

**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 **October 16, 2013 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-38-05-1
 Existing Zoning: R1-18
 Acreage: 13.24
 Location: Northwest corner of 63rd Avenue and Pinnacle Peak Road
 Proposal: 1) Modification of Stipulation 1 regarding general conformance
 to the site plan date stamped April 29, 2005
 2) Modification of Stipulation 15 regarding ingress and egress
 from two streets.
 3) Technical corrections to Stipulations 1, 2, 3, 4, 9, 10, 12.
 Applicant: Duane Frandsen – Southwest Sun Development
 Owner: Duane Frandsen – Southwest Sun Development
 Representative: David D. Ullrich

2. Application: Z-87-B-03-2
 Existing Zoning: C-2 HGT/WVR SP PCD
 Acreage: 33.62
 Location: Approximately 250 feet west of the southwest corner of
 Scottsdale Road and Princess Drive
 Proposal: Modification of Stipulation 3 regarding general conformance to the
 site plan and elevations.
 Applicant: Michael J. Phalen – Fennemore Craig
 Owner: PAG Noma Master LLC – Penske Auto Group
 Representative: Michael J. Phalen – Fennemore Craig

3. Application: Z-87-C-03-2
 Existing Zoning: C-2 HGT/WVR SP PCD
 Acreage: 15.22
 Location: Approximately 250 feet west of the southwest corner of
 Scottsdale Road and Princess Drive
 Proposal: Modification of Stipulation 1 regarding general conformance to the
 site plan and elevations.
 Applicant: Michael J. Phalen – Fennemore Craig
 Owner: PAG Noma Master LLC – Penske Auto Group
 Representative: Michael J. Phalen – Fennemore Craig

4. Application: Z-14-12-7
 Existing Zoning: A-1
 Acreage: 74.8

Location: Southwest corner of 75th Avenue and Buckeye Road
Proposal: Modification of Stipulation 7 regarding 75-foot landscape setback along east property line.
Applicant: Earl, Curley & Lagarde – Stephen Earl
Owner: Swift Transportation Co. of Arizona LLC
Representative: Earl, Curley & Lagarde – Stephen Earl

5. Application: Z-110-01-8(7)
Existing Zoning: C-2
Acreage: 1.039
Location: Approximately 370 feet west of the northwest corner of Central Avenue and Baseline Road
Proposal: 1) Modification of Stipulation 1.b regarding pedestrian linkages.
2) Modification of Stipulation 1.e regarding a comprehensive sign plan.
3) Modification of Stipulation 1.f regarding canal and Baseline Road improvements.
4) Deletion of Stipulation 1.f.1 regarding trees and groundcover in the median.
5) Deletion of Stipulation 1.f.2 regarding trees and ground cover in the landscaped separation between the bike lane and sidewalk.
6) Modification of Stipulation 1.h regarding landscape retention area.
7) Technical corrections to Stipulations 1.f.3, 1.f.4, 2, 3.
Applicant: Jesse Macias – PM Design Group
Owner: Mark Bergquist – O'Reilly Auto Parts
Representative: Jesse Macias – PM Design Group
6. Application: Z-97-05-7(8)
Existing Zoning: R1-10, R1-8, R1-6, R1-18, C-1
Acreage: 208.85
Location: Southwest corner of 51st Avenue and Olney Avenue, northeast corner of 51st Avenue and Elliott Road, and northeast corner of 51st Avenue and Carver Road
Proposal: 1) Modification of Stipulation 2 regarding timing of review of residential elevations.
2) Modification of Stipulation 35 regarding timing of street construction along the west side accessing all lots along Parcel 5.
3) Technical corrections to Stipulations 1, 3, 4, 5, 7, 8, 9, 11, 12, 13, 14, 15, 16, 20.
Applicant: Adam Baugh – Withey Morris PLC
Owner: SBH Laveen LP
Representative: Adam Baugh – Withey Morris PLC
7. Application: Z-275-V-80-6
Existing Zoning: C-2
Acreage: 4.09

Location: Approximately 1,700 feet east of the northeast corner of South Mountain Parkway and Ray Road

Proposal: 1) Modification to Unit 25B Stipulation 3 regarding 50-foot flag/stealth wireless communication monopole and general conformance to the site plan date stamped September 9, 2002;

2) Technical corrections to Stipulations of Unit 15A, Unit 25B, and Unit 46

Applicant: AT&T

Owner: Shurgard/Fremont Partners 1

Representative: Rachel Lenz – Bechtel

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.

September 19, 2013