

**NOTICE OF RESULTS
PLANNING HEARING OFFICER
*REVISED 12/19/2024**

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 **December 18, 2024 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 an additional stipulation	1.	Application #:	PHO-1-24--Z-60-23-2
		Location:	Approximately 375 feet east of the southeast corner of 25th Place and Rose Garden Lane
		Existing Zoning:	A-1
		Acreage:	5.02
		Request:	1) Request to modify Stipulation 4 regarding a minimum landscape strip. 2) Request to delete Stipulation 11 regarding minimum green infrastructure techniques. 3) Request to delete Stipulation 14 regarding overhead utilities in the public right-of-way.
		Applicant:	Creation RE, LLC
		Owner:	JJX3, LLC
		Representative:	Stephen Anderson, Gammage & Burnham, PLC
*Approval with modifications and an additional stipulation	2.	Application #:	PHO-2-24--Z-37-07-2
		Location:	Approximately 190 feet south of the southwest corner of Scottsdale Road and Sweetwater Avenue
		Existing Zoning:	R-O
		Acreage:	1.41
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped February 9, 2009. 2) Request to delete Stipulation 4 regarding cross access and parking agreements. 3) Request to delete Stipulation 5 regarding Scottsdale Road improvements. 4) Request to modify Stipulation 12 regarding a requirement to obtain final site plan approval.

			5) Request to delete Stipulation 13 regarding walls 1) along the rear property line.
	Applicant:	David E. Richert, Richert & Associates	
	Owner:	Thomas Moebius and Traci Ann Zandi	
	Representative:	David E. Richert, Richert & Associates	
Continued to January 15, 2025	3.	Application #:	PHO-2-24--Z-58-19-7
		Location:	Northeast corner of 6th Avenue and Broadway Road
		Existing Zoning:	PUD RSIO
		Acreage:	10.9
		Request:	1) Request to modify Stipulation 2 regarding streetlighting along Pueblo Avenue. 2) Request to modify Stipulation 6 regarding undergrounding and relocation of existing irrigation facilities.
		Applicant:	Prince Twumasi, Chicanos Por La Causa Inc.
		Owner:	Chicanos Por La Causa Broadway and Central LIHTC LLC
		Representative:	Prince Twumasi, Chicanos Por La Causa Inc.

For further information, please call Teresa Garcia, Planner I, Planning and Development Department at (602) 262-7399 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 Teleia Galaviz at 602-534-5786, teleia.galaviz@phoenix.gov, or TTY: Use 7-1-1.