

**CITY OF MESA**

**MINUTES OF THE PLANNING HEARING OFFICER**

Held in the City of Mesa Planning Division Conference Room  
20 East Main Street, Suite 130

Date February 7, 2008 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Joe Welliver  
Jeff Conkle  
Maria Salaiz

OTHERS PRESENT

Bob Hunt

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the January 3<sup>rd</sup>, and January 10, 2008, meeting as submitted.

Before adjournment at 1:40 p.m., action was taken on the following item:

Zoning Cases: Z08-04

The public hearing was recorded on Flash Card one and track titled PHO 02.07.08.

## MINUTES OF THE FEBRUARY 7, 2008 PLANNING HEARING OFFICER HEARING

Item: **Z08-04 (District 6)** 1756 South Crismon Road. Located north of Baseline Road on the west side of Crismon Road (1.02± acres). Site Plan Review. This request will allow the development of a bank. David Nairne, Crismon CB One, LLC. owner; Bob Hunt, Odyssey Commercial, applicant; Peter Vesecky, DEI Professional Services, LLC., engineer.

Comments: Joe Welliver, Planner I, stated that this request is for a Site Plan Modification to allow the development of a 5,000 square-foot bank building in the Crismon Commons West Plaza; adding that the citizen participation requirements have been met. He noted that the site plan is in conformance with the General Plan and meets all City Codes and requirements and will be compatible with the surrounding area. He stated staff is recommending approval with conditions.

Bob Hunt, 8130 E. Cactus Road, #500, Scottsdale, AZ, applicant, stated he agreed with Mr. Welliver's comments.

PHO Petrie asked if there would be cross access and when the main access to the plaza and tire shop would be completed.

Mr. Hunt responded that the cross access agreement has already been recorded; adding that the main access is under construction now and should be completed in April/May 2008. He also stated that they are anticipating occupancy for the bank in July/August 2008, and the access would be built before they move in. He stated that Good Year Tires is not part of this project, however, he is working with them and they anticipate starting construction this week.

The Planning Hearing Officer **approved** the zoning case Z08-04 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted, and preliminary elevations as approved by the Design Review Board, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations.
4. All walkways shall be distinguished from driving surfaces through the use of durable surface materials such as pavers, brick and/or concrete.
5. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
6. Certificates of Occupancy and/or Completion for individual buildings shall not be granted until Zoning Ordinance required parking and landscaping are constructed for those buildings.
7. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from Rights of Way and public areas.
8. Recordation of cross-access and reciprocal parking easements at the property lines adjacent to Lot 5 and Lot 7 of Crismon Commons West.
9. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).

Reason for Recommendation: The Hearing Officer felt this proposal is well designed project, it adhered to the goals of the General Plan and meeting all City requirements.

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**Note: CD's of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.**

MINUTES OF THE FEBRUARY 7, 2008 PLANNING HEARING OFFICER HEARING

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

MS:  
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