

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 **September 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

Approval	1.	Application #:	PHO-1-24--Z-56-16-3 (Continued from August 21, 2024)
		Location:	Approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road
		Existing Zoning:	C-2
		Acreage:	3.94
		Request:	1) Request to delete Stipulation 1 regarding minimum landscape setback along the east property line.
		Applicant:	Sean Hamill, United Engineering Group
		Owner:	Mike Zipprich, PHNXLAND LLC
		Representative:	Sean Hamill, United Engineering Group
Approval with modifications and additional stipulations	2.	Application #:	PHO-1-24--Z-45-05-7
		Location:	Approximately 1,290 feet north of the northwest corner of 91st Avenue and Lower Buckeye Road
		Existing Zoning:	CP/GCP
		Acreage:	15.38
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped August 5, 2005. 2) Request to modify Stipulation 1.B regarding the construction of future buildings on the site 3) Request to delete Stipulation 1.C regarding dustproofing.
		Applicant:	Marcela Mora-Yatko, Gilbert Blilie PLLC
		Owner:	Cortez Holdings LLC
		Representative:	Jeff Blilie, Gilbert Blilie PLLC

Approval with modifications and an additional stipulation	3.	Application #:	PHO-1-24--Z-SP-11-05-7
		Location:	Approximately 1,680 feet north of the northwest corner of 91st Avenue and Lower Buckeye Road
		Existing Zoning:	CP/GCP SP
		Acreage:	6.91
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped August 5, 2005. 2) Request to modify Stipulation 1.B regarding the construction of future buildings on the site 3) Request to delete Stipulation 1.C regarding dustproofing.
		Applicant:	Marcela Mora-Yatko, Gilbert Blilie PLLC
		Owner:	Cortez Holdings LLC
		Representative:	Jeff Blilie, Gilbert Blilie PLLC

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.