

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 **July 16, 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 a modification	1.	Application #:	PHO-1-25--Z-56-23-7
		Location:	Southwest corner of the 78th Avenue and Alta Vista Road alignments
		Existing Zoning:	R1-6
		Acreage:	18.96
		Request:	1) Request to modify Stipulation 1 regarding the addition of architectural features to the building elevations 2) Request to modify Stipulation 2 regarding PHO review of the conceptual elevations and landscape plan.
		Applicant:	Melissa Vasquez, Ashton Woods Arizona
		Owner:	Ashton Woods Arizona
		Representative:	Melissa Vasquez, Ashton Woods Arizona
Approval with modifications and additional stipulations	2.	Application #:	PHO-10-25--Z-287-85-8
		Location:	Southwest corner of Hohokam Expressway (48th Street) and University Drive
		Existing Zoning:	C-2 M-R
		Acreage:	2.54
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped July 6, 2007. 2) Request to modify Stipulation 7 regarding general conformance to the elevations date stamped July 6, 2007.
		Applicant:	Gerald Kessler
		Owner:	Lalita Investments, LLC and Soleil Conference Center, LLC
		Representative:	Gerald Kessler

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 Saneeya Mir at 602-686-6461, Saneeya.Mir@phoenix.gov, or TTY: Use 7-1-1.