



# PLANNING HEARING OFFICER AGENDA

PUBLIC HEARING – THURSDAY, DECEMBER 11, 2008 - 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 NOVEMBER 6, 2008 HEARING:

B. DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:

1. **Z08-70 (District 2)** 3771 East Main Street. Located east of Val Vista Drive on the south side of Main Street. (1.93± ac). Site Plan Review. This request will allow the development of an auto dealership in the C-3 district. Robb Horlacher, Manager Green FX LLC, owner; Reese Anderson, Pew and Lake, LLC.

STAFF PLANNER: Rob Dmohowski

Staff Recommendation: Continuance to the January 8, 2009 hearing.

2. **Z08-71 (District 4)** 1903 South Country Club Drive. Located north and east of Baseline Road and Country Club Drive. (1.35 ac.) Site Plan Modification. This request will allow the development of a retail building with a drive through lane. K.C. Bills, Amsource Development, Inc. owner, Jeff D. Welker, Welker Development Resources, LLC applicant.

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Continuance to the January 8, 2009 hearing.

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

1. **Z08-69 (District 6)** 8825, 8837 and 8911 E Sunland Avenue. Located north and west of Ellsworth Road and Southern Avenue. (3.36± ac) Rezone from Maricopa County R1-43 to City of Mesa R1-43. For the establishment of City of Mesa zoning on recently annexed property. Stephen and Susan Hagerman, James and Jean Winters, James and Cynthia McClafferty, owners; City of Mesa, applicant.

STAFF PLANNER: Kim Steadman

Staff Recommendation: Approval with Conditions.

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