

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 21, 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

Approval with an additional stipulation	1.	Application #:	PHO-1-24--Z-10-96-6
		Location:	Southwest Corner of 50th Street and Thistle Landing Drive
		Existing Zoning:	CP/GCP
		Acreage:	1.6
		Request:	1) Request to delete Stipulation 1 regarding general conformance with the site plan date stamped October 1995. 2) Request to delete Stipulation 2 regarding building elevations. 3) Request to delete Stipulation 3 regarding loading docks.
		Applicant:	Thistle Income Partners LLC
		Owner:	Thistle Income Partners LLC c/o Menlo Equities
		Representative:	Noel Griemsmann, Snell & Wilmer LLC
Approval	2.	Application #:	PHO-2-24--Z-26-15-4
		Location:	Northwest corner of Central Avenue and Pierson Street
		Existing Zoning:	PUD
		Acreage:	2.95
		Request:	1) Request to modify Stipulation 8 regarding development commencement.
		Applicant:	Ed Bull, Burch & Cracchiolo P.A.
		Owner:	Perry Schroeder, Omninet Capital LLC
		Representative:	Ed Bull, Burch & Cracchiolo P.A.
Continued non-date specific	3.	Application #:	PHO-2-24--Z-289-D-84-6
		Location:	Approximately 170 feet north of the northwest corner of 19th Place and Desert Willow Drive (14004 South 19th Place)

		Existing Zoning:	R1-8 PCD
		Acreage:	1.94
		Request:	1) Request to modify Hillside Stipulation 7 regarding allowed grading for single-family detached homes.
		Applicant:	Edward Jones, Jones Studio
		Owner:	Tommy and Jenna Bailey
		Representative:	Edward Jones, Jones Studio
Denial as filed, approval with modifications and additional stipulations	4.	Application #:	PHO-2-24--Z-127-96-6
		Location:	Southeast corner of 48th Street and Thistle Landing Drive
		Existing Zoning:	CP/GCP
		Acreage:	40.36
		Request:	1) Request to modify Stipulation 1 regarding general conformance with the site plan dated October 15, 1997. 2) Request to delete Stipulation 2 regarding a Comprehensive Sign Plan. 3) Technical Correction to Stipulation 3. 4) Request to modify Stipulation 7 regarding building height. 5) Request to delete Stipulation 8 regarding a landscaped entryway. 6) Request to delete Stipulation 9 regarding landscaped pedestrian walkways.
		Applicant:	Thistle Income Partners LLC
		Owner:	Thistle Income Partners, LLC c/o Menlo Equities
		Representative:	Noel Griemsmann, Snell & Wilmer LLC
Withdrawn	5.	Application #:	PHO-1-24--Z-86-06-6
		Location:	Northeast Corner of 24th Street and Camelback Road
		Existing Zoning:	PSC CEPCSP (Approved C-2 HR CEPCSP)
		Acreage:	27.33
		Request:	1) Request to modify Stipulation 2 regarding review and approval for a tower exceeding 112 feet and proposed building elevations inconsistent with those dated June 23, 2006 through the Planning Hearing Officer process. 2) Technical Corrections to Stipulations 7 and 9.
		Applicant:	Benjamin Graff, Quarles & Brady LLP
		Owner:	Biltmore Shopping Center Partners

	Representative:	Benjamin Graff, Quarles & Brady LLP
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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.