

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 **November 20, 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 a modification and an additional stipulation	1.	Application #:	PHO-1-24--Z-74-15-7
		Location:	Approximately 358 feet east of the southeast corner of 83rd Avenue and Lower Buckeye Road
		Existing Zoning:	C-2
		Acreage:	7.04
		Request:	1) Request to modify Stipulation 1 regarding general conformance with the site plan date stamped January 11, 2016, and elevations date stamped November 18, 2015. 2) Request to delete Stipulation 2 regarding a minimum landscape setback along the south property line.
		Applicant:	Cassandra Ayres, Berry Riddell, LLC
		Owner:	Circle Mountain Holdings LLC
		Representative:	Cassandra Ayres, Berry Riddell, LLC
Approval with modifications and an additional stipulation	2.	Application #:	PHO-2-24--Z-21-02-7
		Location:	Southeast corner of 83rd Avenue and Lower Buckeye Road
		Existing Zoning:	C-1
		Acreage:	2.71
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped July 1, 2016. 2) Request to modify Stipulation 3 regarding compatible elevations date stamped July 1, 2016. 3) Request to modify Stipulation 6 regarding an 8-foot wide multi-purpose trail along Lower Buckeye Road
		Applicant:	Cassandra Ayres, Berry Riddell, LLC
		Owner:	Crossroad Commons LLC

	Representative:	Cassandra Ayres, Berry Riddell, LLC
Approval with a modification	3.	Application #: PHO-2-24--Z-120-03-7(8)
		Location: Approximately 315 feet west of the northwest corner of 51st Avenue and Dobbins Road
		Existing Zoning: Rural 43 (Pending S-1) (Approved C-1)
		Acreage: 1.14
		Request: 1) Request to modify Stipulation 1 regarding general conformance to the site plan and elevations date stamped February 3, 2004
		Applicant: Rutuja Dhuru, CVP – Dobbins SB, LLC
		Owner: Pacific Western Holdings LLC
		Representative: Rutuja Dhuru, CVP – Dobbins SB, LLC

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.