



PLANNING HEARING OFFICER AGENDA

PUBLIC HEARING - THURSDAY, AUGUST 3, 2006 - 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 JULY 6, 2006 HEARING:
- B. CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL OF THE FOLLOWING ZONING CASE(S):
1. **Z06-57 (District 1)** The 1800-1900 block of West 8th Street (north side). Located north and east of West 8th Street and North Dobson Road (9.02± ac.). Site Plan Modification. This request will allow for the development of a retail building. DeRito/Kimco Riverview, LLC, (Doug Himmelberger) owner; Vince DiBella, Saemisch DiBella Architects, applicant. **(PHO Recommendation: Approval with Conditions.)**

STAFF PLANNER: Veronica Gonzalez

Staff Recommendation: Approval with Conditions.
- C. CONSIDER THE FOLLOWING PRELIMINARY PLAT(S):
1. 214 North Gilbert Road **(District 2)**. Located south of University drive and west of Gilbert Road (5.35± ac.). Consider the preliminary plat for "Southern Ridge Condominiums" to allow for individual ownership of condominium units. Cal State Investment limited Partnership, Eugene E. Vollucci, General Partner, owner; Anthony Manzolillo, Red Door Group, Inc., applicant. *CONTINUED FROM THE JULY 6, 2006 PLANNING HEARING OFFICER HEARING.* **(PHO Recommendation: Approval with Conditions.)**

STAFF PLANNER: Veronica Gonzalez

Staff Recommendation: Approval with Conditions.
 2. 1101 South Sycamore **(District 3)**. Located north of Southern Avenue and east of Dobson Road (3.95 ac). Consider the preliminary plat for "Monteil Condominiums", a residential condominium project to allow for the individual ownership of condominium units. Thomas Properties, Inc. Jeff Thomas, President, owner; Sean Lake, Pew and

Lake applicant. **(PHO Recommendation: Approval with Conditions.)**

STAFF PLANNER: Veronica Gonzalez

Staff Recommendation: Approval with Conditions.

3. The 1500 block of North 72nd Street (west side) **(District 5)**. Located north and east of the northeast corner of North Power Road and East Brown Road (3.55 ac.). Consider the preliminary plat of "Sunset Cove Estates". This request will allow for the development of a detached residential subdivision. L. Peterson, Peterson Properties, LLC, owner; Jeff Welker, Welker Development Resources, LLC, applicant. **(PHO Recommendation: Approval with Conditions.)**

STAFF PLANNER: Tom Ellsworth

Staff 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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