**NOTICE OF PUBLIC HEARING**
**PLANNING HEARING OFFICER**
***REVISED November 15, 2013**

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** will hold a hearing open to public on **November 20, 2013** at **10:00 a.m.**, located in the ***City Council Chambers**, **200 W. Jefferson Street, Phoenix, AZ 85003**.

The agenda of the meeting is as follows:

1. Application: Z-123-97-3
   Existing Zoning: R-O
   Acreage: 2.807
   Location: Northwest corner of 26th Street and Northern Avenue
   Proposal:
   1) Modification of Stipulation 10 regarding maximum number of covered parking spaces on site.
   2) Technical corrections to Stipulations 3, 4, 5, 6, and 11.
   Applicant: WESPAC Construction, Inc. (John Largay)
   Owner: 26th Street & Northern LLC
   Representative: Garrett Nybo

2. Application: Z-164-04-3
   Existing Zoning: R1-6 and R-2 PRD
   Acreage: 3.2
   Location: Northeast corner of 34th Street and Captain Dreyfus Avenue
   Proposal:
   1) Modification of Stipulation 1 regarding general conformance with site plan and elevations.
   2) Technical corrections to Stipulations 1, 3, 5.
   Applicant: TRS4 LLC
   Owner: TRS4 LLC
   Representative: Joe Walsh

3. Application: Z-60-06-4 (Continued from May 15, 2013)
   Existing Zoning: C-2 approved C-2 H-R
   Acreage: 4.54
   Location: Northeast corner of 6th Drive and Glenrosa Avenue
   Proposal:
   1) Deletion of Stipulation 17 regarding time limit (48 months) to receive final site plan approval.
   2) Technical correction to Stipulations 1, 3, 4, 5, and 16.
   Applicant: Market West Square LLC
   Owner: Market West Square LLC
   Representative: Daniel Benhaim - Market West Square, LLP

4. Application: Z-106-50-5
   Existing Zoning: R1-6 SP
   Acreage: 320
   Location: Area bounded by Camelback Road on the north, Indian School

Road on the south, 99th Avenue on the east, and 107th Avenue on the west (Annexation 174)

Proposal: Deletion of Stipulation 1 regarding development in accordance with the Plan of Development dated May 12, 1973.

Applicant: Walter Chomichuk – Maple Leaf International Properties

Owner: Various

Representative: Larry Lazarus – Lazarus, Silvyn & Bangs

5. Application: Z-107-50-5

Existing Zoning: R-3 and R-4

Acreage: 128.82

Location: Area bounded by Campbell Avenue on the north, Indian School Road on the south, 99th Avenue on the east, and 101st and 103rd Avenues on the west (Annexation 161)

Proposal:

1) Deletion of Stipulation 1.a. regarding R-2 development in accordance with residential unit plan of development date stamped and revised November 2, 1983.
2) Deletion of Stipulation 1.b. regarding R-2 development in compliance with provisions in narrative report date stamped and revised November 2, 1983.
3) Deletion of Stipulation 2.a. regarding R-3 development in accordance with residential unit plan of development date stamped September 11, 1985.
4) Deletion of Stipulation 2.b. regarding R-3 development in compliance with provisions in narrative report date stamped September 11, 1985.

Applicant: Walter Chumichuk – Maple Leaf International Properties

Owner: Various

Representative: Larry Lazarus – Lazarus, Silvyn & Bangs

For further information, please call James Washington, Planner I, Planning and Development Department at 602-262-4544 or contact us via electronic mail at zoning@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

For reasonable accommodations, call Shannon Adams at Voice/ 602-262-7577 or the City TTY Relay 602-534-5500 as early as possible to coordinate needed arrangements.

November 15, 2013