

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 17, 2025 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 additional stipulations	1.	Application #:	PHO-4-25--Z-47-87-1(3)
		Location:	Northeast corner of 32nd Street and Sunnyside Lane
		Existing Zoning:	R-O
		Acreage:	1.12
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped April 16, 1999 and the elevations date stamped May 18, 1999.
		Applicant:	Lee Wright, Metronet Infrastructure Group, LLC
		Owner:	Lee Wright, Metronet Infrastructure Group, LLC
		Representative:	Lee Wright, Metronet Infrastructure Group, LLC
Approval with an additional stipulation	2.	Application #:	PHO-1-25--Z-77-06-4
		Location:	Approximately 150 feet north of the northwest corner of 3rd Street and Catalina Drive
		Existing Zoning:	R-5 TOD-1, P-1 TOD-1 (Approved C-2 H-R TOD-1)
		Acreage:	2.28
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped August 11, 2006. 2) Request to delete Stipulation 2 regarding the development commencement.
		Applicant:	Marcela Mora-Yatko, Gilbert Blilie PLLC
		Owner:	Sherylene Yazzie, Navajo Nation Department of Health
		Representative:	Paul Gilbert, Gilbert Blilie PLLC
Approval with a modification	3.	Application #:	PHO-4-25--Z-116-87-8
		Location:	Approximately 140 feet north of the northeast corner of 44th Street and Washington Street

and additional stipulations	Existing Zoning:	C-2 MR TOD-1
	Acreage:	2.19
	Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped April 14, 2006.
	Applicant:	Ed Bull, Burch & Cracchiolo, P.A.
	Owner:	4415 EM, LLC
	Representative:	Ed Bull, Burch & Cracchiolo, P.A.

For further information, please call Logan Zappolo, Planner I, Planning and Development Department at (602) 256-3322 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 Saneeya Mir at 602-686-6461, Saneeya.Mir@phoenix.gov, or TTY: Use 7-1-1.