

**NOTICE OF PUBLIC HEARING
PLANNING HEARING OFFICER**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the **PLANNING HEARING OFFICER**, and to the general public that the **CITY OF PHOENIX PLANNING HEARING OFFICER** will hold a hearing open to the public on **September 16, 2015 at 10:00 a.m.**, located in the **Calvin Goode Building, 10th Floor East Conference Room, 251 West Washington Street**, Phoenix, AZ 85003.

The agenda of the meeting is as follows:

1. Application #: Z-SP-6-02-4
Existing Zoning: C-2 App. C-2 SP
Acreage: 0.82
Location: Southeast corner of Black Canyon Highway (I-17) and Bethany Home Road
Proposal:
 - 1) Modification of Stipulation 2 regarding general conformance to the site plan revised March 28, 2002 with specific regard to landscaped setbacks.
 - 2) Deletion of Stipulation 5 regarding display of vehicles for sale and parking areas
 - 3) Deletion of Stipulation 10 regarding vehicles on outside display
Applicant: Youriy Suleymanov, Russian Builder LLC
Owner: Philip Reina
Representative: Philip Reina

2. Application #: Z-40-08-4
Existing Zoning: C-2
Acreage: 1.54
Location: Southwest corner of 36th Avenue and Thomas Road
Proposal:
 - 1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped August 15, 2008 and elevations date stamped April 3, 2008.
 - 2) Modification of Stipulation 6 requiring 15% of the parking area be landscaped.
 - 3) Modification of Stipulation 7 regarding architectural embellishments and detailing on building elevations.
 - 4) Technical corrections to Stipulations 2, 3, 4, and 8.
Applicant: Sam Susen, Hutton
Owner: Indian Building, LLC
Representative: Chris Wilson, Metro/Land Consultants

3. Application #: Z-24-07-6
Existing Zoning: CP/GCP
Acreage: 5.05
Location: Approximately 855 feet east of the northeast corner of 48th Street and Roosevelt Street

- Proposal: 1) Modification of Stipulation 1 regarding general conformance with the site plan and elevations date stamped April 16, 2007 with specific regard to driveways, building materials, and architectural embellishments.
2) Modification of Stipulation 3 requiring that landscaping materials conform to C-1 zoning standards.
3) Technical corrections to Stipulations 2, 4, 5, and 7.
- Applicant: Damon Jacobson, Southwest Mobile Inc.
Owner: J Restrepo Motorola, Aedificium LLC
Representative: Stephen C. Earl, Earl, Curley & Lagarde
4. Application #: Z-17-10-6
Existing Zoning: C-1
Acreage: 0.6
Location: Approximately 150 feet south of the southeast corner of 40th Street and Hazelwood Street
- Proposal: 1) Modification of Stipulation 1 regarding general conformance with the site plan and elevations date stamped September 23, 2010 with specific regard to setbacks, refuse collection, and patio area.
2) Deletion of Stipulation 3 regarding the square footage of a proposed restaurant and office.
3) Deletion of Stipulation 5 regarding the square footage of a proposed patio area.
4) Deletion of Stipulation 6 regarding restrictions on the average noise level.
- Applicant: Stephen C. Earl, Earl, Curley & Lagarde
Owner: Roark LLC
Representative: Stephen C. Earl, Earl, Curley & Lagarde
5. Application #: Z-13-14-8 (CONTINUED FROM MAY 20, 2015)
Existing Zoning: R1-14
Acreage: 7.46
Location: Northeast corner of 28th Street alignment and Baseline Road
- Proposal: 1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped April 11, 2014 and elevations date stamped May 27, 2014.
2) Modification of Stipulation 2 regarding the minimum percentage of open space to be provided.
- Applicant: David Coble, CVL Consultants Inc.
Owner: J3 Communities LLC c/o Rick Tayrien
Representative: David Coble, CVL Consultants Inc.

For further information, please call Adam Stranieri, Planner I, Planning and Development Department at 602-495-5788 or contact us via electronic mail at zoning@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

For ADA accommodations, call the Planning and Development Department, Elaine Noble, at voice number 602-495-0256 or TTY use 7-1-1.