

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised September 24, 2025*

Pursuant to A.R.S. Section 38-431.02, notice is hereby given the **ZONING ADJUSTMENT HEARING OFFICER** and to the general public, that the **CITY OF PHOENIX ZONING ADJUSTMENT HEARING OFFICER** held a meeting open to the public on **September 4, 2025, at 9:00 AM. (Items 1-7) and 1:30 PM (Items 8-10). Located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona 85003**

The results of the meeting were as follows:

RESULTS
Approved
w/stips

9:00 AM

- | | | |
|----|---------------------|---|
| 1. | Application #: | ZA-150-13-7 (1 Year Review of Use Permit) |
| | Existing Zoning: | A-2 |
| | Location: | 1101 North 21st Avenue |
| | Quarter Section: | 12-24(G7) |
| | Proposal: | 1) Use permit to allow medical marijuana cultivation facility. Use permit required.
2) Variance to allow medical marijuana cultivation facility within 3,800 feet of another medical marijuana cultivation facility. Minimum of 5,280 feet of separation required. |
| | Ordinance Sections: | 627.D.91.a 627.D.91.c |
| | Applicant: | Shawn Falconbridge, CMS Ventures |
| | Representative: | Shawn Falconbridge, CMS Ventures |
| | Owner: | James Harrison Jr., Phoenix Freeway Partners, LLC |

Stipulations:

- 1) The Use Permit shall be reviewed within 365 days of the issuance of the dispensary certificate for a medical marijuana use or approval to operate the cultivation and/or infusion from the Arizona Department of Health Services.
- 2) The applicant has 1 year to apply and pay for building permits.
- 3) Obtain a certificate for medical marijuana use from the Arizona Department of Health Services or approval to operate. If no certificate or approval to operate is granted within 18 months of the approval of this Variance/Use Permit, the Zoning Administrator shall schedule a revocation hearing for this Use Permit.
- 4) The applicant shall submit a security plan provided to the Arizona Department of Health Services to the Planning and Development Department.
- 5) The applicant shall notify in writing the area's Police Precinct Commander of establishing such facility. Notice of this contact shall be submitted in writing to the Planning and Development Department.
- 6) Applicant shall install and maintain per manufacturer's specifications an odor control system within 1 year of today's hearing. Applicant shall submit an odor control plan identifying contact person for odor complaints to the Planning and Development Department.
- 7) Applicant shall notify the Planning and Development Department

in writing within 30 days of when there is a change in the operator or entity's name.

- Approved w/stips**
2. Application #: ZA-542-14-7 (1 Year Review of Use Permit)
Existing Zoning: A-2
Location: 1101 North 21st Avenue
Quarter Section: 12-24(G7)
Proposal: 1) Use permit to allow a medical marijuana infusion facility. Use permit required.
2) Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum of 5,280 feet of separation required.
Ordinance Sections: 627.D.93.a 627.D.93.b
Applicant: Shawn Falconbridge, CMS Ventures
Representative: Shawn Falconbridge, CMS Ventures
Owner: James Harrison Jr., Phoenix Freeway Partners, LLC
- Stipulations:**
- 1) The Use Permit shall be reviewed within 365 days of the issuance of the dispensary certificate for a medical marijuana use or approval to operate the cultivation and/or infusion from the Arizona Department of Health Services.
 - 2) The applicant has 1 year to apply and pay for building permits.
 - 3) Obtain a certificate for medical marijuana use from the Arizona Department of Health Services or approval to operate. If no certificate or approval to operate is granted within 18 months of the approval of this Variance/Use Permit, the Zoning Administrator shall schedule a revocation hearing for this Use Permit.
 - 4) The applicant shall submit a security plan provided to the Arizona Department of Health Services to the Planning and Development Department.
 - 5) The applicant shall notify in writing the area's Police Precinct Commander of establishing such facility. Notice of this contact shall be submitted in writing to the Planning and Development Department.
 - 6) Applicant shall install and maintain per manufacturer's specifications an odor control system within 1 year of today's hearing. Applicant shall submit an odor control plan identifying contact person for odor complaints to the Planning and Development Department.
 - 7) Applicant shall notify the Planning and Development Department in writing within 30 days of when there is a change in the operator or entity's name.

- Approved w/stips**
3. Application #: ZA-141-21-7 (1 Year Review of Use Permit)
Existing Zoning: A-2
Location: 1102 North 21st Avenue
Quarter Section: 12-24(G7)
Proposal: 1) Use permit to allow a medical marijuana cultivation facility. Use permit required.
2) Use permit to allow a medical marijuana

infusion facility. Use permit required.

3) Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet required from another medical marijuana facility.

4) Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet required from another medical marijuana facility.

Ordinance Sections: 627.D.91.a 627.D.93.a 627.D.91.c 627.D.93.b

Applicant: Madison 3, LLC

Representative: Lindsay Schube, Gammage & Burnham, PLC

Owner: JRM 11, LLC

Stipulations:

- 1) The Use Permit shall be reviewed within 365 days of the issuance of the dispensary certificate for a medical marijuana use or approval to operate the cultivation and/or infusion from the Arizona Department of Health Services.
- 2) The applicant has 1 year to apply and pay for building permits.
- 3) Obtain a certificate for medical marijuana use from the Arizona Department of Health Services or approval to operate. If no certificate or approval to operate is granted within 18 months of the approval of this Variance/Use Permit, the Zoning Administrator shall schedule a revocation hearing for this Use Permit.
- 4) The applicant shall submit a security plan provided to the Arizona Department of Health Services to the Planning and Development Department.
- 5) The applicant shall notify in writing the area's Police Precinct Commander of establishing such facility. Notice of this contact shall be submitted in writing to the Planning and Development Department.
- 6) Applicant shall install and maintain per manufacturer's specifications an odor control system within 1 year of today's hearing. Applicant shall submit an odor control plan identifying contact person for odor complaints to the Planning and Development Department.
- 7) Applicant shall notify the Planning and Development Department in writing within 30 days of when there is a change in the operator or entity's name.

**Approved
w/stips**

4. Application #: ZA-431-22-8 (1 Year Review of Use Permit)
(Continued from July 24, 2025)
- Existing Zoning: C-2
- Location: 3001 North 24th Street
- Quarter Section: 15-33(G9)
- Proposal: 1) Use permit to allow a medical marijuana dispensary facility. Use permit required.
2) Variance to allow a medical marijuana dispensary facility within 500 feet of a residentially zoned district.

3) Variance to allow a medical marijuana dispensary within 1,320 feet of a place of worship. Minimum 1,320 feet of separation required.

Ordinance Sections: 623.D.124.a 623.D.124.f 623.D.124.h
Applicant: Ronnie Kassab, JARS Cannabis/Legacy & Co., Inc.
Representative: Lindsay C. Schube, Gammage & Burnham, PLC
Owner: 24 Thomas, LLC

Stipulations:

- 1) The Use Permit shall be reviewed within 365 days of the issuance of the dispensary certificate for a medical marijuana use or approval to operate the cultivation and/or infusion from the Arizona Department of Health Services.
- 2) The applicant has 18 months to apply and pay for building permits.
- 3) Obtain a certificate for medical marijuana use from the Arizona Department of Health Services or approval to operate. If no certificate or approval to operate is granted within 18 months of the approval of this Variance/Use Permit, the Zoning Administrator shall schedule a revocation hearing for this Use Permit.
- 4) The applicant shall submit a security plan provided to the Arizona Department of Health Services to the Planning and Development Department.
- 5) The applicant shall notify in writing the area's Police Precinct Commander of establishing such facility. Notice of this contact shall be submitted in writing to the Planning and Development Department.
- 6) Applicant shall install and maintain per manufacturer's specifications an odor control system within 1 year of today's hearing. Applicant shall submit an odor control plan identifying contact person for odor complaints to the Planning and Development Department.
- 7) Applicant shall notify the Planning and Development Department in writing within 30 days of when there is a change in the operator or entity's name.
- 8) There shall be a minimum of two (2) building mounted security cameras on all four sides of the building. Cameras on the east side of the building shall face the adjacent public alley.
- 9) Customers shall not be permitted to wait for service outside of the building.
- 10) Prior to commencement of operations, the applicant shall construct an open wrought iron fence on top of the existing solid wall located along the east property line. The total height of the wall/fence shall not exceed six (6) feet.
- 11) Prior to commencement of operations, the applicant shall construct pole mounted lights to provide lighting within the parking areas, as approved by the Planning and Development Department.
- 12) Site access shall be limited to 24th Street only.

**Approved
w/stips**

5. Application #: ZA-541-25-4
Existing Zoning: R-3
Location: 4126 North 22nd Street
Quarter Section: Q17-32
Proposal: 1) Variance to reduce the side building setback (south) to 0 feet. Minimum 10 feet required.
2) Variance to reduce the landscape setback (south) to 0 feet. Minimum 5 feet required.
3) Use Permit to use the Single-Family Infill (SFI) Development Option. Use Permit required.
Ordinance Sections: 615.B.Table B; 703.B.3.b.(3); 608.F.6
Applicant: Andrew Biskind, TBBG Basis 22nd Street, LLC
Representative: Benjamin Tate, Withey Morris Baugh, PLC
Owner: Andrew Biskind, TBBG Basis 22nd Street, LLC
Stipulations:
1) 18 months to apply and pay for building permits.
2) Per the reductions as shown on site plan date stamped August 14, 2025.

***Denied**

6. Application #: ZA-562-25-7
Existing Zoning: R-5 RI
Location: 832 North 11th Avenue
Quarter Section: Q11-26
Proposal: 1) Variance to reduce front yard setback (east) to 13 feet. Minimum 20 feet required.
2) Variance to reduce the required front yard landscape setback (east) to 13 feet. Minimum 20 feet required.
3) Variance to reduce the landscape setback (south) to 0 feet. Minimum 5 feet required.
4) Variance to reduce the required open space to 0%. Minimum 5% required.
5) Variance to reduce the required combined depth of the parking space and the drive aisle to 42 feet. Minimum 43 combined feet required.
6) Use permit to allow a 35 foot tall projection of the main building into the required rear yard (west). Maximum 15 foot tall projection permitted.
7) Use permit to allow a 35 foot tall projection of the main building into the required side yard (north). Maximum 15 foot tall projection permitted.
8) Variance to reduce the landscape setback (north) to 0 feet. Minimum 5 feet required.
Ordinance Sections: 618.B.Table B 703.B.3.a 703.B.3.b.(3)
703.B.4.a.(1) 702.B.2.b.(5) 701.A.3.a.(2).(d).(iii)
701.A.3.a.(2).(d).(iii) 703.B.3.b.(3)
Applicant: Rodney Sherrard, RS Architecture, LLC
Representative: Rodney Sherrard, RS Architecture, LLC
Owner: Shayan Naeini, Pirooz, LLC

Approved w/stips	7.	Application #: ZA-563-25-2 Existing Zoning: C-1, C-2 SP Location: 13637 North Tatum Boulevard Quarter Section: Q32-39 Proposal: Use permit to allow a temporary use (grand re-opening event) for up to 36 months. Use permit required. Ordinance Sections: 708.D.1 Applicant: Adam Ideson, Gracie Jiu Jitsu Phoenix Representative: Jennifer Jones, Gracie Jiu-Jitsu Phoenix Owner: PVF Partners, LLC, Coors Center DSG, LLC, Coors Center MB, LLC, Coors Center SC, LLC, Jeffery Levine Stipulations: 1) Event hours shall be 8:00 AM – 12:30 PM. 2) Approved for September 6, 2025 only. 3) Set up shall begin no sooner than 6:00 AM and tear down shall be completed by 1:30 PM. 4) No alcohol will be served. 5) Maximum of 2 food/beverage vendors. 6) No live music, only recorded music is permitted. 7) Per the site plan date stamped July 31, 2025.
Approved w/stips	8.	1:30 PM Application #: ZA-432-25-8 Existing Zoning: DTC-Commercial Corridor Location: 711 South Central Avenue Quarter Section: Q9-28 Proposal: Use permit to allow outdoor liquor service as an accessory to a restaurant (Plush Kitchen and Lounge). Use Permit required. Ordinance Sections: 1203.D.Table Applicant: Robert Leavitt, Arizona Liquor Industry Consultants Representative: Charles Fulton, Plush Kitchen and Lounge Owner: Jose Martinez, Chicanos Por La Causa Stipulations: 1) "No Trespassing" signs must be posted and an authority to arrest trespassers form be signed to deter loitering/unwanted guests inside and surrounding the establishment. 2) Per the outdoor patio area as shown on site plan date stamped August 1, 2005.
Continued	9.	Application #: ZA-435-25-7 Existing Zoning: A-1 Location: 3133 and 3137 West Lincoln Street Quarter Section: Q9-21 Proposal: 1) Variance to allow outdoor uses, outdoor storage, or open buildings 0 feet from a public street (Sherman Street). Minimum 75 feet required. 2) Variance to allow outdoor uses, outdoor storage, or open buildings 0 feet from a public

street (Lincoln Street). Minimum 75 feet required.

3) Variance to eliminate the 6 foot solid screen requirement for outdoor storage along a public street (Lincoln Street). Minimum 6 foot solid fence or wall required within 100 feet of a public street.

4) Variance to reduce the side setback (west) to 0 feet adjacent to residential district for a open building. Minimum 150 feet required.

Ordinance Sections: 627.F.2.b.(3) 627.F.2.b.(3) 627.F.2.c.(2).(a) 627.F.2.b.(2)

Applicant: Mike March, Moderna Architects

Representative: Mike March, Moderna Architects

Owner: Dennis Sehnal, Encore Steel Inc.

Continued to October 16, 2025 at 1:30 PM.

**ZONING ADJUSTMENT HEARING OFFICER: CRAIG TRIBKEN
PLANNER: DOMINIC AMODIO, PLANNER II**

For further information please call Eric Morales, Planner III, Planning and Development Department at 602-262-7927 or via electronic mail at zoning.adjustment@phoenix.gov. To request a reasonable accommodation, please contact Saneeya Mir, 602-686-6461, Saneeya.Mir@phoenix.gov TTY: Use 7-1-1.

September 24, 2025