

## 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: July 6, 2006 Time: 1:30 p.m.

#### HEARING OFFICER

William "Bill" Petrie

#### STAFF PRESENT

Dorothy Chimel  
Jennifer Gniffke  
Rich McAllister  
Veronica Gonzalez  
Krissa Lucas  
Maria Salaiz  
Kelly Arredondo

#### OTHERS PRESENT

Jodi Gabler  
Carey Mark  
Nick Janicki  
Fred Woods

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the June 1, 2006, meeting as submitted.

Before adjournment at 1:45 p.m., action was taken on the following item(s):

Preliminary Plat(s): "Sunvalley Garden", "1432 East Knoll Circle", "Southern Ridge Condominiums", and "Montego Villas"

The public hearing was recorded on Flash Card one and track titled PHO 7/6/06.

MINUTES OF THE JULY 6, 2006 PLANNING HEARING OFFICER HEARING

Item: 234 North 75<sup>th</sup> Street (**District 2**). Located south of University Drive and west of Sossaman Road. Consider the preliminary plat for "Sunvalley Garden" to allow for individual ownership of condominium units. David Alcorn, managing partner, WB AZ Equities, II, LLC, owner; David Alcorn, applicant.

Comments: Krissa Lucas, Planner I, gave a brief overview of the request and stated that staff is recommending approval with conditions.

PHO Petrie asked if the applicant has read and agrees with the conditions of approval.

Carey Mark, applicant, responded that he has read the conditions and does agree with them.

PHO Petrie stated that he is changing the verbiage of Condition #5 to read "refurbish the existing landscape so that it is in conformance with the conditions of development approved as part of the original building permit for the site" prior to recordation of the subdivision plat.

The Planning Hearing Officer **approved** the preliminary plat of "Sunvalley Garden" conditioned upon:

1. 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.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
4. Compliance with all requirements of the Subdivision Technical Review Committee.
5. Refurbish the existing landscape so that it is in conformance with the conditions of development approved as part of the original building permit for the site prior to the recordation of the subdivision plat.

Reason for Recommendation: The Hearing Officer felt this proposal adhered to the goals of the General Plan and requirements of the Subdivision Regulations.

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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 JULY 6, 2006 PLANNING HEARING OFFICER HEARING

Item: 1432 East Knoll Circle (**District 1**). Located east of the northeast corner of Stapley Drive and McKellips Road. Consider the preliminary plat for "1432 East Knoll Circle" to allow for individual ownership of condominium units. Anette Esmaili Chamas, Desert Bloom, LLC, owner; Fred E. Woods, applicant.

Comments: Jennifer Gniffke, Planner I, gave a brief overview of the request adding that staff is recommending approval with conditions.

PHO Petrie stated that landscaping is missing from the north property line and then asked the applicant if he was familiar with the five conditions listed in the staff report.

Fred Woods, applicant, responded that he is familiar with and agrees to the conditions listed in the staff report.

PHO Petrie stated that he is modifying Condition #1 to read "refurbish the existing landscape so that it is in conformance with the conditions of development approved as part of the original building permit for the site" prior to recordation of the subdivision plat.

The Planning Hearing Officer **approved** the preliminary plat of "1432 East Knoll Circle" conditioned upon:

1. Refurbish the existing landscape so that it is in conformance with the conditions of development approved as part of the original building permit for the site prior to the recordation of the subdivision plat.
2. 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.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
5. Compliance with all requirements of the Subdivision Technical Review Committee.

Reason for Recommendation: The Hearing Officer felt this proposal adhered to the goals of the General Plan and requirements of the Subdivision Regulations.

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MINUTES OF THE JULY 6, 2006 PLANNING HEARING OFFICER HEARING

Item: 214 North Gilbert Road (**District 2**). Located south of University drive and west of Gilbert Road. 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.

Comments: The applicant was not present for the hearing.

PHO Petrie continued this case to the August 3, 2006 Planning Hearing Officer Hearing.

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## MINUTES OF THE JULY 6, 2006 PLANNING HEARING OFFICER HEARING

Item: 949 South Longmore (**District 3**). Located North of Southern Avenue and west of Alma School Road. Consider the preliminary plat for "Montego Villas" to allow for the conversion from apartments to individual ownership of condominium units. Alex Zolanov, Montego Villas Development, owner; Jodi Gablen, The Condo Pros, applicant.

Comments: Rich McAllister, Senior Planner, gave a brief overview of the request adding that staff is recommending approval with conditions.

PHO Petrie stated that this complex was built prior to the Landscape Ordinance so there would not be a stipulation to refurbish the existing landscape.

Jodi Gabler, applicant, commented that the landscaping will be upgraded and agreed with the conditions listed in the staff report.

The Planning Hearing Officer **approved** the preliminary plat of "Montego Villas" 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.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
4. Compliance with all requirements of the Subdivision Technical Review Committee.

Reason for Recommendation: The Hearing Officer felt this proposal adhered to the goals of the General Plan and requirements of the Subdivision Regulations.

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Respectfully submitted,

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John Wesley, Secretary  
Planning Director

MS/KA:  
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