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 November 20, 2019 at 10:00 a.m., located in the Calvin Goode Building, 10th Floor, Coronado Training Room, 251 West Washington Street, Phoenix, AZ 85003.

The agenda of the meeting is as follows:

1. Application #: Z-70-00-1 (PHO-2-19)
   Existing Zoning: R1-18
   Acreage: 38.49
   Location: Southwest corner of 35th Avenue and Mulholland Drive
   Proposal: 1) Modification of Stipulation 16.c regarding grading of custom home lots.
   2) Technical corrections to Stipulations 1, 2, 3.a, 3.d, 3.g, 4, 6, 9.d, 9.f, 10, 14.d, 14.e, 15, 16.b, 16.i, 18, and 21.
   Applicant: Riordan Canyon, Inc. and Estates at Coldwater Canyon HOA
   Owner: Riordan Canyon, Inc. and Estates at Coldwater Canyon HOA
   Representative: Law Office of David Cisiewski, PLLC

2. Application #: Z-94-98-2 (PHO-2-19) (Continued from 10/16/19 hearing)
   Existing Zoning: C-O/G-O
   Acreage: 0.94
   Location: Approximately 147 feet south of the southwest corner of 43rd Street and Bell Road
   Proposal: 1) Deletion of Stipulation 4 regarding no access allowed to or from 43rd Street.
   2) Technical corrections to Stipulations 1, 2, 3, 6, 7.b, 10, 11, and 12.
   Applicant: Bill Lally, Tiffany & Bosco, PA
   Owner: Paradise Bell Plaza LLC
   Representative: Bill Lally, Tiffany & Bosco, PA

3. Application #: Z-6-12-2 (PHO-2-19)
   Existing Zoning: C-2 M-R NBCOD
   Acreage: 1.14
   Location: Approximately 430 feet south of the southwest corner of North Valley Parkway and Sonoran Desert Drive
   Proposal: 1) Planning Hearing Officer review and approval of site plan and elevations per Stipulation 2.
   Applicant: Parpart Real Estate LLC
   Owner: Gary Davidson, LDR-Sonoran Parkway, LLC
   Representative: Chris Steinle, Vertical Design Studios

4. Application #: Z-130-95-2(3) (PHO-8-19)
   Existing Zoning: C-2
   Acreage: 1.87
   Location: Northwest corner of 3rd Avenue and Bell Road
   Proposal: 1) Modification of Stipulation 1 regarding general conformance to the site plan dated October 17, 2018.
   Applicant: Eve Collins, MAJC Enterprises LLC
5. Application #: Z-33-06-5 (PHO-1-19)
Existing Zoning: CP/GCP
Acreage: 7.99
Location: Northwest corner of 115th Avenue and Indian School Road
Proposal: 1) Modification of Stipulation 1 regarding general conformance to the site plan and elevations dated March 28, 2006.
2) Technical corrections to Stipulations 2, 3, 4, and 8.
Applicant: Unique Properties Inc. Profit Sharing Plan
Owner: Unique Properties Inc. Profit Sharing Plan
Representative: Law Office of David Cisiewski, PLLC

6. Application #: Z-6-03-7 (PHO-2-19)
Existing Zoning: R1-8
Acreage: 67.55
Location: Southeast corner of 91st Avenue and Illini Street
Proposal: 1) Modification of Stipulation 1 regarding general conformance to the site plan date stamped March 21.
2) Modification of Stipulation 3 regarding recreation and open space areas.
3) Modification of Stipulation 4 regarding detached sidewalks and landscape strips.
4) Modification of Stipulation 5 regarding landscape tracts along the street side of corner lots.
5) Modification of Stipulation 7.d regarding a multi-use trail on the east side of 87th Avenue.
6) Technical corrections to Stipulations 6, 8, 10.c, 11.h, 13 and 15.
Applicant: Sara Andrews, Meritage Homes
Owner: PTH Properties
Representative: Jorge Villasenor, EPS Group, Inc.

7. Application #: Z-46-03-7 (PHO-1-19)
Existing Zoning: C-2
Acreage: 9.99
Location: Northeast corner of 83rd Avenue and Encanto Boulevard
Proposal: 1) Modification of Stipulation 1 regarding general conformance to the site plan date stamped March 24, 2003.
2) Deletion of Stipulation 2 regarding orientation of parking and drive-throughs.
3) Modification of Stipulation 4 regarding textured concrete on pedestrian paths.
4) Modification of Stipulation 5 regarding general conformance to the elevations date stamped March 24 and April 10, 2003.
5) Technical corrections to Stipulations 3, 6 and 7.
Applicant: Brennan Ray, Burch & Cracchiolo P.A.
Owner: Columbia Group LTD
Representative: Brennan Ray, Burch & Cracchiolo P.A.
For further information, please call Julianna Pierre, 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 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.