

**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 public on **April 19, 2017 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-9-00-3 (continued from March 15, 2017)
Existing Zoning: C-2 SP
Acreage: 2.97
Location: Southwest corner of 18th Street and Bell Road
Proposal:
 - 1) Modification of Stipulation 1 regarding general conformance with the site plan dated May 19, 2000.
 - 2) Modification of Stipulation 5 regarding no structures being constructed within 100 feet of the south property line.
 - 3) Modification of Stipulation 11 regarding the limitations of auto sales and auto detailing/preparation on site.
 - 4) Deletion of Stipulation 13 regarding any building being compatible with the architectural theme of the adjacent dealership.
 - 5) Technical Correction to Stipulation 15.Applicant: Phoenix Permit Services LLC
Owner: Twenty Twenty Bell LLC
Representative: Phoenix Permit Services LLC

2. Application #: Z-49-06-4
Existing Zoning: C-2, Approved R-5 H-R
Acreage: 3.33
Location: Approximately 570 feet north of the northeast corner of SR-51 and Thomas Road
Proposal:
 - 1) Modification of Stipulation No. 1 regarding general conformance to site plan and elevations dated December 22, 2008.
 - 2) Technical Correction to Stipulation No. 3 regarding access to the site.
 - 3) Deletion of Stipulation No. 4 regarding time for building permits.Applicant: PEG Development, LLC
Owner: Mataji Hospitality, LLC
Representative: PK Architects

3. Application #: Z-81-05-7(8)
Existing Zoning: C-2
Acreage: .75

Location: Approximately 180 feet south of the southeast corner of 35th Avenue and Southern Avenue

Proposal: 1) Modification of Stipulation 1 regarding general conformance with the site plan.
2) Review of Stipulation 7 regarding the approval of commercial building elevations through the Planning Hearing Officer.
3) Review of Stipulation 10 regarding a landscape plan and lighting plan by the Laveen Village Planning Committee.
4) Review of Stipulation 11 regarding a comprehensive sign plan by the Laveen Village Planning Committee.

Applicant: Richard Reigle
Owner: Ernest Lisenmeyer
Representative: Richard Reigle

4. Application #: Z-98-03-1
Existing Zoning: S-1, Approved C-2
Acreage: 1.35
Location: Approximately 335 feet south of the southeast corner of 23rd Avenue and Happy Valley Road
- Proposal: 1) Modification of Stipulation 1 regarding general conformance with the site plan and elevations.
2) Deletion of Stipulation 1.A regarding a ramada and landscape area for employees.
3) Deletion of Stipulation 1.B regarding the architectural elements of the rear building elevations.
4) Technical correction to Stipulation 2.
- Applicant: Don Thrailkill
Owner: Lucky Turtle L.L.C.
Representative: Sterling Margetts, Kimley-Horn and Assoc

For further information, please call Cerelia Torres, Planner I, Planning and Development Department at 602-262-4544 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, Tamara Ingersoll, at voice number 602-534-6648 or TTY use 7-1-1.