NOTICE OF PUBLIC HEARING
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** will hold a hearing open to public on **February 19, 2014** at **10:00 a.m.**, located in the **Calvin Goode Building, 10th Floor East Conference Room**, **251 W. Washington Street, Phoenix, AZ 85003**.

The agenda of the meeting is as follows:

1. Application: Z-29-96-2
   Existing Zoning: C-2
   Acreage: 2.7
   Location: Southwest corner of 38th Street and Bell Road
   Proposal: Deletion of Stipulation 2 regarding height of freestanding signs.
   Applicant: Signs Plus
   Owner: Tuck Bettin
   Representative: Chris Totton

2. Application: Z-81-06-5
   Existing Zoning: C-2
   Acreage: 0.06
   Location: Approximately 330 feet west and 153 feet north of northwest corner of 27th Ave and Glendale Avenue
   Proposal:
   1) Deletion of Stipulation 1 regarding 10-foot landscape buffer.
   2) Deletion of Stipulation 2 regarding location of drive aisle.
   Applicant: Mark Bergquist
   Owner: O'Reilly Automotive Stores, Inc
   Representative: Mark Bergquist

3. Application: Z-35-08-7
   Existing Zoning: R1-10
   Acreage: 143.07
   Location: Approximately 2,700 feet south of the southeast corner of 107th Avenue and Broadway Road
   Proposal:
   1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped July 7, 2008.
   2) Modification of Stipulation 13 regarding maximum number of residential units.
   3) Technical correction to Stipulations 2, 3, 4, 5, 6, 7, 8, 10, 14, 15, 16, 17, 19, 20.
   Applicant: D.R. Horton Inc.
   Owner: D.R. Horton Inc.
   Representative: Atwell

4. Application: Z-16-09-7
   Existing Zoning: C-2 H-R
   Acreage: 14

Location: Approximately 275 feet east of the northeast corner of the 63rd Avenue alignment and Dobbins Road

Proposal:
1) Deletion of Stipulation 12 regarding 60 month time stipulation.
2) Technical correction to Stipulations 1, 2, 5, 6, 8.e), 8.f), 8.g), 8.h).

Applicant: Reid Butler – Butler Housing Company
Owner: Dairy 51.8 LLC
Representative: Reid Butler – Butler Housing Company

5. Application: Z-12-06-8
Existing Zoning: R1-8 BAO
Acreage: 40.97
Location: Approximately 328 feet west of the southwest corner of 24th Street and Baseline Road

Proposal:
1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped March 29, 2006.
2) Modification of Stipulation 2 regarding elevations.
3) Deletion of Stipulation 3 regarding single story limitations.
4) Deletion of Stipulation 4 regarding alternative garage locations.
5) Modification of Stipulation 5 regarding the multi-use trail on the west side of 24th Street.
6) Modification of Stipulation 8 regarding perimeter walls constructed along the Highline Canal.
7) Deletion of Stipulation 10 regarding open space areas of the west parcel.
8) Modification of Stipulation 11 regarding open space areas and amenities.
9) Deletion of Stipulation 15 regarding single story home on Lot 44.
10) Deletion of Stipulation 16 regarding lots 33, 34, 36, and 37 of the site's west parcel.
11) Modification of Stipulation 17 regarding walls at the northwest corner of the site's west parcel.
12) Modification of Stipulation 18 regarding a six foot wall along the west property line of the site's west parcel.
13) Technical corrections to Stipulations 6, 7, 9, and 14.

Applicant: K. Hovanian Homes
Owner: Triyar Caital, LLC
Representative: Nick Wood, Esq. – Snell & Wilmer, LLP

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.
January 22, 2014