

**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 **January 18, 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:

Results

Denial as filed, approval with modifications and additional stipulations	1.	Application #:	PHO-5-22--Z-122-03-7 (Continued from December 21, 2022)
		Location:	Northwest corner of 51st Avenue and Southern Avenue
		Existing Zoning:	S-1 (Approved C-2)
		Acreage:	2.74
		Request:	1) Modification of Stipulation 1 regarding general conformance with the site plan dated March 10, 2006. 2) Deletion of Stipulation 6 regarding enhanced landscaping. 3) Modification of Stipulation 13 regarding general conformance to the elevations dated March 10, 2006. 4) Deletion of Stipulation 15 regarding gasoline canopy materials, color, and design. 5) Deletion of Stipulation 18 regarding abandonment of Huntington Drive. 6) Deletion of Stipulation 23 regarding general conformance to the signage designs dated April 28, 2004. 7) Technical corrections to Stipulations 3, 4, 5, 10, 11, 12, and 16.
		Applicant:	M3 Design
		Owner:	Laveen 51 2019 LLC, et al.
		Representative:	M3 Design

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. 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, or TTY: Use 7-1-1.