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 public on **December 19, 2012** at **10:00 a.m.**, located in **12th Floor Central Conference Room**, **200 W. Washington Street, Phoenix, AZ 85003**.

The results of the meeting were as follows:

RESULTS			
Approved, with modified stipulations	1.	Application #:	Z-41-08-3
		Existing Zoning:	C-2
		Acreage:	1.11
		Location:	Approximately 420 feet south of the southeast corner of 20th Street and Bell Road
		Proposal:	1) Modification to Stipulation 1 regarding general conformance to May 14, 2008, site plan and April 9, 2008, elevations. 2) Technical corrections to Stipulations 2, 4, 7, 8, 9, 10, 11, and 12.
		Applicant:	Clear Blue Services for AT&T
		Owner:	Q & M Investments, Mike Spray
		Representative:	Dayna Bedney
Continued to the January 16, 2013 PHO Hearing without fee	2.	Application #:	Z-57-04-7
		Existing Zoning:	R1-18
		Acreage:	57.47
		Location:	Approximately 600 feet west of the southwest corner of 43rd Avenue and Elliot Road
		Proposal:	1) Modify Stipulation 1 regarding site plan general conformance. 2) Delete Stipulation 2 requiring lot sizes to be a minimum 18,000 square feet with the exception to lots adjacent to 404 delineated washes. 3) Modify Stipulation 3 regarding grading and drainage. 4) Modify Stipulation 4 regarding maximum building envelope area. 5) Modify Stipulation 5 restricting grading outside building envelope. 6) Modify Stipulation 6 restricting closed walls and fencing outside of the building envelope. 7) Modify Stipulation 7 limiting all fencing outside of building envelope to open/view fencing. 8) Delete Stipulation 10 regarding legal access along

			Western Canal Drive. 9) Delete Stipulation 11 requiring the applicant to work with the City regarding vehicular bridges and access over the Western Canal. 10) Delete Stipulation 18 regarding the notification of the city archeologist regarding potential human burial site. 11) Delete Stipulation 19 requiring Laveen Village Planning Committee review of materials, signs, artistic features, landscape elements prior to final site plan approval. 12) Technical correction to Stipulations 1, 3, 11, 12, and 16.
		Applicant:	Ed Bull, Burch & Cracchiolo, P.A.
		Owner:	Carver Mountain Vistas, LLC
		Representative:	Ed Bull, Burch & Cracchiolo, P.A.
Continued to the January 16, 2013 PHO Hearing without fee	3.	Application #:	Z-124-06-7
		Existing Zoning:	S-1
		Acreage:	112.23
		Location:	Southwest corner of 45th Avenue and Elliott Road alignments
		Proposal:	1) Modify Stipulation 1 regarding site plan general conformance. 2) Modify Stipulation 2 regarding the maximum number of lots. 3) Modify Stipulation 4 regarding the proximity to an adjacent lot's primary structure for Lots 31-35 and 43- 52. 4) Delete Stipulation 5 regarding a multi-use trail along the north side of Carver Road. 5) Modify Stipulation 6 regarding an archeological survey of the site. 6) Modify Stipulation 8 regarding the improvement of paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other street improvements. 7) Delete Stipulation 9 requiring Laveen Village Planning Committee review of stipulation modifications prior to the review of the Planning Hearing Officer. 8) Delete Stipulation 11 requiring minimum lot dimensions for Lots 43-52 and a minimum setback for Lot 44. 9) Delete Stipulation 12 regarding the required number of stories and maximum height for Lots 43-52, 75,

and 76.

10) Delete Stipulation 13 regarding Laveen Village review of elevations, materials, fencing, landscaping, and entry monuments prior to final site plan approval.
11) Delete Stipulation 16 regarding pedestrian access from the north side of the development.

12) Delete Stipulation 17 regarding the establishment of a preserve easement above 1,300 feet.
13) Delete Stipulation 18 regarding south elevations facing Carver Road on Lots 31-35,
14) Technical correction to Stipulations 1, 2, 3, 7, 8, 9, 11, 12, 16, and 17.

Applicant:	Ed Bull, Burch & Cracchiolo
Owner:	Carver Mountain Vistas, LLC, Chad Meyer
Representative:	Ed Bull, Burch & Cracchiolo

For further information, please call Ray Brown, Planner I, Planning and Development Department at 602-495-5788 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 Nici Browe at Voice/ 602-495-0256 or the City TTY Relay 602-534-5500 as early as possible to coordinate needed arrangements.

December 19, 2012