

## **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 **February 15, 2023, at 10:00 a.m.**

The meeting will be held virtually. To participate, see instructions outlined below:

### **OPTIONS TO ACCESS THE MEETING**

- **Call-in to listen** to the live meeting: Dial **602-666-0783**. Enter meeting access code **2554 614 2547 #**, and press # again when prompted for the attendee ID.
  
- **Observe the live meeting virtually**. Register for the event at:  
<https://cityofphoenixpdd.webex.com/cityofphoenixpdd/onstage/g.php?MTID=eee0a7ee2ff5cb13bba4cf85c89f5b5a4>
  
- **Submit a comment** on an agenda item:
  - Send your comments to: [pdd.pho@phoenix.gov](mailto:pdd.pho@phoenix.gov)
  - By: 10:00 a.m. on **February 13, 2023**, or 48 hours prior to meeting
  - Indicate: Item number and case number
  
- **Register to speak** on an agenda item:
  - Contact planner Chase Hales at (602) 262-4544 or [pdd.pho@phoenix.gov](mailto:pdd.pho@phoenix.gov)
  - By: 48 hours prior to start of the meeting. Staff will make every effort to accommodate requests to speak submitted beyond the 48-hour period. Due to the added demands of facilitating the virtual environment for the public, applicants and other staff members, we cannot consider any request less than six business hours before the start of the meeting.
  - If registered to speak, click on the following link at the time of the meeting to join the event and speak when called upon:  
<https://cityofphoenixpdd.webex.com/cityofphoenixpdd/onstage/g.php?MTID=eee0a7ee2ff5cb13bba4cf85c89f5b5a4>

The agenda of the meeting is as follows:

1. Application #: **PHO-1-22--Z-174-05-2**  
Location: Northeast corner of Tatum Boulevard and Deer Valley Drive  
Existing Zoning: S-1 DRSP (Approved R-4 DRSP)  
Acreage: 41.18  
Request: 1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped November 23, 2005.

- 2) Modification of Stipulation 2 regarding general conformance with the elevations date stamped November 23, 2006.
- 3) Modification of Stipulation 3 regarding parking structure architecture.
- 4) Modification of Stipulation 4 regarding useable outdoor private space, patio, and balconies.
- 5) Deletion of Stipulation 5 regarding vertical landscaping enhancements.
- 6) Deletion of Stipulation 6 regarding general conformance with the site plan date stamped November 23, 2005 and an 882 unit maximum on Parcel 4HW.
- 7) Deletion of Stipulation 8 regarding private trails.
- 8) Deletion of Stipulation 15 regarding a crosswalk that connects the 404 wash corridor trail with the south side of Deer Valley Drive.
- 9) Deletion of Stipulation 17 regarding a pedestrian bridge across the 404 Wash Corridor.
- 10) Deletion of Stipulation 19 regarding view corridors to the south.
- 11) Technical corrections to Stipulations 9, 10, 11, 12, 14, 16, and 18.

Applicant: Ed Bull, Burch and Cracchiolo PA  
Owner: Ari Astalos, Garden Deer Valley LLC  
Representative: Ed Bull, Burch and Cracchiolo PA

For further information, please call Chase Hales, Planner I, Planning and Development Department at (602) 262-4544 or contact us via electronic mail at [pdd.pho@phoenix.gov](mailto:pdd.pho@phoenix.gov). This electronic mail address will not accommodate zoning enforcement/violation complaints.

For further information or to request a reasonable accommodation, please contact Angie Holdsworth at 602-329-5065, [angie.holdsworth@phoenix.gov](mailto:angie.holdsworth@phoenix.gov), or TTY: Use 7-1-1.