAR MEETING, JUNE 26, 2023 SPECIAL MEETING, AND JULY 18, 2023 SPECIAL MEETING **Approved**
  - C.2. WITHDRAWALS BY APPLICANT – NONE
  - C.3. TIME EXTENSIONS – NONE
  - C.4. CONTINUANCES – NONE
  - C.5. APPROVALS – ONE – **ZC-2023-02** - This is a request by Chris Fergus, on behalf of Antelope Valley Chino Valley LP, to rezone approximately 4.52 acres of land from Commercial Light (CL) to Multiple Family Residential (MR) for an existing apartment complex. The property is located at 1555 S. State Route 89, Chino Valley, Arizona. . **Continued to September 5 2023 Meeting**
- D. PUBLIC HEARINGS – THREE
- D.1 **CUP-2023-03** - This is a request by Brian Greathouse, on behalf of Stor It Arizona LLC, for a Conditional Use Permit for a Mini-Storage and RV Storage Facility with a Commercial Retail Component on a parcel zoned Commercial Light (CL). The property is located on the east side of State Route 89, approximately a quarter mile north of the intersection of State Route 89 and Road 2 North, Chino Valley, Arizona. **Recommendation for Approval**
  - D.2 **ZC-2023-03**—This is a request by Luis Pescador, on behalf of Equity Trust Company, to rezone approximately 1.5 acres from Commercial Light (CL) to Multiple Family Residential (MR) for the construction of an apartment complex containing 14 units. The property is located at 443 West Palomino Road, Chino Valley, Arizona **Recommendation for Approval**
  - D.3 **CUP-2022-01** – This is the reconsideration of Planning Commission action on July 18, 2023 for the six-month review of the Conditional Use Permit, CUP-2022-01, for an Equine Rescue Center owned and operated by Derek and Luiz Pereira on a 5-acre parcel zoned SR-2.5, located at 680 S. Firesky Lane, Chino Valley, Arizona **Approved**
- E. INFORMATION ITEMS
- E.1 Staff – Prior Cases to Town Council – ZC-2023-01 – Red Cinder Estates
  - E.2 Commission
  - E.3 Chairman
  - E.4 Public
- F. ADJOURN