

**NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING**

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 **June 4, 2026, at 9:00 AM. (Items 1-8) and 1:30 PM (Items 9-14). 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-267-15-3 (1 Year Review of Use Permit)
Existing Zoning: C-2
Location: 12620 North Cave Creek Road, Suite #10
Quarter Section: 31-32(K9)
Proposal: Use permit to allow non-profit medical marijuana dispensary. Use permit required.
Ordinance Sections: 623.D.122.a
Applicant: Ronnie Kassab, JARS Cannabis/ Wickenburg Alternative Me
Representative: Ronnie Kassab, JARS Cannabis/ Wickenburg Alternative Me
Owner: Roseann Chiulli

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.

**Approved
w/stips**

2. Application #: ZA-715-20-3 (1 Year Review of Use Permit)
Existing Zoning: C-3
Location: 701 East Dunlap Avenue

Quarter Section: 26-29(J8)

Proposal: 1) Use permit to allow a medical marijuana dispensary facility. Use permit required.
 2) Variance to allow a medical marijuana dispensary facility within 500 feet of a residentially zoned district. Minimum 500 feet of separation required.
 3) Variance to allow a medical marijuana dispensary facility within 1,320 feet of a school. Minimum 1,320 feet of separation required.
 4) Variance to allow a medical marijuana dispensary facility within 1,320 feet of a place of worship. Minimum 1,320 feet of separation required.
 5) Variance to allow a medical marijuana dispensary facility within 1,320 feet of a dependent care facility. Minimum 1,320 feet of separation required.
 6) Variance to allow a medical marijuana dispensary facility within 1,320 feet of a public park. Minimum 1,320 feet of separation required.

Ordinance Sections: 623.D.124.a 623.D.124.f 623.D.124.g 623.D.124.h 623.D.124.g 623.D.124.g

Applicant: Arizona Natural Pain Solutions, Inc.

Representative: Lindsay Schube, Gammage & Burnham, PLC

Owner: Dunlap Ave 701, 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.

**Approved
w/stips**

3. Application #: ZA-367-21-8 (1 Year Review of Use Permit)
Existing Zoning: R-5, C-3, A-1
Location: 2305 East Jefferson Street
Quarter Section: 10-32(F9)
Proposal: 1) Use Permit to allow a medical marijuana cultivation facility. Use permit required.
2) Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required.
3) Variance to allow a medical marijuana cultivation facility within 1,000 feet of a residentially zoned district. Minimum 1,000 feet of separation required.
4) Variance to allow a medical marijuana cultivation facility within 1,320 feet of a school. Minimum 1,320 feet of separation required.
5) Use permit to allow a medical marijuana infusion facility. Use permit required.
6) Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required.
7) Variance to allow a medical marijuana infusion facility within 1,000 feet of a residentially zoned district. Minimum 1,000 feet of separation required.
8) Variance to allow a medical marijuana infusion facility within 1,320 feet of a school. Minimum 1,320 feet of separation required.
- Ordinance Sections: 627.D.91.a 627.D.91.c 627.D.91.d 627.D.91.d 627.D.93.a 627.D.93.b 627.D.93.c 627.D.93.d
- Applicant: RCH Wellness Center
Representative: Lindsay C. Schube, Gammage & Burnham, PLC
Owner: Power Equipment, 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.

**Approved
w/stips**

4. Application #: ZA-473-21-4 (1 Year Review of Use Permit)
Existing Zoning: A-1
Location: 2985 West Whitton Avenue
Quarter Section: 16-22(H7)
Proposal:
 - 1) Use permit to allow a medical marijuana cultivation facility. Use permit required.
 - 2) Use permit to allow a medical marijuana infusion facility. Use permit required.
 - 3) Variance to allow a medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet separation required.
 - 4) Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet separation required.
 - 5) Variance to allow a medical marijuana cultivation facility within 1,320 feet of a homeless shelter. Minimum 1,320 feet separation required.
 - 6) Variance to allow a medical marijuana infusion facility within 1,320 feet of a homeless shelter. Minimum 1,320 feet separation required.
Ordinance Sections: 627.D.91.a 627.D.93.a 627.D.91.c 627.D.93.b 627.D.91.e 627.D.93.d
Applicant: MoveOn, LLC
Representative: Lindsay C. Schube, Gammage & Burnham, PLC
Owner: Thomas R. and Patty Ann Melton
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.

**Approved
w/stips**

5. Application #: ZA-519-22-8 (1 Year Review of Use Permit)
 Existing Zoning: C-3
 Location: 3155 East McDowell Road
 Quarter Section: 12-34(G10)
 Proposal: 1) Time extension for ZA-480-21, use permit to allow a medical marijuana dispensary. Use permit required.
 2) Time extension for ZA-480-21, variance to allow a medical marijuana dispensary within 500 feet of a residentially zoned district. Minimum 500 feet of separation required.
 3) Time extension for ZA-480-21, variance to allow a medical marijuana dispensary within 1,320 feet of a place of worship. Minimum 1,320 feet of separation required.
 Ordinance Sections: 623.D.124.a 623.D.124.f 623.D.124.h
 Applicant: Cody Phillips, Nature's Healing Center
 Representative: Cody Phillips, Nature's Healing Center
 Owner: Mike Standlee, Zone Land Holdings, 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.

**#3 and 6
Approved
w/stips**

**#2 and 5
Denied**

**#1 and 4
Denied as
Filed**

6. Application #: ZA-526-25-3
Existing Zoning: R-3
Location: 1112 West Cheryl Drive
Quarter Section: Q28-26(K8)
Proposal: 1) Variance to reduce the perimeter landscape setback (east) to 0 feet. Minimum 5 feet required.
2) Variance to reduce the front perimeter landscape setback (west) to 7 feet. Minimum 25 feet required.
3) Variance to reduce the street side perimeter landscape setback (south) to 5 feet. Minimum 10 feet required.
4) Variance to reduce the rear setback (east) to 0 feet. Minimum 15 feet required.
5) Variance to reduce the front setback (west) to 7 feet. Minimum 25 feet required.
6) Variance to reduce the side setback (south) to 5 feet. Minimum 10 feet required.
Ordinance Sections: 703.B.3.B.(3) 703.B.3.a 703.B.3.a 615.B.Table 615.1 615.B.Table 615.1 615.B.Table 615.1
Applicant: Rosalio Mondragon, ARQM, LLC
Representative: Rosalio Mondragon, ARQM, LLC
Owner: 1112 West Cheryl Drive, LLC
Stipulations:
1) #1 and 4 denied as filed, approved for a 3 foot setback.
2) 1 year to apply and pay for building permits.
3) Per site plan date stamped April 29, 2026 subject to setback reductions.

**Approved
w/stips**

7. Application #: ZA-219-26-6
Existing Zoning: R1-6
Location: 4304 North 18th Place
Quarter Section: Q17-31(H9)
Proposal: Variance to reduce the side yard (north) setback to 5 feet. Minimum 10 feet required.
Ordinance Sections: 613.B.Table 613.1
Applicant: Alejandra Cordova
Representative: Alejandra Cordova
Owner: Maria Ramirez
Stipulations:
1) 1 year to apply and pay for building permits.
2) Per the site plan date stamped April 22, 2026.

Continued

8. Application #: ZA-298-26-1
Existing Zoning: PAD-9, PAD-9 SP
Location: 17223 North 45th Avenue
Quarter Section: Q37-18

Proposal: 1) Time extension for ZA-149-24, use permit to allow outdoor dining as an accessory to a restaurant (Bellair Golf Park Snack Shack). Use permit required.
 2) Time extension for ZA-149-24, use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Bellair Golf Park Snack Shack). Use permit required.
 3) Time extension for ZA-149-24, use permit to allow outdoor dining as an accessory to a restaurant (Bellair Golf Park Clubhouse). Use permit required.
 4) Time extension for ZA-149-24, use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Bellair Golf Park Clubhouse). Use permit required.

Ordinance Sections: 622.D.150.d 622.D.150.d 622.D.150.d 622.D.150.d

Applicant: Weston Gibson, Bellair Golf Park, LLC
 Representative: Weston Gibson, Bellair Golf Park, LLC
 Owner: Michael Bennett, Bellair Golf Park, LLC

Continued to July 16, 2026 at 9:00 AM.

**Approved
w/stips**

9. Application #: ZA-164-26-4
 Existing Zoning: R1-10
 Location: 6120 North 13th Avenue
 Quarter Section: Q21-26(I8)
 Proposal: 1) Variance to reduce the front yard (east) setback to 0 feet. Minimum 25 feet required.
 2) Variance to allow vehicle maneuvering within right of way (east). Maneuvering must be located on private property.

Ordinance Sections: 611.B.Table 611.1 702.A.1.b
 Applicant: Mack Shaw, Rezio, LLC
 Representative: Mack Shaw, Rezio, LLC
 Owner: Gary Viscum

Stipulations:
 1) 1 year to apply and pay for building permits.
 2) Per the site plan date stamped April 29, 2026.

Continued 10. Application #: ZA-165-26-8
 Existing Zoning: R-3 BAOD
 Location: 6628 South 10th Street
 Quarter Section: Q2-29(D8)
 Proposal: 1) Variance to reduce the interior perimeter building setback (south) to 10 feet. Minimum 15 feet required.
 2) Variance to reduce the interior perimeter building setback (north) to 10 feet. Minimum 15 feet required.

Ordinance Sections: 615.B.Table 615.1 615.B.Table 615.1
 Applicant: Javier Roque, Roque Architecture

Representative: Javier Roque, Roque Architecture
Owner: Pete Schnepf, and Herman Guardado, 6628 S
10th St, LLC

Continued to July 2, 2026 at 1:30 PM.

- Approved w/stips** 11. Application #: ZA-232-26-4
Existing Zoning: R1-6 HP
Location: 133 West Palm Lane
Quarter Section: Q13-27(G8)
Proposal: Variance to reduce the side yard setback (east) for an accessory structure to 0 feet. Minimum 3 feet required.

Ordinance Sections: 706.B.2.a
Applicant: Tazmine Loomans, Taz Khatri Studios
Representative: Tazmine Loomans, Taz Khatri Studios
Owner: Jennifer Rockstad
Stipulations:
1) 1 year to apply and pay for building permits.
2) Per the site plan date stamped April 30, 2026.
- Approved w/stips** 12. Application #: ZA-242-26-2
Existing Zoning: RE-35
Location: 31440 North 52nd Street
Quarter Section: Q55-39(Q11)
Proposal: Variance to reduce the side yard (west) setback to 11 foot. Minimum 20 feet required.

Ordinance Sections: 609.B.Table 609.1
Applicant: Morgan Busby, Busby Permits, LLC
Representative: Morgan Busby, Busby Permits, LLC
Owner: Philip Damiano
Stipulations:
1) 1 year to apply and pay for building permits.
2) Per the site plan date stamped April 23, 2026.
- Approved w/stips** 13. Application #: ZA-316-26-5
Existing Zoning: RE-35
Location: 5447 North 106th Avenue
Quarter Section: Q19-3(H2)
Proposal: Time extension of ZA-728-25, Use permit to allow an over height (18 feet) detached accessory structure located in the rear yard (east) setback. Maximum 15 feet in height permitted.

Ordinance Sections: 706.B.3.b.
Applicant: William Baker, Baker Family Trust
Representative: William Baker, Baker Family Trust
Owner: William Baker, Baker Family Trust
Stipulations:
1) 1 year time extension.
2) Per stipulations of ZA-728-25
- Approved w/stips** 14. Application #: ZA-317-26-2
Existing Zoning: R1-14
Location: 14400 North Tatum Boulevard

Quarter Section:	Q33-38(L11)
Proposal:	Time extension for ZA-684-24, variance to allow a building of 34 feet in height. Maximum 30 feet allowed.
Ordinance Sections:	607.B.6
Applicant:	Shaine Alleman, Tiffany & Bosco, P.A.
Representative:	Shaine Alleman, Tiffany & Bosco, P.A.
Owner:	Acoma Christian Campus, LLC, Scottsdale Christian Academy

Stipulations:

- 1) 2 year time extension.
- 2) Per stipulations of ZA-684-24

ZONING ADJUSTMENT HEARING OFFICER: FRANK DOLASINSKI
PLANNER: PATRICK H ZAIA-ROBERTS, 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.

June 4, 2026