

**NOTICE OF RESULTS  
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** held a hearing open to the public on **February 15, 2023 at 10:00 a.m.**

*The Planning Hearing Officer hearing was held electronically via a video conferencing platform.*

The results of the meeting are as follows:

|                                                     |    |                  |                                                                                                                                                     |
|-----------------------------------------------------|----|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Denial as filed, approval with modifications</b> | 1. | Application #:   | <b>PHO-1-22--Z-174-05-2</b>                                                                                                                         |
|                                                     |    | 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.