



PLANNING HEARING OFFICER AGENDA

PUBLIC HEARING – THURSDAY, NOVEMBER 1, 2007 - 1:30 P.M.

CITY OF MESA PLANNING DIVISION – 20 EAST MAIN STREET, SUITE 130

WILLIAM PETRIE, Planning Hearing Officer

A. CONSIDER THE MINUTES OF THE OCTOBER 4, 2007 HEARING:

B. DISCUSS AND TAKE ACTION ON THE FOLLOWING CASE(S):

1. **Z07-100 (District 1)** 1812 and 1844 West Eighth Street (9.0± ac.). Located north of University Drive and east of Dobson Road. Site Plan Modification. This request will allow for a retail development. Doug Himmelberger, DeRito Partners, owners; Dave Udall, Udall Shumway & Lyons, applicant. **CONTINUED FROM THE OCTOBER 4, 2007 MEETING.**

STAFF PLANNER: Joshua Mike

Staff Recommendation: Approval with Conditions.

PHO Recommendation: Approval with Conditions.

2. **Z07- 109 (District 5)** 1508 North Alta Mesa Drive. Located south of McKellips Road and west of Recker Road (7.04 ± ac). Site Plan Modification. This request will allow the development of a townhouse community. John Perkinson, Perkinson Investment Corp., owner; Dorothy Shupe, Dreamcatchers Planning & Design, LLC., applicant. Also consider the preliminary plat of “Clubhouse Village at Alta Mesa”.

STAFF PLANNER: Joe Welliver

Staff Recommendation: Approval with Conditions.

PHO Recommendation: Approval with Conditions.

C. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASE(S):

1. **Z07-98 (District 6)** The 4200 and 4300 blocks of South Power Road (east to the Roosevelt WCD canal) (52± ac.). The northeast corner of Warner and Power Roads. Modification of Council Ordinance 3787. This request is to amend the ordinance allowing flexibility of future processing development requests. Custom Homes by

Via, LLC, Michael Licano and others, owner; Michael Licano, applicant.
CONTINUED FROM THE OCTOBER 4, 2007 MEETING.

STAFF PLANNER: Dorothy Chimel

Staff Recommendation: Approval with Conditions.

PHO Recommendation: Approval with Conditions.

D. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT:

1. **“First Pecos & Power” (District 6)** 6927 E. Pecos Road. Located at the southeast corner of Power and Pecos Roads. To allow for the development of a five lot industrial subdivision. Paul Matthews, owner; Adam Valente, applicant.

STAFF PLANNER: Joshua Mike

Staff Recommendation: Approval with Conditions.

PHO Recommendation: Approval with Conditions.

2. **“Reilly Aviation” (District 5)** 2745 N. Greenfield Road. Located south and east of the southeast corner of Greenfield Road and McDowell Road. To allow a condominium form of ownership for airplane hangars at Falcon Field Airport. City of Mesa, owner; F. Joseph Reilly, applicant.

STAFF PLANNER: Veronica Gonzalez

Staff Recommendation: Approval with Concitions.

PHO Recommendation: Approval with Conditions.

Note: Audiotapes of the Planning Hearing Officer hearings are available in the Planning Division Office for review.

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