

**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 **December 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

Denial as filed, approval	1.	Application #:	PHO-1-25—Z-25-25-4
		Location:	Approximately 165 feet west of the northwest corner of 13th Place and Campbell Avenue
		Existing Zoning:	R-3
		Acreage:	1.28
		Request:	1) Deletion of Stipulation 1 regarding allowed density. 2) Deletion of Stipulation 12 regarding right-of-way dedication.
		Applicant:	Chad Barber, Fenix CRE
		Owner:	David Aller, Wayne Properties LLC.
		Representative:	Chad Barber, Fenix CRE
Continued to January 21, 2026.	2.	Application #:	PHO-1-25—Z-257-84-5(4)
		Location:	Southeast corner of 24th Avenue and Coolidge Street
		Existing Zoning:	R-3
		Acreage:	0.49
		Request:	1) Modification of Stipulation 1 regarding substantial conformance to the site plan and elevations presented to the Planning Commission
		Applicant:	Kristopher Ontiveros, SOKO Designs
		Owner:	Jeffrey Dash, JMS AZ Property I LLC
		Representative:	Kristopher Ontiveros, SOKO Design
Continued to January 21, 2026.	3.	Application #:	PHO-3-25—Z-62-13-7
		Location:	Approximately 1320 feet south of the southwest corner of 59th Avenue and Lower Buckeye Road
		Existing Zoning:	A-1
		Acreage:	9.77

	Request:	1) Modification of Stipulation 1 regarding general conformance to the site plan and landscape plan date stamped February 23, 2024.
	Applicant:	Benjamin Graff, Quarles & Brady LLP
	Owner:	Phoenix Jones Partners LLC
	Representative:	Benjamin Graff, Quarles & Brady LLP

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.