

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised July 31, 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 **July 3, 2025, at 9:00 AM. (Items 1-4) and 1:30 PM (Items 5-7). 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-277-20-4 (1 Year Review of Use Permit)
Existing Zoning: A-2
Location: 2825 West Thomas Road
Quarter Section: 14-22(G7)
Proposal:
 - 1) Use permit to allow a medical marijuana cultivation facility. Use permit required.
 - 2) Use permit to allow a medical marijuana dispensary facility. Use permit required.
 - 3) Use permit to allow a medical marijuana infusion facility. Use permit required.
 - 4) 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.
 - 5) Variance to allow a medical marijuana cultivation facility within 1,320 feet of a place of worship. Minimum 1,320 feet required from a place of worship
 - 6) Variance to allow a medical marijuana dispensary within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet required from another medical marijuana facility.
 - 7) Variance to allow a medical marijuana dispensary within 1,320 feet of a place of worship. Minimum 1,320 feet required from a place of worship
 - 8) 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.
 - 9) Variance to allow a medical marijuana infusion facility within 1,320 feet of a place of worship. Minimum 1,320 feet required from a place of worship.
Ordinance Sections: 627.D.91.a 627.D.92.a 627.D.93.a 627.D.91.c 627.D.91.f 627.D.92.d 627.D.92.g 627.D.93.b 627.D.93.e

Applicant: Chris Arnold, ACP Real Estate, LLC
Representative: Brian Greathouse, Burch & Cracchiolo, PA

Owner: Chris Arnold, ACP Real Estate, 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.

Continued	2.	Application #:	ZA-278-21-4 (1 Year Review of Use Permit)
		Existing Zoning:	A-2
		Location:	3422 West Clarendon Avenue
		Quarter Section:	16-21(H6)
		Proposal:	Time extension of ZA-532-18, use permit to allow an environmental remediation facility. Use permit required.
		Ordinance Sections:	622.D.60
		Applicant:	Kirk Craig, Geosyntec Consultants, Inc.
		Representative:	Kirk Craig, Geosyntec Consultants, Inc.
		Owner:	Lisa Zanin, HCZ Custom Homes, Inc.
			Continued to August 28, 2025 at 9:00 AM.

Revocation Requested	3.	Application #:	ZA-661-23-3 (1 Year Review of Use Permit) (Continued from May 22, 2025)
		Existing Zoning:	C-2
		Location:	13805 North 19th Avenue
		Quarter Section:	Q33-25(L7)
		Proposal:	Use permit to allow package liquor sales accessory to a convenience market (M & M Convenience Store) located within 300 feet of a residential zoning district. Use permit required.
		Ordinance Sections:	622.D.102.a

		Applicant:	Alvin Orah
		Representative:	Alvin Orah
		Owner:	Moon Mountain Plaza, LLC
Approved w/stips	4.	Application #:	ZA-400-25-4
		Existing Zoning:	R1-6 HP WSNPD
		Location:	341 East Pasadena Avenue
		Quarter Section:	Q19-28
		Proposal:	Variance to reduce side yard setback (east) to 0 feet. Minimum 10 feet required.
		Ordinance Sections:	613.B.Table B
		Applicant:	Randi Bates
		Representative:	Randi Bates
		Owner:	Randi Bates
		Stipulations:	
			1) 1 year to apply and pay for building permits.
			2) Per site plan date stamped June 4, 2025.
		1:30 PM	
Continued	5.	Application #:	ZA-306-24-5 (1 Year Review of Use Permit) (Continued from May 22, 2025)
		Existing Zoning:	C-2
		Location:	7550 West Indian School Road
		Quarter Section:	Q17-10(H4)
		Proposal:	Use permit to allow a temporary use (Farmers Market) for up to 36 months. Use permit required.
		Ordinance Sections:	708.D.1
		Applicant:	Jose M. Cazarez, Legends Event Center
		Representative:	Jose M. Cazarez
		Owner:	Jose M. Cazarez
		Continued to August 28, 2025 at 1:30 PM.	
Continued	6.	Application #:	ZA-401-25-8
		Existing Zoning:	R-4 RSIO
		Location:	821 East Jones Avenue
		Quarter Section:	Q5-29
		Proposal:	Use permit to allow detached accessory dwelling unit located between the primary dwelling unit and the front property line. Use permit required.
		Ordinance Sections:	706.A.5
		Applicant:	Hugo Mendoza, Ochoas Properties, LLC
		Representative:	Hugo Mendoza, Ochoas Properties, LLC
		Owner:	Rene Castro
		Continued to August 28, 2025 at 1:30 PM.	
*Denied	7.	Application #:	ZA-403-25-3
		Existing Zoning:	R-4
		Location:	8910 North 8th Street
		Quarter Section:	Q26-29
		Proposal:	1) Use permit to allow the Planned Residential Development (PRD) option. Use permit required. 2) Variance to reduce the landscape setback (west) to 0 feet. Minimum 5 feet required.

3) Variance to reduce the perimeter setback (south) to 5 feet. Minimum 15 feet required.
Ordinance Sections: 608.B; 703.B.3.a; 617.B.Table B
Applicant: Sara Donnelly. E-Project, LLC
Representative: Edmir Dzuda, E-Project, LLC
Owner: SRJ Acacia, LLC Srinivas Nemani
Taken out from under advisement on July 31, 2025 and denied.

ZONING ADJUSTMENT HEARING OFFICER: BETTY DRAKE
PLANNER: GREGORY HARMON, 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.

July 31, 2025