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 **March 20, 2013** 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-87-B-03-2
		Existing Zoning:	C-2 SP HGT/WVR PCD and C-2 HGT/WVR DNS/WVR PCD
		Acreage:	35.4
		Location:	Approximately 250 feet west of the southwest corner of Scottsdale Road and Princess Drive
		Proposal:	1) Modification of Stipulation 1 regarding general conformance to the site plan and elevations. 2) Modification of Stipulation 2 regarding a conceptual review of the site plan and elevations by the Planning Hearing Officer. 3) Deletion of Stipulation 5 regarding a multi-use trail.
		Applicant:	Peter Santin – PAG Noma Princess, LLC
		Owner:	Arizona State Land Department
		Representative:	Charles Huellmantel
Approved with modified stipulations	2.	Application:	Z-87-C-03-2
		Existing Zoning:	C-2 HGT/WVR SP PCD
		Acreage:	15.6
		Location:	Approximately 250 feet west of the southwest corner of Scottsdale Road and Princess Drive
		Proposal:	1) Modification of Stipulation 1 regarding general conformance to the site plan and elevations date stamped December 23, 2011. 2) Deletion of Stipulation 3 regarding a multi-use trail.
		Applicant:	Peter Santin – PAG Noma Princess, LLC
		Owner:	Arizona State Land Department
		Representative:	Charles Huellmantel
Approved with modified stipulations	3.	Application:	Z-50-08-5
		Existing Zoning:	R-3A
		Acreage:	5.0
		Location:	Approximately 440 feet north and 790 feet west of the northwest corner of 19th Avenue and Northern Avenue
		Proposal:	1) Modification of Stipulation 2 regarding general conformance for the residential portion of the site plan. 2) Modification of Stipulation 2.c regarding number of dwelling units per acre. 3) Technical correction to Stipulations 1, 3, 5, 6, 7, 8.
		Applicant:	El Caro Senior Residences, LLC

		Owner:	West Royale Development III, LLC
		Representative:	Law Offices of David Cisiewski, PLLC
Taken Under Advisement	4.	Application:	Z-71-88-7
		Existing Zoning:	CP/GCP
		Acreage:	70.1
		Location:	Northeast corner of 67th Avenue and Roosevelt Street
		Proposal:	1) Modification of Stipulation 1 regarding general conformance to the site plan 2) Modification of Stipulation 2 regarding size and spacing of trees. 3) Modification of Stipulation 3 regarding a structure within 100 feet of the northern property line. 4) Modification of Stipulation 5.a regarding retail pads along 67th Avenue. 5) Modification of Stipulation 5.h regarding southbound left turns from 67th Avenue to Latham Street. 6) Deletion of Stipulation 5.q regarding the maintenance agreement with the City of Phoenix Street Transportation Department. 7) Modification of Stipulation 11 regarding size and spacing of trees. 8) Technical corrections to Stipulations 5, 5.x, and 5.bb
		Applicant:	Paul Gilbert – Beus Gilbert
		Owner:	Estrella Vista Commerce Center
		Representative:	Paul Gilbert – Beus Gilbert

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.

March 20, 2013