

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 **February 18, 2026 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 modifications	1.	Application #:	PHO-1-25—Z-28-21-2
		Location:	Northeast corner of Sonoran Desert Drive and 29th Avenue
		Existing Zoning:	C-2 NBCOD
		Acreage:	2.76
		Request:	1) Modification of Stipulation 5 regarding maximum height.
		Applicant:	Preston Johnson, Stewart + Reindersma Architecture, PLLC
		Owner:	Terrance Plas, Sonoran Desert Retail LLC
		Representative:	Terrance Plas, Sonoran Desert Retail LLC
Continued to March 18, 2026	2.	Application #:	PHO-2-25—Z-77-06-4 (Continued from January 21, 2026)
		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 HR TOD-1)
		Acreage:	2.28
		Request:	1) Modification of Stipulation 1 regarding general conformance to the site plan and elevations date stamped July 29, 2025.
		Applicant:	Marcela Mora-Yatko, Gilbert Blilie PLLC
		Owner:	Sherylene Yazzie, Navajo Nation Department of Health
		Representative:	Paul Gilbert, Gilbert Blilie PLLC

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.