

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 **January 21, 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 additional stipulations	1.	Application #:	PHO-7-25—Z-100-89-1(2)
		Location:	Approximately 335 feet west of the intersection of Tatum Boulevard and Kelton Lane
		Existing Zoning:	PSC
		Acreage:	1.08
		Request:	1) Modification of Stipulation 2 regarding substantial conformance to the elevations presented.
		Applicant:	Justin Brown, Kimley-Horn and Associates
		Owner:	Steve Mariani, West Valley Properties
		Representative:	Justin Brown, Kimley-Horn and Associates
Continued to March 18, 2026	2.	Application #:	PHO-1-25—Z-257-84-5(4) (Continued from December 17, 2025)
		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 February 18, 2026	3.	Application #:	PHO-2-25—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 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:	Marcela Mora-Yatko, Gilbert Blilie PLLC
Approval with a modification and an additional stipulation	2. Application #:	PHO-3-25—Z-62-13-7 (Continued from December 17, 2025)
	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.