

Date: August 5, 2024,

Dear Sunnyslope Village Alliance

The purpose of this letter is to inform you that we have recently filed a Planning Hearing Officer Hearing Application PHO-1-24--Z-56-16-3 for a site located at 12115 N. 19th Ave., Phoenix AZ 85029

The Planning Hearing Officer (PHO) hearing only acts to modify or delete stipulations from approved rezoning cases. The action is limited to the modification of stipulations that were conditioned as part of the rezoning case. This hearing does not review the original change of zoning request. Our request is for the modification of stipulation in Zoning Case # Z-56-16-3, being the deletion of stipulation #1 with requires a 40' landscape setback along the eastern property line. The rational for the request is the proposed project has provided ample buffer to the eastern property line. The provided open space is a result of the development requirements imposed by the hillside development standards.

The (Village Planning Committee and/or Planning Hearing Officer hearing) will take place at the following date and location:

<u>North Mountain Village Planning Committee</u>	<u>Planning Hearing Officer</u>
Cowden Center, 9202 N. 2nd Street	Meeting will be held virtually.
August 21, 2024, at 6:00 p.m.	September 18, 2024, at 10:00 a.m.

To participate in virtual meetings, see the instructions on the agenda available on the public meeting notices website at <https://www.phoenix.gov/cityclerk/publicmeetings/notices>.

For the City Council Hearing location and participation instructions, see: <https://www.phoenix.gov/cityclerk/publicmeetings/city-council-meetings>.

For questions regarding the format of these meetings, contact the City of Phoenix Planning and Development Department at 602-262-7131, Option 6.

You may attend the hearing to learn about the case and make your opinions known. Please confirm the meeting details with the City of Phoenix Planning and Development Department before attending as they are subject to change. You may also express your opinions on this case by writing to the Planning and Development Department at 200 West Washington Street, 2nd Floor, Phoenix, Arizona, 85003, and referencing the case number. Your letter will be made part of the case file. A copy of this application, site plan and all relevant material pertaining to this request are available at <https://www.phoenix.gov/pdd/planning-zoning/pzservices/pho-cases> and on file and available for examination prior to the public hearing. Please contact the City of Phoenix Planning and Development Department at 602-262-7131, Option 6 or by email at zoning@phoenix.gov for questions regarding accessing any case documents.

I would be happy to answer questions or hear any concerns that you may have regarding this proposal. You may reach me at 480-705-5372 x 114, shamill@unitedeng.com or you may reach the City of Phoenix Planning and Development Department at 602-262-7131, Option 6.

Sincerely,



Sean Hamill

Attachments: PHO Narrative and 19th Cove Site Plan.