

**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 **February 20, 2019 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-133-96-4(6) (PHO-1-18)
Existing Zoning: R-O
Acreage: 0.33
Location: Northeast corner of 14th Place and Northern Avenue
Proposal: 1) Deletion of Stipulation No. 1 regarding driveway access from 14th Place.
Applicant: Rafi Hagopian
Owner: Rafi Hagopian
Representative: Rafi Hagopian
2. Application #: Z-6-96-7 (PHO-1-18) (Continued from 1/16/19 hearing)
Existing Zoning: C-3, R-3 (Approved C-3)
Acreage: 1.09
Location: Northeast corner of 30th Drive and Buckeye Road
Proposal: 1) Modification of Stipulation No. 1 regarding access to the site.
2) Modification of Stipulation No. 2 regarding right of way dedications along 30th Drive and Maricopa Street.
Applicant: Omar Cervantes - XCL Group LLC
Owner: Sam and Rosario Zepeda Perez
Representative: Omar Cervantes - XCL Group LLC
3. Application #: Z-108-05-8 (PHO-2-18)
Existing Zoning: R1-10 HP
Acreage: 8.3
Location: Approximately 735 feet west of the southwest corner of 7th Avenue and South Mountain Avenue
Proposal: 1) Modification of Stipulation No. 1 regarding general conformance to site plan date stamped May 5, 2017.
2) Modification of Stipulation No. 2 regarding general conformance to elevations date stamped July 18, 2005.
3) Modification of Stipulation No. 4 regarding 1 story homes on lots 19, 20 and 21.
4) Modification of Stipulation No. 5 regarding external and internal sidewalks shall conform with the May 5, 2017 street sections.
5) Deletion of Stipulation No. 6 regarding no metal roofs or reflective materials on the roofs.
6) Deletion of Stipulation No. 8 regarding moving the retention basins and adding more citrus trees.
7) Technical correction to Stipulation No. 7
Applicant: Mak Construction
Owner: Dos Palmas South Mountain LLC
Representative: Mark Dorflein/Shawn Kaffer

4. Application #: Z-6-18-8 (PHO-1-19)
Existing Zoning: WU T5:7 GWY
Acreage: 16.9
Location: Northwest corner of 32nd Street and Van Buren Street
Proposal: 1) Modification of Stipulation No. 1 regarding general conformance to site plan date stamped January 29, 2018.
2) Modification of Stipulation No. 1C regarding direct pedestrian connection to Van Buren Street and 32nd Street intersection.
3) Deletion of Stipulation No. 3 regarding cross block access between 32nd Street and 30th Place.
Applicant: US Federal Properties Co., LLC, Dan Carr
Owner: Berkana 32nd & Van Buren, LLC
5. Application #: Z-46-18-8 (PHO-1-19)
Existing Zoning: R1-8 PRD
Acreage: 39.78
Location: Southwest corner of 55th Avenue and Elliot Road
Proposal: 1) Modification of Stipulation No. 1 regarding PHO review and approval of conceptual elevations.
Applicant: Chris Colyer, Snell and Wilmer, LLP
Owner: Northside Hay Company, Inc.
Representative: Chris Colyer, Snell and Wilmer, LLP

For further information, please call Sofia Mastikhina, 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 further information or to request a reasonable accommodation, please contact Tamra Ingersoll at the Planning and Development Department at 602-534-6648. TTY: Use 7-1-1.