



# City of Apache Junction, Arizona

City Council Chambers at  
City Hall  
300 E Superstition  
Boulevard  
Apache Junction AZ 85119

apachejunctionaz.gov  
P: (480) 474-5083

## Agenda

### Planning and Zoning Commission

*Doors are open to the public at least 15 minutes prior to the posted meeting start time.*

---

Tuesday, August 26, 2025

7:00 PM

City Council Chambers

---

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Consent Agenda**

*The commission may, at this time, take single action on any or all items listed as consent agenda items. These include acceptance of agenda and acceptance of minutes. Any member of the commission may remove any item from the consent agenda for discussion and cause a separate vote on the matter later in the agenda.*

[25-397](#)

Consideration of approval of agenda.

[25-398](#)

Consideration of approval of the minutes of the July 22, 2025 regular meeting.

**Attachments:** [P&Z Regular Meeting Minutes 07222025.pdf](#)

5. **Public Hearings**

*The following items are public hearings where members of the public are given the opportunity to speak. Once recognized by the Chairman, please come to the podium microphone and give your name and address. There is a five-minute time limit per speaker.*

[25-428](#)

Presentation, discussion, public hearing and consideration of Rezoning by Planned Development Case P-24-114-PZ, a request by Hermelinda Pando of Hermelinda Properties LLC to rezone 282 N. Palo Verde Drive, Parcel 101-02-0050, from Medium Density Single-Family Detached Residential ("RS-10M") to High Density Multiple-Family Residential by Planned Development ("RM-1/PD") and a Minor General Plan Amendment from Medium Density Residential to High Density Residential.

**Attachments:** [P-24-114-PZ Staff Report.pdf](#)

[Ex. 1 P-24-114-PZ Project Narrative.pdf](#)

[Ex. 2 P-24-114-PZ Site and Building Plans.pdf](#)

[Ex. 3 P-24-114-PZ Aerial Map.pdf](#)

[Ex. 4 P-24-114-PZ Public Participation Report.pdf](#)

**6. Old Business****7. New Business**

*The Commission shall consider any business not yet considered. Arizona Open Meeting Law prohibits public comments at this time.*

**8. Information and Reports**

*The Chair at this time may announce information regarding activities involving Planning and Zoning matters, such as, but not limited to attendance of Commission Members at community meetings or events, seminars or conferences, or upcoming events or conferences.*

**9. Director's Report**

*The Development Services Director, members of City staff or those individuals designated by the Manager, may present information pertinent to items under consideration or information related to the operation of the City.*

**10. Selection of Meeting Dates, Times, Location and Purpose**

*Hold a regular meeting on at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.*

[25-399](#)

Regular meeting at 7:00 pm on Tuesday, September 9, 2025 in the city council chambers located at 300 E. Superstition Boulevard.

**11. Adjournment**

*Copies of this agenda and additional information regarding any of the items listed above may be reviewed from 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays, at the Department of Development Services, Planning Division, City Hall Complex, 300 East Superstition Boulevard, Apache Junction, Arizona, 85119-2889, telephone number is (480)474-5083.*

*The City of Apache Junction invites and welcomes people of all abilities to use our programs, sites and facilities. Specific requests may be made by contacting the Human Resources Office at (480) 474-2617 or TDD (480) 983-0095.*