

Scottsdale Planning Commission November 26, 1985 Page 4



Universal Development Corporation, Applicant/Owner - To Amend the Development Standards for the Sweetwater Ranch R-4 PCD Approved in Case 53-2-85 for a 40t Acre Parcel Located at the Northwest Corner of 96th Street and Sweetwater Avenue.

Mr. Svoboda familiarized the Commission with the location of the subject site. The proposed amendment would adjust the sideyard and building setback requirements. Staff recommends approval.

The applicant was in agreement with the stipulations.

There was no public opposition.

82-UP-85 Jer

5	Jerry Avakian, Applican <u>t - W</u> estern <u>Diocese</u>
	of the Armenian Church of North America,
	Owner - Approval of a Use Permit for a
	Church on 2.1± Acres at the Southeast
	Corner of Cholla and Pima Roads.

Mr. Svoboda reported the proposal is to develop a church with accessory buildings on the southeast corner of Pima and Cholla Roads. Staff recommends approval subject to the stipulations.

The applicant concurred with the stipulations.

There was no opposition.

18-A-85	Recorp of America, Applicant - Abandonment
	of a Certain Portion of 104th Street Right-
	of-Way Located 1,320 Feet North to 2,640
	Feet North of the Pinnacle Peak Road Align-
	ment.

Mr. Svoboda advised the Commission on the location of the abandonment request. Staff recommends approval subject to the stipulations.

The applicant was not present.

The Commission decided to proceed on this request as the abandonment was in the best interest of the applicant.

Mr. Hoagland moved that Cases 134-Z-85, 139-Z-85, 82-UP-85, and 18-A-85 be forwarded to the City Council with the recommendation for approval. Mr. Hawkins seconded the motion and it carried unanimously.