

ATTACHMENT D

PLEASE RESPOND ELECTRONICALLY TO LOGAN ZAPPOLO 2ND FLOOR, 602-256-3322



City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: April 14, 2026

Subject: P.H.O. APPLICATION NO. PHO-2-26--Z-105-86-1(2) – Notice of Pending Actions by the Planning Hearing Officer

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **May 20, 2026**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **April 21, 2026**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
City Council District 2 - Christine Pedersen and staff (council.district.2@phoenix.gov)
Aviation (Jordan D. Feld)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Joel Asirsan), 2nd Floor
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Todd Shackelford), 16th Floor
Public Transit (Skitch Kitchen)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Logan Zappolo), 2nd Floor
Village Planner (Matteo Moric, Paradise Valley Village), 3rd Floor
Village Planning Committee Chair (Ms. Anita Mortensen, Paradise Valley Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-26--Z-105-86-1(2)

Council District: 2

Request For: Stipulation Modification

Reason for Request: 1) Legislative review of the development plan.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	05-20-2026	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Shaun Robertson, Robertson Ventures, LLC	Owner	5020 West Tonto Road Glendale AZ 85308	489-232-9076		shaun@kentmetalfabrication.com
John Reddell, John Reddell Architects	Applicant	4992 South 158 Street GILBERT AZ 85298	602-531-2854		john@reddellarchitects.com
John Reddell, John Reddell Architects	Representative	4992 South 158 Street GILBERT AZ 85298	602-531-2854		john@reddellarchitects.com

Property Location: Approximately 1,180 feet east of the northeast corner of 17th Place and Deer Valley Road

Acreage: 0.45

Geographic Information

Zoning Map	APN	Quarter Section
N9	213-03-002W	Q43-31
Village:		
Paradise Valley		

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
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\$1,080.00

\$0.00

04/07/26

PHO (1-2 stipulations)

John Reddell Architects, Inc.

Architecture Interiors Land Planning

WRITTEN REQUEST

RE: 1958 E. Deer Valley Road

The site is tied to Z-105-86, a rezoning of approximately 7.89 acres located and the NWC of Deer Valley Drive and 20th Street from RE-43 to A-1. Approved by Phoenix City Council on July 16, 1986 with stipulations for approval. (See attached Site Planning Review pages 2-6 of zoning history).

Stipulation #2

“That if any remaining portions of the phases are developed a hearing before the Planning Hearing Officer will be required for approval of the development plan.”

The site was recently purchased by Robertson Ventures, LLC (Shaun Robertson) is vacant land and is zoned A-1 (19,482 sf. or .447 ac), the request is to develop a 5,000 sf. Industrial Building (Pre-Manufactured Steel Building) and lot coverage is 25.66%. The conceptual design includes 5,000 sf. single story (24' max. height) building for an architectural metal art welding business located on the northeast corner of the site with 5 parking spaces (4 required). The access drive to the lot is a private drive from Deer Valley Road on the west side of the lot. Surrounding parcels are A-1 zoning all storage or industrial manufacturing.



City of Phoenix

PLANNING DEPARTMENT

February 11 1999

Jerry Bender
13610 N Scottsdale Rd #203
Scottsdale AZ 85254

Dear Applicant

RE Rezoning Application No 105 86 1 1954 E Deer Valley Rd (approximately 1.65 acres)

Please be advised that the Phoenix City Council in accordance with the provisions of Section 506 B 1 of the Zoning Ordinance has on February 10 1999 concurred with the recommendation of the Planning Hearing Officer and recommended approval of modification of stipulations regarding general site plan conformance and PHO hearing for phased development subject to stipulations

STIPULATIONS

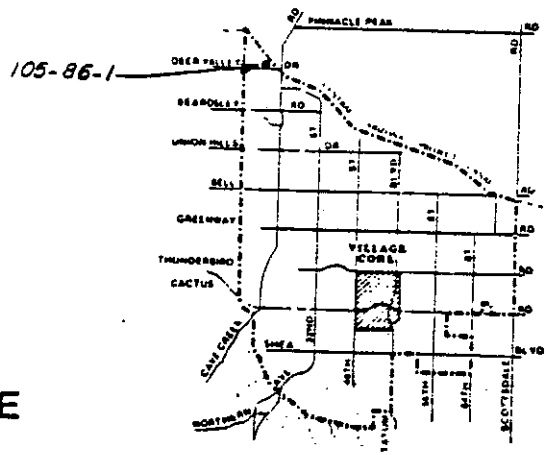
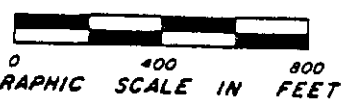
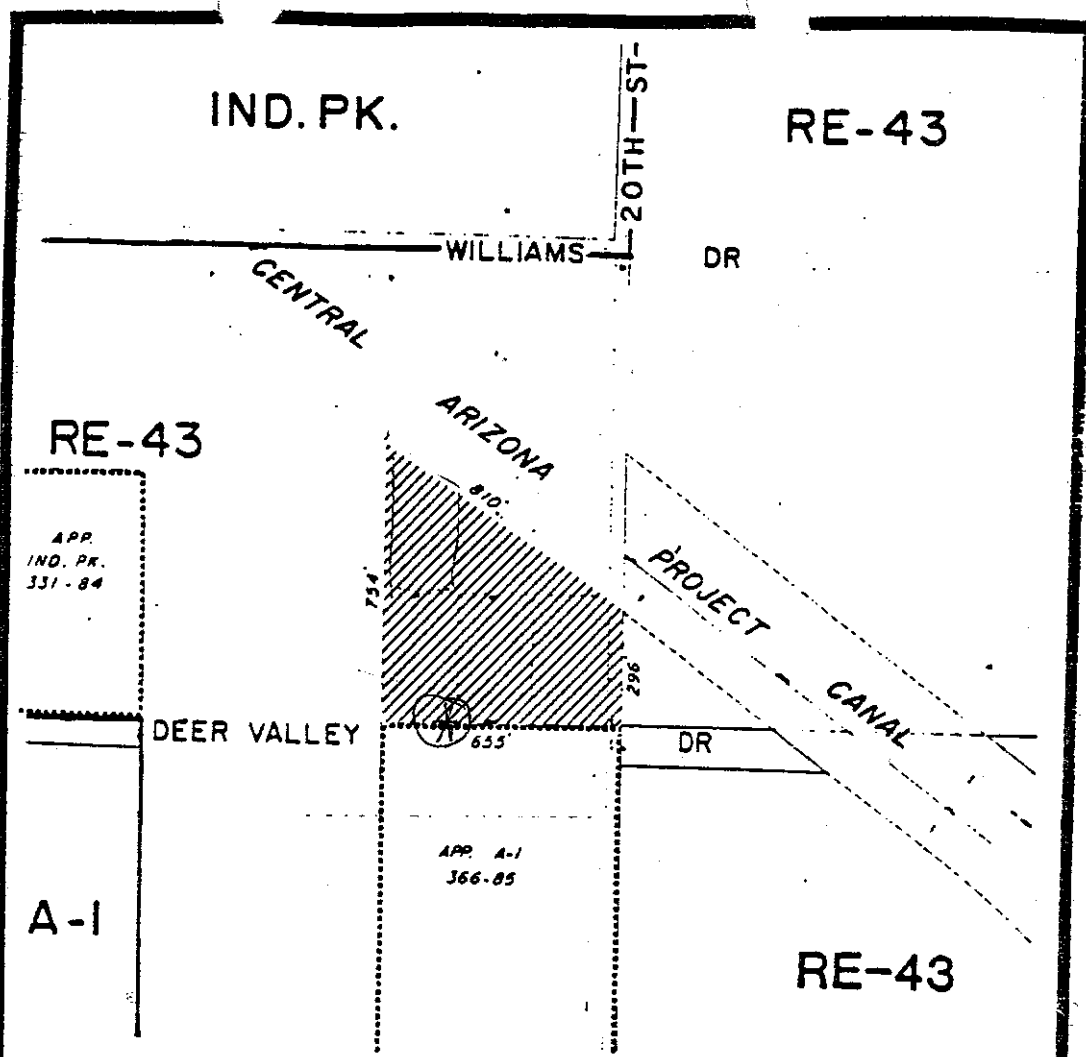
- 1 That development be in general conformance to the site plan presented to the Planning Hearing Officer dated 12/30/98 for this portion of the Phase III development
- 2 That if any remaining portions of the phases are developed a hearing before the Planning Hearing Officer will be required for approval of the development plan
- 3 That a 6 foot solid masonry wall (i.e. no barbed wire) be constructed along the north boundaries of the parcel as approved by the Development Services Department
- 4 That a minimum three 15 gallon drought resistant shade trees (to be properly watered and maintained) spaced a maximum 30 feet on center be planted along the north boundary of the property which abuts the C A P canal
- 5 That the balance of the stipulations pertain to Rezoning Application 105 86 1 as approved for prior phases shall remain intact

Sincerely

Mark A. Steele
Principal Planner

RW law\hearings\pho\rat\105 86 1 w61

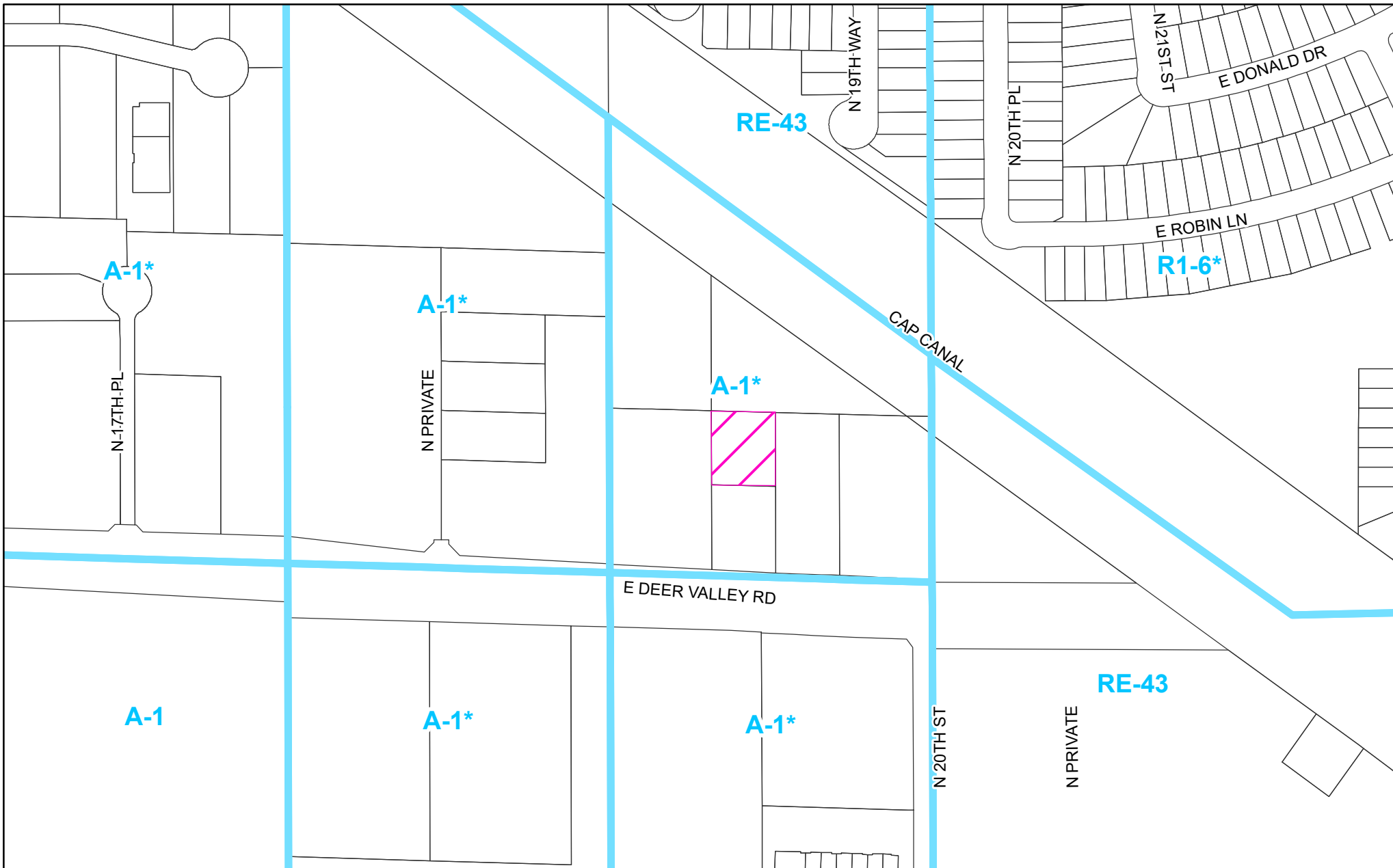
- | | | |
|---|---|--|
| c | City Clerk | Bernadine Alling (sent electronically) |
| | Sherry Williams (sent electronically) | Dave Barrier DSD/Building Safety (sent electronically) |
| | E J Hynick Public Transit (sent electronically) | <u>Case File</u> Book |
| | Ken O'Dell | |
| | 4203 E Indian School Rd #230 | |
| | Phoenix AZ 85018 | |



CITY OF PHOENIX PLANNING DEPARTMENT
PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT 1

APPLICANT'S NAME PAUL GILBERT			REQUESTED CHANGE	
APPLICATION NO. 105-86-1	HEARING DATES		FROM: RE-43	
	Z.H.O.	P.C.	TO: A-1	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 7.89 ACRES	AERIAL PHOTO & QUARTER SEC. NO.		ZONING MAP	
	43-31		N-9(M-7)	
MULTIPLES PERMITTED	UNITS STANDARD OPTION		* UNITS P.R.D. OPTION	

* MAXIMUM UNITS ALLOWED WITH P.R.D. BONUS



PHO-2-26--Z-105-86-1(2)

Property Location: Approximately 1,180 feet east of the northeast corner of 17th Place and Deer Valley Road



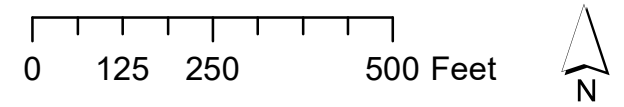
mapservices@phoenix.gov

PHO-2-26--Z-105-86-1(2)

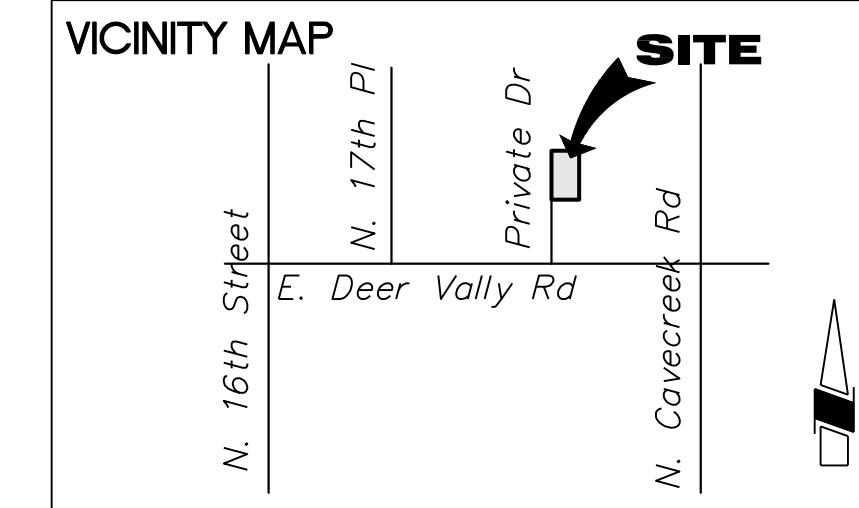
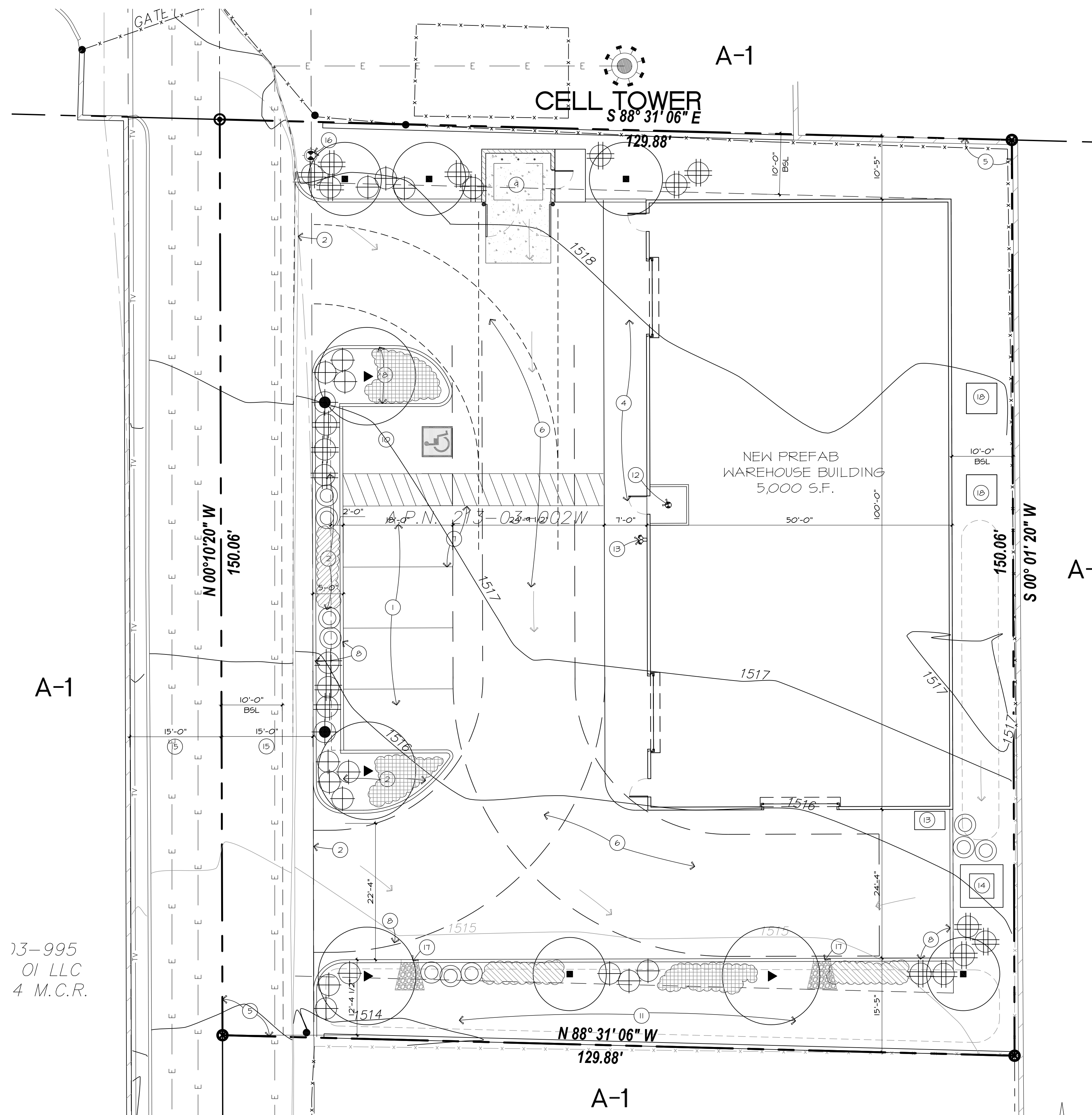
Property Location: Approximately 1,180 feet east of the northeast corner of 17th Place and Deer Valley Road



Planning & Development Department



PLANT MATERIALS LIST				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
	Cercidium Sp. 'Desert Museum' 'Desert Museum' Palo Verde	24" Box	4	7.5'H x 4'W x 1.5" CAL.
	Prosopis chilensis 'Thornless' Chilean Mesquite	24" Box	5	8'H x 4'W x 1.5" CAL.
SHRUBS:				
	Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon	2	
	Leucophyllum candidum 'Thunder Cloud' Sage	5 Gallon	16	
	Leucophyllum frutescens 'Green Cloud' Sage	5 Gallon	19	
	Ruellia peninsularis Baja Ruellia	5 Gallon	10	
GROUND COVERS:				
	Acacia redolens 'Desert Carpet' Trailing Acacia	1 Gallon	48	6' O.C. Triangulated
	Lantana montevidensis 'New Gold' Yellow Trailing Lantana	1 Gallon	60	3' O.C. Triangulated
DECOMPOSED GRANITE:				
AS NOTED	'Tan' color	1" Select		All landscape areas to receive a 2" layer



PROJECT DATA:	
OWNER: Shawn Robertson 5020 N. TONTO ROAD GLENDALE, AZ 85308 P. 484-232-4076	
DEVELOPER: Shawn Robertson 5020 N. TONTO ROAD GLENDALE, AZ 85308 P. 484-232-4076	
ARCHITECT: JOHN REDDELL ARCHITECTS 4442 S. 158th St. GILBERT, AZ 85248 602-531-2854	
ZONING ORDINANCE	CITY OF PHOENIX
ZONING:	A-1
ADDRESS:	1958 E. DEER VALLEY ROAD
PARCEL #:	213-03-002 W
SITE AREA:	19,482 SQ. FT. (.45 AC)
BUILDINGS AREA:	5,000 S.F.
WAREHOUSE	
BUILDING OCCUPANCY	1
BUILDING CONSTRUCTION TYPE	V-B
MAX. BUILDING HEIGHT:	56'-0"
PARKING:	
6 EMPLOYEES / 15 =	4
PARKING REQUIRED	4
PARKING PROVIDED:	5 SPACES INC. 1 ADA

- SITE PLAN NOTES**
- 10'x10' TYP. PARKING SPACES
 - NEW LANDSCAPE AREA
 - EDGE OF EXISTING PRIVATE DRIVE
 - CONCRETE SIDEWALK
 - PROPERTY LINE
 - ASPHALTIC PAVING (TYP)
 - PAINTED PARKING / LANE STRIPING - TYP.
 - 6" CONCRETE CURB (TYP)
 - TRASH ENCLOSURE W/ GATE PER PHOENIX STANDARD
 - HEDGE PAVING W/ 5' ACCESS
 - NEW LANDSCAPE / RETENTION AREA
 - FIRE RISER LOCATION
 - FDG LOCATION
 - TRANSFORMER LOCATION
 - EXISTING PRIVATE STREET
 - EXISTING FIRE HYDRANT - TO REMAIN DO NOT DISTURB
 - OPENING AT CURB FOR DRAINAG - PROVIDE RIP RAP
 - MECHANICAL COMPRESSOR PAD

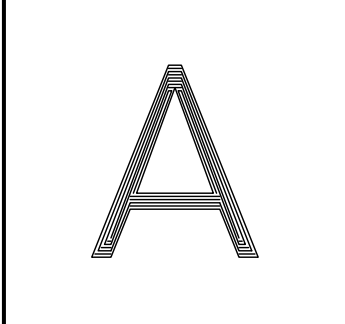
KIVA PROJECT: 25-1184
SDEV: 2500351
PAPP / FACT: 2506273

CITY OF PHOENIX JIX
APR 02 2026
Planning & Development
Department ent

CONCEPTUAL SITE PLAN SCALE: 1"= 20'-0"



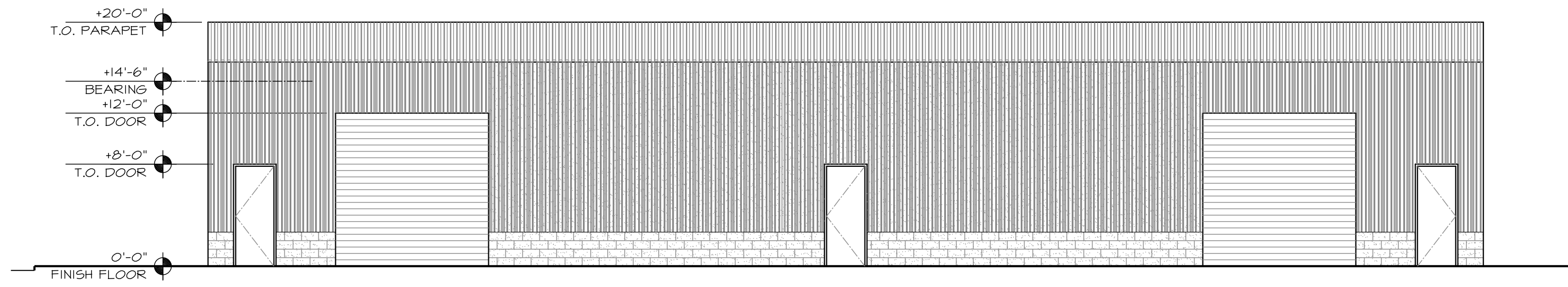
Date:	
Revisions:	



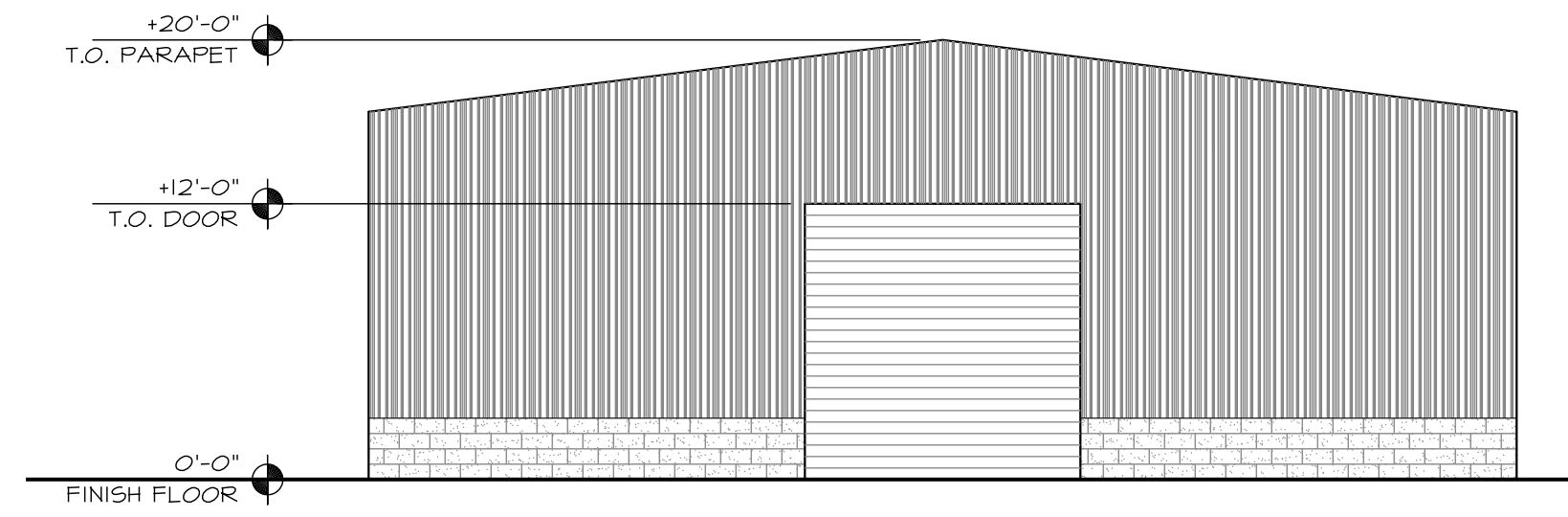
John Reddell Architects, Inc.
Architecture Interiors Land Planning
4992 S. 158th Street Gilbert, AZ 85298
(602) 531-2854 Email: john@reddellarchitects.com

Deer Valley Industrial
1958 E. Deer Valley Drive
Phoenix, AZ

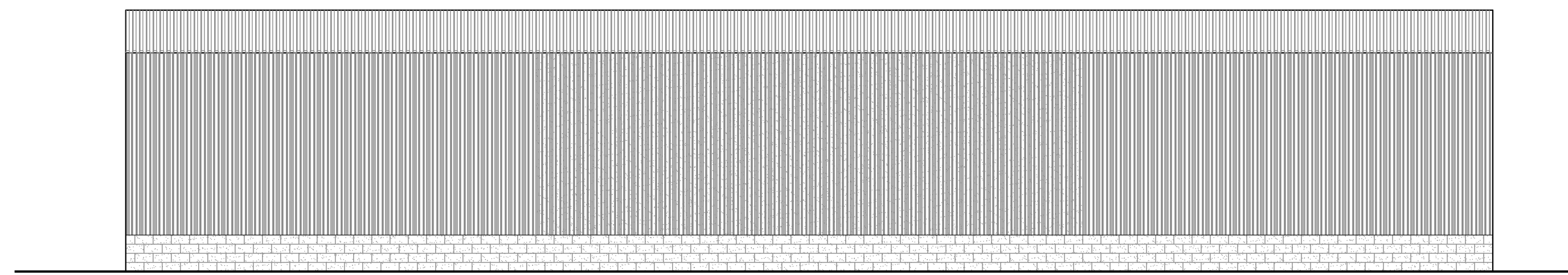
13-995
01 LLC
4 M.C.R.



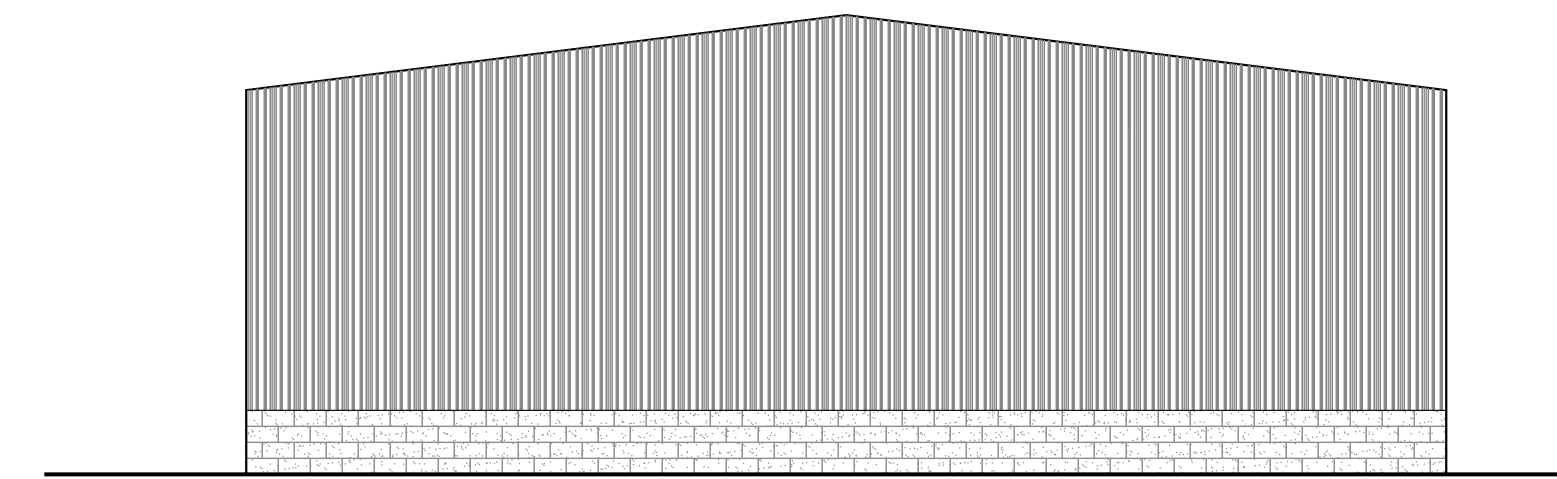
WEST



SOUTH



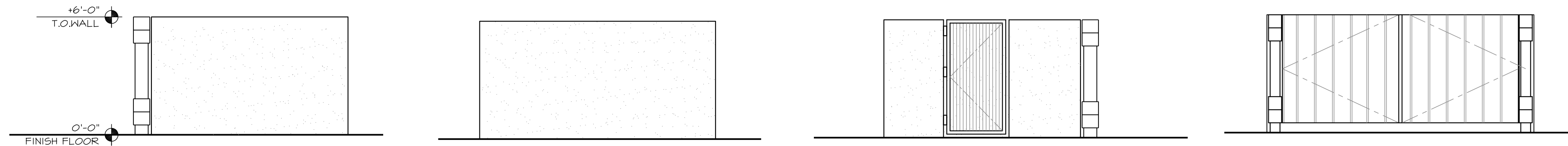
EAST



NORTH

BUILDING ELEVATIONS

1/8"=1'-0"



REFUSE WALLS

REFUSE METAL GATE

SITE WALL ELEVATIONS

1/4"=1'-0"

COLOR SCHEDULE	
	(A)
	(B)
	(C)
	(D)
	(E)
	(F)

CITY OF PHOENIX IX

APR 02 2026

Planning & Development Department

Deer Valley Industrial
1958 E. Deer Valley Drive
Phoenix, AZ

John Reddell Architects, Inc.
Architecture Interiors Land Planning
4992 S. 158th Street Gilbert, AZ 85298
(602) 531-2854 Email: john@reddellarchitects.com

C

Date: _____
Revisions: _____

PROJECT DATA

OWNER: MR. JERRY BENDER
1954 NORTH SCOTTSDALE 190
SCOTTSDALE, ARIZONA 85264

PROJECT: NEW DEVELOPMENT FOR
ARIZONA ENERGY PRODUCTS, INC.

GROSS ACRES: 1.69 ACRES

ZONING: A-1

REGIONAL
APP. NUMBER: 105-86-1

OCCUPANCY: S-1 (MODERATE HAZARD STORAGE
OCCUPANCY - BUILDINGS USED FOR
STORAGE OF COMBUSTIBLE MATERIALS
NOT CLASSIFIED AS HAZARDOUS)

CONSTRUCTION TYPE: 1H

ALLOWABLE AREA: 6,000 SQUARE FEET

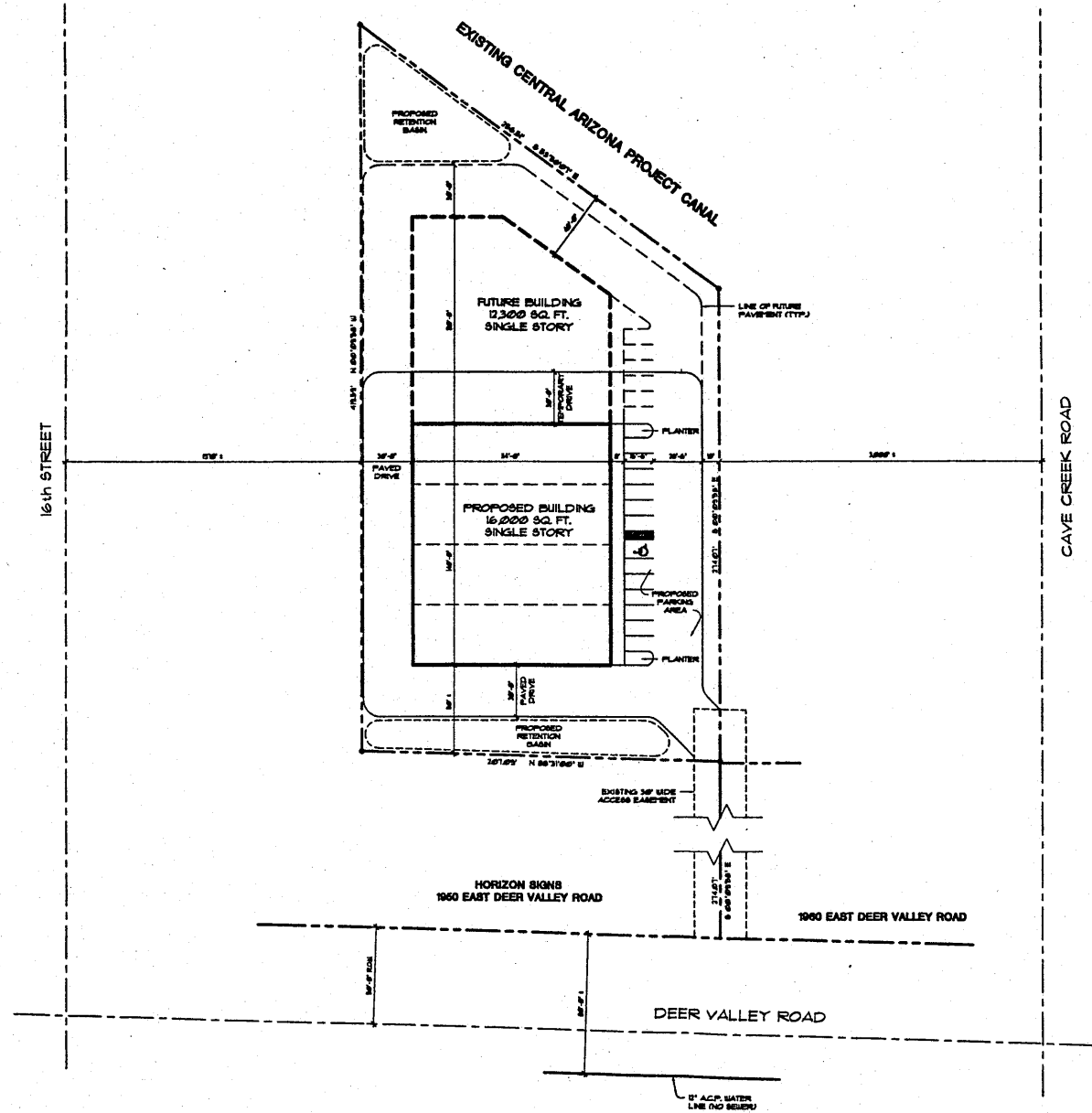
SEPARATION ON ALL SIDES: 5' x 20 FEET - 100%

ADJUSTABLE ALLOWABLE AREA: 16,000 SQUARE FEET

PARKING REQUIRED: ONE SPACE / 300 SF. - OFFICES
ONE SPACE / 3 EMPLOYEES - WAREHOUSE

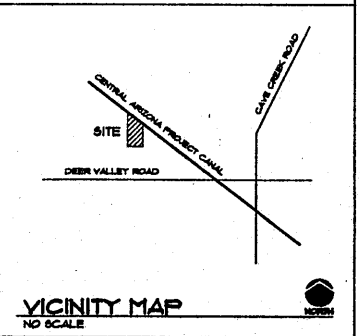
Ken O'Dell + Associates
architects and planners

10013 Indian School Rd., Ste. 200
Phoenix, AZ 85028
Tel: (602) 997-7400
Fax: (602) 997-7401



PHO 105-86-1

THE BENDER BUILDING
1954 EAST DEER VALLEY ROAD
PHOENIX, ARIZONA



SITE PLAN
SCALE: 1" = 30'-0"



VICINITY MAP
NO SCALE

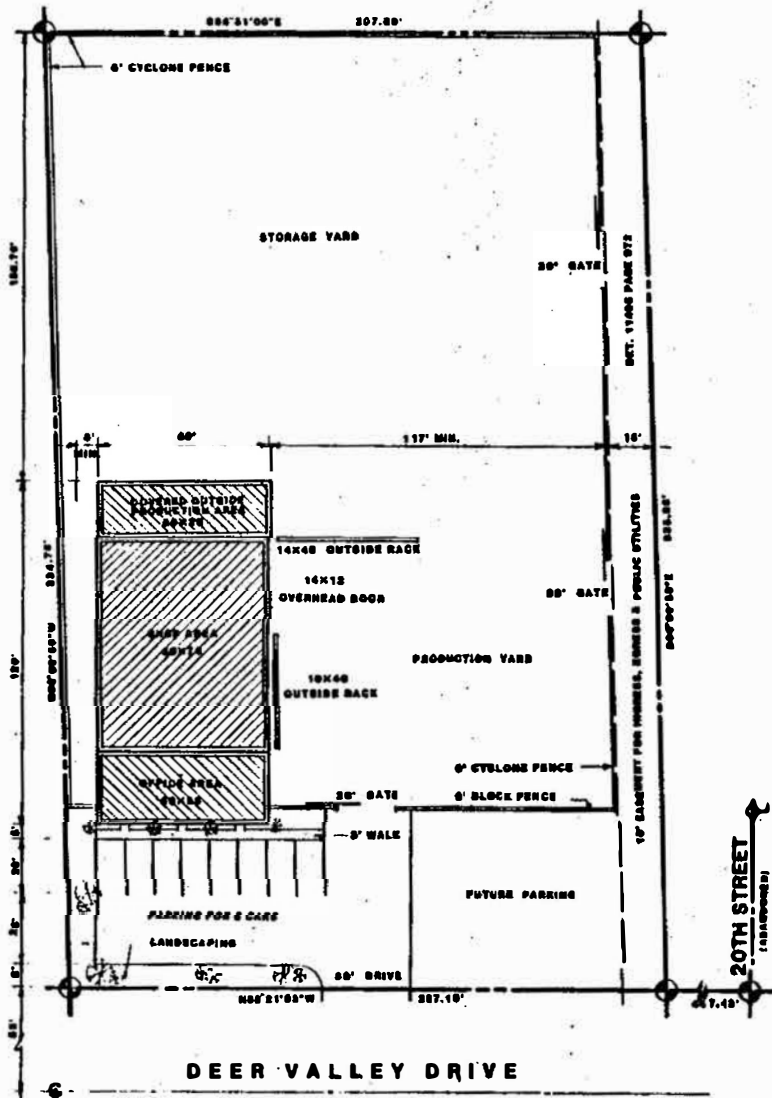
REVISIONS:

KOAL
JWB/L
KOAL
7/20/98

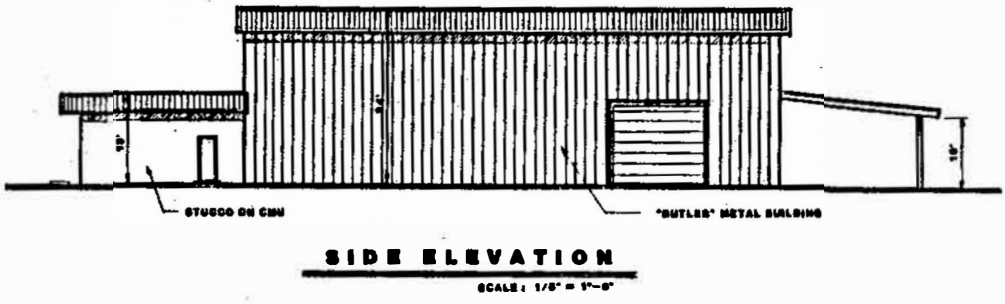
DESIGN BY:
DRAWN BY:
CHECKED BY:
DATE:

FILE NAME:
JOB NO.: 86-17

SD-1



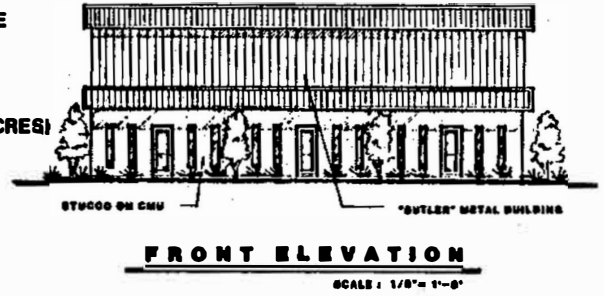
SITE PLAN - PHASE 1
 SCALE: 1"=50'-0"
 THIS SITE PLAN CONFORMS TO PROPOSED PARADISE VILLAGE PLAN INDUSTRIAL USE.



PROJECT DATA

**PHASE 1 : HORIZON SIGN COMPANY
 OFFICE, SHOP & STORAGE**

PROPOSED ZONING : A-1
EXISTING ZONING : RE-43
LOT SIZE : 69,357 SQ. FT. (1.5922 ACRES)
BUILDING SIZE : 7200 SQ. FT.
LOT COVERAGE : 10.38 %
REQUIRED PARKING : 5 SPACES
PARKING PROVIDED : 8 SPACES
WATER & SEWER : NOT AVAILABLE
POWER : ARIZONA PUBLIC SERVICE
TELEPHONE : MOUNTAIN BELL

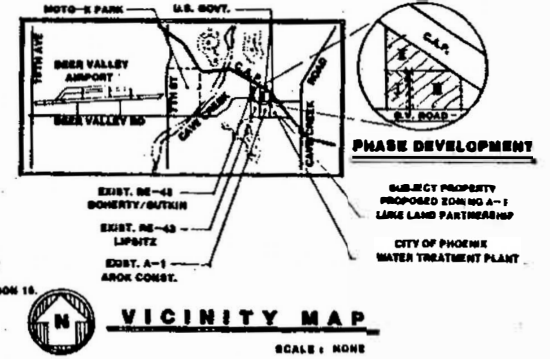


LEGAL DESCRIPTION

PHASE 1
 THE WEST 207.00 FEET OF THE S. 1/2 S.E. 1/4 S.W. 1/4, SECTION 16, T. 4 N., R. 2 E., S. 2 S. S. M., MARICOPA COUNTY, ARIZONA.

PHASE 2
 ALL OF THE WEST 207.00 FEET OF THE E. 1/2 S.E. 1/4 S.W. 1/4, SECTION 16, T. 4 N., R. 2 E., S. 2 S. S. M., MARICOPA COUNTY, ARIZONA, LYING SOUTHERLY FROM THE SOUTH RIGHT-OF-WAY LINE OF THE CENTRAL ARIZONA PROJECT CANAL, EXCEPT THEREFROM THE S. 1/2 S.E. 1/4 S.W. 1/4, SAID SECTION 16 - 2 ALSO ALL OF THE N. 1/2 S.E. 1/4 S.W. 1/4, SECTION 16, T. 4 N., R. 2 E., S. 2 S. S. M., MARICOPA COUNTY, ARIZONA, LYING SOUTHERLY FROM THE SOUTH RIGHT-OF-WAY LINE OF THE CENTRAL ARIZONA PROJECT, EXCEPT THEREFROM THE WEST 207.00 FEET OF THE S. 1/2 S.E. 1/4 S.W. 1/4, SAID SECTION 16.

PHASE 3
 ALL OF THE S. 1/2 S.E. 1/4 S.W. 1/4, SECTION 16, LYING SOUTHERLY FROM THE SOUTH RIGHT-OF-WAY LINE OF THE CENTRAL ARIZONA PROJECT CANAL RIGHT-OF-WAY EXCEPT THEREFROM THE WESTERLY 414.00 FEET OF THE SAID S. 1/2 S.E. 1/4 S.W. 1/4, SECTION 16, - 2 ALSO THE EAST 207.00 FEET OF THE WEST 414.00 FEET OF THE S. 1/2 S.E. 1/4 S.W. 1/4, SECTION 16, T. 4 N., R. 2 E., S. 2 S. S. M., MARICOPA COUNTY, ARIZONA.



VICINITY MAP
 SCALE: NONE

February 10, 1999

- 5. That prior to the vesting of zoning, evidence be presented that all landscaping required by ordinance and approved by the Development Services Department be installed.
- 6. That the pole and equipment be of a neutral, non-glare color as approved by the Development Services Department.
- 7. That the pole shall contain no visible wires, cables, pegs, ladders, etc.

MOTION was made by Mr. Nelson, **SECONDED** by Mr. Milton, that Items 15A-E be granted. **MOTION CARRIED UNANIMOUSLY.**

ITEM 15

DISTRICTS 1, 5, 6 AND 8 -
 MODIFICATION OF
 STIPULATION REQUESTS
 SCHEDULED FOR
 RATIFICATION OF PLANNING
 HEARING OFFICER ACTION

The Council heard request to approve Planning Hearing Officer's recommendations without further hearing by the City Council on matters heard by the Planning Hearing Officer on January 19, 1999.

DISTRICT 1 -
 OWNER: JERRY BENDER
 REPRESENTATIVE: KEN
 O'DELL

- A. Application 105-86-1. Request for modification of stipulations regarding general site plan conformance and PHO hearing for phased development for a parcel located at 1954 East Deer Valley Drive (approximately 1.65 acres). Existing Zoning is A-1.

The Paradise Valley Village Planning Committee did not review this application.

The Planning Hearing Officer noted that stipulations applicable to this case had not been met on prior phases of this development, and that violations may exist particularly relating to landscaping and screening walls. The existing chain link fence (on the CAP right-of-way) did not accomplish the intended screening of the property.

February 10, 1999

Motion

The Planning Hearing Officer motioned to approve the request, with modified stipulations.

Stipulations

1. That development be in general conformance to the site plan presented to the Planning Hearing Officer ~~on March 14, 1990~~ dated 12/30/98 for this portion of the Phase III development.
2. That, ~~as the~~ if any remaining portions of the phases are developed a hearing before the Planning Hearing Officer will be required for approval of the development plan.
3. That a 6-foot solid masonry wall (i.e., no barbed wire) be constructed along the north boundaries of the parcel as approved by the Development Services Department.
4. That minimum 15-gallon drought-resistant shade trees (to be properly watered and maintained), spaced a maximum 30 feet on center, be planted along the north boundary of the property, which abuts the C.A.P. canal.
5. That the balance of the stipulations pertain to Rezoning Application 105-86-1 as approved for prior phases shall remain intact.

DISTRICT 1 -
OWNER: PAULA JONES
REPRESENTATIVE: PAULA
JONES

- B. Application: OS 10-98-1. Request for Off-site constructed dwelling unit for a parcel located at 4002 West Topeka Drive (approximately 1.0 acres). Existing zoning is RE-43.

The Deer Valley Village Planning Committee did not review this application.

SUMMARY OF PLANNING HEARING OFFICER

Mr. Mark Steele, AICP, Principal Planner, Hearing Officer
Ms. Bernadine Alling, Planner II, Assisting

SUBJECT

District No. 1
Application: 105-86-1
Owner: Jerry Bender
Location: 1954 E. Deer Valley Rd
1.65 acres
Request: Modification of stipulations regarding general site plan conformance and PHO hearing for phased development

PLANNING HEARING OFFICER'S RECOMMENDATIONS:

Approval, with modified stipulations.

FINDINGS:

Mr. Ken O'Dell, 4203 E. Indian School Rd., Ste.230, Phoenix 85018, representing the owner, Mr. Bender, presented the site's history, as well as the proposed industrial building. Also, the review process with Development Services Division (DSD) revealed an unapproved lot split which has since been rectified on 12/14/97 (LD98162). Mr. O'Dell stated that his client intended to place the originally-stipulated 6' wall and landscaping, as well as pave the driveway as per DSD.

The Planning Hearing Officer noted that prior stipulations applicable to this case have not been met, and also enquired about violations on the entire site. As well, the existing chain link fence does not accomplish the intended screening of the property. He also stated he would amalgamate prior applicable stipulations to form a comprehensive list of stipulations.

MOTION:

The Planning Hearing Officer motioned to approve the request, with modified stipulations.

STIPULATIONS:

1. That development be in general conformance to the site plan presented to the Planning Hearing Officer on March 14, 1990 dated 12/30/98 for this portion of the Phase III development.
2. That, as the if any remaining portions of the phases are developed a hearing before the Planning Hearing Officer will be required for approval of the development plan.
3. That the balance of the stipulations pertain to Rezoning Application 105-86-1 remain intact:
 - a. A 6-foot solid masonry wall (i.e., no barbed wire) be constructed along the north and south boundaries of the parcel.
 - b. Three 15-gallon drought-resistant shade trees (to be properly watered and maintained), spaced 30 feet on center, be planted along the northeast boundary of the property, which abuts the C.A.P. canal. ???outside the north and south walls.

BA\law\phosum\.w61

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. Contact Theresa Damiani, 262-6368/v or 534-5500 TDD.