




City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager


Date: October 31, 2023

From: Joshua Bednarek 
Planning and Development Director

Subject: WITHDRAWAL OF ITEM 69 ON THE NOVEMBER 1, 2023, FORMAL AGENDA
– PLANNING HEARING OFFICER APPLICATION PHO-8-23--Z-195-81-1 –
APPROXIMATELY 730 FEET SOUTH OF THE SOUTHWEST CORNER OF
23RD AVENUE AND PARKSIDE LANE

Item 69 is a modification of stipulation request for ratification of Planning Hearing Officer Application No. PHO-8-23--Z-195-81-1. This is a request to modify stipulations for a 14.01-acre site located approximately 730 feet south of the southwest corner of 23rd Avenue and Parkside Lane to allow for an update to previous zoning for the future construction of two warehouse buildings. The request includes modifications to the approval letters for PHO-1-97--Z-195-81, PHO-2-99--Z-195-81, PHO-3-99--Z-195-81, PHO-4-99--Z-195-81, PHO-5-99--Z-195-81, PHO-6-02--Z-195-81 and PHO-7-07--Z-195-81 regarding general conformance to site plans and a landscape theme plan, landscape setback along 21st and 23rd Avenues and technical corrections to Stipulation Nos. 2 and 4.

The applicant is requesting that this item be withdrawn from the agenda.

Approved: 
Alan Stephenson, Deputy City Manager

Attachment – email from applicant dated October 30, 2023

Stephanie Vasquez

From: Joshua Bednarek
Sent: Monday, October 30, 2023 9:37 AM
To: Stephanie Vasquez
Subject: FW: Continuance request: PHO-8-23-Z-195-1



Joshua Bednarek
Director, Planning and Development Department
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E-mail: joshua.bednarek@phoenix.gov

PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**

City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

From: William E. Lally <wel@tblaw.com>
Sent: Monday, October 30, 2023 9:33 AM
To: Joshua Bednarek <joshua.bednarek@phoenix.gov>; Tricia Gomes <tricia.gomes@phoenix.gov>
Cc: Derrik C Rochwalik <derrik.rochwalik@phoenix.gov>; John DiVall <jdivall@panattoni.com>;
nate@bluelanterndevelopment.com; Benjamin Timm <btimm@tblaw.com>
Subject: Continuance request: PHO-8-23-Z-195-1

Good morning Josh and Tricia:

We represent the applicant of PHO-8-23—Z-195-81-1 (Agenda Item #69) in their attempt to modify the stipulations regarding the property located at 22870 N. 21st Ave., Phoenix, AZ 85027, identified by Maricopa County Assessor Parcel Number 209-03-293.

At this time, we respectfully request an "Indefinite" continuance for Agenda Item #: 69 scheduled for the November 1st, 2023 City Council Formal Meeting.

The modifications proposed by the Phoenix Hearing Officer on September 20, 2023 imposed additional financial liabilities that our client was not prepared to endure. To ensure that the applicant can financially provide for the newly imposed modifications, we request that our case be continued to evaluate these extra costs.

Please let us know if you require any additional information or if we may help in any way.



TIFFANY & BOSCO
P.A.