



Maricopa County Zoning Hearing October 8: Love's Travel Stop Seeks Rezoning From Rural-43 to C-3 Near I-10 in Tonopah

Public paper · October 5, 2026 · Zoning desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

Maricopa County's Planning and Zoning Commission meets Thursday, October 8, 2026 at 9:30 a.m. Case Z250008 — a Love's Travel Stop zone change from Rural-43 to C-3 CUPD at 411th Ave. and Campbell Ave. near I-10 in Tonopah — is on the consent agenda with a staff recommendation of approval with conditions.

The Maricopa County Planning and Zoning Commission will meet Thursday, October 8, 2026, with call to order at 9:30 a.m. in the Board of Supervisors' Auditorium, 205 W. Jefferson St., Phoenix, and online by GoToWebinar. The posted agenda carries one land-use case.

Case Z250008 — Love's Travel Stop

| Item | From the agenda |

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| Case | Z250008 (Supervisory District 4) |

| Project | Love's Travel Stop |

| Applicant | Heather Dukes, Dukes Law, PLLC |

| Owners | Tonopah I-10 and 411 Ave 160, LLC / The Standard Group, LLC |

| Request | Zone change from Rural-43 to C-3 CUPD |

| Location | Generally the northwest corner of 411th Ave. and Campbell Ave., about 600 feet north of I-10, in the Tonopah area |

| Staff recommendation | Approval with conditions |

| Presenter | Nick Schlimm |

Under the Maricopa County Zoning Ordinance, Rural-43 is a rural district and C-3 is a general commercial district. The "CUPD" suffix in the agenda indicates the rezoning is tied to a Commercial Unit Plan of Development. The staff report becomes part of the permanent record.

Consent agenda — what that means

The case is on the consent agenda, which the county describes as items considered non-controversial. Any consent item can be pulled for a full public hearing if a Commissioner or a citizen so desires.

How to weigh in

- Email comments to Ronald.Quarles@Maricopa.Gov before the item is heard (the county prefers at least one day ahead). Include the hearing date, agenda item and case number, your name, email and phone, your role (applicant, support, opposition, other), and whether you support or oppose.
- Attend virtually: <https://attendee.gotowebinar.com/register/603354165519883099> — registered participants can be recognized by the Chair. Phone listen-only: 1-562-247-8422, access code 155-007-897.
- Objection after a recommendation: if the Commission recommends approval, the case goes on a consent agenda for the Board of Supervisors. Filing the county's objection form within 15 calendar days after the Commission hearing moves it to the Board's regular agenda. Forms: PZApeal@mail.maricopa.gov or Planning & Development, 301 W. Jefferson St., Suite 170, Phoenix.
- Accommodations: Rosalie Pinney, 602-506-0625, at least 72 hours ahead.
- Video goes up on the county's YouTube channel within two business days.

The agenda also warns of spam emails asking applicants to pay planning fees by wire transfer; the county says it accepts payment only through its online Permit Center.

Sources

1. Maricopa County Planning and Zoning Commission Agenda, Thursday, October 8, 2026.
<https://www.maricopa.gov/AgendaCenter/ViewFile/Item/10545?fileID=103014>
2. Maricopa County Boards and Commissions: <http://www.maricopa.gov/799/Boards-and-Commissions>

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Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
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