

City of Phoenix

*Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003*



City of Phoenix

Agenda

Wednesday, July 1, 2026

10:00 AM

phoenix.gov

City Council Formal Meeting

*****REVISED June 30, 2026*****

Items Revised: 2, 48;

Item with Additional Information: 89

If viewing this packet electronically in PDF, open and use bookmarks to navigate easily from one item to another.

OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov at least 2 hours prior to the start of this meeting. Then, click on this link at the time of the meeting and join the Webex to speak:

<https://phoenixcitycouncil.webex.com/phoenixcitycouncil/j.php?MTID=m3f6f34c704e343477ceae83d08b2d1b2>

- Register via telephone at 602-262-6001 at least 2 hours prior to the start of this meeting, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.

- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.

- Call-in to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2555 856 2898# (for English) or 2559 251 6084# (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

- Members of the public may attend this meeting in person. Physical access to the meeting location will be available starting 1 hour prior to the meeting.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 al menos 2 horas antes del inicio de esta reunión e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2559 251 6084#. El intérprete le indicará cuando sea su turno de hablar.

- Para solamente escuchar la reunión en español, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2559 251 6084#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

- Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

CALL TO ORDER AND ROLL CALL

MINUTES OF MEETINGS

1 **For Approval or Correction, the Minutes of the Formal Meeting on November 19, 2025**

Page 16

BOARDS AND COMMISSIONS

- *2 *****ITEM REVISED (SEE ATTACHED MEMO)*** Mayor
and Council Appointments to Boards and
Commissions** Page 17

Attachments

[Attachment A - Revised Boards and Commissions Appointments.pdf](#)

JUDGE APPOINTMENTS AND SWEARING-IN

- 3 **Swearing In of Phoenix Municipal Court Judges -
Citywide** Page 21

**LIQUOR LICENSES, BINGO, AND OFF-TRACK BETTING LICENSE
APPLICATIONS**

- 4 **Liquor License - 7-Eleven #20433H - District 1** Page 22

Attachments

[Attachment A - 7-Eleven #20433H - Data.pdf](#)

[Attachment B - 7-Eleven #20433H - Map.pdf](#)

- 5 **Liquor License - 7-Eleven #42675H - District 1** Page 28

Attachments

[Attachment A - 7-Eleven #42675H - Data.pdf](#)

[Attachment B - 7-Eleven #42675H - Map.pdf](#)

- 6 **Liquor License - First Watch #1207 - District 1** Page 34

Attachments

[Attachment A - First Watch #1207 - Data.pdf](#)

[Attachment B - First Watch #1207 - Map.pdf](#)

- 7 **Liquor License - Harkins Backlot - District 1** Page 39

Attachments

[Attachment A - Harkins Backlot - Data.pdf](#)

[Attachment B - Harkins Backlot - Map.pdf](#)

- 8 **Liquor License - Harkins Norterra 14 - District 1** Page 43
- Attachments*
- [Attachment A - Harkins Norterra 14 - Data.pdf](#)
[Attachment B - Harkins Norterra 14 - Map.pdf](#)
- 9 **Liquor License - AC Hotel By Marriott City North and
Element Hotel City North - District 2** Page 47
- Attachments*
- [Attachment A - AC Hotel by Marriott City North and Element Hotel City North - Data.pdf](#)
[Attachment B - AC Hotel by Marriott City North and Element Hotel City North - Map .pdf](#)
- 10 **Liquor License - Brisam's Grill Bar and Patio - District 2** Page 53
- Attachments*
- [Attachment A - Brisam's Grill Bar and Patio - Data.pdf](#)
[Attachment B - Brisam's Grill Bar and Patio - Map.pdf](#)
- 11 **Liquor License - Chim Chim Thai - District 2** Page 57
- Attachments*
- [Attachment A - Chim Chim Thai - Data.pdf](#)
[Attachment B - Chim Chim Thai - Map.pdf](#)
- 12 **Liquor License - Jax Market - District 2** Page 62
- Attachments*
- [Attachment A - Jax Market - Data.pdf](#)
[Attachment B - Jax Market - Map.pdf](#)
- 13 **Liquor License - Modern Margarita - District 2** Page 67
- Attachments*
- [Attachment A - Modern Margarita - Data.pdf](#)
[Attachment B - Modern Margarita - Map.pdf](#)
- 14 **Liquor License - One Stop Mini Market - District 3** Page 71
- Attachments*
- [Attachment A - One Stop Mini Market - Data.pdf](#)
[Attachment B - One Stop Mini Market - Map.pdf](#)

- 15 **Liquor License - Rise Over Run - District 3** Page 77
- Attachments*
- [Attachment A - Rise Over Run - Data.pdf](#)
[Attachment B - Rise Over Run - Map.pdf](#)
- 16 **Liquor License - Track Market and Liquor - District 3** Page 83
- Attachments*
- [Attachment A - Track Market and Liquor - Data.pdf](#)
[Attachment B - Track Market and Liquor - Map.pdf](#)
- 17 **Liquor License - Special Event - WayneFest - District 4** Page 88
- 18 **Liquor License - Tequila Cocina and Cantina - District 4** Page 89
- 19 **Liquor License - Carniceria Chinola - District 4** Page 91
- Attachments*
- [Attachment A - Carniceria Chinola - Data.pdf](#)
[Attachment B - Carniceria Chinola - Map.pdf](#)
- 20 **Liquor License - One Stop Food Mart - District 4** Page 97
- Attachments*
- [Attachment A - One Stop Food Mart - Data.pdf](#)
[Attachment B - One Stop Food Mart - Map.pdf](#)
- 21 **Liquor License - Prime Now/Amazon Fresh - District 4** Page 103
- Attachments*
- [Attachment A - Prime Now/Amazon Fresh - Data.pdf](#)
[Attachment B - Prime Now/Amazon Fresh - Map.pdf](#)
- 22 **Liquor License - Strip Mall - District 4** Page 108
- Attachments*
- [Attachment A - Strip Mall - Data.pdf](#)
[Attachment B - Strip Mall - Map.pdf](#)
- 23 **Liquor License - Jojo Mini Mart - District 5** Page 114
- Attachments*
- [Attachment A - Jojo Mini Mart - Data.pdf](#)
[Attachment B - Jojo Mini Mart - Map.pdf](#)

32 **Liquor License - Special Event - Arizona Black Bar - District 8** Page 157

33 **Liquor License - British Airways - District 8** Page 158

Attachments

[Attachment A - British Airways - Data.pdf](#)

[Attachment B - British Airways - Map.pdf](#)

34 **Liquor License - Trader Joe's #321 - District 8** Page 162

Attachments

[Attachment A - Trader Joe's #321 - Data.pdf](#)

[Attachment B - Trader Joe's #321 - Map.pdf](#)

35 **Liquor License - Garden of Eden Grill - District 2** Page 167

Attachments

[Attachment A - Garden of Eden Grill - Data.pdf](#)

[Attachment B - Garden of Eden Grill - Map.pdf](#)

[Attachment C - Garden of Eden Grill - Police Recommendation.pdf](#)

36 **Liquor License - Sky Market - District 3** Page 175

Attachments

[Attachment A - Sky Market - Data.pdf](#)

[Attachment B - Sky Market - Map.pdf](#)

PAYMENT ORDINANCE (Ordinance S-53065) (Items 37-50)

37 **Arizona State University Foundation for a New American University** Page 181

38 **Bosch Building Technologies LLC (Formerly Known as Climatec, LLC)** Page 182

39 **Children's Museum of Phoenix** Page 183

40 **Valley Youth Theatre** Page 184

41 **Tovrea Carraro Society** Page 185

42 **Integrated Medical Evaluations, Inc.** Page 186

43	Vulcan Signs, Inc.	Page 187
44	City of Glendale	Page 188
45	City of Mesa	Page 189
46	City of Mesa	Page 190
47	Arizona Blue Stake, Inc. Doing Business as Arizona 811	Page 191
*48	***ITEM REVISED (SEE ATTACHED MEMO)*** Settlement of Claim(s) Austin v. City of Phoenix	Page 192
	<i>Attachments</i> Correction Memo for 7-1-26 Formal.pdf	
49	Settlement of Claim(s) Shuck v. City of Phoenix	Page 194
50	Settlement of Claim(s) State Farm v. City of Phoenix	Page 195

ADMINISTRATION

51	Public Hearing on Adoption of Property Tax Levy for 2026-27 Fiscal Year - Citywide	Page 196
52	Adoption of Property Tax Levy for 2026-27 Fiscal Year (Ordinance S-53069) - Citywide	Page 197
	<i>Attachments</i> Attachment A - 2026-27 Property Tax Levy Ordinance.pdf	
53	Lease of High-Volume Digital Color Production Press Contract - RFP 26-0158 - Request for Award (Ordinance S-53078) - Citywide	Page 203
54	Substance Use Prevention and Naloxone Professional Development and Training Services (Ordinance S-53080) - Citywide	Page 205
55	Issuance of a Multifamily Revenue Note (The Hacienda at Sunnyslope Apartments Project), Series 2026 (Resolution 22390) - District 3	Page 207

COMMUNITY SERVICES

- 56 **Multi-Family Window Replacement Contract - RFP
FY26-086-13 - Request for Award (Ordinance S-53073) -
Citywide** Page 209
- 57 **Affordable Housing Property Preservation Program -
Construction Administration and Observation Services
(General Obligation Bond) - Various Project Numbers
(Ordinance S-53075) - Citywide** Page 211
- 58 **Authorization to Enter Into Contract With Maroon
Society, Inc. for Community Needs Assessment
Consulting Services (Ordinance S-53084) - Citywide** Page 214
- 59 **Authorization to Enter Into an Agreement with the
Arizona Health Care Cost Containment System
(Ordinance S-53086) - Citywide** Page 216
- 60 **Fiscal Year 2026-31 Public Art Plan (Ordinance
S-53082) - Citywide** Page 218
- Attachments*
[Attachment A - FY26-31 Public Art Plan.pdf](#)
[Attachment B - FY26-31 Public Art Plan.pdf](#)
- 61 **Fiscal Year 2026-27 Community Arts Grants (Ordinance
S-53083) - Citywide** Page 255
- Attachments*
[Attachment A - FY27 Community Arts Grants July 2026.pdf](#)
- 62 **Lone Mountain Park Public Art Contract Amendment
(Ordinance S-53088) - District 2** Page 261

PUBLIC SAFETY

- 63 **Agreement to Sell Self-Contained Breathing Apparatus
(SCBA) Air Packs and Cylinders to Rio Verde Fire
District (Ordinance S-53076) - Out of City** Page 263

- 64 **Request Authorization for Sale of Canine Raven
(Ordinance S-53085) - Citywide** Page 264
- 65 **Cactus Park Precinct - Architectural Services -
PD00000077 (General Obligation Bond) (Ordinance
S-53072) - District 1** Page 265

TRANSPORTATION AND INFRASTRUCTURE

- 66 **Phoenix Sky Harbor International Airport Public
Address System Replacement - Engineering Services -
AV26000056 (Ordinance S-53071) - District 8** Page 268
- 67 **Name Change Amendment on Aviation Architectural
Construction - Job Order Contracting Services -
JOC233 (Ordinance S-53087) - Districts 1, 8 & Out of
City** Page 271
- 68 **32nd Street and Thomas Road Intersection Safety
Improvements - Design-Bid-Build Services -
ST87210048 (Ordinance S-53068) - Districts 6 & 8** Page 273
- 69 **Construction Contract Awards During City Council
Summer Recess (Ordinance S-53079) - District 7** Page 275
- 70 **Electric Actuators Contract - IFB-26-0274 - Request for
Award (Ordinance S-53066) - Citywide** Page 277
- 71 **Sandblasting and Coating Services Contract -
IFB-26-0284 - Request for Award (Ordinance S-53081) -
Citywide** Page 279
- 72 **Pioneer Licensing Contract - RFA-26-0333 - Request for
Award (Ordinance S-53074) - Citywide** Page 281
- 73 **Central Arizona Water Conservation District Land Use
License for the City of Phoenix (Ordinance S-53067) -
District 2** Page 283

- 74 **Salt River Project Land Use License for the City of Phoenix (Ordinance S-53070) - District 6** Page 285
- 75 **Water Services Department Mutual Aid Agreement (Ordinance S-53077) - Citywide** Page 287

PLANNING AND ZONING MATTERS

- 76 **Abandonment of Easements - ABND 260014 - Northwest Corner of Central Avenue and Glenrosa Avenue (Resolution 22389) - District 4** Page 289
- 77 **Abandonment of Easement - ABND 250032 - 4805, 4809, 4801, and 4811 E. Thistle Landing Drive (Resolution 22388) - District 6** Page 290
- 78 **Remove/Replace Zoning District - Briles Pass - Annexation 554 - Approximately 460 Feet East of the Southeast Corner of 19th Avenue and Jomax Road (Ordinance G-7527) - District 1** Page 291

Attachments

[Attachment A - Draft Ordinance - Briles Pass Annex 554.pdf](#)

- 79 **Remove/Replace Zoning District - 9th Avenue and Alameda Road - Annexation 560 - Approximately 700 Feet West of the Northwest Corner of 9th Avenue and Alameda Road (Ordinance G-7526) - District 1** Page 297

Attachments

[Attachment A - Draft Ordinance - 9th Ave and Alameda Rd ANX 560.pdf](#)

- 80 **Amend City Code - Ordinance Adoption - Rezoning Application Z-145-24-1 - Approximately 200 Feet North of the Northwest Corner of 35th Avenue and Bell Road (Ordinance G-7528) - District 1** Page 303

Attachments

[Attachment A - Draft Ordinance - Z-145-24-1.pdf](#)

- 81 **Amend City Code - Ordinance Adoption - Rezoning Application Z-25-26-1-2 - Approximately 430 Feet South of the Southeast Corner of 19th Avenue and Jomax Road (Ordinance G-7529) - Districts 1 & 2** Page 311
- Attachments*
[Attachment A - Draft Ordinance - Z-25-26-1-2.pdf](#)
- 82 **Modification of Stipulation Request for Ratification of May 20, 2026, Planning Hearing Officer Action - PHO-2-26--Z-105-86-1(2) - Approximately 1,180 Feet East of the Northeast Corner of 17th Place and Deer Valley Road - District 2** Page 322
- Attachments*
[Attachment A - PHO Stipulation - PHO-2-26--Z-105-86-1\(2\).pdf](#)
- 83 *****REQUEST TO WITHDRAW (SEE ATTACHED MEMO)*** Formal Action - PCD Major Amendment - Rezoning Application Z-104-L-75-3 - Southeast Corner of Interstate 17 and Grandview Road - District 3** Page 325
- Attachments*
[Withdrawal Memo for 7-1-26 Formal.pdf](#)
[Attachment A - PC Approved Stipulations - Z-104-L-75-3.pdf](#)
- 84 **Modification of Stipulation Request for Ratification of March 18, 2026, Planning Hearing Officer Action - PHO-2-25--Z-77-06-4 - Approximately 150 Feet North of the Northwest Corner of 3rd Street and Catalina Drive - District 4** Page 332
- Attachments*
[Attachment A - Stipulations.pdf](#)

- 85 **Modification of Stipulation Request for Ratification of May 20, 2026, Planning Hearing Officer Action - PHO-2-26--Z-275-84-6 - Approximately 575 Feet East of the Intersection of 48th Street and Virginia Avenue - District 6** Page 335
- Attachments*
[Attachment A - PHO Stipulations - PHO-2-26--Z-275-84-6.pdf](#)
- 86 **Amend City Code - Ordinance Adoption - Rezoning Application Z-27-26-8 - Southwest Corner of 14th Street and Hess Avenue (Ordinance G-7530) - District 8** Page 337
- Attachments*
[Attachment A - Draft Ordinance - Z-27-26-8.pdf](#)
- 87 **Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-26--Z-29-23-7(8) - Approximately 300 Feet East of the Northeast Corner of 43rd Avenue and Baseline Road (Ordinance G-7531) - District 8** Page 375
- Attachments*
[Attachment A - Draft Ordinance - PHO-1-26--Z-29-23-7\(8\).pdf](#)
- 88 **Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-26--Z-45-22-8 - Southeast Corner of 59th Avenue and Dobbins Road (Ordinance G-7532) - District 8** Page 385
- Attachments*
[Attachment A - PHO Ordinance - PHO-1-26--Z-45-22-8.pdf](#)
- *89 *****ADDITIONAL INFORMATION (SEE ATTACHMENT)*** Authorization to Grant 5C Data Centers (5C) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers (Ordinance S-53089) - District 4** Page 396
- Attachments*
[Additional Information Memo for 7-1-26 Formal.pdf](#)

- 90 **Public Hearing and Ordinance Adoption - Rezoning Application Z-15-26-2 - Southwest Corner of 56th Street and Ranger Drive (Ordinance G-7525) - District 2** Page 407

Attachments

[Attachment A - Draft Ordinance - Z-15-26-2.pdf](#)

[Attachment B - Staff Report - Z-15-26-2.pdf](#)

[Attachment C - Staff Report Addendum A - Z-15-2-2.pdf](#)

[Attachment D - VPC Summaries - Z-15-26-2.pdf](#)

[Attachment E - PC Summary - Z-15-26-2.pdf](#)

[Attachment F - PC Appeal - Z-15-26-2.pdf](#)

[Attachment G - Support-Opposition-Concern - Z-15-26-2.pdf](#)

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

- 91 **Consideration of a Citizen Petition Submitted by Mr. Jerry Van Gasse - District 8** Page 583

Attachments

[Attachment A - Citizen Petition Renaming Cesar Chavez Park and Facility.pdf](#)

[Attachment B - Renaming Survey-Summary - Copy.pdf](#)

000 CITIZEN COMMENTS

ADJOURN

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 7/1/2026, Item No. 1

For Approval or Correction, the Minutes of the Formal Meeting on November 19, 2025

Summary

This item transmits the minutes of the Formal Meeting of November 19, 2025, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 7/1/2026, Item No. *2

*****ITEM REVISED (SEE ATTACHED MEMO)*** Mayor and Council Appointments to Boards and Commissions**

Summary

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

Responsible Department

This item is submitted by the Mayor's Office.

ATTACHMENT A



City of Phoenix

To: City Council
From: Mayor Kate Gallego

Date: July 1, 2026

Subject: *REVISED* BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

Human Relations Commission

I recommend the following for appointment as Chair:

Miriam Weisman

Ms. Weisman will serve as Chair for a term to expire July 1, 2027.

Human Services Commission

I recommend the following for reappointment:

Sheriolyn Curry

Ms. Curry will serve a third term to expire June 30, 2029.

Itoro Elijah

Ms. Elijah will serve a third term to expire June 30, 2029.

Elisha Franklin

Ms. Franklin will serve a second term to expire June 30, 2029.

Audrey Jenkins

Ms. Jenkins will serve a third term to expire June 30, 2029.

Gail Knight

Ms. Knight will serve a second term to expire June 30, 2029.

***Library Advisory Board**

I recommend the following for appointment:

Alejandra Bucon

Ms. Bucon is the President of Friends of the Phoenix Library and a resident of District 4. She fills a vacancy for a term to expire July 1, 2029.

Patty Johnson

Ms. Johnson is the owner of Connections Marketing and Communications and a resident of District 6. She fills a vacancy for a term to expire July 1, 2029.

Maryvale Village Planning Committee

Councilwoman Betty Guardado recommends the following for appointment:

Rafael Áviles Galaviz

Mr. Áviles Galaviz is the owner of El Nuevo Altata and a resident of District 3. He fills a vacancy for a term to expire July 1, 2028.

Neighborhood Block Watch Fund Oversight Committee

Councilwoman Ann O'Brien recommends the following for appointment:

Marnie Hawkins

Ms. Hawkins is a retiree and a resident of District 1. She fills a vacancy for a term to expire July 1, 2028.

Phoenix Arts and Culture Commission

I recommend the following for appointment:

Christy Vezolles

Ms. Vezolles is a Consultant at Art Value LLC and a resident of District 4. She fills a vacancy for a term to expire July 1, 2029.

***Public Safety Personnel Retirement System Local Fire Pension Board**

I recommend the following for appointment:

Cris Meyer

Mr. Meyer was recently elected as the Chairperson of the Civil Service Board and will statutorily serve on the PSPRS Local Fire Pension Board as a representative of the employer's merit system (Civil Service Board). His term will continue until a new chair is elected by the Civil Service Board. Mr. Meyer replaces Ms. Donna McHenry.

Brian Moore

Mr. Moore was reelected to the PSPRS Local Fire Pension Board to serve as a representative of sworn Fire Department employees and is a Captain with the City of Phoenix Fire Department. He was reelected to full term to expire on June 30, 2030.

Corey Moos

Mr. Moos was elected to the PSPRS Local Fire Pension Board to serve as a representative of sworn Fire Department employees and is a Fire Engineer with the City of Phoenix Fire Department. He replaces Brian Saylor for a term to expire June 30, 2028.

Public Safety Personnel Retirement System Local Police Pension Board

I recommend the following for appointment:

Cris Meyer

Mr. Meyer was recently elected as the Chairperson of the Civil Service Board and will statutorily serve on the PSPRS Local Police Pension Board as a representative of the employer's merit system (Civil Service Board). His term will continue until a new chair is elected by the Civil Service Board. Mr. Meyer replaces Ms. Donna McHenry.

Santos Robles

Mr. Robles was elected to the PSPRS Local Police Pension Board to serve as a representative of sworn Police Department employees and is a Police Officer with the City of Phoenix Police Department. He was reelected to full term to expire on June 30, 2030.



Swearing In of Phoenix Municipal Court Judges - Citywide

Request to permit the swearing in of two Municipal Court Judges.

Summary

Administer the oath of office for the reappointment of two Municipal Court Judges for another four-year term as Judges of the Phoenix Municipal Court.

Concurrence/Previous Council Action

On May 13, 2026 the Judicial Selection Advisory Board recommended reappointments of two Phoenix Municipal Court Judges for another four-year term as Judge of the Phoenix Municipal Court.

On June 3, 2026, the Public Safety and Justice Subcommittee also recommended reappointments of two Phoenix Municipal Court Judges for another four-year term as Judge of the Phoenix Municipal Court.

On June 17, 2026, the City Council approved the reappointments of the following:

- Judge Laura E. Lowery as a Judge of the Phoenix Municipal Court for a four-year term that would end on September 30, 2030.
- Judge Tina Solomon as a Judge of the Phoenix Municipal Court for a four-year term that would end on June 29, 2030.

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the City Council Office.



Liquor License - 7-Eleven #20433H - District 1

Request for a liquor license. Arizona State License Application 398507.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 10 - Beer and Wine Store

Location

12033 N. 28th Drive

Zoning Classification: C-1

Council District: 1

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is July 13, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes information about any liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

7-Eleven #21814L (Series 10)
885 E. 22nd Street, Tucson
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"7-Eleven is a on-stop shop for convenience items. The stores offer a wide variety of goods, including fresh and ready-to eat foods, home and personal care products,snacks,and drinks. Applicant would like to offer beer and wine to customers 21 and over."

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - 7-Eleven #20433H - Data
Attachment B - 7-Eleven #20433H - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: 7-ELEVEN #20433H

Liquor License

Description	Series	1 Mile	1/2 Mile
Liquor Store	9	3	1
Beer and Wine Store	10	6	2
Restaurant	12	3	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	162.97	229.4
Violent Crimes	12.31	31.05	49.36

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

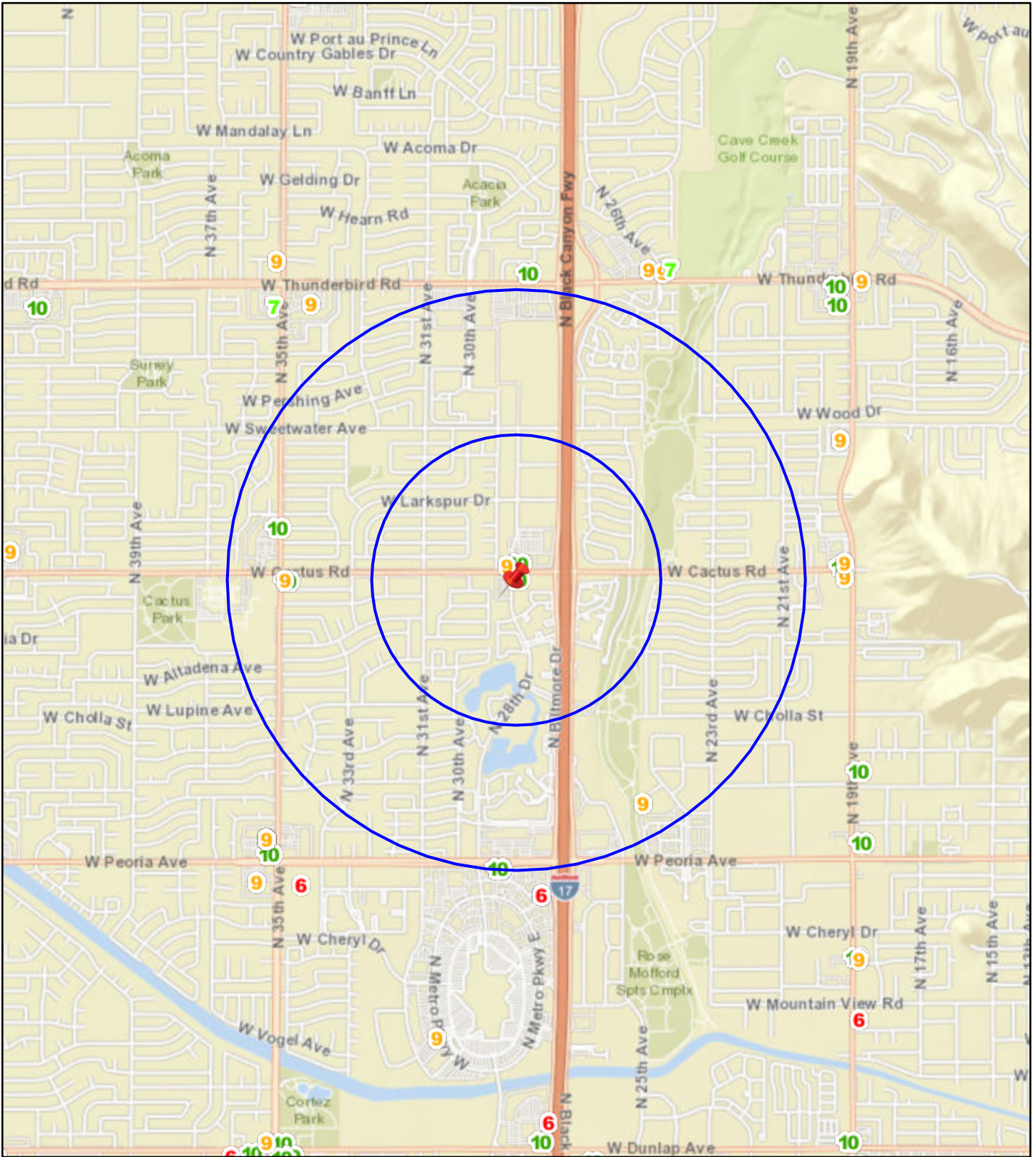
Description	Average	1/2 Mile Average
Parcels w/Violations	41	127
Total Violations	74	216

Census 2020 Data 1/2 Mile Radius

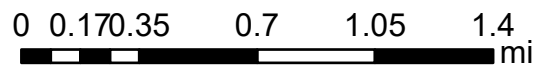
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1039002	1253	114	23	54
1039004	1998	562	11	255
1040001	1681	268	62	545
1040003	2504	495	26	766
1043011	2056	504	30	57
1043021	1378	183	36	402
1043022	2468	355	166	423
1044011	2849	510	78	706
1044012	1461	17	28	88
Average	1601	393	60	177

Liquor License Map: 7-ELEVEN #20433H

12033 N 28TH DR



Date: 5/19/2026





Liquor License - 7-Eleven #42675H - District 1

Request for a liquor license. Arizona State License Application 398511.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 10 - Beer and Wine Store

Location

4301 W. Bell Road

Zoning Classification: PSC

Council District: 1

This request is for a new liquor license for a convenience store that does not sell gas. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in August 2026.

The 60-day limit for processing this application is July 17, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

7-Eleven #21814L (Series 10)

885 E. 22nd Street, Tucson

Calls for police service: N/A - not in Phoenix

Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:

“Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

“7-Eleven is a on-stop shop for convenience items. The stores offer a wide variety of goods, including fresh and ready-to eat foods, home and personal care products, snacks, and drinks. Applicant would like to offer beer and wine to customers 21 and over.”

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - 7-Eleven #42675H - Data

Attachment B - 7-Eleven #42675H - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: 7-ELEVEN #42675H

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	2	2
Beer and Wine Bar	7	1	0
Liquor Store	9	2	1
Beer and Wine Store	10	2	1
Restaurant	12	2	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	51.93	107.74
Violent Crimes	12.31	6.82	15.92

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

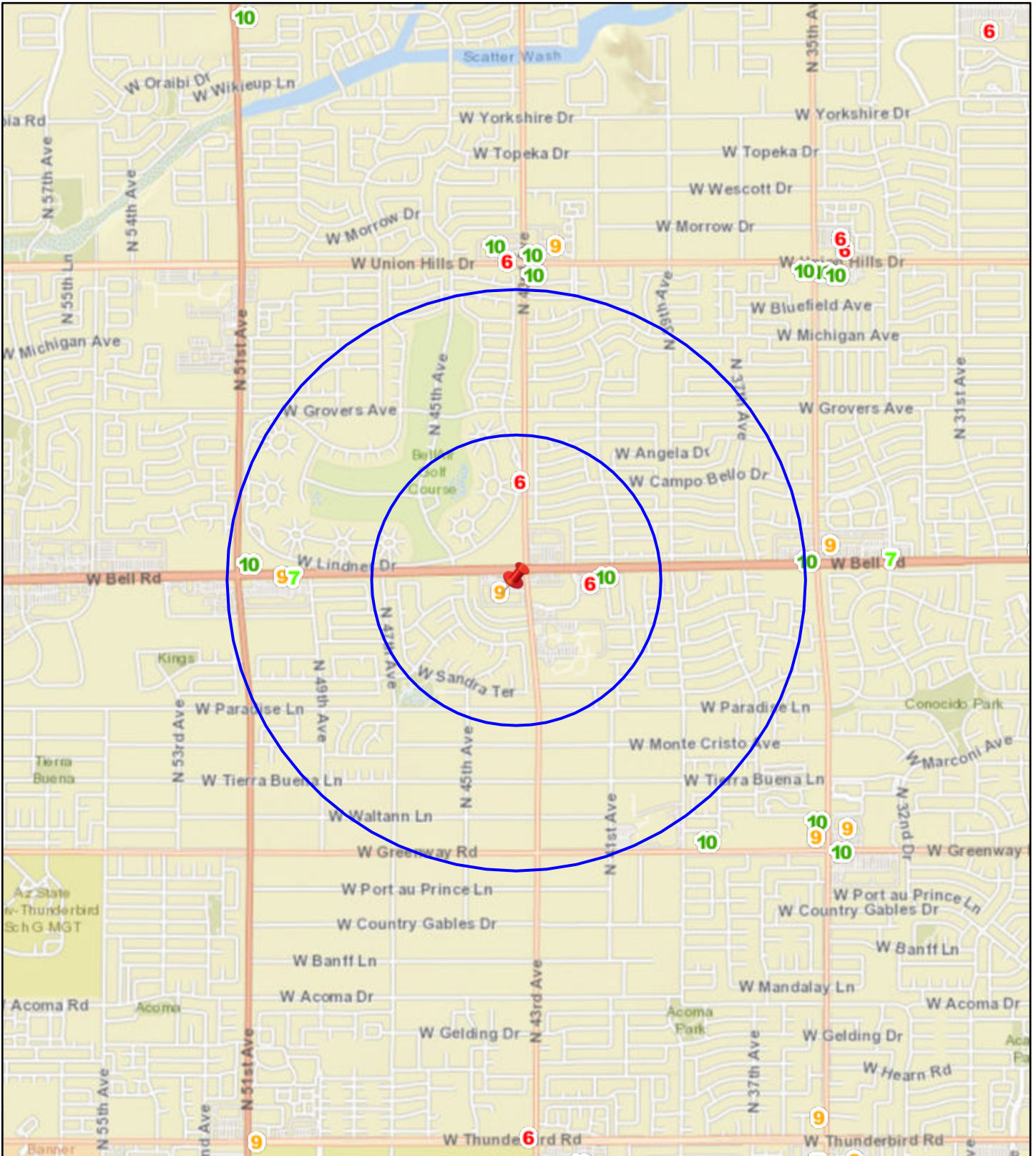
Description	Average	1/2 Mile Average
Parcels w/Violations	41	37
Total Violations	75	59

Census 2020 Data 1/2 Mile Radius

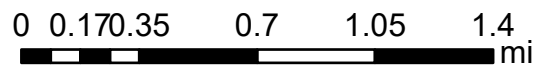
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1042251	1988	402	1	142
1042252	1012	346	32	21
1042253	805	272	12	65
1042261	1407	66	27	572
1042262	1183	459	13	0
1042264	1323	330	2	174
6181001	1908	536	20	61
6183001	1257	408	5	80
Average	1601	393	60	177

Liquor License Map: 7-ELEVEN #42675H

4301 W BELL RD



Date: 5/19/2026





Liquor License - First Watch #1207 - District 1

Request for a liquor license. Arizona State License Application 397884.

Summary

Applicant

Joanne Feinstein, Agent

License Type

Series 12 - Restaurant

Location

2222 W. Happy Valley Road, Ste.102

Zoning Classification: PUD

Council District: 1

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently under construction with plans to open in September 2026.

The 60-day limit for processing this application is July 10, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because: "As Chief Legal Officer and Secretary of First Watch Restaurants, Inc., I personally have 29 plus years of management experience in the hospitality industry starting with Hard Rock Cafe International in 1997 and then First Watch Restaurants beginning in 2018. First Watch Restaurants Inc. is a publicly-traded company with 574+ restaurants in 32 states, and currently holds more than 533 liquor licenses. First Watch participates in responsible server training as required by law and as a matter of good practice where optional in all our locations."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "The issuance of liquor licenses enhance First Watch's already successful business model and supports additional jobs in the restaurant. First Watch continues to be a family-oriented restaurant company with closing hours daily at 2:30 pm. The addition of alcoholic beverages on the menu provides a wider selection and enhanced experience for legal drinking age customers. First Watch's primary revenue generator continues to be food/meals, and the addition of alcoholic beverages to the menu provides additional options for customers."

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be compliance with the City of Phoenix Code and Ordinances.

Attachments

- Attachment A - First Watch #1207 - Data
- Attachment B - First Watch #1207 - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: FIRST WATCH #1207

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Wholesaler	4	1	0
Bar	6	1	1
Beer and Wine Bar	7	3	2
Liquor Store	9	4	3
Beer and Wine Store	10	4	2
Hotel	11	4	2
Restaurant	12	19	18

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	62.89	164.64
Violent Crimes	12.31	3.26	7.53

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	41	4
Total Violations	75	8

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6123011	1283	239	38	24
6123012	3501	661	276	286
Average	1601	393	60	177



Liquor License - Harkins Backlot - District 1

Request for a liquor license. Arizona State License Application 398434.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 6 - Bar

Location

2440 W. Happy Valley Road

Zoning Classification: PUD

Council District: 1

This request is for an ownership transfer for a bar. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is July 17, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because: "Harkins is an experienced licensee and is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "Inspired by Hollywood studio backlots, Harkins Backlot features an extensive mix of fun and games as well as a full-service restaurant and bar. Harkins would like to continue to offer guests 21 and over the opportunity to enjoy alcoholic beverages."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Harkins Backlot - Data

Attachment B - Harkins Backlot - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: HARKINS BACKLOT

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Wholesaler	4	1	0
Bar	6	1	1
Beer and Wine Bar	7	3	2
Liquor Store	9	4	2
Beer and Wine Store	10	4	3
Hotel	11	3	1
Restaurant	12	19	17

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	59.02	162.52
Violent Crimes	12.31	3.26	7.21

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	41	4
Total Violations	73	8

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6119001	1987	449	11	33
6123012	3501	661	276	286
Average	1601	393	60	177



Liquor License - Harkins Norterra 14 - District 1

Request for a liquor license. Arizona State License Application 398721.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 12 - Restaurant

Location

2550 W. Happy Valley Road

Zoning Classification: PUD

Council District: 1

This request is for a new liquor license for a theater. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 17, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because: "Harkins is an experienced licensee and is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "Harkins Norterra 14 has expanded its menu to include freshly-prepared hot foods to be enjoyed as complete meals. Harkins would like to offer guests 21 and over the opportunity to purchase alcoholic beverages with their meals and as part of the theater experience."

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Harkins Norterra 14 - Data

Attachment B - Harkins Norterra 14 - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: HARKINS NORTERRA 14

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	1	0
Bar	6	1	1
Beer and Wine Bar	7	3	1
Liquor Store	9	4	2
Beer and Wine Store	10	4	3
Hotel	11	3	1
Restaurant	12	19	17

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	58.25	158.81
Violent Crimes	12.31	3.37	6.68

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

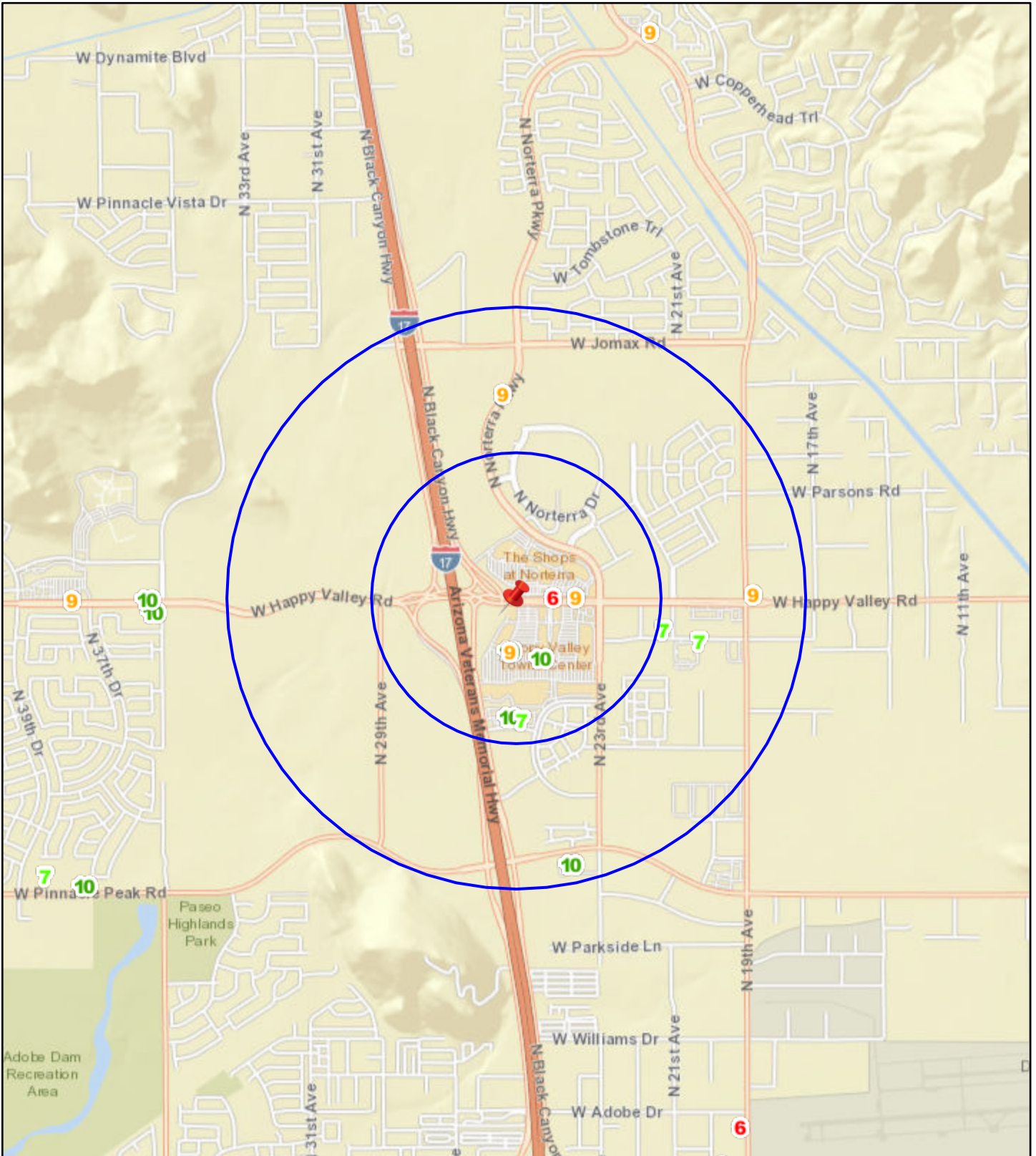
Description	Average	1/2 Mile Average
Parcels w/Violations	41	1
Total Violations	73	1

Census 2020 Data 1/2 Mile Radius

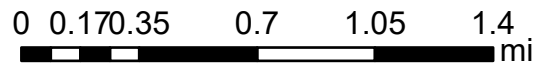
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6119001	1987	449	11	33
6123012	3501	661	276	286
Average	1601	393	60	177

Liquor License Map: HARKINS NORTERRA 14

2550 W HAPPY VALLEY RD



Date: 5/18/2026





Liquor License - AC Hotel By Marriott City North and Element Hotel City North - District 2

Request for a liquor license. Arizona State License Application 398985.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 11 - Hotel

Location

5550 E. Crown Place

Zoning Classification: C-2

Council District: 2

This request is for a new liquor license for a hotel. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in September 2026.

The 60-day limit for processing this application is July 14, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes: information about any liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

AC Element Hotel Phoenix North Norterra (Series 11)

25100 N. 22nd Lane, Phoenix

Calls for police service: 25

Liquor license violations: None

Tru/H2 Suites (Series 7)

3150 N. Central Avenue, Phoenix

Calls for police service: 13

Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:

“Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and services.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

“The AC Hotel/Element concept has been a popular business + Personal travel destination in Arizona for many years. Its new location is opening in North Phoenix and Applicant would like to offer guests 21 and over the opportunity to enjoy alcoholic beverages for on-premises consumption.”

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - AC Hotel by Marriott City North and Element Hotel City North - Data

Attachment B - AC Hotel by Marriott City North and Element Hotel City North - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: AC HOTEL BY MARRIOTT CITY NORTH AND ELEMENT HOTEL CITY NORTH

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	11	4
Beer and Wine Bar	7	2	1
Liquor Store	9	3	0
Beer and Wine Store	10	4	1
Hotel	11	1	0
Restaurant	12	20	5

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	47.1	36.09
Violent Crimes	12.31	3.02	2.97

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

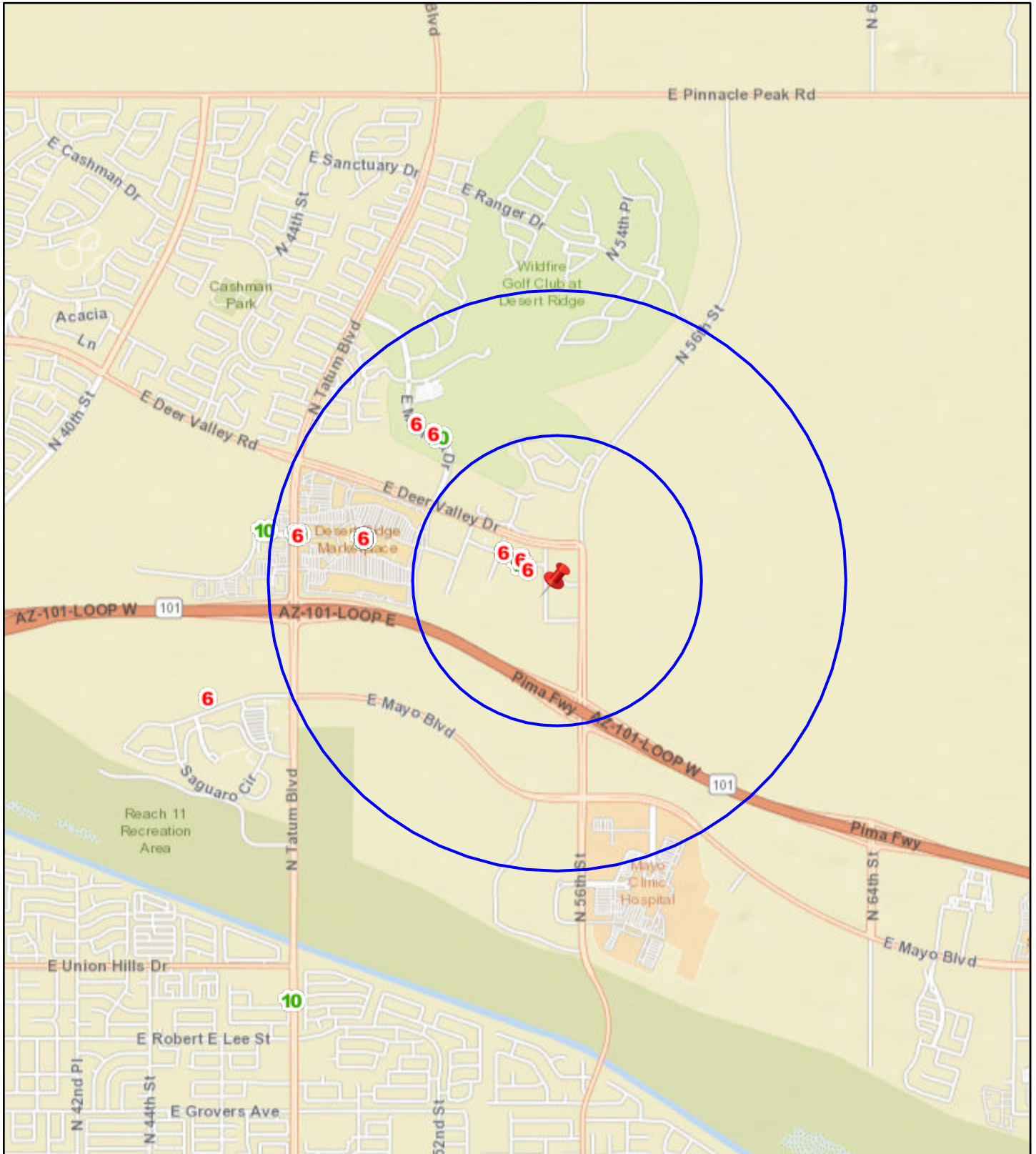
Description	Average	1/2 Mile Average
Parcels w/Violations	41	0
Total Violations	75	0

Census 2020 Data 1/2 Mile Radius

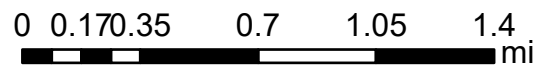
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6152011	656	0	41	20
6152012	6102	515	722	1020
6152022	84	50	30	0
6152023	3418	1016	778	112
Average	1601	393	60	177

License Map: AC HOTEL BY MARRIOTT CITY NORTH AND ELEMENT HOTEL CITY NORTH

5550 E CROWN PL



Date: 6/17/2026





Liquor License - Brisam's Grill Bar and Patio - District 2

Request for a liquor license. Arizona State License Application 398686.

Summary

Applicant

Denise Howell, Agent

License Type

Series 12 - Restaurant

Location

4730 E. Lone Mountain Road, Ste. 102-104

Zoning Classification: C-1

Council District: 2

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is July 21, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"Completed the management liquor training & the title 4 Manager training certificate."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We are training our employees to ensure safe handling of alcohol and follow the rules from the training course completed."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Brisam's Grill Bar and Patio - Data

Attachment B - Brisam's Grill Bar and Patio - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: BRISAM'S GRILL BAR AND PATIO

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Beer and Wine Bar	7	2	2
Liquor Store	9	1	1
Restaurant	12	4	4

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	4.37	4.45
Violent Crimes	12.31	0.47	0.31

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

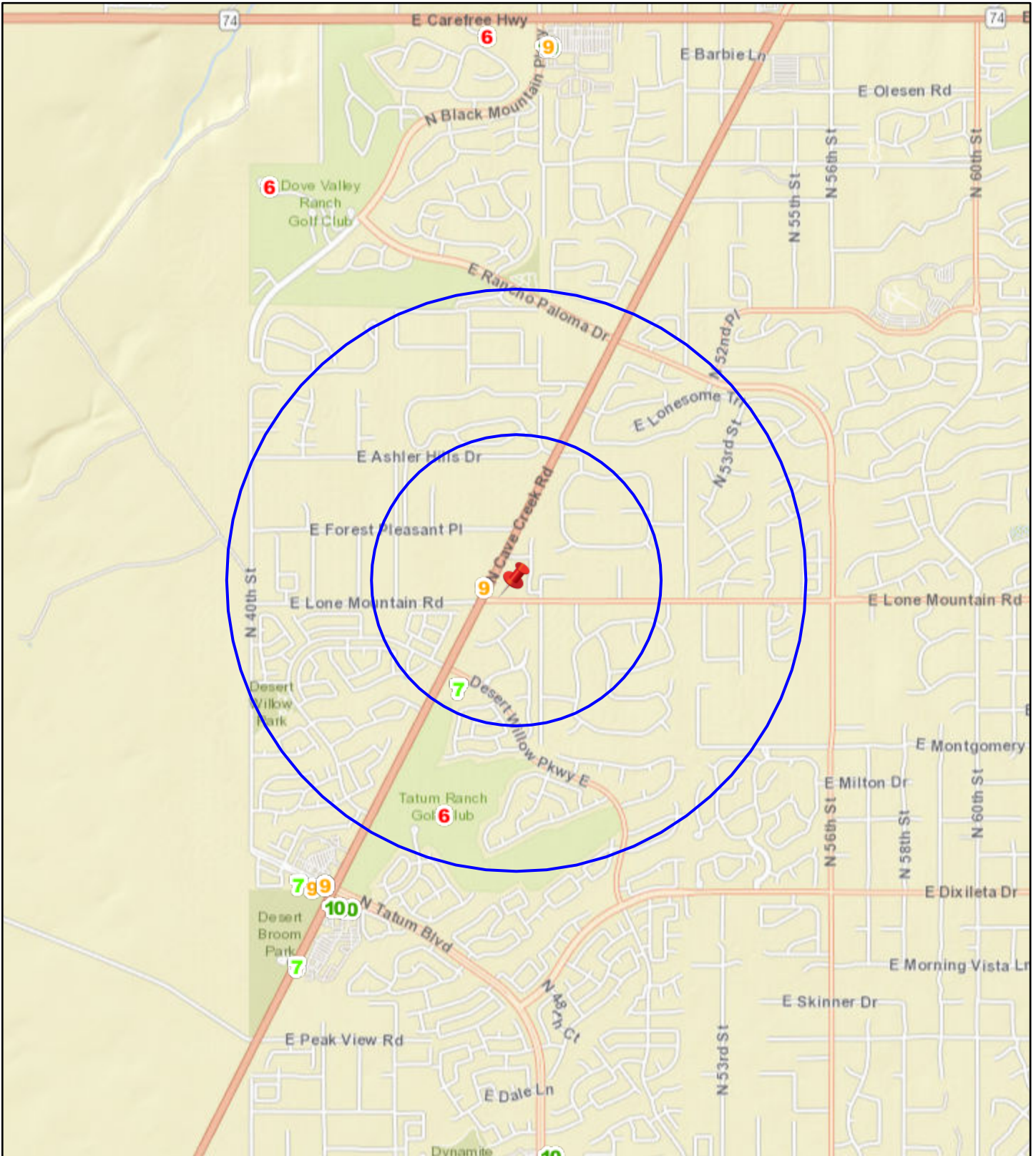
Description	Average	1/2 Mile Average
Parcels w/Violations	41	5
Total Violations	74	7

Census 2020 Data 1/2 Mile Radius

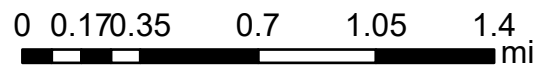
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6125001	1843	555	46	154
6126001	1116	435	11	15
6126002	1035	440	16	24
6127002	1158	422	19	71
6130001	2580	1000	92	146
Average	1601	393	60	177

Liquor License Map: BRISAM'S GRILL BAR AND PATIO

4730 E LONE MOUNTAIN



Date: 6/5/2026





Liquor License - Chim Chim Thai - District 2

Request for a liquor license. Arizona State License Application 390984.

Summary

Applicant

Kin Lum, Agent

License Type

Series 12 - Restaurant

Location

13802 N. Scottsdale Road, Ste. 130

Zoning Classification: PSC

Council District: 2

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow the sale of alcoholic beverages, outdoor dining, and outdoor alcohol service. This business has plans to open in August 2026.

The 60-day limit for processing this application is July 6, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Soi Four (Series 12)
8787 N. Scottsdale Road, Ste. 104, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
“I have managed and owned restaurants for the last 40+ years. We currently own and operate Soi 4 Bangkok Eatery, Scottsdale for 15+ years as a full service diner with a bar.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“Our cuisine is best consumed with alcoholic beverages to compliment the spices in our food. Creates a much better well balanced dining experience for our customers.”

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

- Attachment A - Chim Chim Thai - Data
- Attachment B - Chim Chim Thai - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: CHIM CHIM THAI

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Beer and Wine Bar	7	1	0
Beer and Wine Store	10	2	2
Restaurant	12	17	4

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	16.18	24.73
Violent Crimes	12.31	1.08	1.59

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

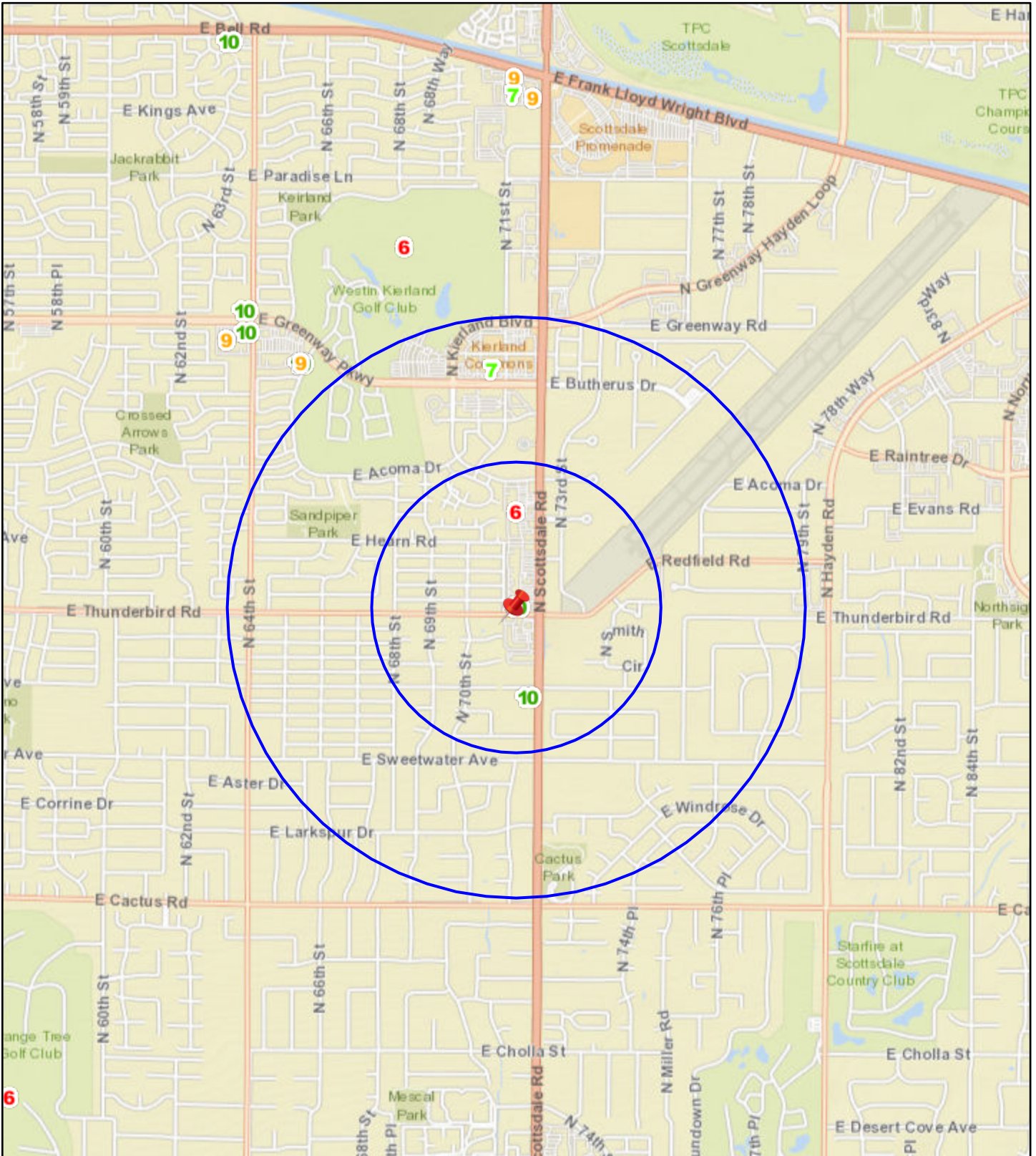
Description	Average	1/2 Mile Average
Parcels w/Violations	41	19
Total Violations	74	34

Census 2020 Data 1/2 Mile Radius

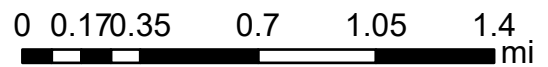
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032071	1242	389	51	23
1032072	973	325	34	69
1032201	765	385	46	26
1032202	979	336	176	45
2168161	2299	576	378	112
Average	1601	393	60	177

Liquor License Map: CHIM CHIM THAI

13802 N SCOTTSDALE RD



Date: 5/13/2026





Liquor License - Jax Market - District 2

Request for a liquor license. Arizona State License Application 398444.

Summary

Applicant

Sahar Arekat, Agent

License Type

Series 9S - Addition of Sampling Privileges for a Liquor Store

Location

4001 E. Bell Road, Ste. 100

Zoning Classification: C-2

Council District: 2

This request is for the addition of Sampling Privileges to an existing liquor license for a liquor store. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is July 11, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"I have year of retail and convenience-store management experience and the financial stability to operate responsibly. I am well versed in Arizona Title 4 liquor laws and committed to full compliance. All employees who sell alcohol complete Title 4 Basic Liquor Law Training. My store cards every customer, refuses sales to minors or visibly intoxicated persons, and uses point-of-sale ID verification. I have good moral character with no disqualifying record and keep accurate books, ensuring lawful operation."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Jax Market is a neighborhood market at 4001 E Bell Rd, Ste 100, serving local residents who currently have limited convenient options to purchase groceries, everyday goods, and packaged beer, wine, and spirits in a single trip. Issuing the license lets the store fully meet community demand, supports local employment, and generates sales-tax revenue for the City of Phoenix. The store operates responsibly with proper lighting, security, and trained staff, adding convenience without creating a public nuisance, serving the best interest of the community."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Jax Market - Data

Attachment B - Jax Market - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: JAX MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Liquor Store	9	4	1
Beer and Wine Store	10	5	2
Restaurant	12	6	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	57.9	60.19
Violent Crimes	12.31	8.43	13.69

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

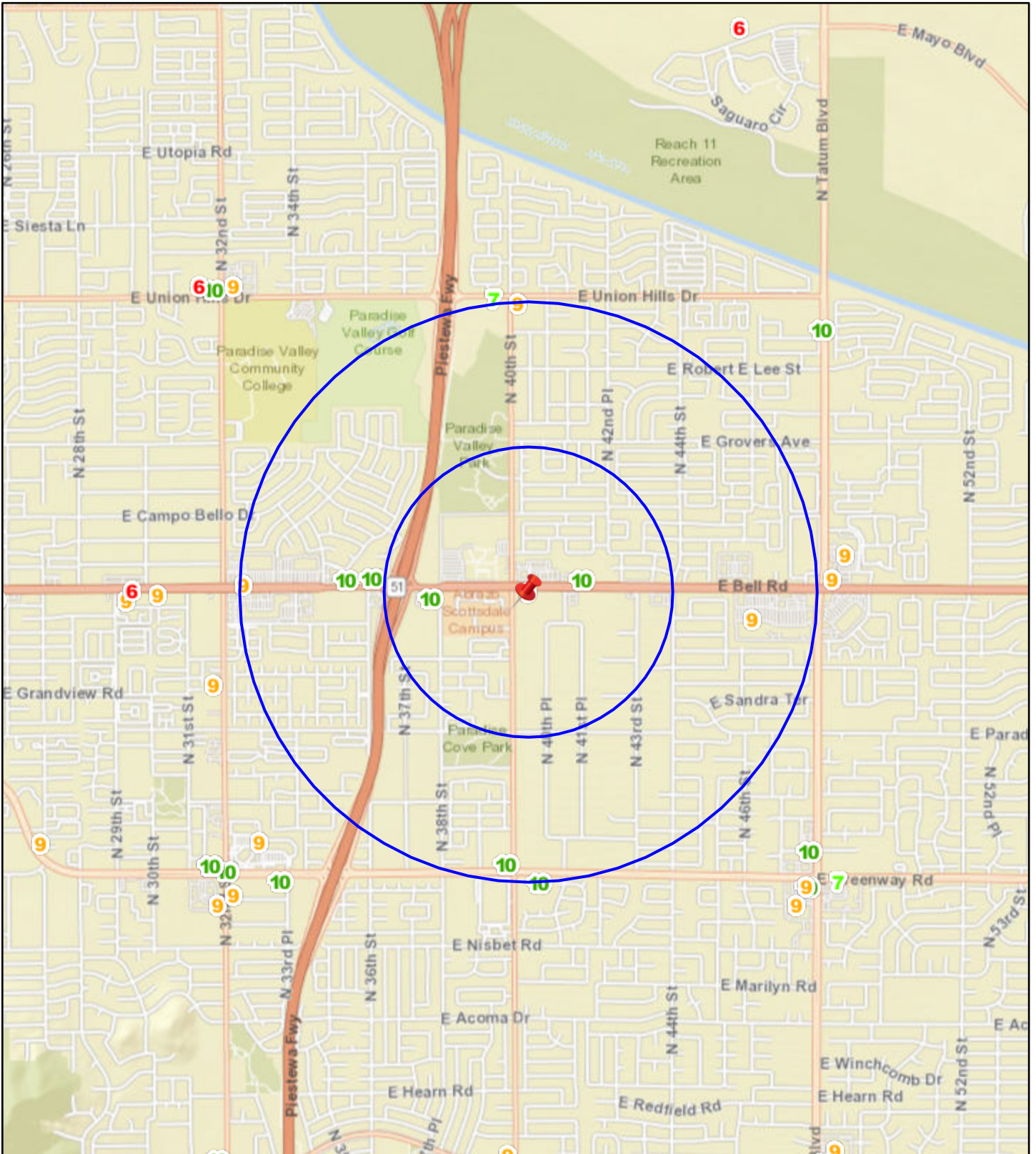
Description	Average	1/2 Mile Average
Parcels w/Violations	41	31
Total Violations	74	56

Census 2020 Data 1/2 Mile Radius

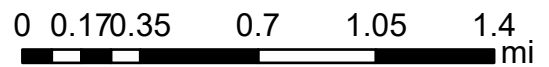
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032151	1259	393	22	41
1032152	1805	615	41	61
1033031	1740	482	10	65
1033032	1423	526	48	249
6196011	0	0	0	0
6196021	1901	596	29	269
6198001	1655	508	13	76
6198002	1670	58	82	147
6198003	1484	412	29	13
Average	1601	393	60	177

Liquor License Map: JAX MARKET

4001 E BELL RD



Date: 5/20/2026





Liquor License - Modern Margarita - District 2

Request for a liquor license. Arizona State License Application 398278.

Summary

Applicant

Kyle Mason, Agent

License Type

Series 6 - Bar

Location

5410 E. High Street, Ste. 115

Zoning Classification: C-2

Council District: 2

This request is for an ownership transfer of liquor license for a bar. This location was previously licensed for liquor sales and may operate with an interim permit.

The 60-day limit for processing this application is July 19, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
“I have the capability and reliability and qualifications to hold this and any liquor license because I have served as the Vice Pres of operations of Modern Margarita for the past 11 years and have been the acting liquor agent on the licesnse during that time. Throughout my tenure, I have consistently operated the restaurant respobisibly and in compliance with all liquor laws and regulations with no incidents or vilations associated with the liquor license. As the new owner, I intend to continue to operate the business exactly the same as past 11 yr.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

“The issuance of this liquor license will be in the best interest of the community because the restaurant has been a succesful and valued part of the neighborhood on High St for 11 years it provides a welcoming place for the community to gather and enjoy food and beverages in a safe and responsible liquor service practices, and the continuation of the licesnse will allow us to continue serving out customers and community at the high standards that are established.”

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Modern Margarita - Data

Attachment B - Modern Margarita - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: MODERN MARGARITA

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	11	4
Beer and Wine Bar	7	2	1
Liquor Store	9	3	0
Beer and Wine Store	10	5	1
Hotel	11	1	0
Restaurant	12	22	5

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	49.52	35.98
Violent Crimes	12.31	3.13	2.97

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

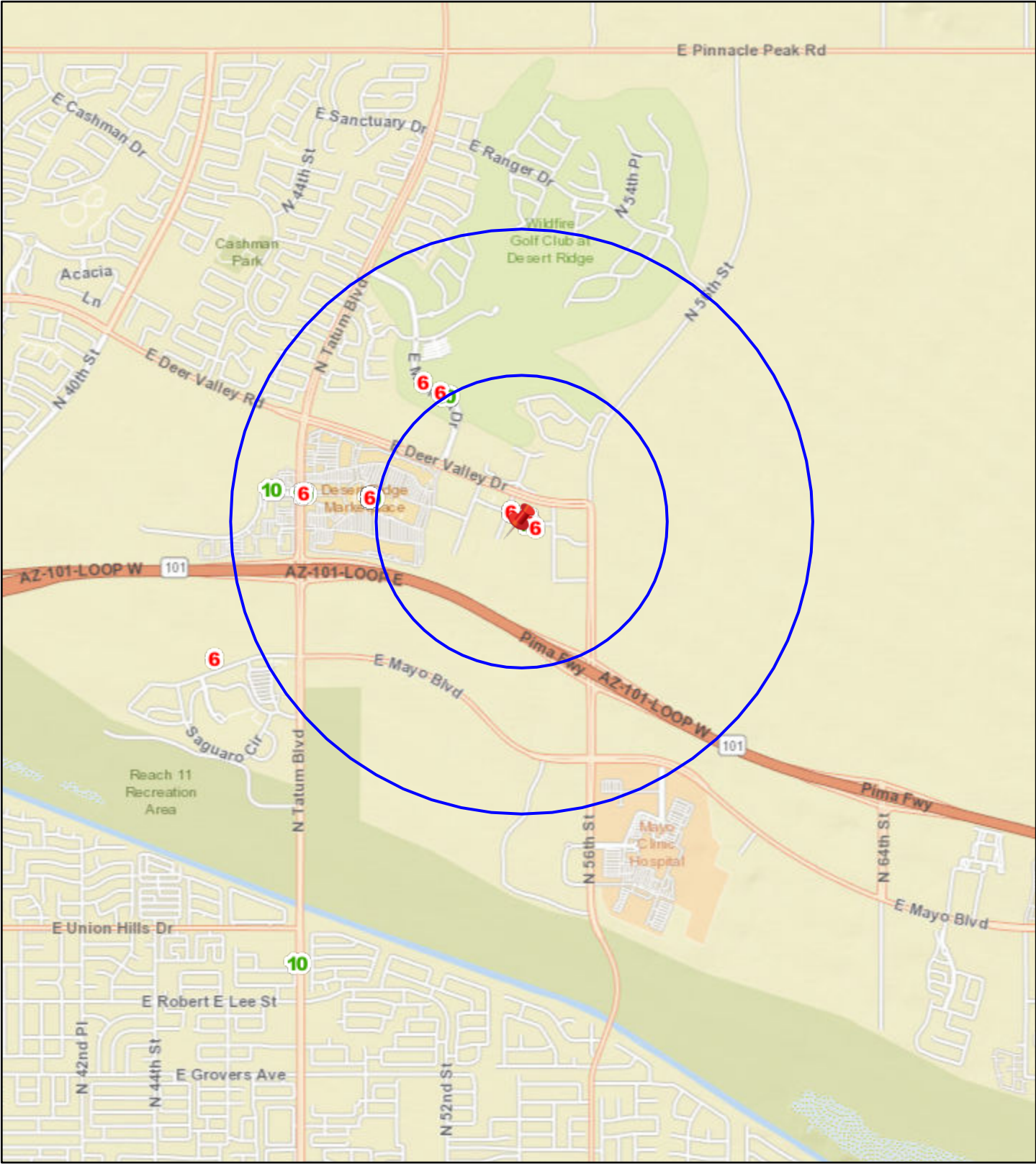
Description	Average	1/2 Mile Average
Parcels w/Violations	41	0
Total Violations	74	0

Census 2020 Data 1/2 Mile Radius

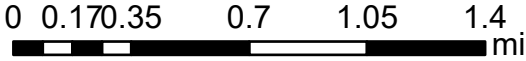
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6152011	656	0	41	20
6152012	6102	515	722	1020
6152022	84	50	30	0
6152023	3418	1016	778	112
Average	1601	393	60	177

Liquor License Map: MODERN MARGARITA

5410 E HIGH ST



Date: 5/26/2026





Liquor License - One Stop Mini Market - District 3

Request for a liquor license. Arizona State License Application 400489.

Summary

Applicant

Sargon Khammoo, Agent

License Type

Series 10 - Beer and Wine Store

Location

610 W. Dunlap Avenue

Zoning Classification: C-1

Council District: 3

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is July 27, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Saguaro Express (Series 9)
1051 S. Craycroft Road, Tucson
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because: "I am responsible, financially stable, and committed to complying with all state and local laws governing the sale and service of alcohol. I understand the importance of operating a business in a lawful and professional manner, maintaining accurate records, and ensuring a safe environment for customers and the community. I am prepared to meet all licensing requirements and uphold the standards expected of a liquor license holder."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "This store will provide a safe and secure place for the neighborhood to buy alcohol. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the working in liquor store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for the customers to purchase quality liquor."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - One Stop Mini Market - Data

Attachment B - One Stop Mini Market - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: ONE STOP MINI MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Beer and Wine Bar	7	1	0
Liquor Store	9	2	0
Beer and Wine Store	10	6	4
Restaurant	12	5	0
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	117.25	109.34
Violent Crimes	12.31	28.29	26.85

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

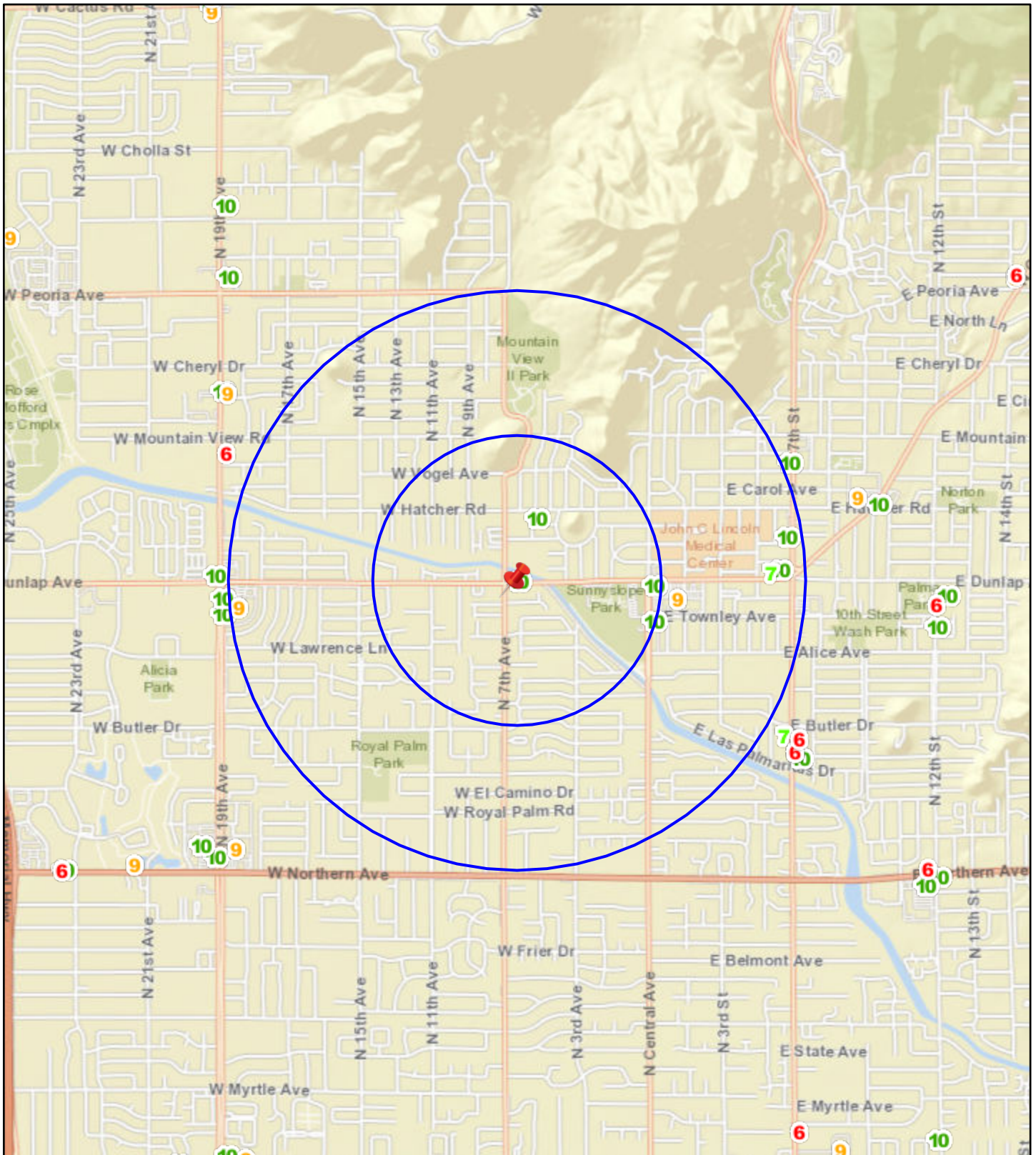
Description	Average	1/2 Mile Average
Parcels w/Violations	41	93
Total Violations	74	169

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1045011	999	207	37	120
1045013	1601	133	27	478
1045021	1452	356	26	226
1046001	2192	383	93	320
1046002	1075	138	91	338
1046003	742	161	56	128
1053002	2247	273	65	285
1053003	1216	489	42	61
1054001	1246	488	20	0
1054002	1261	465	33	28
Average	1601	393	60	177

Liquor License Map: ONE STOP MINI MARKET

610 W DUNLAP AVE



Date: 5/28/2026



0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Rise Over Run - District 3

Request for a liquor license. Arizona State License Application 394664.

Summary

Applicant

Joseph McCallum, Agent

License Type

Series 7 - Beer and Wine Bar

Location

524 W. Hatcher Road

Zoning Classification: C-2 HP HROD

Council District: 3

This request is for an ownership and location transfer for a beer and wine bar. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in October 2026.

The 60-day limit for processing this application is July 7, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

Six letters supporting the issuance of this license have been received and are on file in the Office of the City Clerk. The letters are from the "S" Mountain Neighborhood Association, the Hatcher Urban Businesses, and nearby residents. They feel that Rise Over Run's entrepreneurial initiative and commitment to the community supports the neighborhoods revitalization efforts and would provide a positive place for the community to gather.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"I am a business professional with over twenty years of experience and a track record of responsible business conduct. As a former finance professional, I understand the importance of operating within regulatory frameworks and maintaining strong compliance standards. I have already started to build a team with direct food and beverage experience to support Rise Over Run's operations. Our general manager brings over ten years of experience in the craft beer and wine business."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Rise Over Run represents progress toward achieving the vision of City of Phoenix and Sunnyslope neighborhood leaders when they adopted the Hatcher Road Overlay district. That overlay envisions Hatcher Road as a pedestrian-friendly 'shopping and dining destination'. Additionally, as a Sunnyslope resident and property owner, it is in my best interest to advance the prosperity and safety of the neighborhood. Rise Over Run will conduct its operations with an eye toward community betterment and courtesy to neighbors."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Rise Over Run - Data

Attachment B - Rise Over Run - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: RISE OVER RUN

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Beer and Wine Bar	7	1	0
Liquor Store	9	1	0
Beer and Wine Store	10	9	3
Restaurant	12	5	1
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	125.05	120.06
Violent Crimes	12.31	32.8	35.98

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

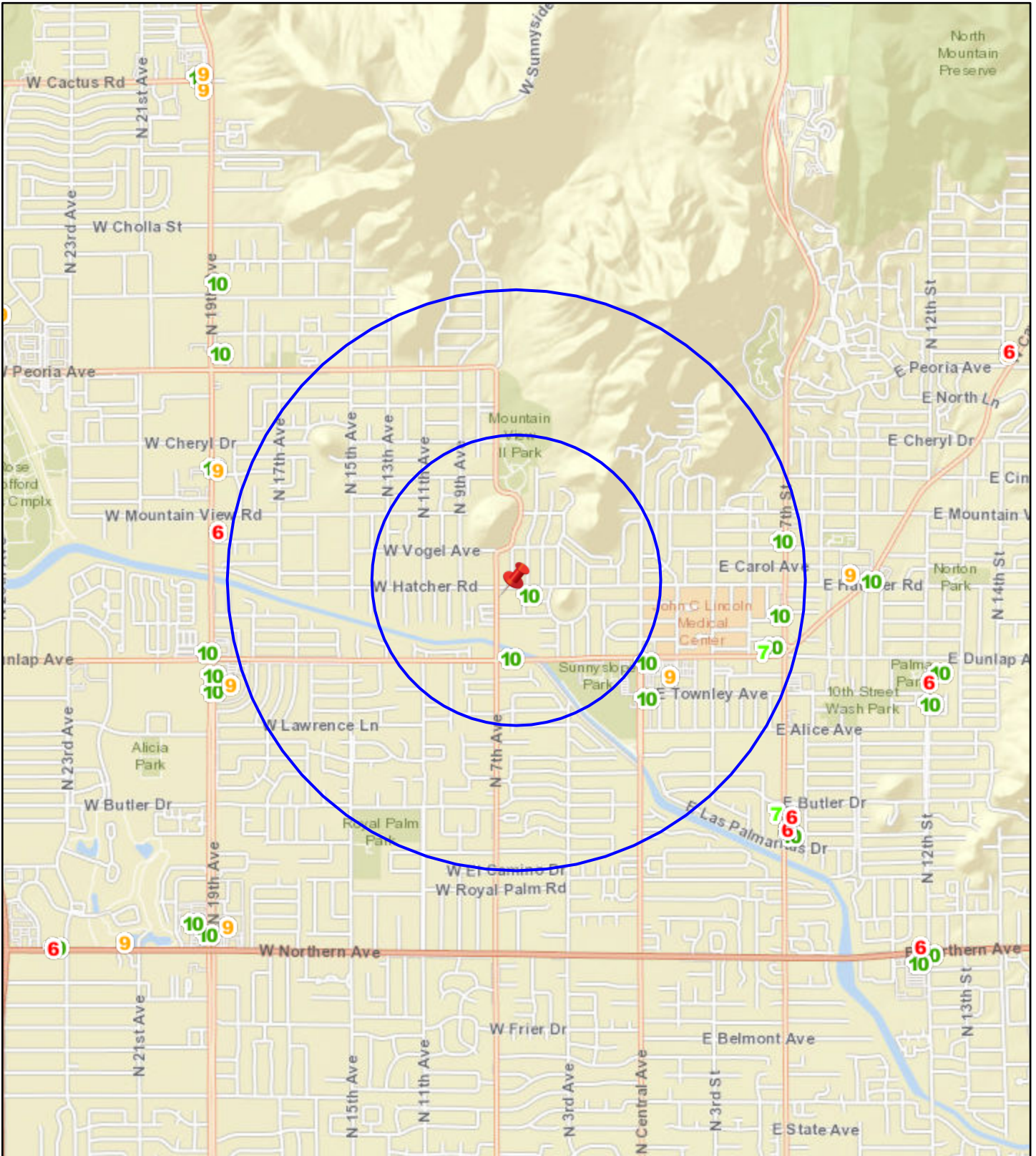
Description	Average	1/2 Mile Average
Parcels w/Violations	41	105
Total Violations	75	214

Census 2020 Data 1/2 Mile Radius

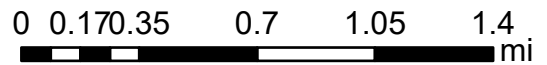
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1045011	999	207	37	120
1045013	1601	133	27	478
1045021	1452	356	26	226
1045022	2320	200	43	421
1046001	2192	383	93	320
1046002	1075	138	91	338
1046003	742	161	56	128
1053002	2247	273	65	285
1053003	1216	489	42	61
1054001	1246	488	20	0
1054002	1261	465	33	28
Average	1601	393	60	177

Liquor License Map: RISE OVER RUN

524 W HATCHER RD



Date: 5/13/2026





Liquor License - Track Market and Liquor - District 3

Request for a liquor license. Arizona State License Application 399979.

Summary

Applicant

Khaled Hamze, Agent

License Type

Series 9S - Addition of Sampling Privileges for a Liquor Store

Location

1502 W. Bell Road, Ste. 1 & 2

Zoning Classification: C-1

Council District: 3

This request is for the addition of Sampling Privileges to an existing liquor license for a liquor store. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is July 12, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because: "I have been a liquor license holder since November of 2005, I maintained a clean record, followed all liquor license rules, policies and regulations and mandates all employees to become aware and knowledgeable of all liquor laws. At our business we ensure public."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "Track Market and Liquor will adhere and comply with all of the liquor license sampling policies and guidelines to ensure public safety. Also we will implement all safety measures to our community's best interest."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Track Market and Liquor - Data

Attachment B - Track Market and Liquor - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: TRACK MARKET & LIQUOR

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Beer and Wine Bar	7	2	2
Liquor Store	9	7	4
Beer and Wine Store	10	7	3
Restaurant	12	5	2
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	192.06	531.95
Violent Crimes	12.31	26.24	66.34

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

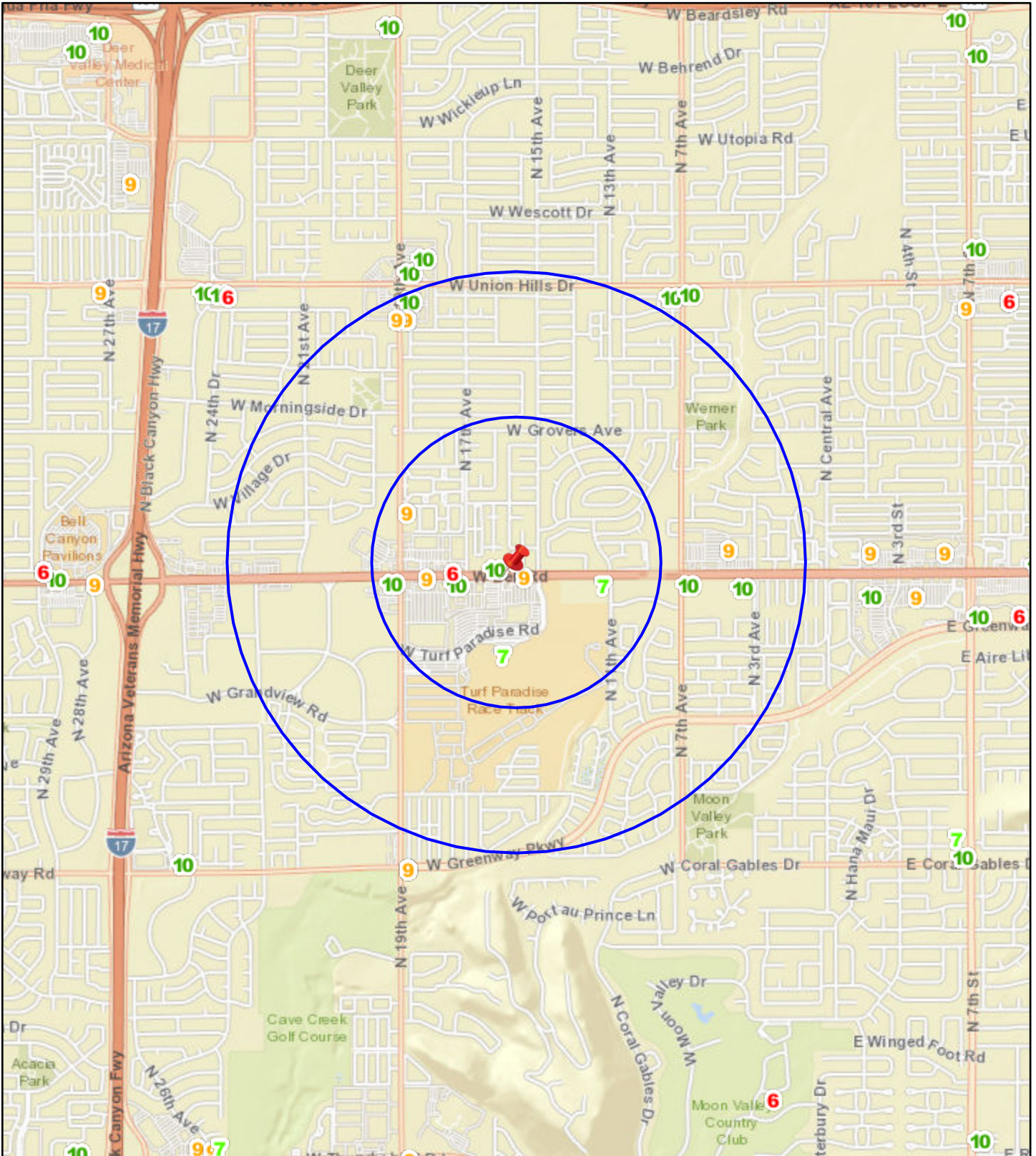
Description	Average	1/2 Mile Average
Parcels w/Violations	41	35
Total Violations	73	60

Census 2020 Data 1/2 Mile Radius

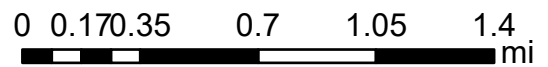
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1036041	1406	374	28	253
1036042	1354	528	26	81
1036081	2366	444	30	118
6186003	2382	539	22	194
6187001	1574	480	13	177
6187002	1365	402	17	60
6188001	1604	367	52	343
6188002	1441	0	76	77
6188003	1443	274	36	111
6188004	1431	241	37	138
Average	1601	393	60	177

Liquor License Map: TRACK MARKET & LIQUOR

1502 W BELL RD



Date: 5/18/2026





Liquor License - Special Event - WayneFest - District 4

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Michael Anderson

Location

1717 N. 12th Street
Council District: 4

Function

Art and Music Festival

Date(s) - Time(s) / Expected Attendance

November 21, 2026 - 5 p.m. to 9 p.m. / 700 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Tequila Cocina and Cantina - District 4

Request for a liquor license. Arizona State License Application 397692.

Summary

Applicant

Valeria Salgueiro, Agent

License Type

Series 12 - Restaurant

Location

4818 N. 7th Street

Zoning Classification: C-2

Council District: 4

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales.

The 60-day limit for processing this application was June 28, 2026. However, the applicant submitted a request for more time.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"I have the capability, reliability and qualifications to hold a liquor license because I am a committed operator of my business. I believe in operating responsibly and in compliance with all city of Phoenix and Arizona liquor laws. I understand the importance of maintaining a safe environment for customers and staff, ensuring proper alcohol service practices, and following all regulations related to the sales and service of alcoholic beverages."

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - Carniceria Chinola - District 4

Request for a liquor license. Arizona State License Application 400350.

Summary

Applicant

Karem Velasquez, Agent

License Type

Series 10 - Beer and Wine Store

Location

3102 W. Van Buren Street

Zoning Classification: C-3

Council District: 4

This request is for a new liquor license for a convenience market. This location was previously licensed for liquor sales and may currently operate with an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is July 31, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Mariscos Mi Lindo Guaymas Mesa (Series 12)
1036 W. Southern Avenue, Ste. 104, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because: "I am responsible, financially stable, and committed to complying with all state and local laws governing the sale and service of alcohol. I understand the importance of operating a business in a lawful and professional manner, maintaining accurate records, and ensuring a safe environment for customers and the community. I am prepared to meet all licensing requirements and uphold the standards expected of a liquor license holder."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "The store will provide a safe and secure place for the neighborhood to buy alcohol. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the working in liquor store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for the customers to purchase quality liquor."

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Carniceria Chinola - Data

Attachment B - Carniceria Chinola - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: CARNICERIA CHINOLA

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	13	0
Liquor Store	9	2	2
Beer and Wine Store	10	6	1
Restaurant	12	3	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	162.55	246.81
Violent Crimes	12.31	38.8	70.48

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

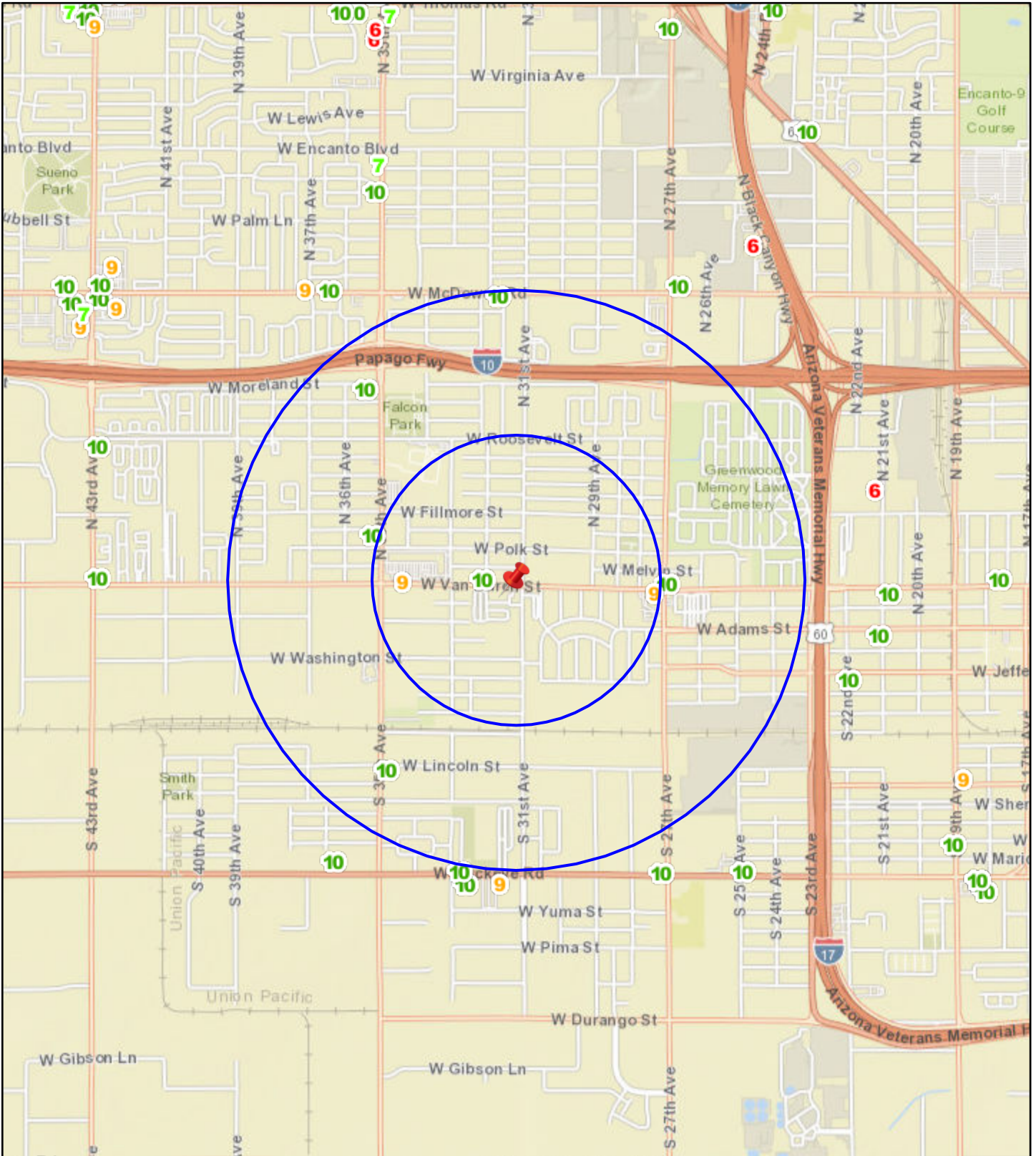
Description	Average	1/2 Mile Average
Parcels w/Violations	41	121
Total Violations	74	256

Census 2020 Data 1/2 Mile Radius

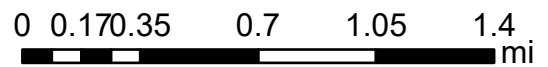
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1126021	2407	283	51	823
1127001	2218	288	27	543
1127002	1907	397	66	601
1127003	2862	168	24	674
1145001	1759	366	25	206
1145002	498	48	50	206
1146001	1754	218	48	367
Average	1601	393	60	177

Liquor License Map: CARNICERIA CHINOLA

3102 W VAN BUREN ST



Date: 6/2/2026





Liquor License - One Stop Food Mart - District 4

Request for a liquor license. Arizona State License Application 398751.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 10 - Beer and Wine Store

Location

2649 W. Indian School Road

Zoning Classification: C-3

Council District: 4

This request is for a new liquor license for a convenience store that sells gas. This location was previously licensed for liquor sales and may currently operate with an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is July 5, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes: information about any liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for the locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

76 Station (Series 10)

4102 N. 27th Avenue, Phoenix

Calls for police service: 209

Liquor license violations: In December 2025, a fine of \$3,000 was paid for failure to request ID from underage buyer, selling, giving or furnishing an underage person with alcohol, and knowledge of liquor laws and rules.

24/7 Food Mart (Series 10)

2785 W. Baseline Road, Tempe

Calls for police service: N/A - not in Phoenix

Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:

“Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

“Applicant purchased the gas station and convenience store at the SEC of 27th Avenue and Indian School Road. The business will continue to offer fuel and goods customers have come to expect over the years. Applicant would like to continue offering beer and wine for off-premises consumption to customers 21 and over.”

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - One Stop Food Mart - Data

Attachment B - One Stop Food Mart - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: ONE STOP FOOD MART

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	2	1
Bar	6	2	0
Liquor Store	9	3	1
Beer and Wine Store	10	14	3
Restaurant	12	5	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	228.9	261.88
Violent Crimes	12.31	78.18	117.94

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

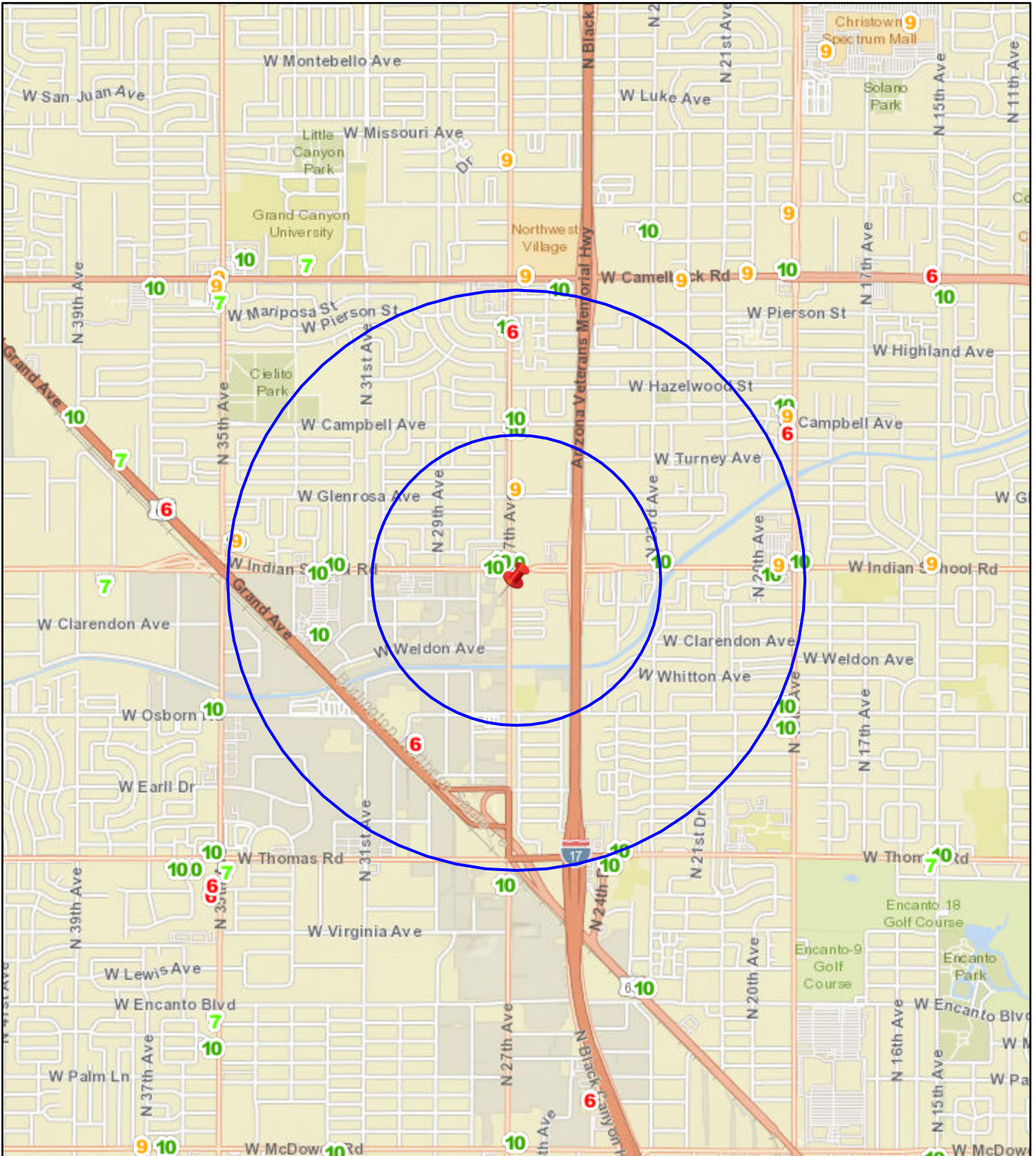
Description	Average	1/2 Mile Average
Parcels w/Violations	41	88
Total Violations	74	167

Census 2020 Data 1/2 Mile Radius

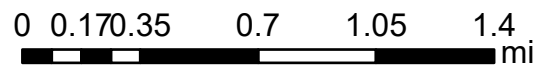
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1090012	3304	0	235	959
1090031	2215	79	45	436
1090032	2025	61	57	598
1090033	1038	8	61	152
1090034	1053	30	24	453
1091022	3960	742	30	904
1169001	2763	372	39	622
1170002	3121	431	53	676
Average	1601	393	60	177

Liquor License Map: ONE STOP FOOD MART

2649 W INDIAN SCHOOL RD



Date: 5/13/2026





Liquor License - Prime Now/Amazon Fresh - District 4

Request for a liquor license. Arizona State License Application 399199.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 10 - Beer and Wine Store

Location

1945 E. Indian School Road

Zoning Classification: C-3

Council District: 4

This request is for a new liquor license for a for a grocery store. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 26, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes: information about any

liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Prime Now/Amazon Fresh (Series 9)

500 S. 48th Street, Phoenix

Calls for police service: 13

Liquor license violations: In November 2019, a fine of \$250 was paid for failure to follow the identification procedure prescribed by the statutes and a retail delivery violation.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because: "Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and services."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"Prime Now/ Amazon Fresh offers a variety of retail everyday items, such as groceries, snacks, household goods, personal items, etc. Applicant would like to offer its customers 21 and over the option of purchasing beer and wine with their shopping experience."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Prime Now/Amazon Fresh - Data

Attachment B - Prime Now/Amazon Fresh - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: PRIME NOW/AMAZON FRESH

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Wholesaler	4	2	0
Bar	6	6	1
Beer and Wine Bar	7	6	0
Liquor Store	9	3	0
Beer and Wine Store	10	14	3
Hotel	11	1	0
Restaurant	12	15	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	158.43	142.14
Violent Crimes	12.31	26.27	22.29

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

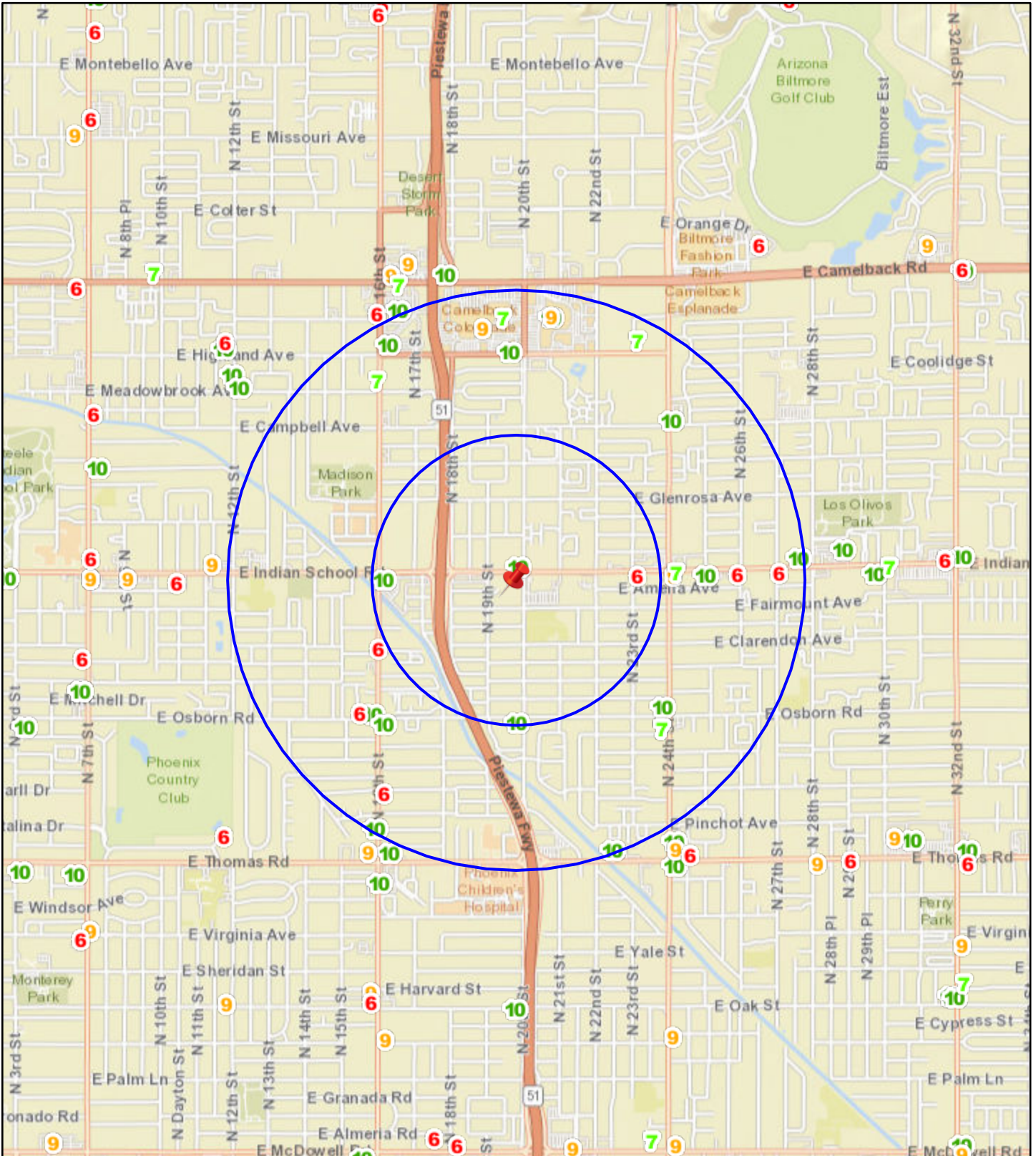
Description	Average	1/2 Mile Average
Parcels w/Violations	41	266
Total Violations	74	347

Census 2020 Data 1/2 Mile Radius

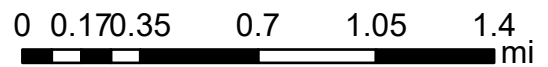
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1085011	1283	261	57	82
1085012	1440	287	29	94
1085021	578	138	7	37
1085023	1015	433	88	109
1086022	1825	155	88	126
1106002	2321	470	72	72
1107011	1037	46	62	247
1107012	1274	194	61	154
1107021	2550	450	73	215
1107022	1817	465	28	324
Average	1601	393	60	177

Liquor License Map: PRIME NOW/AMAZON FRESH

1945 E INDIAN SCHOOL RD



Date: 6/4/2026





Liquor License - Strip Mall - District 4

Request for a liquor license. Arizona State License Application 400220.

Summary

Applicant

Koral Casillas, Agent

License Type

Series 12 - Restaurant

Location

3508 N. 7th Street, Suite. 100

Zoning Classification: A-1

Council District: 4

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is August 2, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Monsoon Market (Series 10)
3508 N. 7th Street, Ste. 140, Phoenix
Calls for police service: 19
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"I have been a business owner her in Phoenix, Arizona for about 5 years and counting. During this time, my establishment has maintained excellent operations with no regulatory or safety issues. I am thoroughly experienced and aware with alcohol laws and am dedicated to upholding the highest standards for compliance."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Our surrounding community will benefit from the issuance of our restaurant liquor license with the ability to have more options to support small, women-owned businesses that's within a walkable part of central Phoenix. The suite that we operate in previously held a liquor license many years ago when it was a different business. There is need for a more casual third spaces and all day cafes with drink and food options throughout our growing city!"

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Strip Mall - Data
Attachment B - Strip Mall - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: STRIP MALL

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	11	2
Beer and Wine Bar	7	3	0
Liquor Store	9	7	3
Beer and Wine Store	10	11	5
Hotel	11	1	0
Restaurant	12	21	3

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	191.29	228.34
Violent Crimes	12.31	34.5	35.13

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

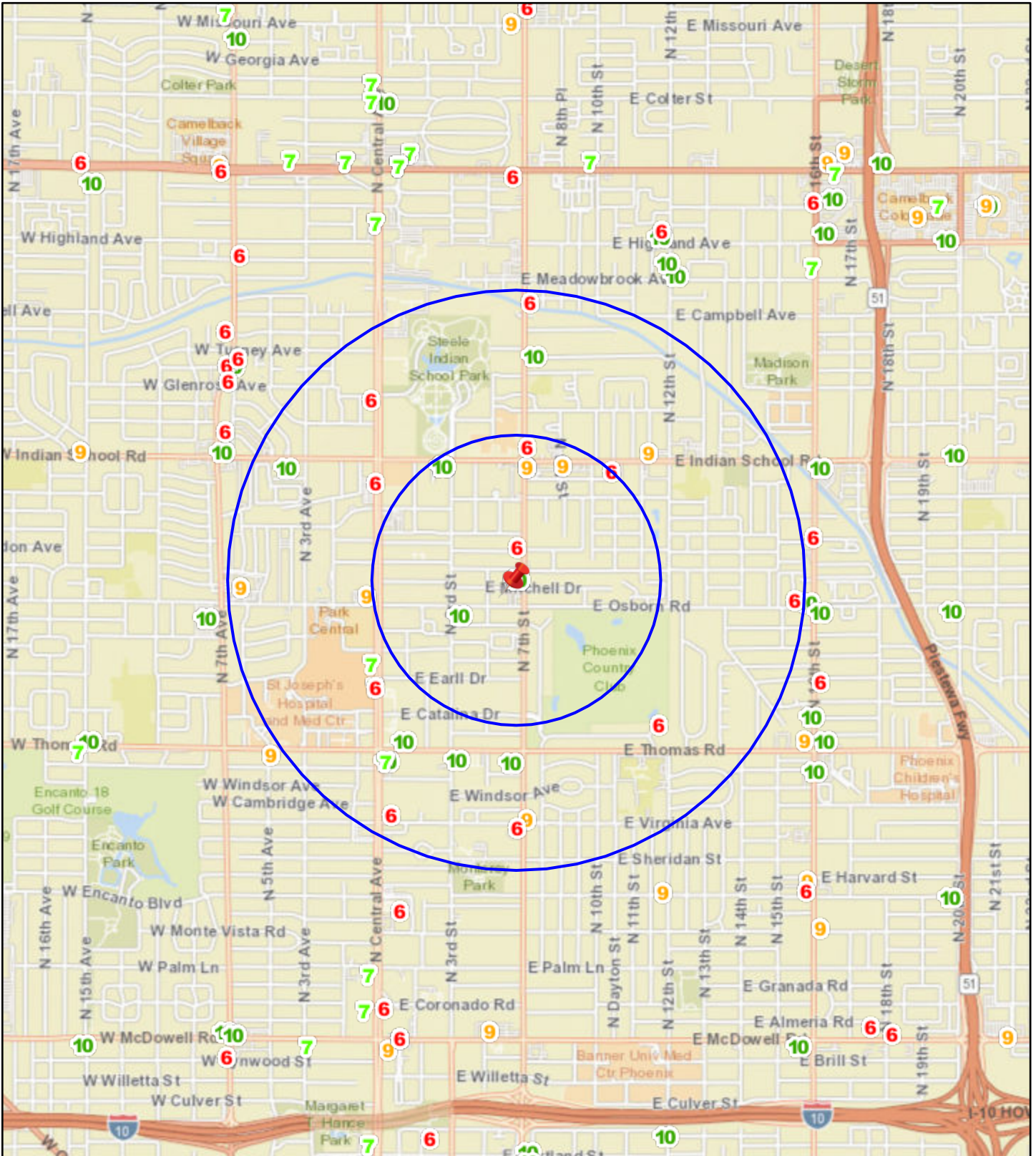
Description	Average	1/2 Mile Average
Parcels w/Violations	41	164
Total Violations	74	230

Census 2020 Data 1/2 Mile Radius

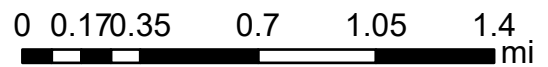
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1086012	878	143	295	232
1105011	1135	187	125	191
1105013	486	47	63	125
1105021	1745	119	126	482
1105022	2166	436	185	339
1106001	864	144	73	114
1106003	429	141	52	60
1106004	1350	265	59	196
1171001	1768	158	74	235
Average	1601	393	60	177

Liquor License Map: STRIP MALL

3508 N 7TH ST



Date: 6/3/2026





Liquor License - Jojo Mini Mart - District 5

Request for a liquor license. Arizona State License Application 399936.

Summary

Applicant

Maryana Khoshaba, Agent

License Type

Series 10 - Beer and Wine Store

Location

6532 W. Indian School Road

Zoning Classification: C-2

Council District: 5

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is July 20, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because: "I am responsible, financially stable, and committed to complying with all state and local laws governing the sale and service of alcohol. I understand the importance of operating a business in a lawful and professional manner, maintaining accurate records, and ensuring a safe environment for customers and the community. I am prepared to meet all licensing requirements and uphold the standards expected of a liquor license holder."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "This store will provide a safe and secure place for the neighborhood to buy alcohol. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the working in liquor store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for the customers to purchase quality liquor."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Jojo Mini Mart - Data

Attachment B - Jojo Mini Mart - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: JOJO MINI MART

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Beer and Wine Bar	7	1	0
Liquor Store	9	5	2
Beer and Wine Store	10	6	2
Restaurant	12	5	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	180.14	316.77
Violent Crimes	12.31	43.97	74.41

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

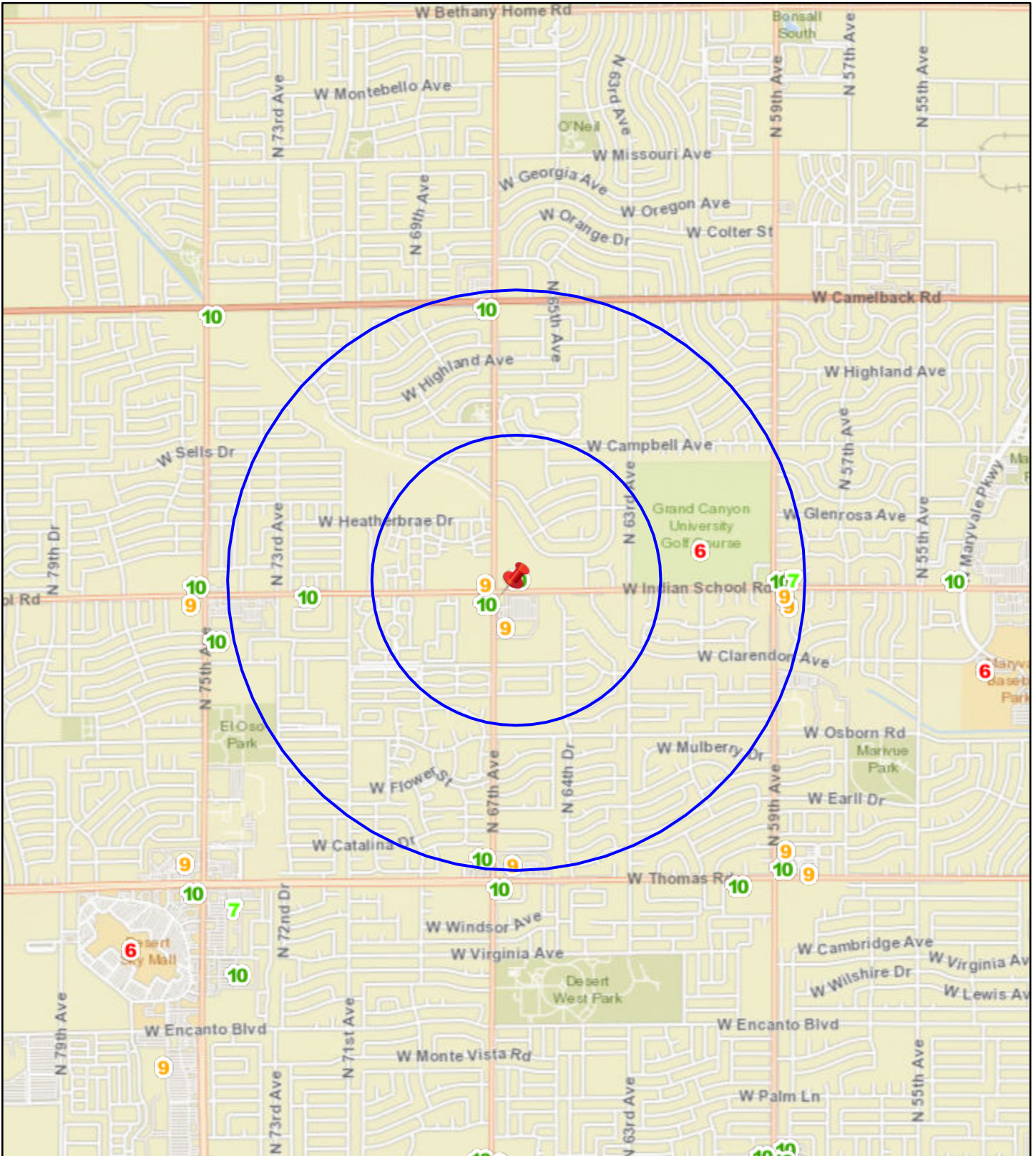
Description	Average	1/2 Mile Average
Parcels w/Violations	41	44
Total Violations	74	94

Census 2020 Data 1/2 Mile Radius

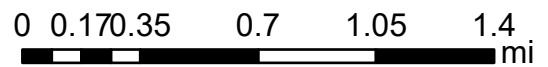
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1095002	1201	258	22	70
1095003	2295	425	29	304
1096022	3172	251	59	534
1096041	3236	579	30	597
1097071	1717	0	30	359
1097072	631	80	49	188
1097073	2485	0	85	1135
1098012	1340	248	8	518
1098021	1651	440	14	280
Average	1601	393	60	177

Liquor License Map: JOJO MINI MART

6532 W INDIAN SCHOOL RD



Date: 5/26/2026





Liquor License - Quiktrip #1511 - District 5

Request for a liquor license. Arizona State License Application 399659.

Summary

Applicant

Ryan Anderson, Agent

License Type

Series 10 - Beer and Wine Store

Location

9677 W. Thomas Road

Zoning Classification: PUD

Council District: 5

This request is for a new liquor license for a convenience store that sells gas. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently under construction with plans to open in April 2027.

The 60-day limit for processing this application is July 19, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
“The owners of the Quiktrip locations are responsible, experienced, and successful convenient store owners in many locations in Arizona and other states throughout the United States. Managers of all Quiktrip locations have received liquor management training by authorized training providers. The owners, operators and management are committed to following all state, federal and local laws regarding the sale of alcohol.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“The issuance of the Series 10 liquor license is in the best interest of the community due to the convenience of a local neighborhood store providing everyday products, including liquor.”

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Quiktrip #1511 - Data

Attachment B - Quiktrip #1511 - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: QUIKTRIP #1511

Liquor License

Description	Series	1 Mile	1/2 Mile
Liquor Store	9	3	0
Beer and Wine Store	10	1	0
Hotel	11	1	0
Restaurant	12	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	52.83	15.39
Violent Crimes	12.31	13.24	2.44

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

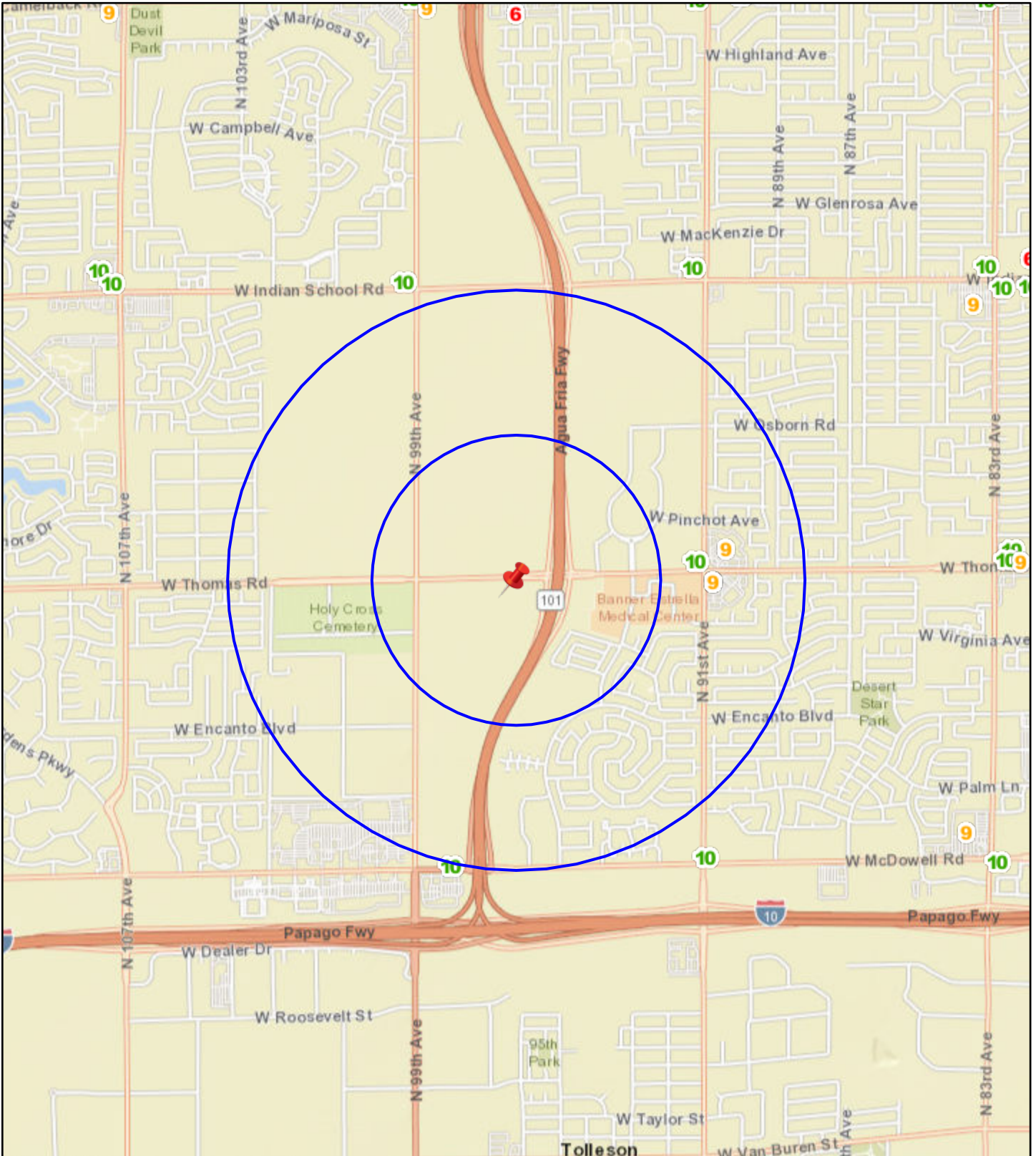
Description	Average	1/2 Mile Average
Parcels w/Violations	41	2
Total Violations	74	5

Census 2020 Data 1/2 Mile Radius

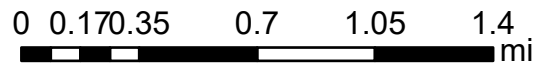
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
0820161	0	0	0	0
0820162	4197	623	82	530
0820171	1887	192	18	229
0820172	0	0	0	0
0820212	716	272	4	18
0820241	1305	279	32	111
Average	1601	393	60	177

Liquor License Map: QUIKTRIP #1511

9677 W THOMAS RD



Date: 6/15/2026





Liquor License - RBG Spirits and Wine of Arizona - District 6

Request for a liquor license. Arizona State License Application 391964.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 4 - Wholesaler

Location

402 S. 54th Place

Zoning Classification: A-2

Council District: 6

This request is for a new liquor license for a wholesaler. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is July 28, 2026.

Pursuant to A.R.S. 4-203, consideration may be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the

applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
“The company, RBG-Arizona, L.L.C. is an affiliate of a national wholesale company that has been operating for more than 50 ears in over 10 states. The company has significant experience in the wholesale business and has excellent reputation in the industry.”

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - The Olive Farmer - District 6

Request for a liquor license. Arizona State License Application 397919.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 12 - Restaurant

Location

4418 E. Osborn Road

Zoning Classification: C-1

Council District: 6

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow the sale of alcoholic beverages, outdoor dining, and outdoor alcohol service. This business is currently being remodeled with plans to open in September 2026.

The 60-day limit for processing this application is July 7, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
“We will ensure all employees are properly trained and certified in title 4 training. We will provide staff training on esponsible liquor handling, sales procedures, and compliance standards. We plan to verify identification for all customers purchasing or consuming alcohol, maintain accurate inventory controls, organization, and secure product storage procedures, clearly displaying the liquor license and all required regulatory and warining signage and maintain all records required by the Arizona Department of Liquor.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

“The restaurant will provide safe, professionally managed dining establishment for residents and visitors. The business will offer responsible alcohol service in compliance with Arizona liquor laws, maintain all required employee Title 4 training certification, and implement strict identification and inventory control procedures. Management is committed to maintaining a clean, family-friendly, and well-regulated enviroment that promotes public safety and community standards.”

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - The Olive Farmer - Data
Attachment B - The Olive Farmer - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: THE OLIVE FARMER

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Wholesaler	4	2	0
Bar	6	6	1
Beer and Wine Bar	7	3	2
Liquor Store	9	7	1
Beer and Wine Store	10	8	0
Restaurant	12	29	3

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	141.64	49.68
Violent Crimes	12.31	16.45	4.03

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

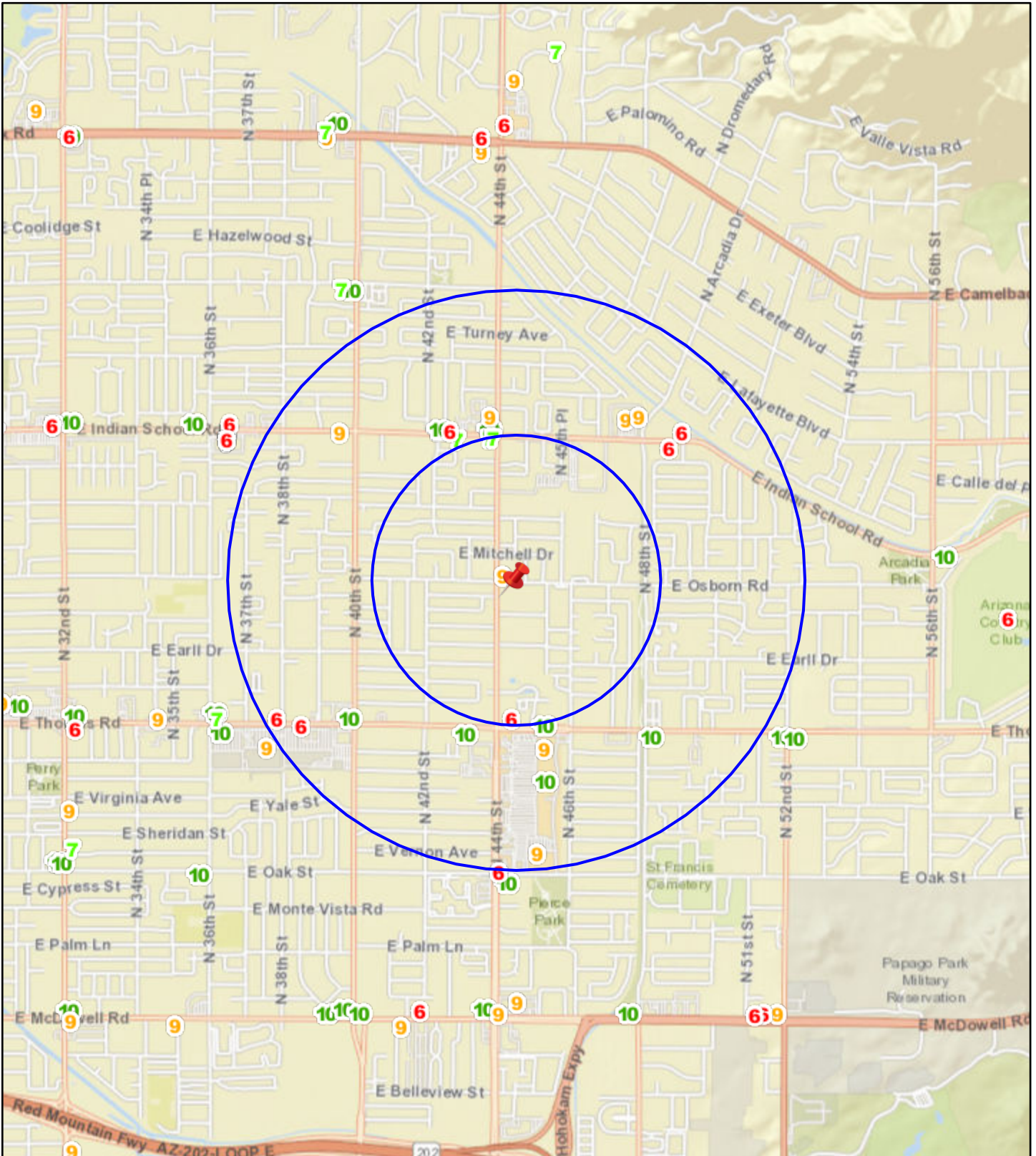
Description	Average	1/2 Mile Average
Parcels w/Violations	41	24
Total Violations	75	49

Census 2020 Data 1/2 Mile Radius

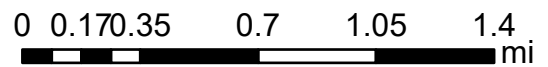
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1082002	1052	330	52	241
1110001	1097	117	20	93
1110002	891	325	25	43
1110003	1062	353	53	0
1110004	975	299	41	0
1110005	568	200	20	0
1111003	1715	586	49	30
Average	1601	393	60	177

Liquor License Map: THE OLIVE FARMER

4418 E OSBORN RD



Date: 6/18/2026





Liquor License - Denu Hotel & Spa - District 7

Request for a liquor license. Arizona State License Application 397875.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 11 - Hotel

Location

1 E. Adams Street

Zoning Classification: DTC-Business Core

Council District: 7

This request is for a new liquor license for a hotel. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled and has plans to open in September 2026.

The 60-day limit for processing this application is July 10, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes information about any liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Hyatt Place Phoenix Downtown (Series 11)
150 W. Adams Street, Phoenix
Calls for police service: 36
Liquor license violations: None

AC Hotel Tempe (Series 6)
100 E. Rio Salado Parkway, Tempe
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Denu Hotel & Spa is a boutique hospitality destination, offering hotel accommodations, wellness services, dining and guest amenities. The hotel would like to offer guests 21 and over the opportunity to enjoy alcoholic beverages for on-premises consumptions."

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Denu Hotel & Spa - Data

Attachment B - Denu Hotel & Spa - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: DENU HOTEL & SPA

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	3	0
Wholesaler	4	1	0
Government	5	7	4
Bar	6	40	23
Beer and Wine Bar	7	7	4
Liquor Store	9	5	2
Beer and Wine Store	10	13	3
Hotel	11	7	7
Restaurant	12	71	40
Club	14	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	252.01	351.59
Violent Crimes	12.31	69.95	80.14

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

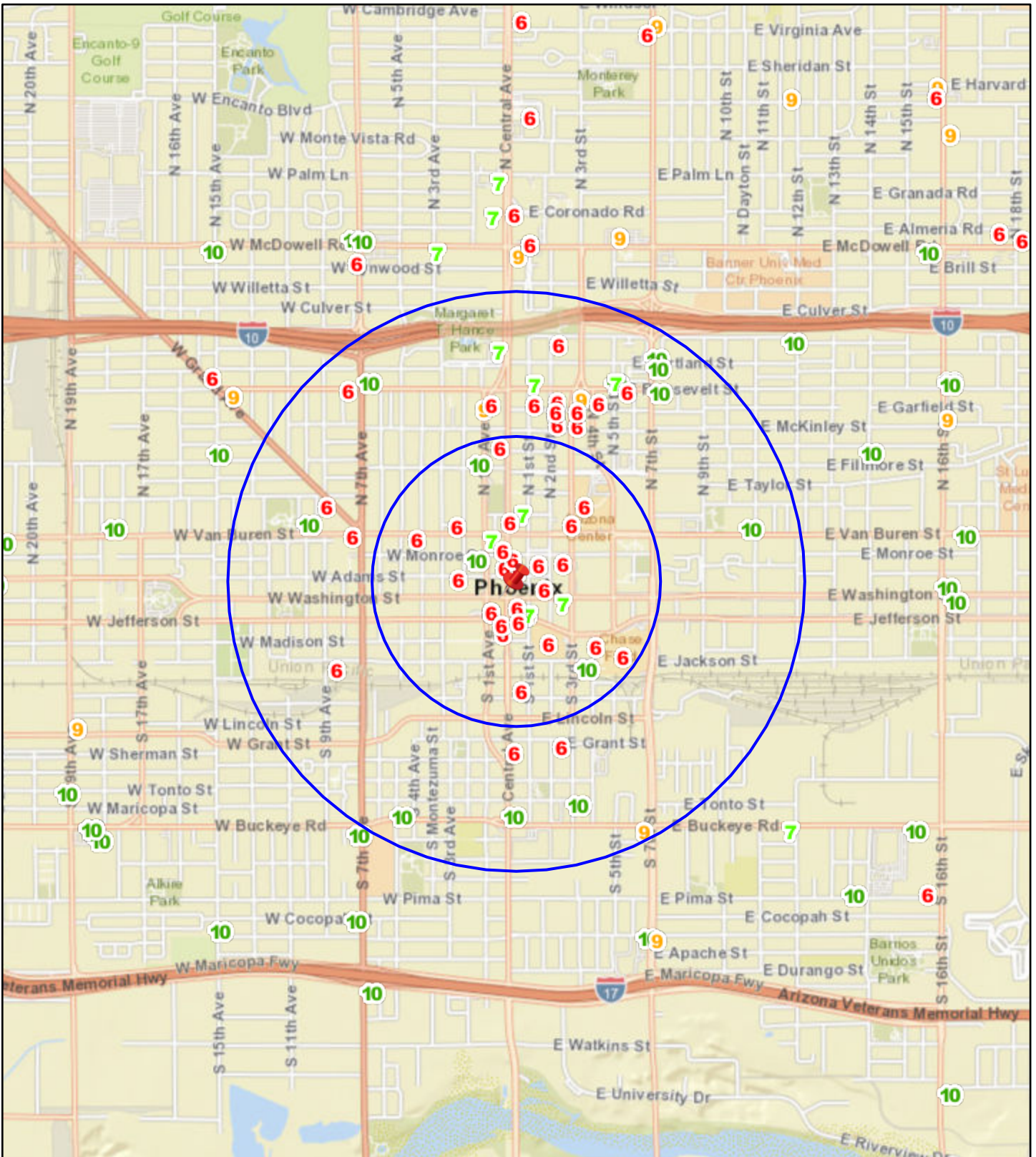
Description	Average	1/2 Mile Average
Parcels w/Violations	41	25
Total Violations	74	48

Census 2020 Data 1/2 Mile Radius

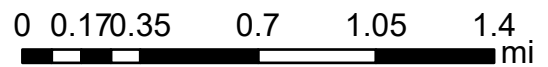
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
1132022	1347	118	99	594
1140003	1025	304	49	114
1140004	394	12	24	88
1141001	2605	227	111	276
1142001	938	210	81	167
Average	1601	393	60	177

Liquor License Map: DENU HOTEL & SPA

1 E ADAMS ST



Date: 5/13/2026





Liquor License - Grandioso - District 7

Request for a liquor license. Arizona State License Application 398461.

Summary

Applicant

Justin Piazza, Agent

License Type

Series 12 - Restaurant

Location

1229 Grand Avenue

Zoning Classification: C-3

Council District: 7

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is July 12, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"I have had 3 licences and I know the laws and will always agire by them."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"I have a great backround in restaurants and will be a positive for the community and create revenue for the city."

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Grandioso - Data

Attachment B - Grandioso - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: GRANDIOSO

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	2	1
Wholesaler	4	1	1
Government	5	4	0
Bar	6	20	4
Beer and Wine Bar	7	5	0
Liquor Store	9	3	1
Beer and Wine Store	10	10	3
Hotel	11	1	0
Restaurant	12	35	4
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	195.72	193.63
Violent Crimes	12.31	63.88	53.18

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

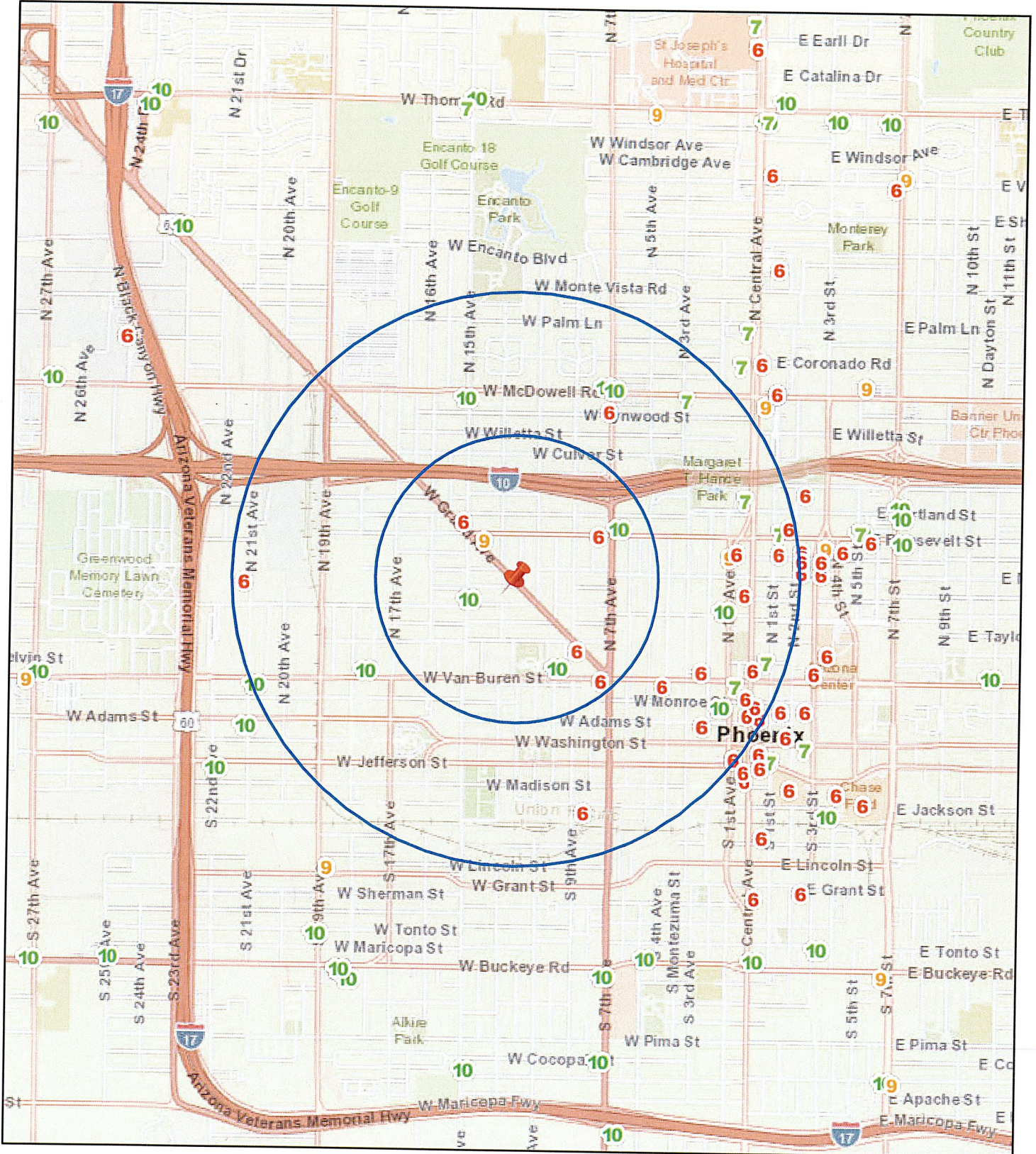
Description	Average	1/2 Mile Average
Parcels w/Violations	41	95
Total Violations	74	223

Census 2020 Data 1/2 Mile Radius

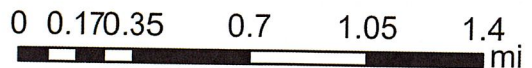
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1129001	1399	521	53	62
1129002	671	102	83	94
1129003	1168	99	40	80
1129004	1279	82	91	706
1130001	2898	331	199	515
1130002	1364	179	221	139
1131001	1929	146	155	743
1141001	2605	227	111	276
1143011	911	80	49	374
Average	1601	393	60	177

Liquor License Map: GRANDIOSO

1229 GRAND AVE



Date: 6/5/2026



City Clerk Department



Liquor License - Prime Now/Amazon Fresh - District 7

Request for a liquor license. Arizona State License Application 399287.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 10 - Beer and Wine Store

Location

1746 W. Fillmore Street

Zoning Classification: A-1 MH

Council District: 7

This request is for a new liquor license for a grocery store. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in August 2026.

The 60-day limit for processing this application is July 26, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes: information about any liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Prime Now/Amazon Fresh (Series 9)

500 S. 48th Street, Phoenix

Calls for police service: 13

Liquor license violations: In November 2019, a fine of \$250 was paid for failure to follow the identification procedure prescribed by statutes and a retail delivery violation.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:

“Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and services.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

“Prime Now/ Amazon Fresh offers a variety of retail everyday items, such as groceries, snacks, household goods, personal items, etc. Applicant would like to offer its customers 21 and over the option of purchasing beer and wine with their shopping experience.”

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Prime Now/Amazon Fresh - Data

Attachment B - Prime Now/Amazon Fresh - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: PRIME NOW/AMAZON FRESH

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Wholesaler	4	1	1
Government	5	1	0
Bar	6	5	2
Liquor Store	9	2	1
Beer and Wine Store	10	8	3
Restaurant	12	4	2
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	144.1	158.91
Violent Crimes	12.31	49.52	60.61

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

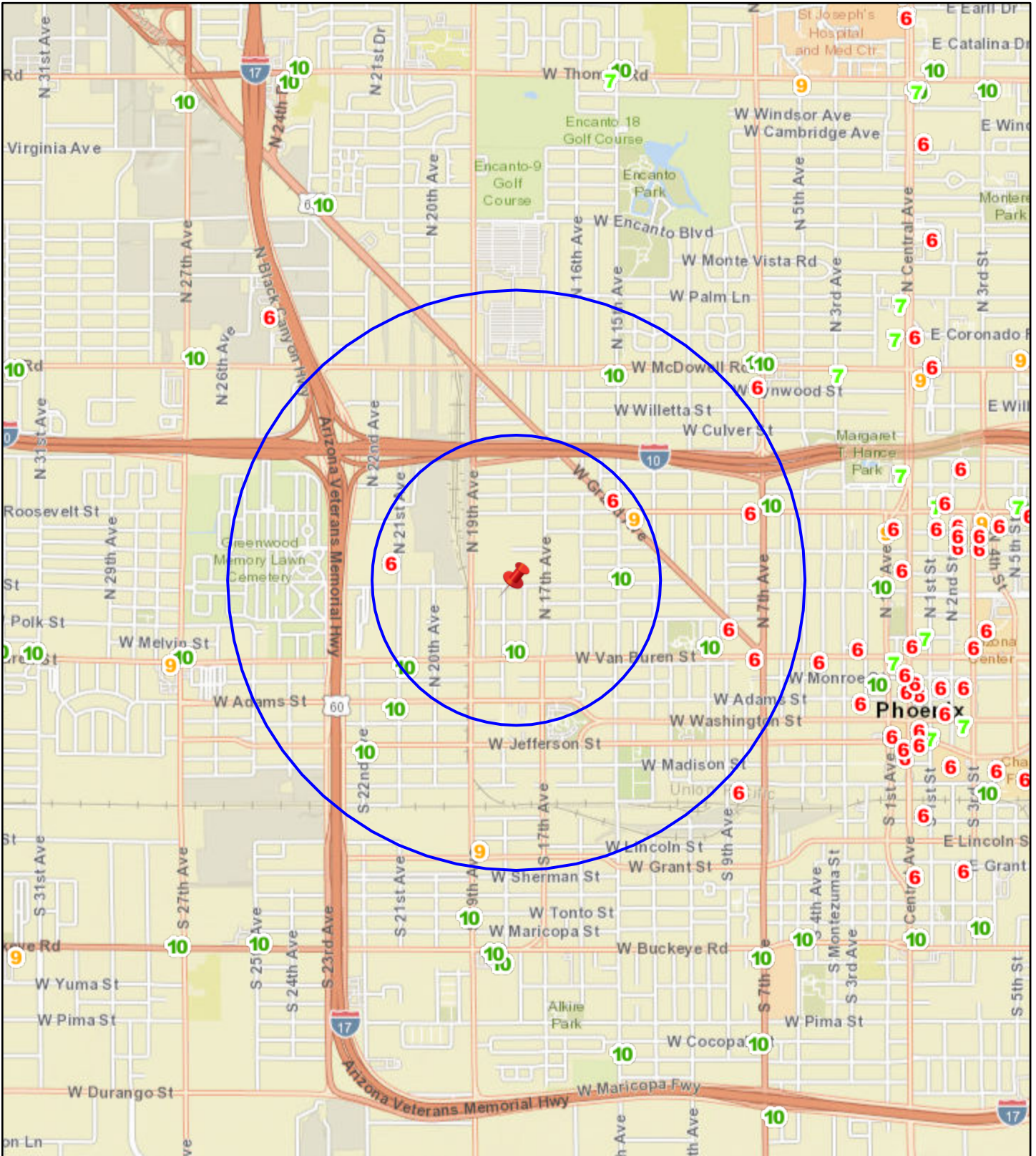
Description	Average	1/2 Mile Average
Parcels w/Violations	41	67
Total Violations	74	171

Census 2020 Data 1/2 Mile Radius

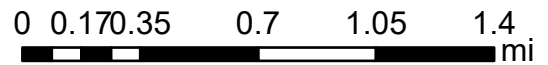
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1129001	1399	521	53	62
1129002	671	102	83	94
1129003	1168	99	40	80
1129004	1279	82	91	706
1143011	911	80	49	374
1144021	786	103	26	173
1168003	1756	422	38	545
1168004	691	133	32	333
Average	1601	393	60	177

Liquor License Map: PRIME NOW/AMAZON FRESH

1746 W FILLMORE ST



Date: 6/22/2026





Liquor License - QuikTrip # 1535 - District 7

Request for a liquor license. Arizona State License Application 399681.

Summary

Applicant

Ryan Anderson, Agent

License Type

Series 10 - Beer and Wine Store

Location

4402 S. 35th Avenue

Zoning Classification: C-2 SP

Council District: 7

This request is for a new liquor license for a convenience store that sells gas. This location was not previously licensed for liquor sales and does not have an interim permit. This location is currently under construction with plans to open in May 2027.

The 60-day limit for processing this application is July 18, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
“The owners of QuikTrip locations are responsible, experienced and successful convenient store owners in many locations in Arizona and other states throughout the United States. Managers of all QuikTrip locations have received liquor management training by authorized training providers. The owners, operators and management are committed to following all state, federal and local laws regarding the sale of alcohol.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“The issuance of the Series 10 liquor license is in the best interest of the community due to the convenience of a local neighborhood store providing everyday products, including liquor.”

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - QuikTrip #1535 - Data

Attachment B - QuikTrip #1535 - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: QUIKTRIP #1535

Liquor License

Description	Series	1 Mile	1/2 Mile
Beer and Wine Bar	7	1	1
Beer and Wine Store	10	2	1
Restaurant	12	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	54.03	37.15
Violent Crimes	12.31	9.07	12.52

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

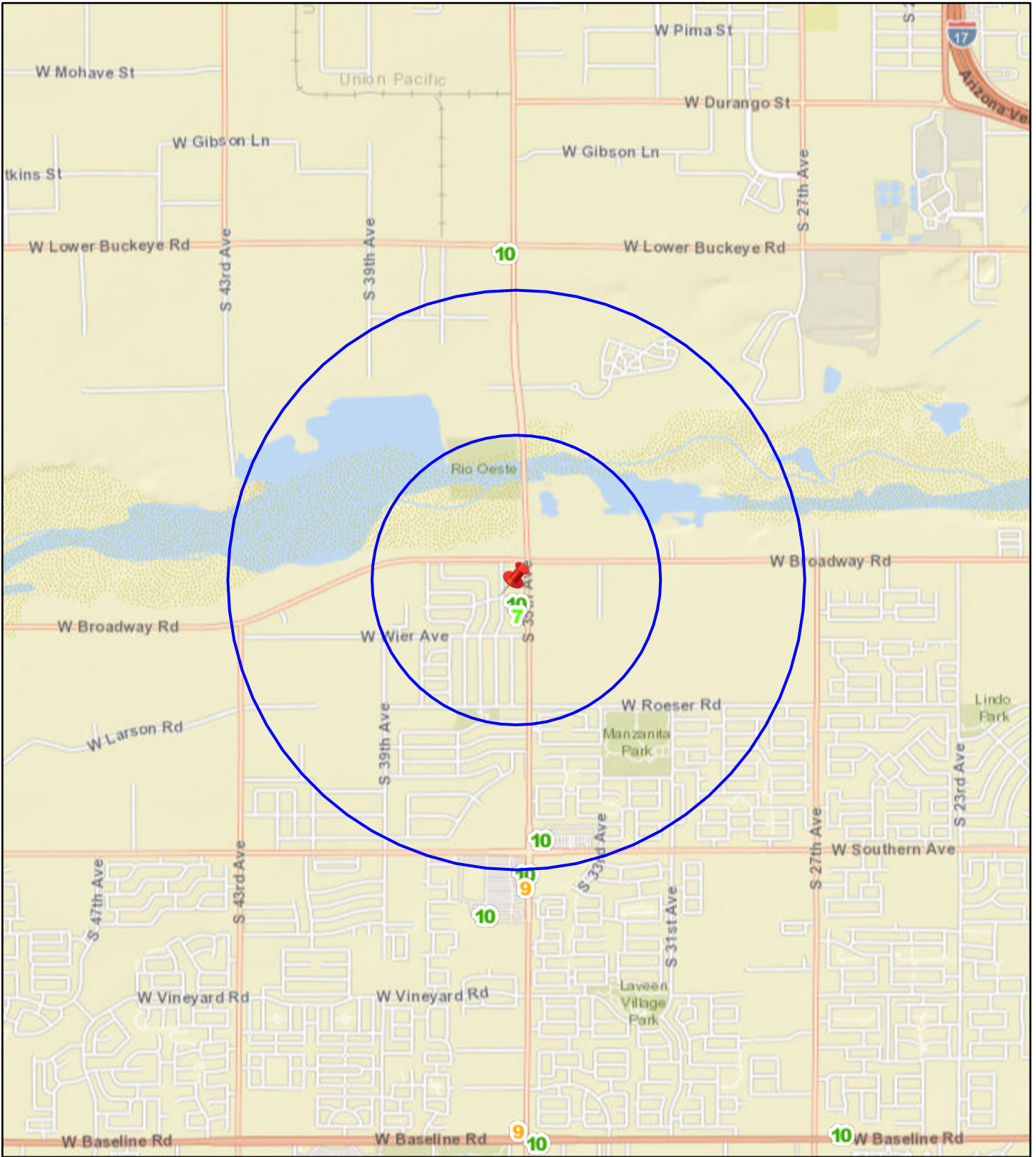
Description	Average	1/2 Mile Average
Parcels w/Violations	41	6
Total Violations	75	21

Census 2020 Data 1/2 Mile Radius

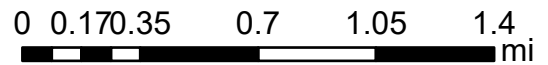
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1125141	2232	357	40	378
1155001	2006	390	16	410
1155002	1706	397	34	521
1166072	2014	304	5	239
1173001	874	146	27	349
Average	1601	393	60	177

Liquor License Map: QUIKTRIP #1535

4402 S 35TH AVE



Date: 6/18/2026





Liquor License - Whining Pig - District 7

Request for a liquor license. Arizona State License Application 399639.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 6 - Bar

Location

201 E. Washington Street, Ste. 104

Zoning Classification: PTC

Council District: 7

This request is for a new liquor license for a bar. This location is currently licensed for liquor sales in with a Series 7 - Beer and Wine Bar, liquor license.

The 60-day limit for processing this application is August 1, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Mangers and staff will be trained in the techniques of legal and responsible alcohol sales and services."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Open since 2017, the Whining Pig has become popular beer and wine bar in the heart of downtown Phoenix. The bar specializes in a constant-changing menu of craft beers and unique wine, served with light snacks. Applicant would like to add spirits to its menu, offering customers 210 and over the opportunity to enjoy beer, wine and spirits at their favorite bar."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Whining Pig - Data

Attachment B - Whining Pig - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: WHINING PIG

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	2	0
Wholesaler	4	1	1
Government	5	7	4
Bar	6	40	22
Beer and Wine Bar	7	7	4
Liquor Store	9	5	2
Beer and Wine Store	10	12	2
Hotel	11	7	7
Restaurant	12	73	35
Club	14	3	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	234.1	307.43
Violent Crimes	12.31	57.43	60.5

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

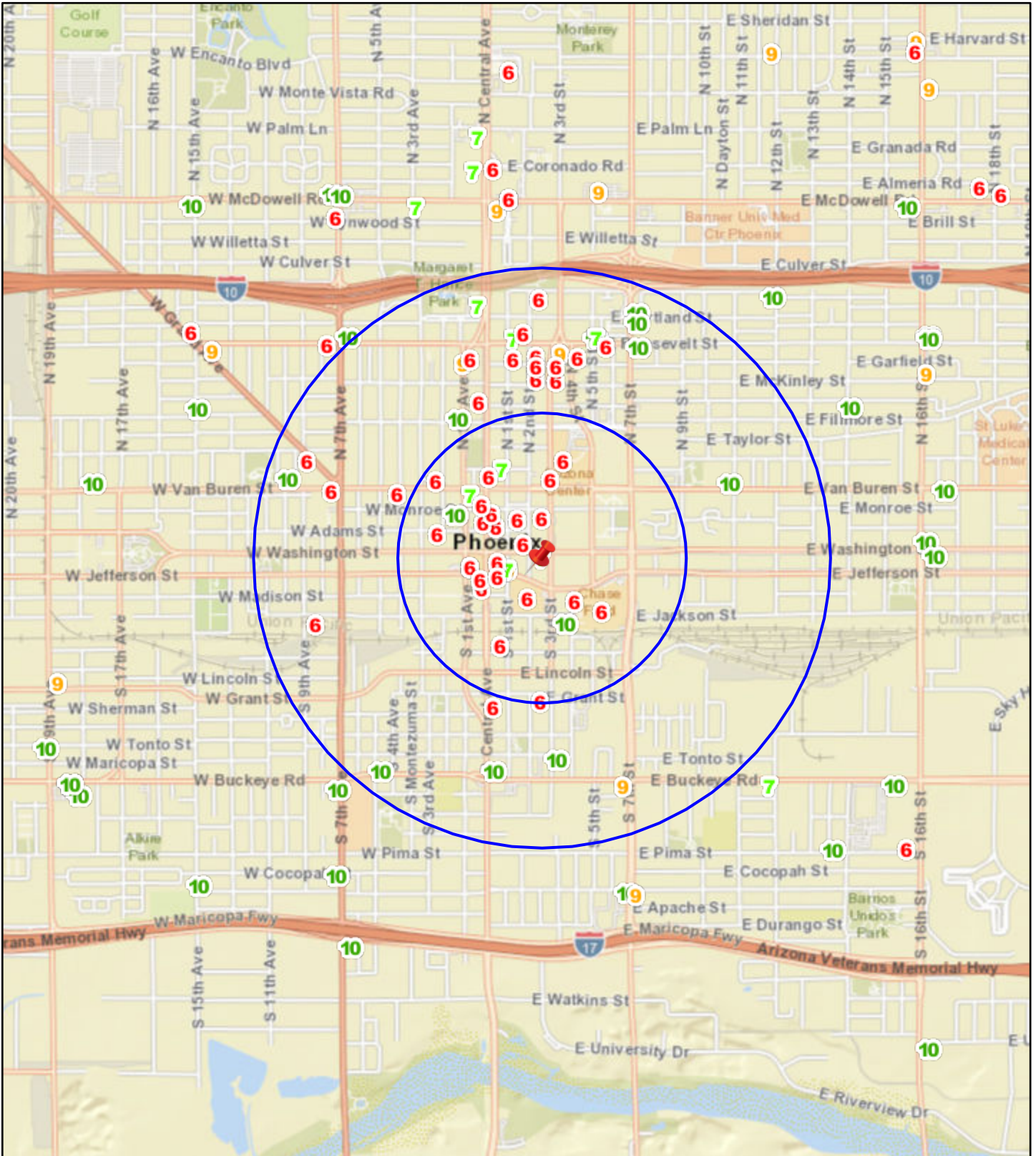
Description	Average	1/2 Mile Average
Parcels w/Violations	41	17
Total Violations	74	25

Census 2020 Data 1/2 Mile Radius

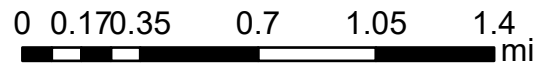
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
1132022	1347	118	99	594
1140002	0	0	18	0
1140003	1025	304	49	114
1140004	394	12	24	88
1141001	2605	227	111	276
1142001	938	210	81	167
Average	1601	393	60	177

Liquor License Map: WHINING PIG

201 E WASHINGTON ST



Date: 6/9/2026





Liquor License - Special Event - Arizona Black Bar - District 8

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Ramsey Bronyah

Location

415 E. Grant Street
Council District: 8

Function

Dinner

Date(s) - Time(s) / Expected Attendance

October 3, 2026 - 6 p.m. to 10 p.m. / 250 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Liquor License - British Airways - District 8

Request for a liquor license. Arizona State License Application 399301.

Summary

Applicant

Ryan Anderson, Agent

License Type

Series 8 - Conveyance - Sale of all Liquor on Board Planes

Location

3800 E. Sky Harbor Boulevard, Terminal 4

Zoning Classification: A-1

Council District: 8

This request is for a new liquor license for an airline. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is July 12, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because: "The owners of British Airways are responsible, experienced and successful airline owners in Arizona and other locations in the world. Its manager has received liquor management training by authorized training providers. The owners, operators and management are committed to following all state, federal and local laws regarding the sale of alcohol."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "The best interest of the community will be served by the issuance of the Series 8 liquor license. Occupants of British Airways have come to expect to have the option of consuming an alcoholic beverage when enjoying their flight."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - British Airways - Data

Attachment B - British Airways - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: BRITISH AIRWAYS

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	4	2
Beer and Wine Bar	7	1	0
Conveyance	8	11	1
Beer and Wine Store	10	4	2
Restaurant	12	23	13
Club	14	5	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	65.15	105.83
Violent Crimes	12.31	3.6	4.35

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

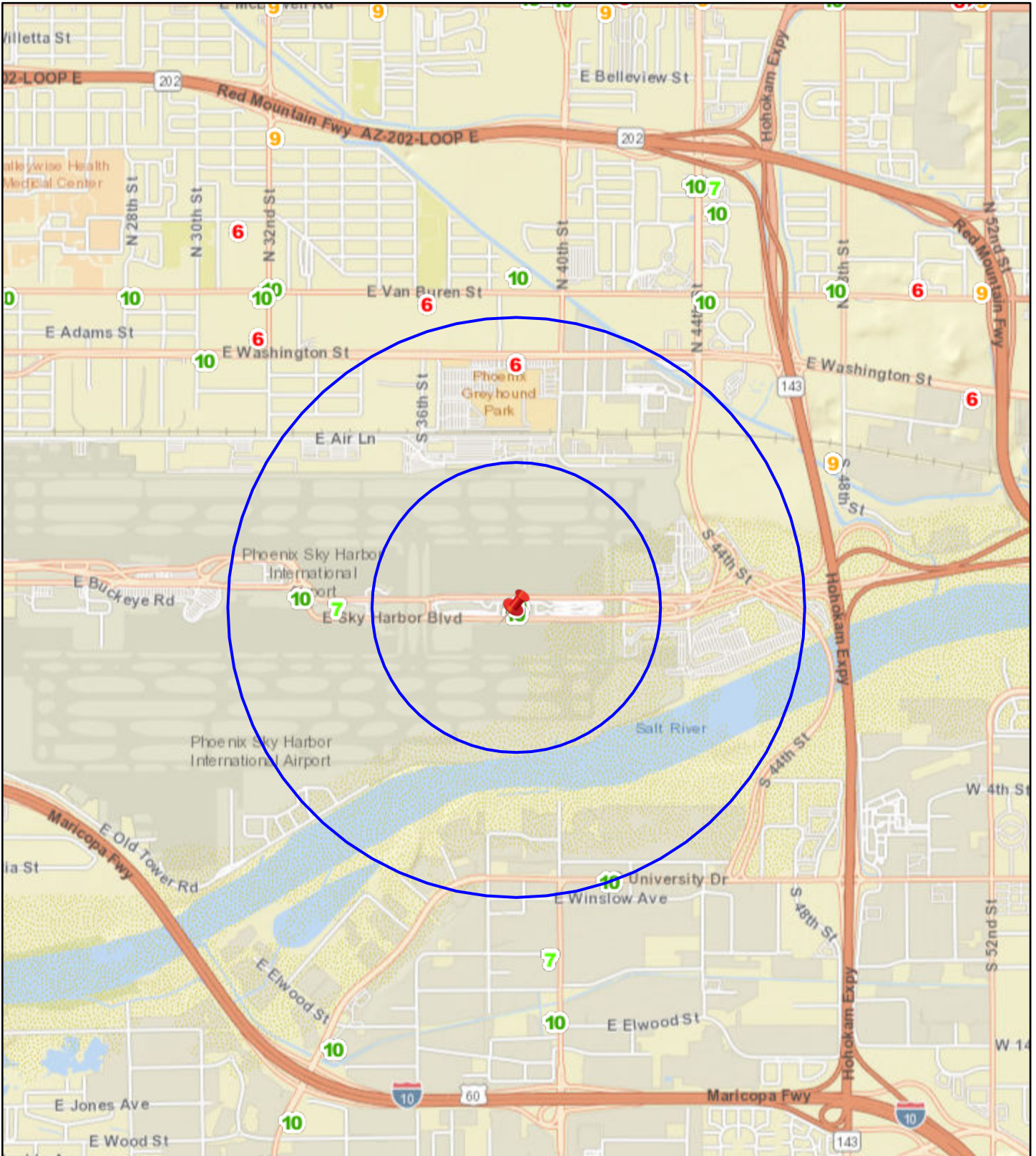
Description	Average	1/2 Mile Average
Parcels w/Violations	41	0
Total Violations	74	0

Census 2020 Data 1/2 Mile Radius

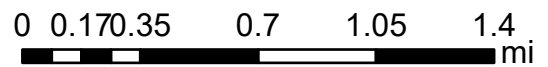
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1138006	0	0	1	0
Average	1601	393	60	177

Liquor License Map: BRITISH AIRWAYS

3800 E SKY HARBOR BLVD



Date: 5/14/2026





Liquor License - Trader Joe's #321 - District 8

Request for a liquor license. Arizona State License Application 397890.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 10 and 10S - Beer and Wine Store with Sampling Privileges

Location

4519 E. Thomas Road

Zoning Classification: C-2

Council District: 8

This request is for a new liquor license with sampling privileges for a grocery store. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in December 2026.

The 60-day limit for processing this application is August 1, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Trader Joe's is a neighborhood market offering a variety of natural/quality food choice and products. Opening another location in the Phoenix Area, Applicant would like to offer its customers 21 and over the option of purchasing beer and wine to their shopping experience."

Staff Recommendation

Staff recommends approval of this application, noting that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Trader Joe's #321 - Data

Attachment B - Trader Joe's #321 - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: TRADER JOE'S #321

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	5	2
Liquor Store	9	7	2
Beer and Wine Store	10	10	4
Hotel	11	1	0
Restaurant	12	11	5

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	177.54	303.71
Violent Crimes	12.31	31.34	36.94

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

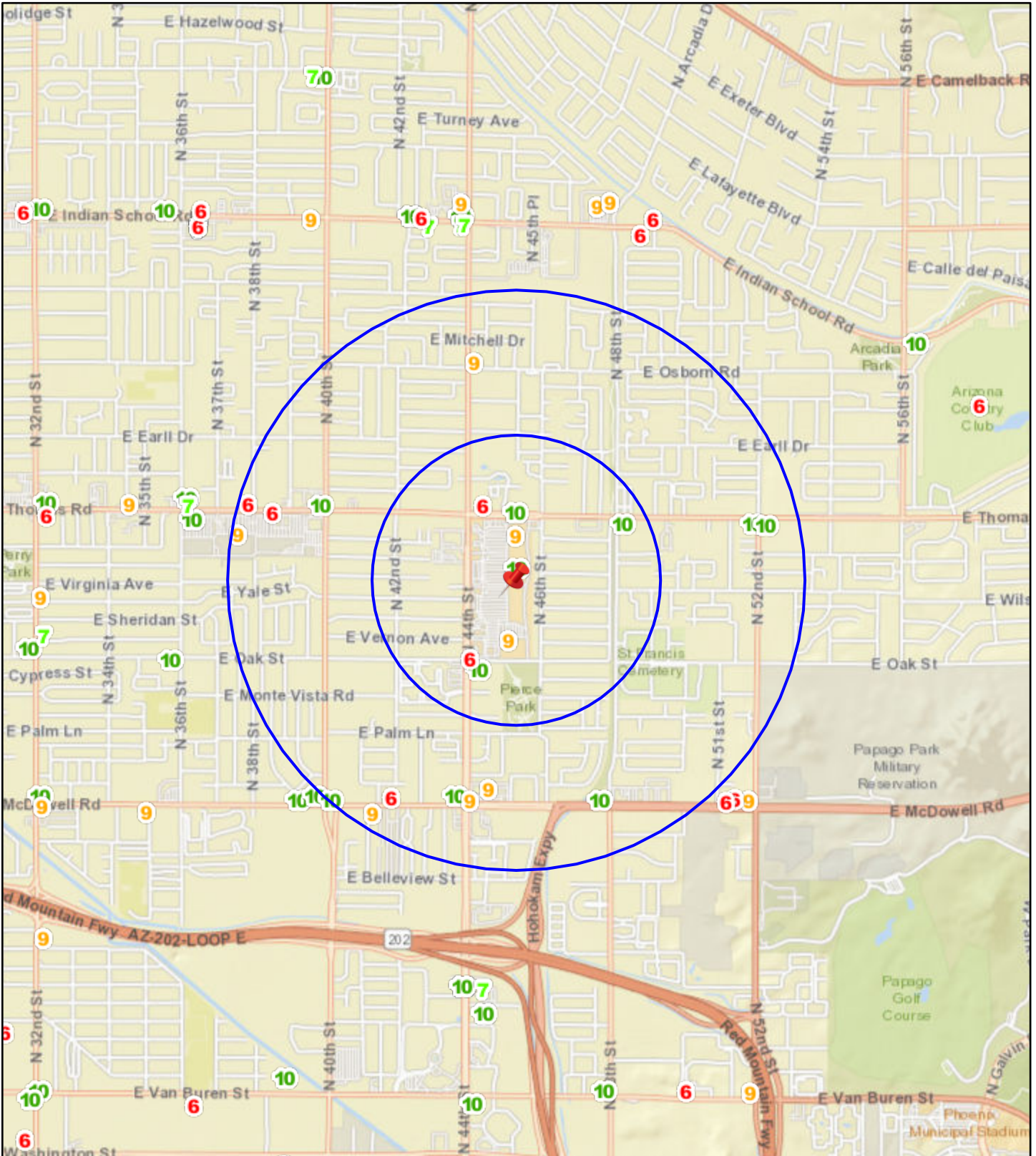
Description	Average	1/2 Mile Average
Parcels w/Violations	41	55
Total Violations	74	111

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1110003	1062	353	53	0
1110004	975	299	41	0
1110005	568	200	20	0
1111002	1624	238	51	112
1112012	1588	186	39	236
1112013	2655	131	72	61
1113001	1455	236	32	22
1113002	990	338	35	9
1113004	1299	309	24	99
1113005	668	30	40	15
Average	1601	393	60	177

Liquor License Map: TRADER JOE'S #321

4519 E THOMAS RD



Date: 6/2/2026



0 0.170.35 0.7 1.05 1.4 mi



Liquor License - Garden of Eden Grill - District 2

Request for a liquor license. Arizona State License Application 387374.

Summary

Applicant

Alliance Zawadi, Agent

License Type

Series 12 - Restaurant

Location

2505 E. Bell Road

Zoning Classification: C-2

Council District: 2

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application was May 12, 2026. However the applicant submitted a written request for more time.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"I don't have any liquor license violation. I have management experience as a restaurant owner. I'm responsible and I been trained and complete DLLC approved title 4 basic and management course. I have financial capability. I completed a background check with no felony conviction. Commitment to safety to not sale alcohol to a minor and intoxicated person.."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It can boosts the local economy, serve a neighborhood need, improve a location or provides a safe social venue."

Staff Recommendation

Staff recommends disapproval of this application based on a Police Department recommendation for disapproval. The Police Department disapproval is based on evidence that indicates the applicant is operating the business as a club or banquet hall, instead of as a restaurant. The information submitted by the applicant on the application does not match the set-up and operations at the location. The applicant also failed to provide documentation to show the business can meet the requirements of a Series 12 - Restaurant liquor license as required by Arizona Revised Statutes Section 4-205.02. The applicant has not demonstrated the capability, qualifications, and reliability to hold and control a liquor license.

Attachments

Attachment A - Garden of Eden Grill - Data

Attachment B - Garden of Eden Grill - Map

Attachment C - Garden of Eden Grill - Police Recommendation

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: GARDEN OF EDEN GRILL

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Beer and Wine Bar	7	2	2
Liquor Store	9	7	1
Beer and Wine Store	10	3	1
Restaurant	12	5	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	145.38	199.57
Violent Crimes	12.31	27.94	34.92

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

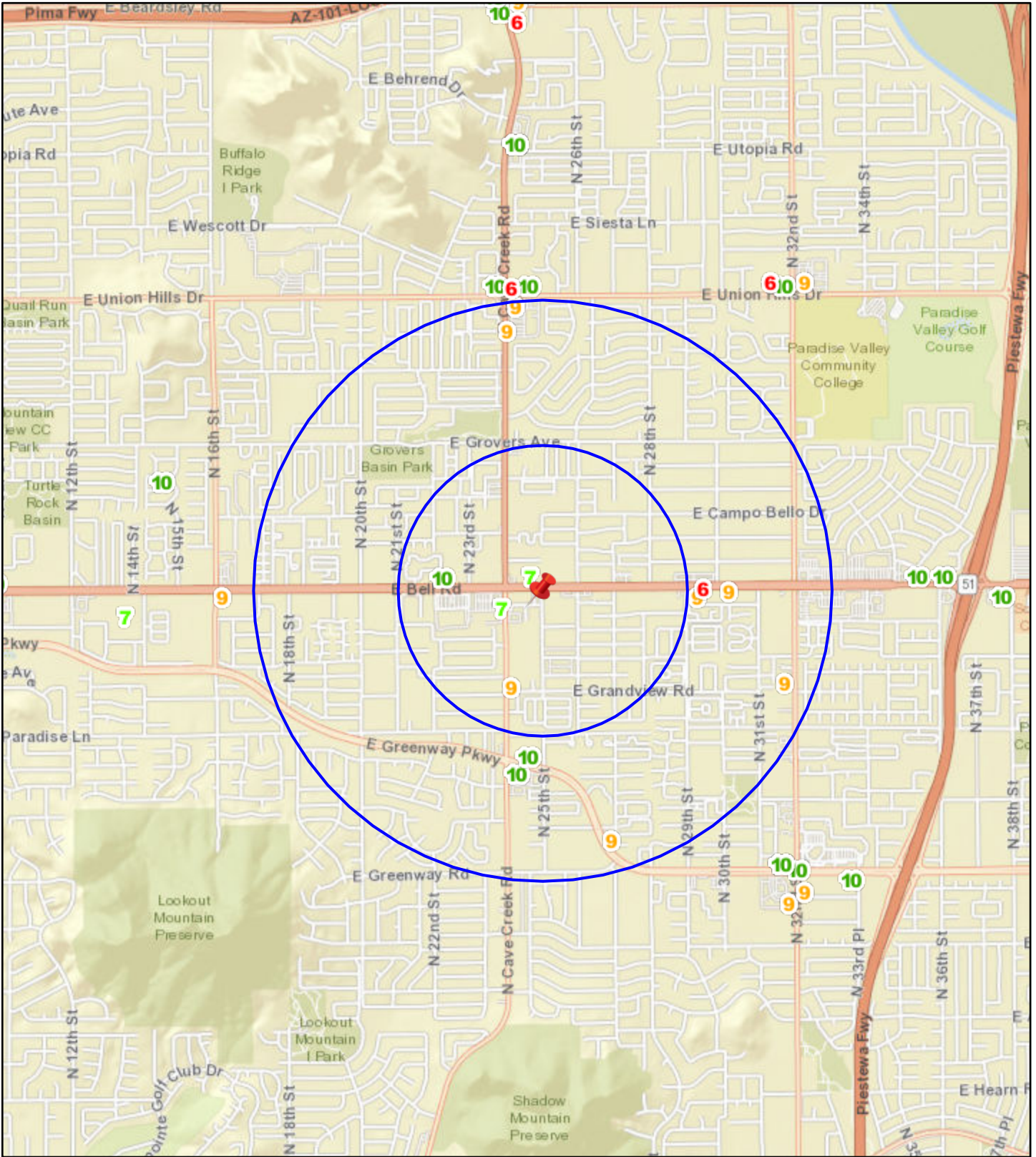
Description	Average	1/2 Mile Average
Parcels w/Violations	41	41
Total Violations	74	83

Census 2020 Data 1/2 Mile Radius

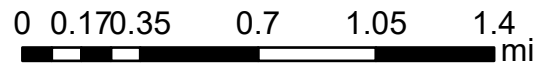
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1033041	2061	216	78	671
1033051	1555	265	37	486
1033052	2177	371	29	554
1033061	1843	117	39	722
1036063	2120	707	33	63
6194001	1835	365	59	62
6195003	2528	759	86	475
Average	1601	393	60	177

Liquor License Map: GARDEN OF EDEN GRILL

2505 E BELL RD



Date: 4/6/2026



Police Department Liquor License Disapproval Recommendation

Application Information

Business Name	Garden of Eden Grill	District	2
Business Location	2505 E. Bell Road		
Applicant Name	Alliance Zawadi	Series Type	12

The Police Department recommends disapproval of this liquor license application for the following reasons:

While investigating the liquor application filed by Alliance Zawadi for Garden of Eden Grill located at 2505 E. Bell Road, significant issues were found which are cause for disapproval.

On 4/8/2026 Officer Campbell, Lieutenant Denny and Officer Sanborn went to Garden of Eden Grill at 2505 E Bell Road to meet Alliance Zawadi the applicant for Liquor permit. Arrival and outside observation there are two signs identifying Garden of Eden Grill. First sign in front of business identified Garden of Eden as a "Club". Second sign fixed to the building above neighboring business also states, "Live Entertainment". Before entering restaurant, I observed three tables with chairs on patio pushed back toward West side of patio. The interior of the establishment did not match the floorplan drawing as submitted with the liquor license application. The tables and chairs were temporary in nature and there were couches with no dining tables present along the East wall of the establishment. There was a stage present with audio equipment commonly used for DJ's, Karaoke, or live entertainment. In addition, overhead lighting for the stage as well as multicolored lighting throughout dining area was present and working. Stored on shelves in the kitchen area was equipment commonly used in Hookah Lounges.

During the interview with Alliance she was questioned about intent of restaurant. Alliance expressed it was a restaurant and sometimes she will rent it out for private events, which Alliance identified she has done one time. Through conversation it was identified to Alliance the room has appearance of a club or banquet hall type atmosphere. Alliance was asked about booths of fixed restaurant type furniture. Alliance stated she got a quote but is unable to purchase due to cost at this time and she exhausted finances to purchasing restaurant. Alliance advised restaurant is the same and has not changed since she bought it. When Alliance was advised of concern about renting area conversation was had about banquet hall and she seemed to have concerns about not being able to have private events. Alliance was also asked about food sales verse spiritous liquor sales and was not able to provide documentation of sales showing 40% gross sales of food.

Before leaving I spoke to a neighboring business who identified issues in past with big parties and a club type atmosphere with loud music. Neighbors had concerns with changes being made inside of business with new owners and stated the interior of the restaurant appears more like a club atmosphere than a restaurant.

On May 30, 2026, at 11:50pm, patrol responded to a call about a party at the location review of body cam footage showed approximately 50 young people on the property. This further provides basis for the findings that the applicant is not capable, qualified or reliable to hold a liquor license.

Police Department Liquor License Disapproval Recommendation

Application Information

Business Name	Garden of Eden Grill	District	2
Business Location	2505 E. Bell Road		
Applicant Name	Alliance Zawadi	Series Type	12

The Arizona Department Liquor License and Control website provides a few guidelines for the license are as follows:

1. License is for a bona fide restaurant where primary business is sale of food and spiritous liquor.
2. It is for a diverse range of dining establishments from casual eateries to fine dining.
3. The licensee is required to derive at least 40% of the gross revenue from food sales.
4. Submit a diagram outlining restaurant. (No office at location)
5. Demonstrate financial responsibility.

Based on the above findings, the applicant has not shown that she is capable, qualified or reliable to hold a liquor license. In addition, based on the recent call for service and concerns expressed by neighbors, the establishment does not meet the requirements of a Series 12 liquor license and the community will not be substantially served by the issuance of the license.

This recommendation for disapproval is submitted by: Officer J. Campbell #9021

SIGNATURES	
Administrative Licensing Investigator	<i>Kim, Sarbary A7078</i>
Liquor Enforcement Detail Supervisor	<i>Sgt. Hector Gamez #6308</i>



Liquor License - Sky Market - District 3

Request for a liquor license. Arizona State License Application 397911.

Summary

Applicant

Sargon Khammoo, Agent

License Type

Series 10 - Beer and Wine Store

Location

910-912 W. Hatcher Road

Zoning Classification: C-2

Council District: 3

This request is for a new liquor license for a convenience store that does not sell gas. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is July 6, 2026.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Saguaro Express (Series 9)
1051 S. Craycroft Road, Tucson
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

Nine letters protesting the issuance of this license have been received and are on file in the Office of the City Clerk. The letters are from the Hatcher Urban Business Neighborhood Association, nearby business owners, and local residents. They do not support the issuance of this new liquor license. They are concerned with the existing number of beer and wine store and liquor store licenses in the area, and feel that adding this new license does not meet the need and convenience of the neighborhood. They believe that adding a new beer and wine store license does not align with the neighborhood's character, needs, or current efforts to improve the community. They are also concerned that the issuance of this new license will have a negative effect on their ongoing efforts to reduce crime and blight in their community.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because: "I am responsible, financially stable, and committed to complying with all state and local laws governing the sale and service of alcohol. I understand the importance of operating a business in a lawful and professional manner, maintaining accurate records, and ensuring a safe environment for customers and the community. I am prepared to meet all licensing requirements and uphold the standards expected of a liquor license holder."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "This store will provide a safe and secure place for the neighborhood to buy alcohol. The location will be convenient for the people in the neighborhood who may not have access to transportation. Adding the long time experience of the working in liquor store while upholding all the laws and regulations, the store will be safe, secure and

convenience place for the customers to purchase quality liquor.”

Staff Recommendation

Staff recommends disapproval of this application based on the neighborhood protests. Staff also notes that the applicant must resolve any pending City of Phoenix building and zoning requirements and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Sky Market - Data

Attachment B - Sky Market - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: SKY MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Liquor Store	9	3	0
Beer and Wine Store	10	8	2
Restaurant	12	4	0
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	151.72	126.75
Violent Crimes	12.31	44.29	39.17

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

Property Violation Data

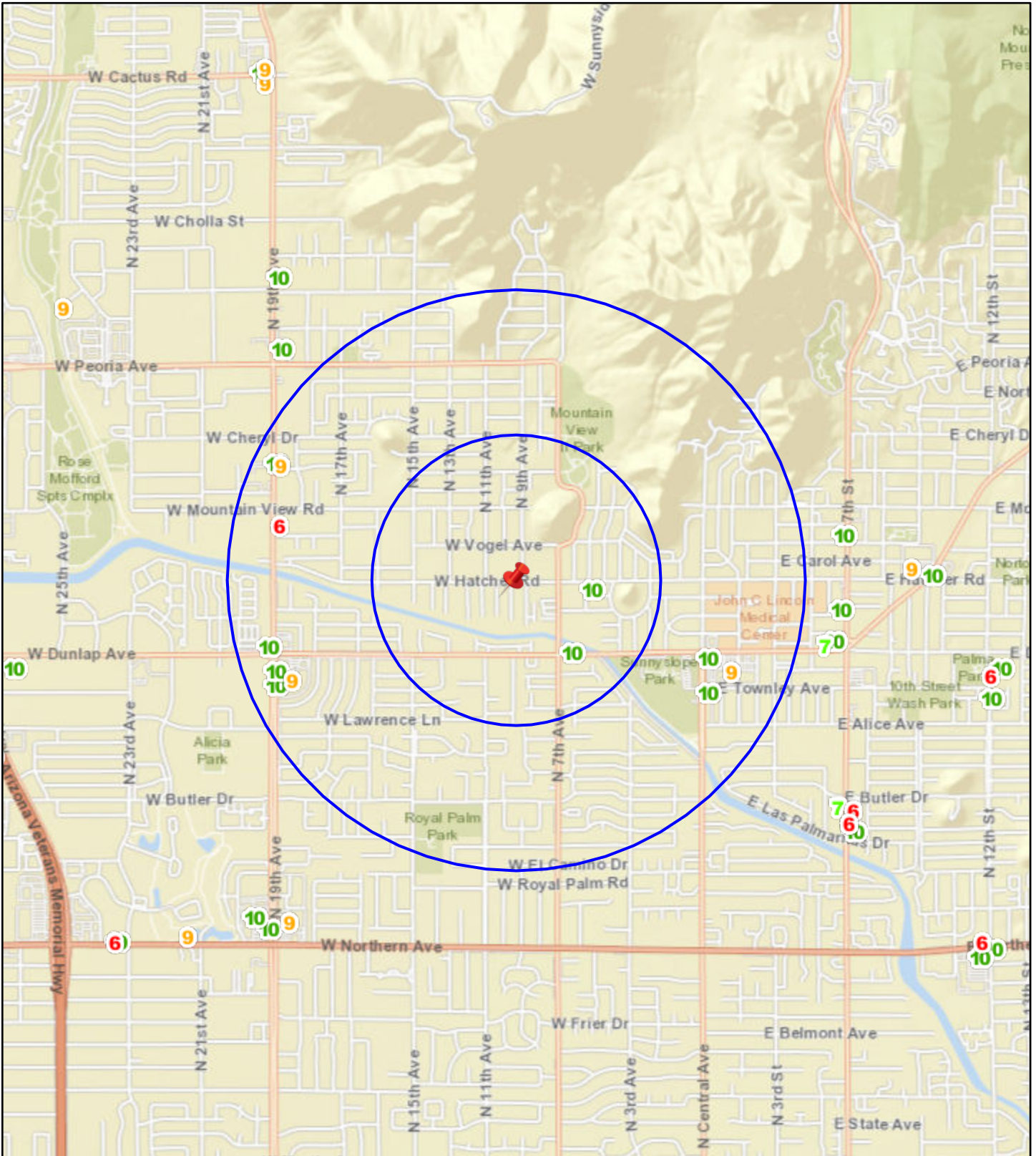
Description	Average	1/2 Mile Average
Parcels w/Violations	41	90
Total Violations	74	174

Census 2020 Data 1/2 Mile Radius

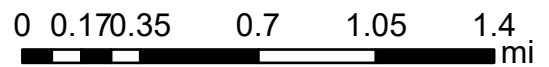
BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1045011	999	207	37	120
1045012	1480	48	92	336
1045013	1601	133	27	478
1045021	1452	356	26	226
1045022	2320	200	43	421
1045023	1684	161	10	398
1046001	2192	383	93	320
1046003	742	161	56	128
1053002	2247	273	65	285
1053003	1216	489	42	61
1054001	1246	488	20	0
1054002	1261	465	33	28
Average	1601	393	60	177

Liquor License Map: SKY MARKET

910 W HATCHER RD



Date: 5/27/2026





Report

Agenda Date: 7/1/2026, Item No. 37

Arizona State University Foundation for a New American University

For \$60,000 in payment authority to the Arizona State University Foundation for a New American University - Marvin Andrews and Jane Morris Fellowship for two fellows to work part-time for the City for nine months, completing projects assigned by departments. Funding is available in the City Manager's Office budget.



Report

Agenda Date: 7/1/2026, Item No. 38

Bosch Building Technologies LLC (Formerly Known as Climatec, LLC)

For \$25,000 in additional payment authority for Contract 156172, which provides monitoring services for the Housing Department. This contract supports the required monitoring of medical emergency call systems at Housing Department Senior Sites, in compliance with Arizona Department of Housing and U.S. Department of Housing and Urban Development regulations.



Report

Agenda Date: 7/1/2026, Item No. 39

Children's Museum of Phoenix

For \$500,000 in additional payment authority for Contract 122766, through June 30, 2031, for building maintenance and repair services, and to fund 50 percent of utility and landscaping costs for the Children's Museum of Phoenix located at 215 N. 7th Street, for the Office of Arts and Culture.



Report

Agenda Date: 7/1/2026, Item No. 40

Valley Youth Theatre

For \$75,000 in additional payment authority for Contract 114612, through June 30, 2027, to fund 50 percent of utility and sewer costs for the Valley Youth Theatre facility at 525 N. 1st Street, for the Office of Arts and Culture.



Report

Agenda Date: 7/1/2026, Item No. 41

Tovrea Carraro Society

For \$45,000 in payment authority for groundskeeping and landscaping services for the Office of Arts and Culture. In accordance with the existing Operating Agreement between the City of Phoenix and the Tovrea Carraro Society, located at 5025 E. Van Buren Street, the Office of Arts and Culture is responsible for providing these services for the Tovrea Castle facility each fiscal year.



Integrated Medical Evaluations, Inc.

For \$600,000 in additional payment authority for Contract 155827, for independent medical evaluations for the Retirement Office. These evaluations are required when the Local Police, Fire Retirement, or City of Phoenix Employees' Retirement System Boards need medical information to determine an individual's eligibility for disability retirement. State law also mandates that all public safety members who apply for disability retirement be referred to a board-certified physician for an independent medical evaluation, as outlined in Arizona Revised Statutes Section 38-859. The additional funding is necessary due to a significant increase in the number of disability retirement applications submitted.



Report

Agenda Date: 7/1/2026, Item No. 43

Vulcan Signs, Inc.

For \$245,000 in payment authority for a new contract, entered on or about June 17, 2026, for a term of five years, for u-channel posts for the Street Transportation Department. The department utilizes u-channel posts to install directional and warning street signage for the safe, efficient, and convenient movement of pedestrians and vehicles on City streets. They are also used to maintain existing traffic signage, support the expansion of City roadways, and replace damaged traffic signs due to collisions or severe weather.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 7/1/2026, Item No. 44

City of Glendale

For \$85,000 in payment authority for Intergovernmental Agreement 123273-001 for Fiscal Year 2026-27 to provide water services to the Camelback Ranch area located within City of Phoenix boundaries, but outside the City's water distribution system, for the Water Services Department.



Report

Agenda Date: 7/1/2026, Item No. 45

City of Mesa

For \$40,000 in payment authority for landscaping costs associated with the Val Vista Water Treatment Plant for Fiscal Year 2025-26 and Fiscal Year 2026-27 for the Water Services Department. In accordance with the operating agreement between cities, 59 percent is paid by the City of Phoenix and 41 percent is paid by the City of Mesa.



Report

Agenda Date: 7/1/2026, Item No. 46

City of Mesa

For \$125,000 in annual payment authority for the water, wastewater, solid waste, and gas cost associated with the Val Vista Water Treatment Plant, including yearly maintenance and repair shutdown for the Water Services Department. During the shutdown, services are purchased from the City of Mesa for the site, including potable water, wastewater services, solid waste services for removing debris from the Salt River Project South Canal, and natural gas services to power standby generators.



Arizona Blue Stake, Inc. Doing Business as Arizona 811

For \$137,500 in payment authority for the continued provision of mandatory pre-excavation notification services for underground utility locating in Fiscal Year 2026-27 for the Water Services Department. Participation in this program is required under Arizona Revised Statutes Sections 40-360.21 through 40-360.32, which mandate involvement by all underground facility owners and operators with infrastructure located within the public right of way. This item relates to Water Services Agreement 131891-0.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 7/1/2026, Item No. *48

*****ITEM REVISED (SEE ATTACHED MEMO)*** Settlement of Claim(s) Austin v. City of Phoenix**

To make payment of up to \$220,000, in settlement of claim(s) in *Austin v. City of Phoenix*, CV2023-017190, 22-0922-001, AU, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Fire Department on February 10, 2023.



City of Phoenix
FINANCE DEPARTMENT
ADMINISTRATION

To: Ed Zuercher
City Manager

Date: June 29, 2026

From: Melinda Holguin
Finance Director

A handwritten signature in black ink, appearing to read "MH", written over the name Melinda Holguin.

Subject: CORRECTION FOR ITEM # 48 ON THE JULY 1, 2026, FORMAL
AGENDA – AUSTIN V. CITY OF PHOENIX

During the final review, Agenda Item No. 48 (*Austin v. City of Phoenix*), was updated to reflect that the Police Department was involved with the claim.

Approved by:

A handwritten signature in black ink, appearing to read "Ed Zuercher", written over a horizontal line.

Ed Zuercher
City Manager



Report

Agenda Date: 7/1/2026, Item No. 49

Settlement of Claim(s) Shuck v. City of Phoenix

To make payment of up to \$605,000, in settlement of claim(s) in *Shuck v. City of Phoenix*, CV2024-029195, 23-1187-002, GL, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Fire Department on January 5, 2024.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 7/1/2026, **Item No.** 50

Settlement of Claim(s) State Farm v. City of Phoenix

To make payment of up to \$59,184 in settlement of claim(s) in *State Farm v. City of Phoenix*, CV2025-037346, 24-0618-004, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Water Services Department on January 23, 2026.



Public Hearing on Adoption of Property Tax Levy for 2026-27 Fiscal Year - Citywide

Request the City Council hold a public hearing prior to the adoption of a property tax levy for the City of Phoenix for 2026-27.

Concurrence/Previous Council Action

The proposed 2026-27 property tax levy reflects actions taken by the Council on the budget at the May 19, 2026, Policy meeting, at the June 3, 2026, Formal meeting to adopt the tentative 2026-27 budget, and at the June 17, 2026, Formal meeting to adopt the final 2026-27 budget. At the June 17, 2026, Formal meeting, a public hearing on the proposed primary property tax levy was held in accordance with Arizona Revised Statutes Sections 42-17104.B and 42-17107.A.6.

Responsible Department

This item is submitted by City Manager Ed Zuercher, Deputy City Manager Amber Williamson and the Budget and Research Department.



Adoption of Property Tax Levy for 2026-27 Fiscal Year (Ordinance S-53069) - Citywide

An ordinance levying separate amounts to be raised for primary and secondary property tax levies upon each one hundred dollars (\$100) of the net assessed valuation of the property subject to taxation within the City of Phoenix for the fiscal year ending June 30, 2027. Phoenix City Charter Chapter XVIII, Section 7, requires Council to adopt an ordinance levying the property tax no later than the last regularly scheduled meeting in July.

Summary

The proposed property tax adoption ordinance (**Attachment A**) is consistent with the requirements of Arizona Revised Statutes (A.R.S.) Title 42, Chapter 17, and establishes primary and secondary tax levies within the limits determined by A.R.S. Sections 42-17051, 42-17107, and 35-458.

The ordinance provides for: a primary property tax levy of \$235,768,973 (a General Fund revenue source) equating to a rate of \$1.2652 per \$100 of net assessed valuation, including \$0.08 for maintenance of parks and playgrounds and \$0.2652 for the operation and maintenance of libraries; and an estimated secondary property tax levy of \$144,327,434 (used only for debt service) equating to a rate of \$0.7745 per \$100 of net assessed valuation. The total rate of \$2.0397 is reduced from the total 2025-26 rate of \$2.0799.

Concurrence/Previous Council Action

The proposed 2026-27 property tax levy reflects actions taken by the Council on the budget at the May 19, 2026, Policy meeting, at the June 3, 2026, Formal meeting to adopt the tentative 2026-27 budget, and at the June 17, 2026, Formal meeting to adopt the final 2026-27 budget. At the June 17, 2026, Formal meeting, a public hearing on the proposed primary property tax levy was held in accordance with A.R.S. Sections 42-17104.B and 42-17107.A.6.

Responsible Department

This item is submitted by City Manager Ed Zuercher, Deputy City Manager Amber Williamson and the Budget and Research Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE S-#####

AN ORDINANCE LEVYING SEPARATE AMOUNTS TO BE RAISED FOR PRIMARY AND SECONDARY PROPERTY TAX LEVIES UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF THE ASSESSED VALUATION OF PROPERTY SUBJECT TO TAXATION WITHIN THE CITY OF PHOENIX FOR THE FISCAL YEAR ENDING JUNE 30, 2027.

WHEREAS, by the provisions of the City Charter an ordinance levying taxes for the fiscal year 2026-27 is required to be finally adopted not later than the last regular Council meeting in July of said fiscal year, which date complies with State law requirements; and

WHEREAS, the County of Maricopa is now the tax assessing and collecting authority for the City of Phoenix, the City Clerk is hereby directed to transmit a certified copy of this tax levy ordinance to the Assessor and the Board of Supervisors of Maricopa County, Arizona as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. There is hereby levied on each ONE HUNDRED DOLLARS (\$100.00) of the limited assessed value of all property, real, personal and possessory interest, within the corporate limits of the City of Phoenix, except such property as may

be by law exempt from taxation, a primary property tax rate equating to \$1.2652 which is sufficient to generate a primary property levy of TWO HUNDRED AND THIRTY FIVE MILLION, SEVEN HUNDRED AND SIXTY EIGHT THOUSAND, NINE HUNDRED AND SEVENTY THREE DOLLARS (\$235,768,973), an amount within the maximum allowable primary tax levy under the Arizona Constitution. The primary tax levy is allocated into the following amounts or rates for each of the following purposes:

(a) For the purpose of providing funds for the GENERAL MUNICIPAL AND ADMINISTRATIVE EXPENSES of the City, in accordance with Chapter XVIII - Section 8 of the City Charter, a tax rate of \$1.00 per ONE HUNDRED DOLLARS (\$100.00) of limited assessed valuation of all taxable real, personal and possessory interest property in the City of Phoenix, which includes \$0.08 per ONE HUNDRED DOLLARS (\$100.00) of such limited assessed valuation for the purpose of providing funds for the OPERATION AND MAINTENANCE OF PARKS AND PLAYGROUNDS, in accordance with Chapter XXIII - Section 2 - Subsection 2 of the City Charter.

(b) For the purpose of providing funds for the OPERATION AND MAINTENANCE OF LIBRARIES, in accordance with Chapter XVIII - Section 11 of the City Charter, a tax rate of \$0.2652 per ONE HUNDRED DOLLARS (\$100.00) of limited assessed valuation of all taxable real, personal and possessory interest property in the City of Phoenix.

SECTION 2. In addition to the property tax levy for primary purposes set in Section 1 above, there is hereby levied on each ONE HUNDRED DOLLARS (\$100.00) of the limited assessed value of all property, real, personal and possessory interest, within the corporate limits of the City of Phoenix, except such property as may

by law be exempt from taxation, a secondary tax rate of \$0.7745 for secondary purposes for paying principal of and interest on or redemption charges on general obligation bonds of the City of Phoenix.

SECTION 3. The primary property tax rate as calculated in Section 1 and the secondary tax rate as calculated in Section 2 shall equal a combined tax rate of \$2.0397.

SECTION 4. Failure by the County officials of Maricopa County, Arizona to properly return the delinquent list, any irregularity in assessments or omissions in the same, or any irregularity in any proceedings shall not invalidate such proceedings or invalidate any title conveyed by a tax deed; failure or neglect of any officer or officers to timely perform any of the duties assigned to him or to them shall not invalidate any proceedings or any deed or sale pursuant thereto; the questioned validity of assessment or levy of taxes or of the judgment of sale by which collection of the same may be enforced shall not affect the lien of the City upon such property for the delinquent taxes unpaid thereon; overcharge as to part of the taxes or of costs shall not invalidate any proceedings for the collection of taxes or the foreclosure of the lien therefore or a sale of the property under such foreclosures; and all acts of officers de facto shall be valid as if performed by officers de jure.

PASSED by the Council of the City of Phoenix on this 1st day of July, 2026.

MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ Acting City Attorney

REVIEWED BY:

_____ City Manager

PHOENIX, ARIZONA
 2026-27 LEGAL LIMIT
 PROPERTY TAX LEVY FOR PRIMARY PURPOSES
 A.R.S. § 42-17051, Subsection A

1.	Maximum allowable levy for the prior year	\$ <u>226,691,787</u>
2.	The above figure increased by two percent (2%)	<u>231,225,623</u>
3.	Current Assessed Value of last year's property	<u>18,275,976,033</u>
4.	A. "3" divided by 100	<u>182,759,760</u>
	B. Maximum Allowable Tax Rate equals - "2" divided by "4A" (<u>\$231,225,623 ÷ \$182,759,760</u>)	<u>1.2652</u>
5.	Estimated Current Assessed Value	<u>18,634,917,222</u>
6.	A. Current Assessed Value divided by 100	<u>186,349,172</u>
	B. Levy equals - "4B" multiplied by "6A" (<u>\$1.2652 X \$186,349,172</u>)	<u>235,768,973</u>
	Estimated over collections of the 2025-26 primary property tax levy will reduce this estimate as follows:	
7.	A. Estimated over collections of 2025-26 primary levy	<u>-0-</u>
	B. Maximum Allowable Levy Limit for 2026-27	<u>\$ 235,768,973</u>
8.	Adjusted Allowable Levy Limit and Tax Rate:	
	A. Allowable Levy Limit for 2026-27	<u>\$ 235,768,973</u>
	B. Accepted Torts	<u>-0-</u>
	C. Adjusted Allowable Levy Limit	<u>\$ 235,768,973</u>
	D. Adjusted Allowable Tax Rate - "8C" divided by "6A" (<u>\$235,768,973 ÷ \$186,349,172</u>)	<u>1.2652</u>
	2026-27 Primary Levy	\$ 235,768,973
	2026-27 Primary Tax Rate	1.2652



Lease of High-Volume Digital Color Production Press Contract - RFP 26-0158 - Request for Award (Ordinance S-53078) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into a contract with All Copy Products, Inc. to lease a High-Volume Digital Color Production Press for the City Clerk Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$950,000.

Summary

This contract will provide the City Clerk Department with the lease and installation of a new digital color production press to support high-volume printing within the City's Print and Design Services facility. The new press will integrate with the City's existing work flow, meet all required production and compatibility standards, and provide fast, reliable output across a wide range of media formats needed for brochures, flyers, manuals, activity books, and other educational materials for essential City programs.

This acquisition is necessary to ensure dependable, high-quality printing and to maintain service levels using modern, fully supported equipment. The lease includes complete installation, ongoing software and hardware updates, full-service maintenance, operator training, and most supplies.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

A Request for Proposal procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Five vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff evaluated those offers based on the following criteria with a maximum possible point total of 1,000:

Method of Approach (0 - 350 points)

Capabilities - Hardware and Software (0 - 300 points)

Qualifications and Experience (0 - 200 points)
Price (0 - 150 points)

After reaching consensus, the evaluation committee recommends award to the following vendor:

All Copy Products, Inc. - 787 points

Contract Term

The contract will begin on or about July 1, 2026, for a five-year term.

Financial Impact

The aggregate contract value will not exceed \$950,000. Funding is available in the City Clerk Department's Operating budget.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.



Substance Use Prevention and Naloxone Professional Development and Training Services (Ordinance S-53080) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with Lenartz Consulting, LLC. to provide professional development and training services to the Office of Public Health. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed \$46,000.

Summary

In collaboration with Human Resources Organizational Development, the Office of Public Health prepared a Qualified Vendor Request for professional development and training services related to substance use topics to promote health and wellbeing. Two proposals were received and one vendor was selected for the partnership focused on the development, update and delivery of both virtual and in-person training resources for City of Phoenix employees, community outreach teams and the broader community. The Office of Public Health currently has existing training that requires regular review and updates, including the internal City of Phoenix Naloxone Training and Overview of Substance Use Disorder.

The scope of service for Lenartz Consulting, LLC. will include:

- Develop and update training content related to heat relief, substance abuse and mental health.
- Create virtual, computer-based training and in-person training materials that are interactive, practical and audience-appropriate.
- Design learning resources that support both internal workforce development and community education.
- Provide consultation and subject matter expertise throughout the partnership period.
- Develop facilitator guides, participant materials and job aids as needed.
- Recommend content structures and learning strategies that support ongoing use and future updates.

Financial Impact

There is no impact to the General Fund. This is funded through the One Arizona Agreement Opioid Settlement funds.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Office of Public Health.



Issuance of a Multifamily Revenue Note (The Hacienda at Sunnyslope Apartments Project), Series 2026 (Resolution 22390) - District 3

Requests City Council approval for the issuance of a Multifamily Revenue Note (The Hacienda at Sunnyslope Apartments Project), Series 2026, to be issued in a tax-exempt series, in an aggregate principal amount not to exceed \$15,000,000.

Summary

Request City Council adoption of a resolution granting approval of:

1. The proceedings under which The Industrial Development Authority of the City of Phoenix, Arizona (the "Phoenix IDA") has previously resolved to issue its Multifamily Revenue Note (The Hacienda at Sunnyslope Apartments Project), Series 2026, in an aggregate principal amount not to exceed \$15,000,000, in a tax-exempt series (the "Note"), for use by ARH-AZ Partners, LLC, an Arizona limited liability company (together with its successors, assignees and designees, the "Borrower"), to finance, and/or refinance, as applicable, all or a portion of the costs of the acquisition, rehabilitation, construction, development, improvement, equipping and/or operating of a multifamily residential rental housing community expected to be comprised of approximately 150 units, all or a portion of which will be set aside for occupancy by low- to moderate-income tenants, situated on approximately five acres of real property in Phoenix, Arizona (collectively, the "Facility"), funding any required reserve funds, paying capitalized interest on the Note, if any, and paying fees, expenses, and costs incurred in connection with the authorization, issuance, and sale of the Note (collectively, the "2026 Project," and together with the 2025 Project, the "Project") (the Authority and Council of the City previously approved the issuance of the 2025 Project Note, and the Authority issued the 2025 Project Note in a principal amount of not to exceed \$11,415,197.68); and
2. The plan of financing for the Project, for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Note at its meeting held on June 18, 2026.

Location

The Facility is located at or near 730 W. Vogel Avenue.

Council District: 3

With the exception of certain housing notes or bonds, the Phoenix IDA can finance projects located anywhere in Arizona. In addition, the Phoenix IDA may issue notes or bonds to finance projects outside of Arizona, if the out-of-state project provides a benefit within the State.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the City Manager's Office.



Multi-Family Window Replacement Contract - RFP FY26-086-13 - Request for Award (Ordinance S-53073) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into contracts with Suncoast Glass and Glazing, LLC, G & G Specialty Contractors, Inc., and Evolution3.0 LLC to provide multi-family window replacement for the Housing Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$7.5 million.

Summary

The contract will support multi-family portfolios and future preservation initiatives, including a comprehensive window restoration project. The project includes the complete removal of all existing window assemblies and the furnishing and installation of new aluminum window systems.

Procurement Information

A Request for Proposal procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Seven vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff evaluated those offers based on the following criteria with a maximum possible point total of 1,000:

- Method of Approach: 400 points
- Qualification and Experiences: 400 points
- Pricing: 200 points

After reaching consensus, the evaluation committee recommends award to the following vendors:

- Suncoast Glass and Glazing, LLC - (764 points)
- G & G Specialty Contractors, Inc. - (739 points)
- Evolution3.0 LLC - (646 points)

Contract Term

The contracts will begin on or about July 1, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed \$7.5 million. These projects are being funded through General Obligation Bond funding or U.S. Department of Housing and Urban Development grant funds. There is no impact to the General Fund.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



Affordable Housing Property Preservation Program - Construction Administration and Observation Services (General Obligation Bond) - Various Project Numbers (Ordinance S-53075) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with MRT Design, LLC, to provide construction administration and observation services for the Housing Preservation Program project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$150,000.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

MRT Design, LLC has extensive knowledge of the specific project locations, as they were the firm originally procured to develop the building plans, scope, and specifications. They worked closely with the City's environmental team to identify required environmental mitigations and proposed sustainability aspects to the projects.

The purpose of this project is to provide construction administration and observation with inspections services for the following affordable housing property locations:

- Foothills on the Preserve
- Camelback Properties
- Cypress Manor
- La Cascada I and II
- Red Mountain Springs

- Santa Fe Springs
- Paradise Greens
- Foothills Court
- Sahuaro West

Procurement Information

MRT Design, LLC was chosen for this project using a Direct Select process set forth in Section 34-103 of the Arizona Revised Statutes (A.R.S.). The Direct Select process will reduce the time to procure architectural services as opposed to an advertised selection process; meeting the project deadline, ensuring continuity and the most efficient use of staff and funding resources.

Contract Term

The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for MRT Design, LLC will not exceed \$150,000, including all subconsultant and reimbursable costs.

Funding is available in the Housing Department's Capital Improvement Program using General Obligation Bond funding. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action

The City Council approved Architectural On-Call Services for Calendar Years 2024-2025 Master Agreement 159513 on November 15, 2023.

Public Outreach

Impacted citizens will be notified prior to the start of construction.

Location

- 525 E. Cheryl Drive
- 5102 N. 11th Avenue
- 5722 N. Black Canyon Freeway
- 248 and 229 E. Ruth Avenue

- 1652 N. 52nd Street
- 1717 W. Glendale Avenue
- 16001 N. 25th Street
- 1606 W. Peoria Avenue
- 1650 W. Sahuaro Drive

Council Districts: 1, 2, 3, 4, 5, 6, 7 and 8

Responsible Department

This item is submitted by Deputy City Managers Gina Montes and Amber Williamson, the Housing Department and the City Engineer.



Authorization to Enter Into Contract With Maroon Society, Inc. for Community Needs Assessment Consulting Services (Ordinance S-53084) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into a contract with Maroon Society, Inc. to provide Consulting Services to conduct a Community Needs Assessment for the Human Services Department (HSD). The contract term will begin on or about July 1, 2026, for a three-year term with no options to extend. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$188,250. Funds are available from a combination of U.S. Department of Health and Human Services (DHHS) Head Start funding, Community Services Block Grant funding, and the City of Phoenix General Funds contingent upon annual budget approval.

Summary

Every three years, DHHS requires HSD to conduct a Community Assessment of its service area to determine whether there have been significant changes in participant demographics and needs. The Community Needs Assessment must be updated to better serve adults, children, and families. The assessment data is analyzed and the information is used in HSD's planning process. This includes, but is not limited to, long- and short-term goals and program and fiscal considerations, such as philosophy, needed services, program options, recruitment area, and selection criteria. The Consultant will conduct a comprehensive community assessment for HSD in the first year of the contract. Over the next two years, the Consultant will review the assessment and submit brief updates.

Procurement Information

A Request for Proposal procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10. HSD received nine officers on March 16, 2026, of which one was deemed non-responsive and eight were determined responsive and responsible for meeting the solicitation requirements.

An evaluation committee of City staff evaluated those offers based on the following criteria, with a maximum possible point total of 1,000:

Method of Approach (0 - 600 points)
Qualifications and Experience (0 - 300 points)
Price Proposal (0 - 100 points)

Vendor total scores of a possible 1,000 points are as follows:

Keen Independent Research LLC - 838
Maroon Society, Inc. - 890
Metopio, Inc. - 736
Myndhack LLC - 615
Public Consulting Group LLC - 753
Samira Cook dba Purposeful World Strategies - 766
Saragad, LLC - 819
Velasco Consulting, LLC - 640

After reaching consensus, the evaluation committee recommends an award to the following vendor:

Maroon Society, Inc. - 890 points

Contract Term

The contract will begin on or about July 1, 2026, for a three-year term with no options to extend.

Financial Impact

The total contract value will not exceed \$188,250. Funding is available from a combination of DHHS Head Start funding, Community Services Block Grant funding, and City of Phoenix General Funds, upon annual budget approval.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.



Authorization to Enter Into an Agreement with the Arizona Health Care Cost Containment System (Ordinance S-53086) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into an agreement with the Arizona Health Care Cost Containment System (AHCCCS) to obtain authorization to operate as a HEAplus Community Partner-Assistor Organization (CP-AO). Additionally, request access to the Health-e-Arizona Plus online system (HEAplus). The agreement contains indemnification, limitation of liability, and limitation of legal redress clauses that would violate Phoenix City Code Section 42-18. Accordingly, this item requests an exception to Phoenix City Code Section 42-18 to authorize inclusion of indemnification, assumption of liability, and limitation of legal redress provisions in the agreement that would otherwise be prohibited. There is no impact to the General Fund.

Summary

This agreement establishes the conditions and requirements that allow the City of Phoenix Human Services Department to operate as a CP-AO and obtain organizational access to HEAplus. This access enables the department to assist clients with applying for, renewing, updating, or screening for public assistance programs. This includes Supplemental Nutrition Assistance Program (SNAP), cash assistance under the Temporary Assistance for Needy Families (TANF) program, Medicaid, and supporting clients in applying for community access programs. The agreement would require the City to indemnify the State of Arizona, agree to limit the State's liability, and agree to resolve disputes via arbitration. These provisions conflict with Phoenix City Code Section 42-18, prompting this request for an exception.

Contract Term

The term of the agreement will run until the agreement is terminated by one of the parties.

Financial Impact

There is no impact to the General Fund.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.



Fiscal Year 2026-31 Public Art Plan (Ordinance S-53082) - Citywide

Request for approval of the Phoenix Office of Arts and Culture's Fiscal Year (FY) 2026-31 Public Art Plan.

Summary

The City's Office of Arts and Culture was established in 1985 to champion and sustain the City's arts and culture community that makes Phoenix a great place to live, work, and visit. The Office of Arts and Culture manages the City's public art program, which is funded through the percent-for-art ordinance that City Council adopted in December 1986. The ordinance requires one percent of Capital Improvement Program (CIP) funds to be invested to enhance the design and experience of public infrastructure, buildings, and spaces through public art.

The percent-for-art ordinance requires the Office of Arts and Culture, upon the recommendation of the Phoenix Arts and Culture Commission, to submit an annual Five-Year Public Art Plan (Plan) (**Attachment A**) in advance of each new FY. The Plan is developed by the Office of Arts and Culture in consultation with City departments, City Council offices, and community groups. Public art projects must be sited at or near CIP projects.

The \$23,595,823 Plan includes 62 public art projects funded over the next five years (**Attachment B**). This total includes 59 continuing projects and 3 new projects. The public art projects within the Plan are prioritized based on opportunities to integrate artwork into individual CIP projects and their potential impact on the neighborhood and the broader arts community. Under these parameters, the Plan focuses on the equitable distribution of funds, as allowable by the percent-for-art ordinance, and the diversification of the public art collection through broadening the types of project opportunities and continuing outreach to new artists and arts organizations.

Other Information

Of the 62 projects outlined in the Plan, 8 address major retrofits or refurbishments, 7 support broader Citywide initiatives like heat mitigation, and 3 are a component of long-range planning efforts like Rio Reimagined. These CIP funds can only be used for public art. They cannot be used to hire City workers, such as librarians, police, or

firefighters, or pay to operate public buildings, like libraries, parks, or senior centers.

Additionally, public involvement is critical to the success of public art projects. Neighborhood organizations, village planning committees, schools, and City departments are included as important participants throughout the public art process. The Office of Arts and Culture develops each project with the community in mind and works to provide ample opportunities for feedback and collaboration.

Concurrence/Previous Council Action

- The Economic Development and the Arts Subcommittee approved the FY 2026-31 Public Art Plan at its May 14, 2026 meeting.
- The Phoenix Arts and Culture Commission approved the FY 2026-31 Public Art Plan at its May 4, 2026 meeting.

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Office of Arts and Culture.



PHOENIX OFFICE OF ARTS AND CULTURE
FY 2026-2031 PUBLIC ART PLAN



Cover Artwork:

Top Left:

John Randall Nelson
Tree of Life
Cortez Park Well Site
Council District 1

Top Right:

Creative Machines
Nepantla
55th Avenue between Camelback and Indian School Rds
Council District 5

Bottom:

Dixie Friend Gay
Mariposa Te Quiero
Laveen Heritage Park
Council District 7



Table of Contents

Introduction and Goals.....	5
Fiscal Year (FY) 2025-2026 Completed Public Art Projects.....	7
FY 2025-2026 Completed Retrofit and Refurbishment Projects.....	14
FY 2025-2026 Awards and Accomplishments.....	15
FY 2026-2031 Public Art Project List.....	16
<i><u>Organized by Project Number</u></i>	
Proposition 1: Fire, Police, Streets, and Storm Drainage	16
Proposition 2: Library, Parks, and Historic Preservation	17
Proposition 3: Economic Develop., Environment, and Cultural Facilities	17
Proposition 4: Affordable Housing, Senior Centers	18
32nd Street and Drought Pipeline Neighborhood Improvements	18
Shade, Cooling, and Heat Mitigation	18
Dobbins Road Improvement Project	18
Rio Salado to Lincoln St Connector (3rd Street Connector)	19
State Route 303	19
PSHIA Portable Works	19
PSHIA Terminal 3 Improvements	20
PSHIA Pooled Funds	20
35th Avenue and Grand Avenue Overpass	20
Phoenix Convention Center: <i>Flowing Alchemy</i> (Refurbishment)	20
Public Works Community Projects	22
Resource Innovation Campus (NEW)	21
Civic Space Park: <i>Her Secret is Patience</i> (Refurbishment)	21
Mountain Preserve Enhancements	21
Dreamy Draw Pedestrian Bridge (Refurbishment)	22
Lone Mountain Park	22
Rio Salado Bike/Pedestrian Bridge	22
100 West Washington Street	23
North Phoenix Reservoir	23
Sunnyslope Canal Demonstration Project (Refurbishment)	23
Arizona Falls: Waterworks (Refurbishment)	23
Community Well Site Enhancements	24
Maryvale Grand Canal Crossing	24
El Reposo Park (Refurbishment)	24
Sueño Park	24

Paradise Valley Park	25
Western Canalscape (Phase 1 and 2)	25
Collaborative Neighborhood Projects	25
Identification Plaques and Interpretive Signage	25
Major Refurbishment and Restoration	26
Advanced Water Purification Plant (NEW)	26
Inspiration Park (NEW)	26
Hermoso Park	26
Tres Rios Wetlands	27
Lift Stations and Neighborhood Facilities	27
Rio Reimagined	27
Temporary Art Program	28
FY 2026-2031 Multi-Year Initiatives.....	29
FY 2026-2031 Public Art Plan Summary.....	31
FY 2026-2031 Public Art Plan Budget.....	32



Introduction and Goals

Introduction

The Phoenix Office of Arts and Culture is the City's designated local arts agency. It champions, promotes, and supports the local arts and culture community, making Phoenix a great place to live, work, and visit.

The Phoenix Office of Arts and Culture (POAC) is a local and national leader in the public art field and has garnered numerous awards for design excellence, including Design for Transportation awards from the U.S. Department of Transportation and Public Art Network Year in Review awards from Americans for the Arts.

Established in 1986, the Public Art Program works with local, national, and international artists to create a more beautiful and vibrant city. By ordinance, one percent of the Capital Improvement Program and General Obligation Bond Program is utilized to enhance the design of public buildings, infrastructure, and spaces within the City of Phoenix. Since its inception, the program has completed more than 200 major projects, including airport terminals, community centers, streetscapes, parks, canals, transit centers, bridges, underpasses, recycling centers, and public safety buildings.

A competitive procurement process identifies artists for public art projects. The process utilizes a selection panel containing art and design professionals, project stakeholders, and community representatives relevant to the project's location. City staff and project team members often serve as non-voting advisors to the panel. Panelists are responsible for reviewing applications submitted in response to a Call to Artists, interviewing finalists, and making recommendations to the Phoenix Arts and Culture Commission, a volunteer citizen advisory board appointed by City Council. The quality of work, suitability for the project, and the ability to work well with the community and other design professionals influence the selection panel's final recommendations. The Phoenix City Council approves the final recommendation before the contract is executed and artists begin work.

POAC develops the Public Art Plan annually with input and assistance from the Mayor and City Council, city residents, artists, city departments that provide public art project funding, and the Phoenix Arts and Culture Commission. The timing of the plan coincides with the annual Capital Improvement Program budgeted per fiscal year (July 1 – June 30; for example, FY 2026-2027 = July 2026 – June 2027). The plan outlines several project types, including design team projects, permanent commissions, purchases of existing artwork, temporary commissions, art refurbishment and retrofits, and master planning.

Goals

Public art projects within the FY 2026-2031 Public Art Plan are prioritized based on opportunities to integrate artwork into individual Capital Improvement Program projects General Obligation Bond Program projects and their potential impact on the neighborhood and the broader arts community. These decisions are made closely with funding departments and City Council offices. Under these parameters, the FY 2026-2031 Public Art Plan focuses on the equitable distribution of funds, as allowable by the percent-for-art ordinance, and the diversification of the public art collection through broadening the types of project opportunities and continued outreach to new artists and arts organizations. This year, only a few new projects were added based on the City's focus on General Obligation Bond Program projects.

Additionally, POAC strives to develop project opportunities and program policies that align with strategic goals outlined in several long-range planning documents, like the Climate Action Plan and Shade Phoenix. Some of these efforts are realized through the FY 2026-2031 Public Art Plan, like promoting the use of sustainable materials and sourcing methods to commissioned artists and proactively seeking community input on project opportunities. As the FY 2026-2031 Public Art Plan is implemented, POAC will continue integrating these important citywide goals.

For more information about the Phoenix Office of Arts and Culture and the Public Art Program, visit www.phoenix.gov/arts.



FY 2025-2026 Completed Public Art Projects

CAPITAL IMPROVEMENT PROGRAM PROJECTS

100 W. Washington Street (Phoenix Police Headquarters)

Belonging (Topophilia) by Jones Studio

Council District 7

The artwork at 100 W. Washington draws inspiration from the surrounding mountain ranges, incorporating etched patterns of local landforms into a series of mesh screens that shade and soften the building's façade while connecting it visually to the desert environment. Sandstone boulders in the streetscape extend this connection at ground level, grounding the site in the region's geologic character and reinforcing its sense of place. A series of trail-inspired bollards further anchors the project in community identity, featuring short reflections and simple graphic icons gathered through artist-led workshops with residents across the Valley. Together, these elements celebrate the mountains that define Phoenix while weaving personal stories and local experiences into the daily rhythm of the site.



55th Avenue Promenade

Nepantla by Creative Machines

Council District 5

Three vertical shade structures at the 55th Avenue Promenade form a vibrant gateway that weaves together imagery from ancient Mesoamerican cities, Phoenix's contemporary skyline, Sonoran Desert ecology, and Mexican cultural traditions. Referencing symbols such as Quetzalcoatl, agricultural heritage, folklorico dance, traditional garments, and iconic waterways, the installation highlights the intertwined histories and identities of the surrounding community. This blend of myth, migration, and cultural memory creates a welcoming threshold that reflects the experience of living between eras and across cultures, offering a unified landmark that honors the diverse narratives shaping the neighborhood.



Cortez Park and Well Site

Tree of Life by John Randall Nelson

Council District 1

The artwork at Cortez Park and Well Site creates a welcoming visual story that reflects the character and history of this long-established neighborhood park. Along the well-site wall, a series of illustrated panels highlights everyday moments—fishing, swimming, biking, picnicking—and features the plants and animals that thrive around Cortez Lake and the Grand Canal, emphasizing water as the thread that connects community life. Anchoring the installation, the Tree of Life sculpture on the northwest corner serves as a distinctive landmark, depicting figures and animals gathered beneath a leafy form that symbolizes growth, connection, and the park’s ongoing vitality. The artwork also acknowledges local history through a panel dedicated to the



Laveen Heritage Park

Mariposa Te Quiero by Dixie Friend Gay
Council District 7

The sculpture at Laveen Heritage Park butterfly garden serves as a vibrant landmark celebrating the relationship between native blossoms and the pollinators that sustain them. Rising as an abstracted flower with radiating, light-catching petals, the artwork creates shifting color and shadow throughout the day, echoing the movement and delicacy of butterflies in the surrounding garden. Its open, vertical form invites visitors to explore the space beneath and around it, enhancing the experience of the pathways and plantings while highlighting the ongoing dialogue between pollinators and the desert landscape. As the centerpiece of the garden, the sculpture offers a welcoming symbol for park visitors and reflects the community's commitment to ecological awareness, seasonal change, and the natural rhythms that define Laveen's environment.



¡Sombra! Experiments in Shade

¡Sombra! is a Phoenix public art initiative that introduces nine creative, experimental shade installations designed to address heat while enhancing community spaces. Each project uses a different artistic approach, from woven canopies and fabric structures to sculptural forms and interactive elements, all aimed at providing functional shade and celebrating local culture. Together, these installations show how art, community collaboration, and environmental design can come together to create cooler and more inviting public spaces across the city.

Cortez Park

Botanica Canopy by Bobby Zokaitez
Council District 1



Sereno Park

Quilt Architecture by Luke Haynes
Council District 2



Sunnyslope Park

Reflections on Sunnyslope by Jessica Arias
Council District 3



Cielito Park

Ricon De Color by Jose Benavides and Joe Ray
Council District 4



Steele Indian School Park
Shades of Resilience by AZ(LAND)
Council District 4



Maryvale Park
Nana's Garden by Kira Dominguez Hultgren
Council District 5



Los Olivos Park
Standing Wave by Shomit Barua
Council District 6



Roesley Park
The Burrow by Joise Davis and Jenny Boehme
Council District 7



Eastlake Park
Chinese Chorizo by Feng Feng Yeh
Council District 8



EXTERNAL AND INTERNAL PARTNERSHIP PROJECTS

Sidewalk Shade, City-wide

Providing shade for people walking and biking supports public health and strengthens neighborhood vitality. To improve comfort at busy intersections and crosswalks, the City installed 19 shade structures in high-traffic areas where people often wait for signals. Three local artists, Isaac Caruso, Heidi Dauphin, and Sara Altieri, contributed unique designs for the canopies, created through a partnership between the Office of Heat Response and Mitigation, the Street Transportation Department, and the Phoenix Office of Arts and Culture. The project was completed in Spring 2026.



Isaac Caruso



Heidi Dauphin



Sara Altieri



FY 2025-2026 Completed Refurbishment and Retrofit Projects

Desert Passages Council District 3



Desert Passages is a one-mile-long sculptural and exercise trail at Lookout Mountain in North Phoenix. Designed by artists Roger Asay and Rebecca Davis, the trail includes ten sculptural “passages” composed of native boulders and landscape elements placed in the desert environment.

One of the “passages” is an earthworks maze that had been worn down and overgrown over the past 36 years. Erosion damage was repaired, and plants obstructing the path of the maze were removed.

The Wings Council District 2



Created in 2012, Yang Chyi Lee designed unique shade structures located at two sites near soccer fields, offering spectators and athletes a comfortable place to sit and escape the desert sun.

The shade structures began to show signs of surface rust. They were sandblasted to bare metal, primed, and painted with high-performance coatings designed to withstand the harsh elements in our environment.



FY 2025-2026 Awards and Accomplishments

Arizona Forward Environmental Excellence Awards

2026 Crescordia Award Recipient

jSombra! Experiments in Shade

jSombra! Experiments in Shade, a community-driven shade and storytelling temporary public art project, has been honored with the prestigious **Environmental Excellence Crescordia Award** in the **Heat Mitigation** category. Presented annually by Arizona Forward, the Crescordia represents the highest distinction in each category and recognizes outstanding environmental leadership and design innovation. *jSombra!* earned this honor for its creative, human-centered approach to addressing extreme urban heat through artful, functional shade infrastructure and deep community engagement. It stands as a model for climate-resilient public space design in Phoenix.

jSombra! Experiments in Shade brought together local and national artists, civic leaders, and community members to explore creative solutions to extreme urban heat in Phoenix. Funded in part by Bloomberg Philanthropies' Public Art Challenge, *jSombra!* selected nine artists from more than 80 submissions to create temporary shade installations using innovative materials and design processes. Unveiled across the city in spring 2025, the project engaged the public through a celebratory community event and demonstrated how art, innovation, and collaboration can advance climate-responsive design and public well-being.





FY 2026-2031 Public Art Project List

(Organized by Project Number)

Project Number AR00000027
Project Title Proposition 1: Fire, Police, Streets, and Storm Drainage
Location Various project locations
Type of Project Design Team and Permanent Commission
Funding Sources General Obligation Bonds, Wastewater Revenue
Budget \$1,505,654
Council District 1, 3, 5, 6, 8

Artists will be commissioned to work with design teams to integrate public artwork into capital improvement projects within this bond proposition. Projects include Fire Station 7, Fire Station 13, Fire Station 15, and Fire Station 51. For more information about the General Obligation Bond Program, visit: www.phoenix.gov/bond.

Project Number AR00000028
Project Title Proposition 2: Library, Parks, and Historic Preservation
Location Various project locations
Type of Project Design Team and Permanent Commission
Funding Sources General Obligation Bonds, Water Revenue
Budget \$911,701
Council District 2, 7

Artists will be commissioned to work with design teams to integrate public artwork into capital improvement projects within this bond proposition. Projects include Estrella Civic Space and Branch Library and Desert View Civic Space and Branch Library. For more information about the General Obligation Bond Program, visit: www.phoenix.gov/bond.

Project Number AR00000029
Project Title Proposition 3: Economic Development, Environment, and Cultural Facilities
Location Various project locations
Type of Project Design Team and Permanent Commission
Funding Sources General Obligation Bonds
Budget \$625,253
Council District TBD

Artists will be commissioned to work with design teams to integrate public artwork into cultural facility projects, like the Latino Cultural Center, within this bond proposition.

For more information about the General Obligation Bond Program, visit:
www.phoenix.gov/bond.

Project Number AR00000030
Project Title Proposition 4: Affordable Housing, Senior Centers
Location Various project locations
Type of Project Design Team and Permanent Commission
Funding Sources General Obligation Bonds
Budget \$599,349
Council District 4, 7, 8

Artists will be commissioned to work with design teams to integrate public artwork into capital improvement projects within this bond proposition. Projects include McDowell Senior Center and the Girasol Affordable Housing Project. For more information about the General Obligation Bond Program, visit: www.phoenix.gov/bond.

Project Number AR63000030
Project Title 32nd Street and Drought Pipeline Neighborhood Improvements
Location Pipeline Corridor, from Cheryl Drive to Cholla Street
Type of Project Design Team and Permanent Commission
Funding Sources Water Revenue
Budget \$82,337
Council District 3

Artist Bobby Zokaites was contracted in a previous fiscal year to work with the community, Street Transportation, and Water Services to integrate public art elements into the North 32nd St. corridor design between Cheryl Drive Blvd. and Cholla St. following the Drought Pipeline improvements. This project is in the fabrication phase and is expected to be completed in 2026.

Project Number AR63000032
Project Title Shade, Cooling, and Heat Mitigation
Location Various
Type of Project Design Team, Permanent and Temporary Commissions
Funding Sources AHUR, Water Revenue, Wastewater Revenue, Transportation Tax Streets
Budget \$1,022,993
Council District Citywide

Artists will be contracted to work with various City Departments to enhance the pedestrian experience as part of the City's heat mitigation and cool corridors initiatives. This included funding for the 55th Avenue Promenade with artist Creative Machines. These projects are on-going.

Project Number AR63000034
Project Title Dobbins Road Improvement Project

Location Dobbins Rd from Loop 202 to 27th Avenue
Type of Project Design Team and Permanent Commission
Funding Sources AHUR, Wastewater Revenue
Budget \$437,800
Council District 7, 8

Artists Daniel Nez and Miguel Angel Godoy were contracted to work with Street Transportation, the community, and the project design team to integrate artwork into the Dobbins Road Improvements Project. This project is in the design phase.

Project Number AR63000035
Project Title Rio Salado to Lincoln Street Connector (3rd St Connector)
Location Rio Salado to Lincoln Street
Type of Project Design Team and Permanent Commission
Funding Sources AHUR, Wastewater Capital Funds
Budget \$308,750
Council District 8

Artist team Creative Machines was commissioned to work with Street Transportation, the community, and the project design team to enhance the pedestrian experience as part of the 3rd Street Connector project. This project is in the design phase.

Project Number AR63850021
Project Title State Route 303
Location Lake Pleasant Parkway to I-17 Interchange
Type of Project Design Team and Permanent Commission
Funding Source AHUR, Wastewater Revenue
Budget \$539,890
Council District 1

In partnership with Maricopa Association of Governments and AZ Department of Transportation, the City will complete State Route 303 from Lake Pleasant to the I-17 interchange. Project opportunities include four new ramps/bridges that will be built over existing roads, the 67th Ave. interchange, and the Lake Pleasant Pkwy. interchange. Artist Eric Powell was contracted in a previous fiscal year to work with the design team to incorporate permanent public art to enhance the roadway improvements. This project is in the construction phase and is expected to be complete in 2027.

Project Number AR66000021
Project Title PSHIA Portable Works
Location Phoenix Sky Harbor International Airport
Type of Project Purchase of Existing Artwork, Temporary Commissions
Funding Source Aviation Improvement
Budget \$169,996
Council District 8

Artworks will be commissioned and purchased to support the Phoenix Airport Museum’s collection. The Museum’s collection presents themed exhibitions in more than 40 display areas throughout the Airport system. The artwork enhances the visitor's experience by creating a memorable environment, promoting Arizona’s unique artistic and cultural heritage, and honoring the airport's aviation history. These projects are in the planning phase.

Project Number AR66000046
Project Title PSHIA Terminal 3 Improvements
Location Phoenix Sky Harbor International Airport
Type of Project Design Team and Permanent Commissions
Funding Sources 2024 Airport Revenue Bonds
Budget \$4,319,325
Council District 8

Multiple artists have been contracted to work with Aviation and the project design team to integrate 6 public art projects into the Terminal 3 modernization project. These projects are in the planning and design phases. The projects include terrazzo floors designed by artists Monica Aissa Martinez and Mary Meyer, a suspended sculpture designed by Reeves Studio, and sculptures by Hou de Sousa Studio. Two additional artists, Kenaim Al-Shatti and Erwin Ridl as Paramedia have been commissioned for two separate multi-media projects, which are in the planning phase.

Project Number AR66000047
Project Title PSHIA Pooled Funds
Location Deer Valley Airport
Type of Project Permanent Commission
Funding Source 2019 Airport Revenue Bond
Budget \$810,719
Council District 1

Funds remaining from previously completed public art projects at the airport have been pooled to create a new opportunity to support the ongoing modernization of Deer Valley Airport. Specific locations and scopes of work will be developed in partnership with the Aviation Department. This project is in the planning phase.

Project Number AR67000014
Project Title 35th Avenue and Grand Avenue Overpass
Location Intersection of 35th Avenue, Grand Avenue, and Indian School Road
Type of Project Permanent Commission
Funding Source Wastewater Revenue, AHUR, Transportation Tax Transit
Budget \$657,772
Council District 5

Daniel Mayer was commissioned to work with the Street Transportation Department and Arizona Department of Transportation to integrate artwork into the new overpass

at 35th Ave. and Indian School Rd. The project is in the design phase.

Project Number AR70160001
Project Title Phoenix Convention Center: *Flowing Alchemy*
Location 100 North 3rd Street
Type of Project Temporary and Permanent Commission
Funding Source Solid Waste
Budget \$132,611
Council District 7

Artist Katharine Leigh Simpson was commissioned to create artwork from materials commonly found in the City's recycling stream. The work is currently installed at the Phoenix Convention Center; however, a new location is being sought. The relocation is in the planning phase.

Project Number AR70160004
Project Title Public Works Community Projects
Location Various
Type of Project Temporary Commissions
Funding Sources Solid Waste
Budget \$105,855
Council District Citywide

Artists will be contracted to integrate temporary artwork into capital improvements in Public Works facilities that will connect the community with the circular economy concepts and bolster City efforts to increase awareness about recycling and resource management. These projects are in the planning phase.

Project Number AR70160006
Project Title Resource Innovation Campus (NEW)
Location 27th Avenue and Lower Buckeye Road
Type of Project Design Team and Permanent Commission
Funding Sources Solid Waste and Wastewater Revenue
Budget \$434,951
Council District 7

An artist will be commissioned to work with the Public Works Department to integrate artwork into the new Resource Innovation Campus which will help the City of Phoenix achieve 50% waste diversion by 2030 and zero waste by 2050. This project is in the planning phase.

Project Number AR74000017
Project Title Civic Space Park: *Her Secret is Patience*
Location Civic Space Park at 1st Avenue and Taylor Street
Type of Project Refurbishments and Retrofits
Funding Sources Sports and Facilities and Biosciences Tourism, Water Revenue,

Budget Parks and Preserves
\$308,568
Council District 7

Contractors will be hired to increase the lighting capacity of the award-winning landmark sculpture, *Her Secret is Patience*, by Janet Echelman, installed in 2006. This project is in the design phase and is expected to be completed in 2028.

Project Number AR74000019
Project Title Mountain Preserve Enhancements
Location South Mountain Park and Preserve
Type of Project Permanent and Temporary Commissions
Funding Sources Water Revenue, Parks and Preserves, Mountain and Desert Preserves
Budget \$808,544
Council District 6, 8

Artists commissioned for this project may create permanent or temporary artwork, placemaking, or cultural events to celebrate this beloved natural and cultural amenity. This project is in the planning phase.

Project Number AR74000025
Project Title Dreamy Draw Pedestrian Bridge
Location State Road 51 at 29th Street
Type of Project Refurbishments and Retrofits
Funding Source AHUR, Water Revenue, Capital Construction
Budget \$836,069
Council District 3

Contractors will be hired to repaint this functional artwork by artist Vicki Scuri. The project was completed in 1994 and sees heavy use from pedestrians and bicyclists. This project is in the design phase.

Project Number AR74000028
Project Title Lone Mountain Park
Location North 56th Street & East Montgomery Road
Type of Project Design Team and Permanent Commission
Funding Source Water Revenue, Wastewater Revenue, Parks and Preserves, Mountain and Desert Preserves
Budget \$241,643
Council District 2

Artist team WOWHAUS has been commissioned to work with the Parks and Recreation Department and the community to enhance the visitor experience at the new Lone Mountain Park. This project is in the design phase.

Project Number AR74000029
Project Title Rio Salado Bike/Pedestrian Bridge
Location 3rd Street at Rio Salado
Type of Project Design Team and Permanent Commission
Funding Source Water Revenue, Parks and Preserves
Budget \$504,192
Council District 8

Barbara Grygutis was commissioned to work with the design team to integrate artwork into the bridge design to enhance the bike and pedestrian experience. This project will provide a comfortable, low-stress connection for residents walking or riding bicycles from downtown Phoenix to or across the Rio Salado and was assigned high priority for the South Downtown Neighborhoods Mobility Study Area. This project is in the design phase.

Project Number AR76000004
Project Title 100 West Washington Street (Phoenix Police Headquarter)
Location West Washington Street and 1st Avenue
Type of Project Design Team and Permanent Commission
Funding Sources Water Revenue
Budget \$118,606
Council District 7

Artist team Jones Studio was commissioned to work with the design team to improve the security and appearance of 100 W. Washington building and adjacent areas, which is now the new Phoenix Police Department Headquarters. This project is in the closeout phase.

Project Number AR84800000
Project Title North Phoenix Reservoir
Location Cave Creek Road
Type of Project Design Team and Permanent Commission
Funding Sources Water Revenue, Wastewater Revenue
Budget \$727,356
Council District 2

An artist will be commissioned to work with the Water Services Department and the community to enhance the new North Phoenix Reservoir. This project is in the planning phase.

Project Number AR84800002
Project Title Sunnyslope Canal Demonstration Project
Location Arizona Canal between Dunlap Avenue and Northern Boulevard
Type of Project Refurbishments and Retrofits
Funding Source Water Revenue
Budget \$100,000

Council District **3, 6**

A contractor will be hired to repair elements of the Sunnyslope Canal Demonstration project by artists Jackie Ferrara and Doug Hollis. The project was completed in 2000 and will be restored to the original design, in collaboration with the artists. This project is in the planning phase.

Project Number **AR84850019**
Project Title **Arizona Falls: *Waterworks***
Location **Arizona Canal at 58th Street**
Type of Project **Refurbishments and Retrofits**
Funding Source **Water Revenue**
Budget **\$89,375**
Council District **6**

Major safety features, such as security lighting, drainage, fencing, and landscape improvements will be upgraded as part of improvements to the site. This project was completed in 2003 and will be improved in collaboration with the artists, Lajos Heder and Mags Harries. The project is in the planning phase.

Project Number **AR84850035**
Project Title **Community Well Site Enhancements**
Location **Various**
Type of Project **Permanent Commissions**
Funding Sources **Water Revenue**
Budget **\$150,250**
Council District **Citywide**

Artists will be commissioned to work with the Water Services Department to enhance or upgrade the design of new and existing Water facilities. These projects are currently on hold until suitable sites can be identified. To view previously completed well sites, visit www.pheonix.gov/arts.

Project Number **AR84850038**
Project Title **Maryvale Grand Canal Crossing**
Location **Grand Canal and 51st Avenue**
Type of Project **Permanent Commission**
Funding Sources **Water Revenue**
Budget **\$274,363**
Council District **5**

Reinaldo Corraera was commissioned to work with the Street Transportation Department, SRP, and the community to enhance the design of the Grand Canal trail and crossing near 51st Ave. in Maryvale. This project is in the fabrication phase and is expected to be completed in 2026.

Project Number AR84850040
Project Title El Reposo Park
Location 502 East Alta Vista Road
Type of Project Refurbishments and Retrofits
Funding Sources Water Revenue, Wastewater Revenue
Budget \$42,199
Council District 7

Due to new construction, a previously completed artwork titled *Bloomcanopy* by Matter Architecture Practice will be relocated and integrated into the landscape at El Reposo Park. The project is in the design phase and is expected to be completed in 2026.

Project Number AR84850041
Project Title Sueño Park
Location 4401 West Encanto Boulevard
Type of Project Permanent Commission
Funding Sources Water Revenue, Wastewater Revenue
Budget \$194,275
Council District 4

Joe Ray was contracted to work with the Parks and Recreation Department and the community to enhance the experience of Sueño Park. This project is in the design phase.

Project Number AR84850042
Project Title Paradise Valley Park
Location 17642 North 40th Street
Type of Project Permanent Commission
Funding Sources Water Revenue
Budget \$368,785
Council District 2

Artist Donald Lipski was commissioned to work with Parks and the community to enhance the experience of Paradise Valley Park. This project is in the design phase and is expected to be complete in 2027.

Project Number AR84850044
Project Title Western Canalscape (Phase 1 and 2)
Location Western Canal, 4th Avenue to 24th Street
Type of Project Purchase of Existing Artwork, Permanent Commission
Funding Sources Transportation Tax, Water and Wastewater Capital Funds
Budget \$651,298
Council District 7, 8

Existing three-dimensional artwork was purchased from artists Ken McCall and Hector Ortega for placement along the Western Canal at 20th St. Phase 1 of this project is on hold; Phase 2 is in the planning phase.

Project Number AR84850045
Project Title Collaborative Neighborhood Projects
Location Various
Type of Project Temporary, Permanent Commissions, Purchase Existing Artwork
Funding Sources Water Revenue, Wastewater Revenue
Budget \$817,547
Council District Citywide

Artists will be selected to work directly with neighborhood and business associations to enhance parks, business corridors, and other community amenities. A number of projects have arisen from this multi-year initiative and are currently underway with the Hatcher Urban Business, the Bell Road Business Alliance, and the Central Arizona Project.

Project Number AR84850046
Project Title Identification Plaques and Interpretive Signage
Location Various
Type of Project Refurbishments and Retrofits
Funding Sources Water Revenue
Budget \$268,541
Council District Citywide

Contractors will be selected to work with Arts and Culture to update, replace, and produce identification plaques and interpretive signage for the public art collection. This project is on-going.

Project Number AR84850048
Project Title Major Refurbishment and Restoration
Location Various
Type of Project Refurbishments and Retrofits
Funding Sources Water Revenue, Wastewater Revenue
Budget \$541,131
Council District Citywide

Specialty contractors will be selected to work with Arts and Culture to plan, budget, and schedule major refurbishments and restorations of existing public art projects. These projects are on-going.

Project Number AR84850050
Project Title Advanced Water Purification Plant (NEW)
Location TBD
Type of Project Permanent Commission
Funding Sources Water Revenue, Wastewater Revenue
Budget \$750,000
Council District Citywide

Artists will be commissioned to work with the Water Services Department, and surrounding communities, to integrate artwork into Advanced Water Purification facilities. This project is in the planning phase.

Project Number AR84850052
Project Title Inspiration Park (NEW)
Location West Molly Lane & West Inspiration Mountain Parkway
Type of Project Design Team and Permanent Commission
Funding Sources Wastewater Revenue, Parks and Preserves Initiative SRF
Budget \$540,574
Council District 1

An artist will be commissioned to work with the Parks and Recreation Department, and surrounding community, to integrate artwork into the new Inspiration Mountain Park. This project is in the planning phase.

Project Number AR84850053
Project Title Hermoso Park
Location 2030 East Southern Avenue
Type of Project Temporary Commissions
Funding Sources Water Revenue, Wastewater Revenue
Budget \$59,000
Council District 8

An artist will be commissioned to work in collaboration with the Parks and Recreation Department and the surrounding community to design and install a series of murals for Hermoso Park. The project is in the planning phase.

Project Number AR84900010
Project Title Tres Rios Wetlands
Location 91st Avenue and Baseline Road
Type of Project Design Team and Permanent Commission
Funding Source Wastewater Revenue
Budget \$1,465,450
Council District 7

Adam Kuby was commissioned to work with a design team, various City departments, consultants, and the community to create significant recreation and environmental education experiences as part of this multi-year effort to improve the seven-mile, 1,500-acre wetland at the confluence of the Salt and Gila Rivers in southwestern Phoenix. Kuby and the team have designed raptor towers, viewing areas, paths, and demonstration gardens in the wetlands. This project is currently on hold pending federal funds.

Project Number AR84900011

Project Title Lift Stations and Neighborhood Facilities
Location Citywide
Type of Project Permanent Commissions
Funding Source Wastewater Revenue
Budget \$39,982
Council District Citywide

Artists will be contracted to work with City consultants to enhance or upgrade the design of new or existing lift stations and other neighborhood facilities essential to the City's wastewater collection system. In addition to wall enhancements, the projects may include upgraded landscaping, security fencing, and other features. This project is currently on hold.

Project Number AR84900015
Project Title Rio Reimagined
Location 7th Street to 7th Avenue
Type of Project Design Team, Temporary and Permanent Commissions
Funding Source Wastewater Revenue
Budget \$593,125
Council District 7, 8

The Rio Reimagined Project is a vision to revitalize the Rio Salado (Salt River), Aqua Fria, and Gila Rivers, and the region by transforming over 45 miles of the river stretching from the Salt River Pima Maricopa Indian Community at the eastern most boundary to the City of Buckeye to the west and encompassing more than 78,000 acres. Artists will be selected at several phases of the project to engage the community and design permanent and temporary artwork to enhance the visitor experience. This project is in the planning phase.

Project Number AR84900019
Project Title Temporary Art
Location Various
Type of Project Temporary Commissions
Funding Source Water Revenue, Wastewater Revenue
Budget \$431,243
Council District Citywide

This initiative supports the creation and presentation of original, new, or in-progress temporary public artwork by practicing Phoenix artists. Awards are given to artists who enhance public buildings and spaces with a wide range of artistic installations, performances, and media. This project is on-going.



FY 2026-2031 Multi-Year Initiatives

Completing the following projects requires significant funding resources over the next five fiscal years. Funding for the planning and implementation of these projects is included in the FY 2026-2031 Public Art Plan. Funding of all projects is subject to City Council approval through future plans.

General Obligation Bond Program

On November 7, 2023 Phoenix voters passed the City Council approved \$500 million General Obligation (GO) Bond Program. GO Bond programs help to fund critical infrastructure and rehabilitation needs of City facilities such as parks, libraries, fire and police stations, affordable housing, streets, and storm drains. Approved projects are prioritized and allocated over the five-year period of fiscal year 2024-2025 to fiscal year 2028-2029 and included in the Capital Improvement Program (CIP) budget. Each of the four proposition includes a percent-for-art calculation which must be spent on projects in each proposition. A breakdown of proposed public art projects is in the next section.

Temporary Art

On-going temporary installations provide crucial professional development opportunities for emerging artists and those new to public art. Temporary installations can also activate underutilized spaces and provide neighborhoods with new ways to engage with artists. This program is guided by the Office of Arts and Culture's Temporary Art Guidelines.

Collaborative Neighborhood Projects

Artists will be selected to work directly with neighborhood and business associations, such as theHUB (Hatcher Urban Businesses) and the Bell Road Business Alliance, to enhance parks, business corridors, and other community amenities. These enhancements foster community collaboration and external partnerships that expand the reach of the public art program.

Community Water Facilities Improvements

Over the years, multiple artists have been contracted to work with the community and the Water Services Department to improve the security and appearance of community water facilities citywide, including well sites and lift stations.

Phoenix Sky Harbor International Airport

Phoenix Sky Harbor International Airport's new terminal modernizations represent the City's most significant opportunity to reach the widest public with integrated public art and design. PSHIA handles more than 40 million passengers annually. POAC staff continue to work with Aviation staff and its design teams to carry out a comprehensive plan to integrate significant art and design to enhance travelers' experience. Projects will be implemented in step with the airport modernization phases.

Public Works Recycling and Sustainability Initiative

POAC has worked with the Public Works Department since 1990 to involve artists in the design of innovative recycling centers, and in building awareness of the need for recycling and sustainable resource management. Artists will be contracted to create artworks that expand awareness about recycling and sustainable resource management by introducing new ways to reuse materials and bolster City efforts to increase recycling citywide.

Rio Reimagined

Rio Reimagined is the Valley's most impactful green infrastructure project in a century. Rio Salado, or the Salt River, is a historically significant and underutilized natural resource reimagined as a unifying public space. A creative and collective effort is underway to integrate priorities of public open space, environmental quality, housing, transportation, economic and workforce development, community sustainability, and resilience. POAC staff will work with the Planning Department to identify and integrate permanent and temporary public art opportunities.

Shade, Cooling, and Heat Mitigation

Artists will be contracted to work with the community and various City departments to enhance the pedestrian experience by increasing shade options and improving shaded connectivity. The enhancements will be coordinated with City efforts to reduce the impact of urban heat and improve mobility citywide through initiatives like Cool Corridors.

Tres Rios Wetlands

Adam Kuby has been selected to work with City departments, consultants and the community to create significant environmental recreation and education opportunities at Tres Rios Wetlands. This project is part of this multi-year effort to improve the seven-mile, 1,500-acre wetland at the confluence of the Salt and Gila Rivers in southwestern Phoenix.



FY 2026-2031 Public Art Plan Summary

Public Art Plan Summary

Number of New Projects	3	\$1,725,705
General Obligation Bond Program*	9	\$3,638,457
Number of Continuing Projects	50	\$18,231,661
Total Funded Projects	62	\$23,595,823

*General Obligation (GO) Bond Program – *tentative public art projects*

Proposition 1 Fire Station 7 Fire Station 13 Fire Station 15 Fire Station 51	4	\$1,505,654
Proposition 2 Estrella Civic Space and Branch Library Desert View Civic Space and Branch Library	2	\$908,201
Proposition 3 Latino Cultural Center	1	\$625,253
Proposition 4 Girasol Affordable Housing Project McDowell Senior Center	2	\$599,349
Total Funded GO Bond Projects	9	\$3,638,457

ATTACHMENT B FY2026-31 PUBLIC ART PLAN DRAFT



FY 2026-2031 Public Art Plan Budget

		FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY30-31	5-Yr Total
AR0000027 - GO Bond Prop 1							
3388	2023 GO Cultural Fac-% for Arts Prop 1	\$32,654	\$0	\$0	\$0	\$0	\$32,654
		\$32,654	\$0	\$0	\$0	\$0	\$32,654
AR0000028 - GO Bond Prop 2							
3393	2023 GO Cultural Fac-% for Arts Prop 2	\$786,701	\$0	\$0	\$0	\$0	\$786,701
		\$786,701	\$0	\$0	\$0	\$0	\$786,701
AR0000029 - GO Bond Prop 3							
3398	2023 GO Cultural Fac-% for Arts Prop 3	\$625,253	\$0	\$0	\$0	\$0	\$625,253
		\$625,253	\$0	\$0	\$0	\$0	\$625,253
AR0000030 - GO Bond Prop 4							
3401	2023 GO Cultural Fac-% for Arts Prop 4	\$302,349	\$0	\$0	\$0	\$0	\$302,349
		\$302,349	\$0	\$0	\$0	\$0	\$302,349
AR5700012 - Fire Station 15 (GO Bond Prop 1)							
0090	Wastewater Revenue	\$22,000	\$0	\$0	\$0	\$0	\$22,000
3388	2023 GO Cultural Fac-% for Arts Prop 1	\$335,000	\$0	\$0	\$0	\$0	\$335,000
		\$357,000	\$0	\$0	\$0	\$0	\$357,000
AR5700013 - Fire Station 7 (GO Bond Prop 1)							
0090	Wastewater Revenue	\$19,000	\$0	\$0	\$0	\$0	\$19,000
3388	2023 GO Cultural Fac-% for Arts Prop 1	\$335,000	\$0	\$0	\$0	\$0	\$335,000
		\$354,000	\$0	\$0	\$0	\$0	\$354,000
AR5700014 - Fire Station 13 (GO Bond Prop 1)							
0090	Wastewater Revenue	\$19,000	\$0	\$0	\$0	\$0	\$19,000
3388	2023 GO Cultural Fac-% for Arts Prop 1	\$335,000	\$0	\$0	\$0	\$0	\$335,000
		\$354,000	\$0	\$0	\$0	\$0	\$354,000
AR5700015 - Fire Station 51 (GO Bond Prop 1)							
0090	Wastewater Revenue	\$23,000	\$0	\$0	\$0	\$0	\$23,000
3388	2023 GO Cultural Fac-% for Arts Prop 1	\$385,000	\$0	\$0	\$0	\$0	\$385,000
		\$408,000	\$0	\$0	\$0	\$0	\$408,000
AR6300030 - North 32nd Street Improvements							
0051	Water Revenue	\$82,337	\$0	\$0	\$0	\$0	\$82,337
		\$82,337	\$0	\$0	\$0	\$0	\$82,337
AR6300032 – Shade Cooling and Heat Mitigation							
0007	AZ Highway Users - 30% - Street Imp.	\$223,281	\$0	\$0	\$0	\$0	\$223,281
0051	Water Revenue	\$526,279	\$0	\$0	\$0	\$0	\$526,279
0090	Wastewater Revenue	\$8,520	\$0	\$0	\$0	\$0	\$8,520
2051	Transportation Tax 2050-Streets	\$264,913	\$0	\$0	\$0	\$0	\$264,913
		\$1,022,993	\$0	\$0	\$0	\$0	\$1,022,993
AR6300034 - Dobbins Road from Loop 202 to 27th Ave							

0007	AZ Highway Users - 30% - Street Imp.	\$0	\$0	\$0	\$0	\$0	\$0
0090	Wastewater Revenue	\$437,800	\$0	\$0	\$0	\$0	\$437,800
		\$437,800	\$0	\$0	\$0	\$0	\$437,800
AR63000035 - Rio Salado to Lincoln St Connector							
0007	AZ Highway Users - 30% - Street Imp.	\$1,950	\$0	\$0	\$0	\$0	\$1,950
0090	Wastewater Revenue	\$306,800	\$0	\$0	\$0	\$0	\$306,800
		\$308,750	\$0	\$0	\$0	\$0	\$308,750
AR63850021 - State Road 303							
0007	AZ Highway Users - 30% - Street Imp.	\$176,204	\$0	\$0	\$0	\$0	\$176,204
0090	Wastewater Revenue	\$363,686	\$0	\$0	\$0	\$0	\$363,686
		\$539,890	\$0	\$0	\$0	\$0	\$539,890
AR66000021 - PSHIA Portable Works							
0042	Aviation Improvement	\$169,996	\$0	\$0	\$0	\$0	\$169,996
		\$169,996	\$0	\$0	\$0	\$0	\$169,996
AR66000046 - PSHIA Terminal 3 Improvements							
1728	2024 Airport Revenue Bonds	\$4,319,325	\$0	\$0	\$0	\$0	\$4,319,325
1732	2019B Airport Revenue Bonds	\$0	\$0	\$0	\$0	\$0	\$0
		\$4,319,325	\$0	\$0	\$0	\$0	\$4,319,325
AR66000047 - PSHIA Pooled Funds							
1732	2019B Airport Revenue Bonds	\$810,719	\$0	\$0	\$0	\$0	\$810,719
		\$810,719	\$0	\$0	\$0	\$0	\$810,719
AR67000014 - 35th Ave/Grand Ave Overpass							
0007	AZ Highway Users - 30% - Street Imp.	\$107,441	\$0	\$0	\$0	\$0	\$107,441
0090	Wastewater Revenue	\$374,803	\$0	\$0	\$0	\$0	\$374,803
2050	Transportation Tax 2050-Transit	\$175,528	\$0	\$0	\$0	\$0	\$175,528
		\$657,772	\$0	\$0	\$0	\$0	\$657,772
AR70160001 - Phoenix Convention Center: Flowing Alchemy							
0037	Solid Waste Disposal-Operating	\$47,551	\$85,060	\$0	\$0	\$0	\$132,611
		\$47,551	\$85,060	\$0	\$0	\$0	\$132,611
AR70160004 - Public Works Community Projects							
0037	Solid Waste Disposal-Operating	\$105,855	\$0	\$0	\$0	\$0	\$105,855
		\$105,855	\$0	\$0	\$0	\$0	\$105,855
AR70160006 - Resource Innovation Campus (NEW)							
0037	Solid Waste Disposal-Operating	\$84,951	\$0	\$0	\$0	\$0	\$84,951
0090	Wastewater Revenue	\$350,000	\$0	\$0	\$0	\$0	\$350,000
		\$434,951	\$0	\$0	\$0	\$0	\$434,951
AR74000017 - Civic Space Park Refurbishment							
0024	Sports Facilities & Biosciences Tourism	\$43,710	\$0	\$0	\$0	\$0	\$43,710
0051	Water Revenue	\$185,000	\$0	\$0	\$0	\$0	\$185,000
1022	Parks and Preserves Initiative SRF	\$79,858	\$0	\$0	\$0	\$0	\$79,858
		\$308,568	\$0	\$0	\$0	\$0	\$308,568
AR74000019 - Mountain Preserve Enhancements							
0051	Water Revenue	\$356,291	\$0	\$0	\$0	\$0	\$356,291
1022	Parks and Preserves Initiative SRF	\$74,883	\$0	\$0	\$0	\$0	\$74,883

1437	PPPI 40% Mtn & Desert Preserves	\$377,370	\$0	\$0	\$0	\$0	\$377,370
		\$808,544	\$0	\$0	\$0	\$0	\$808,544
AR74000023 - Reach 11 Park Refurbishment							
0051	Water Revenue	\$3,505	\$0	\$0	\$0	\$0	\$3,505
1022	Parks and Preserves Initiative SRF	\$8,505	\$0	\$0	\$0	\$0	\$8,505
		\$12,010	\$0	\$0	\$0	\$0	\$12,010
AR74000025 - Dreamy Draw Ped. Bridge Refurbishment							
0007	AZ Highway Users - 30% - Street Imp.	\$180,858	\$0	\$0	\$0	\$0	\$180,858
0051	Water Revenue	\$520,817	\$0	\$0	\$0	\$0	\$520,817
1021	Capital Construction	\$134,387	\$0	\$0	\$0	\$0	\$134,387
		\$836,062	\$0	\$0	\$0	\$0	\$836,062
AR74000028 - Lone Mountain Park							
0051	Water Revenue	\$26,700	\$0	\$0	\$0	\$0	\$26,700
0090	Wastewater Revenue	\$50,000	\$0	\$0	\$0	\$0	\$50,000
1022	Parks and Preserves Initiative SRF	\$125,000	\$0	\$0	\$0	\$0	\$125,000
1437	PPPI 40% Mtn & Desert Preserves	\$39,943	\$0	\$0	\$0	\$0	\$39,943
		\$241,643	\$0	\$0	\$0	\$0	\$241,643
AR74000029 - Rio Salado Bike/Ped. Bridge							
0051	Water Revenue	\$495,108	\$0	\$0	\$0	\$0	\$495,108
1022	Parks and Preserves Initiative SRF	\$9,084	\$0	\$0	\$0	\$0	\$9,084
		\$504,192	\$0	\$0	\$0	\$0	\$504,192
AR75000007 - Estrella Civic Space and Library (GO Bond Prop 2)							
0051	Water Revenue	\$0	\$0	\$0	\$0	\$0	\$0
3393	2023 GO Cultural Fac-% for Arts Prop 2	\$115,000	\$0	\$0	\$0	\$0	\$115,000
		\$115,000	\$0	\$0	\$0	\$0	\$115,000
AR75000008 - Desert View Civic Space and Library (GO Bond Prop 2)							
0051	Water Revenue	\$1,500	\$0	\$0	\$0	\$0	\$1,500
3393	2023 GO Cultural Fac-% for Arts Prop 2	\$5,000	\$0	\$0	\$0	\$0	\$5,000
		\$6,500	\$0	\$0	\$0	\$0	\$6,500
AR76000004 - 100 W Washington St (Phoenix Police Headquarters)							
0051	Water Revenue	\$118,606	\$0	\$0	\$0	\$0	\$118,606
68036	Ex Tax Rev Bond 2022 Tax-Exempt	\$0	\$0	\$0	\$0	\$0	\$0
		\$118,606	\$0	\$0	\$0	\$0	\$118,606
AR84800000 - North Phoenix Reservoir							
0051	Water Revenue	\$327,356	\$0	\$0	\$0	\$0	\$327,356
0090	Wastewater Revenue	\$400,000	\$0	\$0	\$0	\$0	\$400,000
		\$727,356	\$0	\$0	\$0	\$0	\$727,356
AR84800002 - Sunnyslope Canal Demonstration Project							
0051	Water Revenue	\$100,000	\$0	\$0	\$0	\$0	\$100,000
		\$100,000	\$0	\$0	\$0	\$0	\$100,000
AR84850019 - Arizona Falls: Waterworks							
0051	Water Revenue	\$89,375	\$0	\$0	\$0	\$0	\$89,375
		\$89,375	\$0	\$0	\$0	\$0	\$89,375
AR84850035 - Community Well Sites							

0051	Water Revenue	\$150,250	\$0	\$0	\$0	\$0	\$150,250
		\$150,250	\$0	\$0	\$0	\$0	\$150,250
AR84850038 - Maryvale Canal Crossing							
0051	Water Revenue	\$274,363	\$0	\$0	\$0	\$0	\$274,363
		\$274,363	\$0	\$0	\$0	\$0	\$274,363
AR84850040 - El Reposo Park							
0051	Water Revenue	\$0	\$0	\$0	\$0	\$0	\$0
0090	Wastewater Revenue	\$42,199	\$0	\$0	\$0	\$0	\$42,199
		\$42,199	\$0	\$0	\$0	\$0	\$42,199
AR84850041 - Sueno Park							
0051	Water Revenue	\$54,275	\$0	\$0	\$0	\$0	\$54,275
0090	Wastewater Revenue	\$140,000	\$0	\$0	\$0	\$0	\$140,000
		\$194,275	\$0	\$0	\$0	\$0	\$194,275
AR84850042 - Paradise Valley Park							
0051	Water Revenue	\$368,785	\$0	\$0	\$0	\$0	\$368,785
		\$368,785	\$0	\$0	\$0	\$0	\$368,785
AR84850044 - Western Canalscape (Phase 1 and 2)							
0051	Water Revenue	\$489,412	\$0	\$0	\$0	\$0	\$489,412
0090	Wastewater Revenue	\$92,339	\$0	\$0	\$0	\$0	\$92,339
2051	Transportation Tax 2050-Streets	\$69,547	\$0	\$0	\$0	\$0	\$69,547
		\$651,298	\$0	\$0	\$0	\$0	\$651,298
AR84850045 - Collaborative Neighborhood Projects							
0051	Water Revenue	\$311,821	\$0	\$0	\$0	\$0	\$311,821
0090	Wastewater Revenue	\$205,000	\$0	\$0	\$0	\$0	\$205,000
		\$516,821	\$0	\$0	\$0	\$0	\$516,821
AR84850046 - Identification Plaques & Int. Signage							
0051	Water Revenue	\$118,541	\$75,000	\$75,000	\$0	\$0	\$268,541
		\$118,541	\$75,000	\$75,000	\$0	\$0	\$268,541
AR84850048 - Public Art Major Refurb and Restorations							
0051	Water Revenue	\$150,000	\$75,000	\$75,000	\$0	\$0	\$300,000
0090	Wastewater Revenue	\$91,131	\$75,000	\$75,000	\$0	\$0	\$241,131
		\$241,131	\$150,000	\$150,000	\$0	\$0	\$541,131
AR84850050 - Advanced Water Purification Plant (NEW)							
0051	Water Revenue	\$350,000	\$0	\$0	\$0	\$0	\$350,000
0090	Wastewater Revenue	\$400,000	\$0	\$0	\$0	\$0	\$400,000
		\$750,000	\$0	\$0	\$0	\$0	\$750,000
AR84850052 - Inspiration Park Public Art Project (NEW)							
0090	Wastewater Revenue	\$400,000	\$0	\$0	\$0	\$0	\$400,000
1022	Parks and Preserves Initiative SRF	\$140,574	\$0	\$0	\$0	\$0	\$140,574
		\$540,574	\$0	\$0	\$0	\$0	\$540,574
AR84850053 - Hermoso Park (Temporary Art)							
0051	Water Revenue	\$13,500	\$0	\$0	\$0	\$0	\$13,500
0090	Wastewater Revenue	\$45,500	\$0	\$0	\$0	\$0	\$45,500
		\$59,000	\$0	\$0	\$0	\$0	\$59,000

AR84900010 - Tres Rios Wetlands							
0090	Wastewater Revenue	\$1,465,450	\$0	\$0	\$0	\$0	\$1,465,450
		\$1,465,450	\$0	\$0	\$0	\$0	\$1,465,450
AR84900011 - Lift Station and Neighborhood Facilities							
0090	Wastewater Revenue	\$39,982	\$0	\$0	\$0	\$0	\$39,982
		\$39,982	\$0	\$0	\$0	\$0	\$39,982
AR84900015 - Rio Reimagined							
0090	Wastewater Revenue	\$593,125	\$0	\$0	\$0	\$0	\$593,125
		\$593,125	\$0	\$0	\$0	\$0	\$593,125
AR84900017 - CAP 7th Street Bridge (Collab. Neighborhood Projects)							
0051	Water Revenue	\$103,000	\$0	\$0	\$0	\$0	\$103,000
0090	Wastewater Revenue	\$75,000	\$0	\$0	\$0	\$0	\$75,000
		\$178,000	\$0	\$0	\$0	\$0	\$178,000
AR84900018 - Bell Road Enhancement (Collab. Neighborhood Projects)							
0051	Water Revenue	\$122,726	\$0	\$0	\$0	\$0	\$122,726
0090	Wastewater Revenue	\$0	\$0	\$0	\$0	\$0	\$0
		\$122,726	\$0	\$0	\$0	\$0	\$122,726
AR84900019 - Temporary Art							
0051	Water Revenue	\$99,800	\$0	\$0	\$0	\$0	\$99,800
0090	Wastewater Revenue	\$331,443	\$0	\$0	\$0	\$0	\$331,443
		\$431,243	\$0	\$0	\$0	\$0	\$431,243
AR86000002 - Girasol Affordable Housing Project (GO Bond Prop 4)							
0051	Water Revenue	\$0	\$0	\$0	\$0	\$0	\$0
3401	2023 GO Cultural Fac-% for Arts Prop 4	\$212,501	\$0	\$0	\$0	\$0	\$212,501
		\$212,501	\$0	\$0	\$0	\$0	\$212,501
AR86000003 - McDowell Senior Center (GO Bond Prop 4)							
0051	Water Revenue	\$0	\$0	\$0	\$0	\$0	\$0
3401	2023 GO Cultural Fac-% for Arts Prop 4	\$84,499	\$0	\$0	\$0	\$0	\$84,499
		\$84,499	\$0	\$0	\$0	\$0	\$84,499
Total		\$23,060,763	\$310,060	\$225,000	\$0	\$0	\$23,595,823



Fiscal Year 2026-27 Community Arts Grants (Ordinance S-53083) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to execute all necessary agreements between the Phoenix Office of Arts and Culture (POAC) and approved applicants for the Fiscal Year (FY) 2026-27 Community Arts Grants Program in an aggregate amount of \$1,675,346. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

To benefit the public, the annual Community Arts Grants Program invests in nonprofit art and cultural organizations and groups to strengthen the community's access to cultural programming. Applications were due on March 4, 2026. Out of the 155 applications received, 143 were eligible for review by community panels of laypersons, artists, arts professionals, and educators to ensure a thorough and unbiased review.

Through the agency's equity strategy, POAC ensures outreach to all areas of the City and targeted applicants from all disciplines, budget sizes, underrepresented populations, and City Council districts. Every year there is an increase in applications received. For each grant recipient, POAC shall document the benefits the City receives in exchange for an award of the grant.

The Community Arts Grants Program Grant Categories:

General Support Grants (GSG) provide core operating support to arts and cultural organizations of all sizes that have a primary mission to create, produce, or provide arts and cultural programming to enhance the quality of lives for Phoenix residents. All GSG applicants are required to have a prior year income of at least \$5,000 and complete a full application to be reviewed by a grants panel.

GSG Goals

1. Support arts and cultural opportunities among residents of all ages through education, outreach programs, and opportunities for personal artistic expression and participation.
2. Encourage broad-based, community-wide participation in arts and cultural activities resulting from diverse programming accessible to all residents.
3. Sustain a community of responsibly governed and managed, financially sound

organizations, and assist organizations that have reached a critical stage in artistic or institutional development by encouraging the identification of internal needs critical to the organization's sustainability or growth.

Project Support Grants (PSG) promote and encourage the breadth of arts and cultural programming in our community by supporting large and small projects throughout the City of Phoenix. The program supports guest artist fees/expenses, production fees, and marketing expenses for arts and culture projects that engage Phoenix residents, including but not limited to art workshops, pop-up performances, and collaborations with artists. All PSG applicants must complete a full application to be reviewed by a grants panel.

PSG Goals

1. Support arts and cultural projects across the City of Phoenix, especially artistic collaborations with full representation from all people at the intersection of all diversities and backgrounds.
2. Fund projects that support the artistic and cultural work of young people or projects that introduce youth to arts and culture in the City of Phoenix.
3. Invest in projects that support and celebrate individual artists impacting the community.

The **Rental Support Program (RSP)** provides facility rental support to those cultural organizations that help revitalize the Phoenix downtown corridor through their presentations at the Herberger Theater Center, the Orpheum Theatre, and Phoenix Symphony Hall. Arts and Culture administers RSP in partnership with the Phoenix Convention Center, which funds the program. Only organizations that have successfully applied and been awarded a GSG or PSG application may be considered for this program. These funds are awarded through an additional application process and reviewed by the Phoenix Convention Center.

Fiscal Year 2027 Recommendations and Allocations

The Community Arts Grants Program has a total budget of \$1,675,346, comprising funds from the City's General Fund and support from the Phoenix Convention Center. General Support and Project Support funding allocations totaling \$1,372,846 are requested for 138 grants to 138 applicants (**Attachment A**). Of the remaining funds, \$77,500 will be used towards discretionary grants to artists and arts and culture organizations to present programming in under-invested areas in the city to ensure greater equitable geographic distributions of grant funding and \$225,000 for the RSP.

Concurrence/Previous Council Action

The Phoenix Arts and Culture Commission reviewed and approved the FY 2026-27 Community Arts Grants Program allocation recommendations at its meeting on June 16, 2026.

Financial Impact

The total grant allocation is \$1,675,346. There is \$1,450,346 available in the Office of Arts and Culture General Fund budget which includes \$77,500 for discretionary grants provided to artists and arts and culture organizations, and \$225,000 is available in the Phoenix Convention Center budget.

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Office of Arts and Culture.

Attachment A
FY27 Community Arts Grants

Allocations of all Categories

Program	FY27 Applications	FY27 Awards	FY27 Recommended Allocations
Project Support Grants	62	57	\$ 238,550.00
General Support Grants	81	81	\$ 1,134,296.00
Rental Support	TBD	TBD	\$ 225,000.00
Discretionary	TBD	TBD	\$ 77,500.00
TOTAL	143	138	\$ 1,675,346.00

Project Support Grant Allocations

Applicant	Council District	Project Type	Allocation
GIRLS ROCK PHOENIX	4	Arts Instruction	\$ 5,000.00
TRANZE DANZA CONTEMPORANEA	8	Arts Instruction	\$ 4,750.00
HEARTSY	8	Arts Instruction	\$ 4,735.00
PHOENIX FUNK FAM	7	Arts Instruction	\$ 4,750.00
INDIGO CULTURAL CENTER	4	Arts Instruction	\$ 4,750.00
CHICANOS POR LA CAUSA INC	8	Arts Instruction	\$ 3,869.00
NVAA DANCE BOOSTERS	3	Arts Instruction	\$ 4,500.00
HORIZON HIGH SCHOOL	2	Arts Instruction	\$ 4,250.00
MAURICE C. CASH ELEMENTARY SCHOOL	8	Arts Instruction	\$ 4,250.00
FRIENDLY HOUSE INC	8	Arts Instruction	\$ 4,250.00
COMO ART FOUNDATION	7	Arts Instruction	\$ 4,250.00
PHOENIX YOUTH CIRCUS ARTS	4	Arts Instruction	\$ 4,250.00
MOVEMENT SOURCE INC	6	Arts Instruction	\$ 4,250.00
COWTOWN SKATE	6	Arts Instruction	\$ 4,000.00
FIRST PLACE AZ	4	Arts Instruction	\$ 4,000.00
AFRI-SOUL EDUCATION CENTER	8	Arts Instruction	\$ 4,000.00
ENCANTO SCHOOL	4	Arts Instruction	\$ 4,000.00
A WOMANS MOVEMENT	8	Arts Instruction	\$ 3,750.00
LAVEEN ELEMENTARY SCHOOL	8	Arts Instruction	\$ 3,750.00
PHOENIX TRADITIONAL MUSIC AND DANCE INC	3	Arts Instruction	\$ 3,236.00
ARIZONA AUTISM CHARTER SCHOOL	4	Exhibitions/Performances	\$ 4,975.00
FIDDLERS DREAM COFFEEHOUSE	6	Exhibitions/Performances	\$ 4,900.00
DETOUR COMPANY THEATER INC	6	Exhibitions/Performances	\$ 4,650.00
RONIN THEATRE COLLABORATIVE	6	Exhibitions/Performances	\$ 4,500.00
THEMS. PHOENIX	4	Exhibitions/Performances	\$ 4,500.00
UP NEXT COLLECTIVE	4	Exhibitions/Performances	\$ 4,500.00
PHOENIX PIONEER BAND	7	Exhibitions/Performances	\$ 4,250.00
SAM KEE PHOTO GALLERY	4	Exhibitions/Performances	\$ 4,000.00
INDO AMERICAN CULTURAL CONNECT	6	Exhibitions/Performances	\$ 4,000.00
ARIZONA COMMISSION OF WRESTLING	4	Exhibitions/Performances	\$ 4,000.00
GENESIS PROGRAM INC	8	Exhibitions/Performances	\$ 4,000.00
ARIZONA LGBT+ HISTORY PROJECT	4	Exhibitions/Performances	\$ 4,000.00
DRIFTWOOD QUINTET, LLP	8	Exhibitions/Performances	\$ 3,750.00
SPACE 55 THEATRE	4	Exhibitions/Performances	\$ 3,750.00
RED ROCKS MUSIC FESTIVAL	3	Exhibitions/Performances	\$ 2,500.00
LATINA DANCE PROJECT	7	Festivals	\$ 5,000.00
LITTLE CHEF KLEZMER BAND	8	Festivals	\$ 4,750.00
PHONOLABS LLC	7	Festivals	\$ 4,750.00
PUEBLO GRANDE MUSEUM AUXILLIARY	8	Festivals	\$ 4,500.00
A PERMANENT VOICE	8	Festivals	\$ 3,260.00
OH MY EARS	8	Festivals	\$ 4,500.00
HATCHER ROAD BUSINESS ALLIANCE (THEHUB)	3	Festivals	\$ 4,250.00
LEGENDARY BOMBS CAR CLUB	7	Festivals	\$ 4,250.00
BE GREAT & CREATE	8	Festivals	\$ 4,250.00
CORONADO NEIGHBORHOOD ASSOCIATION INCORPORATED	4	Festivals	\$ 4,250.00
A3F INCORPORATED	4	Festivals	\$ 2,125.00
AZLAND FUND	8	Festivals	\$ 4,250.00
AFRICAN ASSOCIATION OF ARIZONA	5	Festivals	\$ 4,250.00
ARIZONA MATSURI	5	Festivals	\$ 4,250.00
HUNGARIAN CULTURAL ASSOCIATION OF PHOENIX	1	Festivals	\$ 4,250.00
SARABO CULTURAL EVENTS	8	Festivals	\$ 4,000.00
SOUTH PHOENIX LIFE FOUNDATION	7	Festivals	\$ 4,000.00
THE SACRED G'S LTD	6	Festivals	\$ 3,750.00
ENPAROXISMO	8	Festivals	\$ 3,750.00
TOTAL			\$ 238,550

General Support Grant Allocations

Applicant	Council District	Budget Size	Allocation
ACT ONE	4	771K - <2.6M	\$ 16,000.00
AHWATUKEE CHILDRENS THEATRE INC	6	181K - <350K	\$ 7,500.00
ALMOST FAMOUS THEATRE COMPANY FOUNDATION	4	51K - <180K	\$ 7,000.00
ALWUN HOUSE FOUNDATION	8	51K - <180K	\$ 9,000.00
ARIZONA CENTER FOR NATURE CONSERVATION	6	2.6M+	\$ 25,000.00
ARIZONA HUMANITIES COUNCIL	7	771K - <2.6M	\$ 17,250.00
ARIZONA JEWISH HISTORICAL SOCIETY	7	181K - <350K	\$ 9,750.00
ARIZONA MASTERWORKS CHORALE INC	6	31K - <50K	\$ 6,900.00
ARIZONA OPERA COMPANY	4	2.6M+	\$ 22,000.00
ARIZONA SCIENCE CENTER	8	2.6M+	\$ 20,000.00
BALKAN COMMUNITY CULTURE AND HERITAGE ORGANIZATION	3	5K - <30K	\$ 7,175.00
BALLET ARIZONA	8	2.6M+	\$ 37,000.00
BLACK GIRL BROWN GIRL COLLECTIVE INC	3	51K - <180K	\$ 10,000.00
BLACK RIVER LIFE MEDIA	8	351K - <770K	\$ 11,250.00
BLACK THEATRE TROUPE INC	8	351K - <770K	\$ 13,750.00
CAHOKIA	6	181K - <350K	\$ 10,000.00
CALA ALLIANCE	8	181K - <350K	\$ 9,500.00
CENTRAL ARTS ALLIANCE	8	771K - <2.6M	\$ 17,250.00
CHILDRENS MUSEUM OF PHOENIX	8	2.6M+	\$ 33,000.00
CHILDSPLAY INC	7	771K - <2.6M	\$ 13,370.00
CIHUAPACTLI COLLECTIVE	8	771K - <2.6M	\$ 17,250.00
CONVERGENCE BALLET COMPANY	7	51K - <180K	\$ 8,600.00
CULTURAL COALITION INC	8	181K - <350K	\$ 12,250.00
DESERT BOTANICAL GARDEN	6	2.6M+	\$ 35,000.00
DESERT OVERTURE LIVE CULTURAL ENTERTAINMENT	7	51K - <180K	\$ 7,000.00
DOWNTOWN CHAMBER SERIES	6	51K - <180K	\$ 9,500.00
FEXAM CULTURAL CENTER	7	5K - <30K	\$ 2,000.00
FREE ARTS FOR ABUSED CHILDREN OF ARIZONA	7	771K - <2.6M	\$ 17,500.00
GRAND CANYON MENS CHORALE	4	181K - <350K	\$ 9,000.00
GRASSROOTZ BOOKSTORE	4	51K - <180K	\$ 10,000.00
GREAT ARIZONA PUPPET THEATER INC	4	351K - <770K	\$ 12,750.00
GREY BOX COLLECTIVE FOUNDATION	4	5K - <30K	\$ 8,550.00
HARMONY PROJECT PHOENIX	8	181K - <350K	\$ 11,250.00
HEARD MUSEUM	7	2.6M+	\$ 35,000.00
HERITAGE SQUARE FOUNDATION	7	351K - <770K	\$ 12,000.00
IRISH CULTURAL AND LEARNING FOUNDATION	7	351K - <770K	\$ 13,250.00
JAPANESE FRIENDSHIP GARDEN OF PHOENIX INC	6	771K - <2.6M	\$ 17,250.00
JAZZ IN ARIZONA INC	7	771K - <2.6M	\$ 15,000.00
LIGHTS CAMERA DISCOVER	4	181K - <350K	\$ 10,750.00
MUSICA NOVA INC	8	51K - <180K	\$ 9,100.00
MUSICAL INSTRUMENT MUSEUM	7	2.6M+	\$ 30,000.00
MUSICAL THEATRE OF ANTHEM INC	7	351K - <770K	\$ 13,750.00
NORTH VALLEY CHORALE	7	51K - <180K	\$ 7,800.00
NORTH VALLEY SYMPHONY ORCHESTRA INC	6	51K - <180K	\$ 9,000.00
NUEBOX	2	31K - <50K	\$ 7,700.00
ORPHEUS MALE CHORUS OF PHOENIX	2	181K - <350K	\$ 11,750.00
PHOENIX ART MUSEUM	1	2.6M+	\$ 37,000.00
PHOENIX BOYS CHOIR ASSOCIATION	3	771K - <2.6M	\$ 14,000.00
PHOENIX CHAMBER MUSIC SOCIETY	2	351K - <770K	\$ 10,500.00
PHOENIX CHILDRENS CHORUS INC	4	771K - <2.6M	\$ 17,000.00
PHOENIX CONSERVATORY OF MUSIC	6	771K - <2.6M	\$ 16,250.00
PHOENIX FILM FOUNDATION	4	351K - <770K	\$ 13,250.00
PHOENIX GIRLS CHORUS	6	51K - <180K	\$ 8,900.00
PHOENIX INSTITUTE OF CONTEMPORARY ART	6	5K - <30K	\$ 5,205.00
PHOENIX PERFORMING ARTS CENTER INC	7	2.6M+	\$ 30,000.00
PHOENIX SYMPHONY	4	2.6M+	\$ 30,000.00
PHOENIX SYMPHONY GUILD	2	351K - <770K	\$ 13,750.00
PHOENIX THEATRE INC	6	2.6M+	\$ 30,000.00
PHOENIX WOMENS CHORUS	6	51K - <180K	\$ 9,000.00
PHOENIX WORLD ARTS COLLECTIVE	7	31K - <50K	\$ 6,400.00
PHONETIC SPIT	7	51K - <180K	\$ 9,900.00
PLAYBACK ARIZONA	4	5K - <30K	\$ 7,500.00
PROMUSICA ARIZONA CHORALE & ORCHESTRA	4	181K - <350K	\$ 7,750.00
RISING YOUTH THEATRE	8	181K - <350K	\$ 11,000.00
ROSIES HOUSE A MUSIC ACADEMY FOR CHILDREN INC	4	2.6M+	\$ 42,000.00
SCORPIUS DANCE THEATRE	7	31K - <50K	\$ 7,000.00
SCOTTSDALE PHILHARMONIC INC	2	181K - <350K	\$ 7,000.00
SHEMER ART CENTER AND MUSEUM ASSOCIATION INC SACAMA	7	351K - <770K	\$ 13,250.00
SKYES THE LIMIT FOUNDATION INC	8	31K - <50K	\$ 6,346.00
SOUNDS ACADEMY	4	351K - <770K	\$ 13,250.00
SPOTLIGHT YOUTH THEATRE	1	351K - <770K	\$ 14,250.00

TEATRO MESHICO	7	5K - <30K	\$	5,250.00
THE DREAM FOUNDATION DBA THE SOUL CENTER OF ARTS & CULTURE	8	5K - <30K	\$	6,650.00
THE PHOENIX CHORALE	4	351K - <770K	\$	13,750.00
THE SAGRADO	2	181K - <350K	\$	11,500.00
THIRD SPACE DANCE PROJECT (501)C3	6	31K - <50K	\$	7,200.00
VALLEY YOUTH THEATRE	8	771K - <2.6M	\$	15,250.00
WASTED INK ZINE DISTRO	4	51K - <180K	\$	8,800.00
XICO INC	1	351K - <770K	\$	13,250.00
YES AND PRODUCTIONS	8	5K - <30K	\$	5,950.00
YOUNG ARTS ARIZONA LTD	7	181K - <350K	\$	10,500.00
TOTAL			\$	1,134,296



Lone Mountain Park Public Art Contract Amendment (Ordinance S-53088) - District 2

Request the City Manager, or the City Manager's designee, to amend the artist contract with WOWHAUS, LLC, Contract 160321, in an amount not to exceed \$100,000 for the design, fabrication, and installation of artwork for the Lone Mountain Park Public Art Project. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Fiscal Year 2025-30 Public Art Plan includes funding for artwork located at Lone Mountain Park, currently under construction, located at 56th Street and Montgomery Road (56th Street south of Lone Mountain Road).

The original contract for the Lone Mountain Park Public Art Project was approved in the amount of \$450,000 by the Phoenix Arts and Culture Commission on January 9, 2024, and by the City Council on March 6, 2024 (Ordinance S-50641). Amendment 1 to the contract, to extend the term of the contract and to increase the contract amount to \$525,000, was approved by the Arts and Culture Commission on October 8, 2024, and by the City Council by Formal Action on December 4, 2024.

The team of Ene Osteraas-Constable and Scott Constable (WOWHAUS, LLC) has completed the design of the integrated, functional artwork for the park; however, several delays in the start of park construction have impacted materials, fabrication, and construction costs. An additional \$100,000 is needed to cover all costs associated with the implementation of the project.

Concurrence/Previous Council Action

The Phoenix Arts and Culture Commission reviewed and recommended the original contract for approval on January 9, 2024, by a vote of 10-0.

The Phoenix Arts and Culture Commission reviewed and recommended Amendment 1 of this contract for approval on October 8, 2024, by a vote of 10-0.

The Phoenix Arts and Culture Commission reviewed and recommended Amendment 2 of this contract for approval on May 19, 2026, by a vote of 6-0.

Financial Impact

Upon approval of \$100,000 in additional funding, the revised aggregate value of the contract will not exceed \$625,000. Funding is available in the Office of Arts and Culture Capital Improvement Program budget.

Location

56th Street and Montgomery Road.
Council District: 2

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Office of Arts and Culture.



Agreement to Sell Self-Contained Breathing Apparatus (SCBA) Air Packs and Cylinders to Rio Verde Fire District (Ordinance S-53076) - Out of City

Request City Council authorization for the City Manager, or the City Manager's designee, to enter into an agreement to provide self-contained breathing apparatus (SCBA) air packs and cylinders to Rio Verde Fire District at the full cost reimbursement amount. Further request authorization for the City Treasurer to accept all funds related to this item. Further request an exception to the indemnity and assumption of liability provisions of Phoenix City Code (PCC) Section 42-18 and allow for mutual indemnification pursuant to PCC Section 42-20 for public entities.

Summary

The purpose of this agreement is to define the sale of 20 SCBA air packs and 40 cylinders, as well as the annual PosiCheck of the equipment, to Rio Verde Fire District. Annual SCBA PosiCheck testing is required under NFPA 1852 and NFPA 1500 to verify that SCBA meet NIOSH/NFPA performance standards before being issued to personnel for use during emergency operations. In addition to the sale of the equipment to Rio Verde Fire District, the Phoenix Fire Department will provide the annual PosiCheck for the equipment.

Contract Term

The agreement shall be effective upon approval and execution and shall remain in effect for a period of five years, with an option to extend for an additional five-year period.

Financial Impact

There is no financial impact to the City. The City will be reimbursed for the cost of the equipment and service provided.

Location

Rio Verde Fire District
Council District: Out of City

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Fire Department.



Request Authorization for Sale of Canine Raven (Ordinance S-53085) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to approve the sale of the canine, Raven, to Detective Travis Myers for \$1. Detective Myers is assigned to the Drug Enforcement Bureau, and in accordance with Administrative Regulation 4.21, is requesting to purchase his canine, Raven, due to her deteriorating health.

Summary

The canine, Raven, is 11 years old and has served the Phoenix Police Department for nine years as a narcotics and human remains detection canine, and she has recently been diagnosed with inoperable cancer. Raven has met the Department's standard of five years of service and it is requested that she be allowed to retire.

This request is for the authorization of the sale of the canine, Raven, for \$1. The purchase of Raven is being made by Detective Travis Myers, who agrees to accept full responsibility and liability for her and to care for her for the remainder of her life.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



Cactus Park Precinct - Architectural Services - PD00000077 (General Obligation Bond) (Ordinance S-53072) - District 1

Request to authorize the City Manager, or his designee, to enter into an agreement with Arrington Watkins Architects, LLC to provide Architectural Services that include support services, design, and possible construction administration and inspection for the Cactus Park Precinct project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$2.1 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to design a new, state-of-the-art police precinct campus to replace the existing outdated facility. The current Cactus Park Precinct (Precinct 900) was built under outdated design assumptions and does not align with today's operational, accessibility, or facility standards.

Arrington Watkins Architects, LLC's services include, but are not limited to: design of a comprehensive police precinct campus consisting of multiple structures and supporting infrastructure; incorporate design provisions for future expansion to accommodate population growth projections; coordinate with the Phoenix Office of Arts and Culture to integrate artwork into the facility design, and assist the City in identifying and applying for applicable federal, state, and utility grants for sustainability features.

Procurement Information

The selection was made using a qualifications-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Eight firms submitted proposals and are listed below.

Selected Firm

Rank 1: Arrington Watkins Architects, LLC

Additional Proposers

Rank 2: Perlman Architects of Arizona, Inc

Rank 3: Gabor Lorant Architects Inc.

Rank 4: DLR Group Inc.

Rank 5: DFDG Architecture

Rank 6: Richard & Kennedy Architects, LLC

Rank 7: GH2 Architects, LLC

Rank 8: HDR Architecture, Inc.

Contract Term

The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for Arrington Watkins Architects, LLC will not exceed \$2.1 million, including all subconsultant and reimbursable costs.

Funding is available in the Police Department's Capital Improvement Program budget utilizing General Obligation Bond funds. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location

3035 W. Thunderbird Road

Council District: 1

Responsible Department

This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Amber Williamson, the Police Department and the City Engineer.



Phoenix Sky Harbor International Airport Public Address System Replacement - Engineering Services - AV26000056 (Ordinance S-53071) - District 8

Request to authorize the City Manager, or his designee, to enter into an agreement with TLC Engineering Solutions, Inc. to provide engineering services that include design, construction administration, and inspection for the Phoenix Aviation Public Address System Replacement project. Further request to authorize to execute amendments to the agreement as necessary and within the City Council-approved expenditure authority as provided below. The City Controller is authorized to disburse funds related to this item. The fee for services will not exceed \$2 million.

Further request to authorize the City Manager, or his designee, to take all actions that are necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design, and construction of the project. The utility services include electrical, water, sewer, natural gas, telecommunication, cable television, and railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code Section 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code Section 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of the project is to replace the aging Public Address System (PAS) in Terminal 3 and Terminal 4; to implement a new PAS in the Rental Car Center (RCC), which currently does not have a PAS; and to integrate the new airport PAS into the existing announcement system at six separate PHX Sky Train stations at Phoenix Sky Harbor International Airport.

TLC Engineering Solutions, Inc.'s services include designing updated public address zones, speaker layout, wiring, and all necessary equipment configuration. TLC Engineering Solutions, Inc. will design all necessary equipment, including head-end electronics, new paging stations, microphones, ambient microphones, and end-of line devices. At the RCC, the scope of work includes designing and installing the new PAS, including speakers and cabling. For PHX Sky Train station platforms, the scope of

work includes designing the new PAS to integrate with the existing PHX Sky Train platform annunciation system.

Procurement Information

The selection was made using a qualifications-based selection process set forth in Section 34-603, Arizona Revised Statutes (A.R.S.). According to Section 34-603(H), A.R.S., the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Seven firms submitted proposals and are listed below:

Selected Firm

Rank 1: TLC Engineering Solutions, Inc.

Additional Proposers

Rank 2: Faith Group, LLC

Rank 3: McFarland-Johnson, Inc.

Rank 4: VBFA-BNA Corporation dba Resolut Group

Rank 5: Salas O'Brien Engineers, Inc.

Rank 6: NV5 Consultants, Inc.

Rank 7: Level 7 Technologies LLC dba Aspen Technologies LLC

Contract Term

The term of the agreement is five years from the issuance of the notice to proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for TLC Engineering Solutions, Inc. will not exceed \$2 million, including all subconsultant and reimbursable costs.

Funding is available in the Aviation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the termination of the agreement.

Location

2485 E. Buckeye Road

Council District: 8

Responsible Department

This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Aviation Department and the City Engineer.



Name Change Amendment on Aviation Architectural Construction - Job Order Contracting Services - JOC233 (Ordinance S-53087) - Districts 1, 8 & Out of City

Request to authorize the City Manager, or the City Manager's designee, to assign Aviation Architectural Construction Job Order Contracting Services Agreement 161731 (Agreement) with BRYCON Corporation, now known as BRYCON LLC, to HITT Contracting, Inc. to provide continued Architectural Construction Job Order Contracting Services on an as-needed basis for the Aviation Department. Further request to authorize execution of amendments to the Agreement as necessary within the City Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item.

Summary

The City and BRYCON Corporation, now known as BRYCON LLC, entered into the Agreement on November 1, 2024 to provide Architectural Construction Job Order Contracting Services for the Aviation Department's three airports in support of the City's Capital Improvement Program.

This assignment is necessary because on February 2, 2026, HITT Contracting, Inc. acquired 100 percent of the equity interests of BRYCON Corporation, now known as BRYCON LLC. The City was notified of the acquisition and assignment by letter dated April 14, 2026. City staff and the firm request that the Agreement be assigned to HITT Contracting, Inc.

Contract Term

The term of the Agreement remains unchanged. Work scope identified and incorporated into the Agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the Agreement. No additional changes may be executed after the end of the term.

Financial Impact

The Agreement was approved for an amount not to exceed \$35 million, including all subcontractor and reimbursable costs.

Concurrence/Previous Council Action

The City Council approved the Agreement on October 2, 2024 (Ordinance S-51302).

Location

Phoenix Deer Valley Airport, Phoenix Sky Harbor International Airport and Phoenix Goodyear Airport.

Council Districts: 1, 8 and Out of City

Responsible Department

This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Aviation Department and the City Engineer.



32nd Street and Thomas Road Intersection Safety Improvements - Design-Bid-Build Services - ST87210048 (Ordinance S-53068) - Districts 6 & 8

Request to authorize the City Manager, or the City Manager's designee, to accept AJP Electric, Inc. as the lowest-priced, responsive, and responsible bidder and to enter into an agreement with AJP Electric, Inc. for Design-Bid-Build Services for the 32nd Street and Thomas Road Intersection Safety Improvements Project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed \$1,215,087.

Summary

The purpose of this project is to install a High-Intensity Activated Crosswalk at the intersection of 32nd Street and Windsor Avenue, located approximately 650 feet south of Thomas Road, and make Americans with Disabilities Act improvements at the four corners of the 32nd Street and Windsor Avenue intersection. The work will include pavement removal and replacement, crack sealing and microsurface treatment, and installation of additional street lighting as needed along Thomas Road from 32nd to 30th streets and along 32nd Street from Thomas Road to Earl Drive.

The selection was made using an Invitation for Bids procurement process set forth in Section 34-201 of the Arizona Revised Statutes. Four bids were received on June 2, 2026, and were sent to the Equal Opportunity Department for review to determine subcontractor eligibility and evaluate contractor responsiveness in meeting the small business utilization commitment for the Project.

The Opinion of Probable Cost and the three lowest responsive, responsible bidders are listed below:

- Opinion of Probable Cost: \$1,164,284.50
- AJP Electric, Inc.: \$1,215,087.00
- Desert Services International, Incorporated: \$1,215,881.03
- Granite Construction Company: \$1,696,090.50

One bidder was deemed non-responsive and is listed below:

- Wolverine Builders, Inc.

The bid award amount is within the total budget for this project.

Contract Term

The term of the agreement is 180 calendar days from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for AJP Electric, Inc. will not exceed \$1,215,087, including all subcontractor and reimbursable costs.

This Project will utilize federal funds and is subject to the requirements of 49 Code of Federal Regulations Part 26 and the U.S. Department of Transportation Disadvantaged Business Enterprise program. Funding is available in the Street Transportation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all agreement services rendered, which may extend past the agreement termination.

Location

32nd Street and Thomas Road
Council Districts: 6 and 8

Responsible Department

This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Street Transportation Department and the City Engineer.



Construction Contract Awards During City Council Summer Recess (Ordinance S-53079) - District 7

Request to authorize the City Manager, or the City Manager's designee, to award one contract in support of a critical construction project during the City Council summer recess. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The contract authorized herein, along with the named contracting party and the amount of the contract, will be separately ratified by City Council at a future date.

Additionally, request to authorize the City Manager, or the City Manager's designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, and railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The Office of the City Engineer has identified the following item as urgent, critical, and requiring contract services for a project that has extremely tight deadlines. The procurement is scheduled to complete selection in early July 2026, which will not allow contract award to occur prior to Council's summer recess. The scope and contract service are as follows:

Item 1: WS90501003 - Lift Station 61 Redundant Force Main Design-Bid-Build Services. Award to one firm. Funding is available through the Water Services Department's Capital Improvement Program budget.

Procurement Information

The Office of the City Engineer recommends the award of contracts by the City Manager during the summer recess to the firm who provides the best value to the City based on the price proposal submitted by the firm in response to the City's request for bids for the project listed above.

Contract Term

Item 1: Contract term is 548 Calendar Days from issuance of Notice to Proceed.

Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

Capital Improvement Program budget funding will be utilized. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location

Lift Station 61
Council District: 7

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Manager Amber Williamson, the Water Services Department and the City Engineer.



Electric Actuators Contract - IFB-26-0274 - Request for Award (Ordinance S-53066) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into contracts with Harold Beck & Sons, Inc. and IAC/Instrumentation and Controls LLC to allow for purchase of electric actuators for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total combined value of the contracts will not exceed \$1,405,000. Request to apportion the total combined value among the contract awardees based on needs and resources at the discretion of the City Manager, or the City Manager's designee.

Summary

These contracts will provide electric actuators and related components used throughout the Water Services Department's Production and Wastewater Treatment divisions to operate and control valves and associated equipment critical to water and wastewater treatment processes. Approval of this item will allow the purchase of electric actuators, parts, valves, gearboxes, accessories, and related software from several manufacturers on an as-needed basis to support the ongoing operation, maintenance, and reliability of city water and wastewater facilities.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders

- Harold Beck & Sons, Inc.
- IAC/Instrumentation and Controls LLC

Contract Term

The contracts will begin on or about September 1, 2026, for a five-year term with no options to extend.

Financial Impact

The total combined value of the contracts will not exceed \$1,405,000.

Funding is available in the Water Services Department's budget.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services Department.



Sandblasting and Coating Services Contract - IFB-26-0284 - Request for Award (Ordinance S-53081) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into contracts with Joseph Painting Company, Inc. and Professional Piping Systems LLC to provide sandblasting and coating services for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total combined value of the contracts will not exceed \$500,000. Request to apportion the total combined value among the contract awardees based on needs and resources at the discretion of the City Manager, or the City Manager's designee.

Summary

This contract will provide sandblasting and coating services that are essential for extending equipment life and keeping assets in optimal operating condition. It will enable Water Production Teams to maintain equipment free of rust and debris and ensure it operates at the highest level possible, helping prevent equipment failures and minimizing disruptions to water flow for Phoenix residents.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Eight vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders

Joseph Painting Company, Inc.
Professional Piping Systems LLC

Other Bidders

A-O Painting, Inc.
Apartments Resurfacing L.L.C.
Degan Construction, LLC
Riley Industrial Services, Inc.

ROYal Blasting Arizona LLC
Sun State Coatings, LLC

Contract Term

The contracts will begin on or about September 1, 2026, for a five-year term with no options to extend.

Financial Impact

The total combined value of the contracts will not exceed \$500,000.

Funding is available in the Water Services Department Operating budget.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services Department.



Pioneer Licensing Contract - RFA-26-0333 - Request for Award (Ordinance S-53074) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into a contract with SewerAI Corporation to provide cloud-based inspection, analytics, and data-management software solutions to support the Water Services Department (WSD). This request also seeks an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to limitation of liability provisions that otherwise would be prohibited by City Code Section 42-18. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$5,000,000.

Summary

This contract will provide the Water Services Department with access to proprietary Pioneer Software Licenses, enabling the use of AI models to identify and classify pipe and manhole defects in accordance with NASSCO PACP/MACP and WSD requirements. The Pioneer Software will enhance inspection accuracy, reduce manual review time, and support timely wastewater infrastructure assessments, while WSD staff continue to review AI generated results for accuracy and completeness.

The requested exception would permit the inclusion of a limitation of liability clause in this contract, which is otherwise prohibited under Section 42-18. The proposed clause would cap the Contractor's total liability at the greater of:

- Five times the fees paid for services in the past 12 months, or
- Five million dollars (\$5,000,000).

This liability cap does not apply in situations involving fraud, intentional misconduct, or when the law or professional standards do not allow such limit.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived

as a result of an approved Determination Memo based on the following reason:
Special Circumstances Without Competition as Pioneer License is proprietary software to SewerAI Corporation.

Contract Term

The contract will begin on or about July 1, 2026, for a five-year term with two one-year options to extend.

Financial Impact

The aggregate contract value will not exceed \$5,000,000 for the seven-year aggregate term.

Funding is available in the Water Services Department Operating budget.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services Department.



Central Arizona Water Conservation District Land Use License for the City of Phoenix (Ordinance S-53067) - District 2

Request to retroactively authorize the City Manager, or the City Manager's designee, to enter into a land use license with Central Arizona Water Conservation District for the City of Phoenix to operate and maintain a 48-inch water line located on Deer Valley Road. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. Further request to authorize the City Controller to disburse all funds related to this item.

Summary

In 1994, Central Arizona Water Conservation District (CAWCD) granted permission to the City of Phoenix to operate and maintain a 48-inch water line within CAWCD-controlled land prior to the execution of necessary land use licenses. CAWCD recently noted that the current land use license expired as of September 15, 2019, and is requesting the City execute a land use license retroactively to an original date of November 28, 2019 for the new license.

Contract Term

The term of this license is for a period of 25 years, from November 28, 2019, to November 27, 2044.

Financial Impact

Land use fees are waived by reason of prior issued authorization. The City of Phoenix will pay for any administrative costs associated with this license should they arise. Funds are available in the Water Services Department's Operating budget.

Location

The license is for an area approximately 0.01615 acres on Deer Valley Road.
Council District: 2

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services Department.



**Salt River Project Land Use License for the City of Phoenix (Ordinance S-53070)
- District 6**

Request to retroactively authorize the City Manager, or the City Manager's designee, to enter into a land use license with Salt River Project (SRP) for the City of Phoenix to maintain the block wall, maintain the underground electrical facilities, and operate and maintain the West Plant and East Plant inlet structures. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. There is a one-time license fee associated with this lease to the City of Phoenix.

Summary

SRP is granting permission to the City of Phoenix to maintain the block wall and underground electrical facilities and operate and maintain the West Plant and East Plant inlet structures located in the SRP-controlled land portion of the south bank of the South Canal prior to the execution of necessary land use licenses.

Contract Term

The term of this license is for a period of 10 years, from October 1, 2025, through September 30, 2035.

Financial Impact

The financial impact to the City of Phoenix for this license is a one-time license fee of \$7,982.

Location

The licensed property is that portion of the south bank of the South Canal located in the southeast quarter of Section 32, Township 02N, Range 06E East of the Gila and Salt River Meridian, Maricopa County, Arizona.

Council District: 6 (to the upper East section of the district located at the Val Vista Water Treatment Plant).

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services Department.



Water Services Department Mutual Aid Agreement (Ordinance S-53077) - Citywide

Request to authorize the City Manager, or his designee, to enter into a Mutual Aid Agreement, as well as any necessary amendments, setting out the elements of the Secure Water Arizona Program (“SWAP Agreement”) with numerous Colorado River/Central Arizona Project (“CR/CAP”) agencies and water users (“Parties”). The SWAP Agreement addresses water needs in Arizona created by future shortages on the Colorado River. Further request to authorize the City Controller to disburse all funds related to this item.

Additionally, request the City Council to grant an exception to Phoenix City Code 42-18 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited.

Summary

The Colorado River Basin is in the midst of a prolonged climate shift that has driven reservoir storage on the Colorado River to historic lows. The United States Bureau of Reclamation (“Reclamation”) is expected to adopt new Post-2026 Colorado River Operating Guidelines (the “Post-2026 Guidelines”) that will likely take effect January 1, 2027. In addition, the federal “preferred alternative,” identified in the Post-2026 Guidelines, is a 10-year program of water cuts of up to three million acre feet annually to the Lower Basin States of Arizona, California and Nevada.

The need to address existing and potential water cuts has resulted in the City and other Arizona parties to collaborate in the development of the SWAP Agreement to establish a framework by which the Parties can work together to address their water needs through voluntary transactional arrangements.

The three primary functions of the SWAP Agreement are to:

- Create an emergency reserve of water to address CR/CAP water shortages that may be experienced by Arizona municipal water providers.
- Create a reduction offset program by which SWAP parties develop supplies to replace the 760,000 acre feet per annum shortage to CR/CAP water users.
- Encourage new and novel water transactions that may be used and/or expanded to

address the water needs of the Parties and create resources for the emergency reserve and the offset program.

As Phoenix participates in SWAP discussions, any transactional agreements that are developed will be brought to Council for approval.

All participants with a stake in CR/CAP water shortages in Arizona may become SWAP members, including public and private municipal water providers, Native communities, water organizations, regulatory agencies, and Parties that hold CR/CAP entitlements.

SWAP will be administered by the Central Arizona Water Conservation District (CAWCD), with member Parties contributing to administration costs, and governed by a committee of SWAP members, including a representative from Phoenix.

Contract Term

The SWAP Agreement with CAWCD for administrative costs will have a term of up to 10 years, and the City Manager, or designee, is authorized to enter into two five-year extensions.

Financial Impact

The maximum expenditures for the SWAP Agreement to be paid to CAWCD to contribute toward the administrative costs for the initial term will not exceed \$5,000,000. Funds are available from the Water Services Department budget.

Concurrence/Previous Council Action

Council directed staff to develop the SWAP program and enabling agreements at the City Council Policy Meeting held on April 28, 2026.

Responsible Department

This item is submitted by Assistant City Manager Ginger Spencer and the Water Services Department.



Abandonment of Easements - ABND 260014 - Northwest Corner of Central Avenue and Glenrosa Avenue (Resolution 22389) - District 4

Abandonment: 260014

Project: 21-4251

Applicant: Eric Kenney

Request: To abandon an 8-foot public utility easement (PUE) located on Lots 1-10 of Turney Tract Subdivision plat (Book 37, Page 8) and to abandon a PUE that varies in width, measuring 12 feet in some areas and 20 feet in others, located on 4302 N. Central Avenue.

Date of Decision: May 15, 2026

Location

Generally located at the northwest corner of Central Avenue and Glenrosa Avenue
Council District: 4

Financial Impact

No consideration fee was required as part of this submittal, although filing fees were paid.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.



Abandonment of Easement - ABND 250032 - 4805, 4809, 4801, and 4811 E. Thistle Landing Drive (Resolution 22388) - District 6

Abandonment: 250032

Project: 23-1632

Applicant: Allison Koo

Request: To abandon an existing 185-foot drainage easement totaling 333,512 square feet, as well as an existing 20-foot waterline easement totaling 32,004 square feet.

Date of Decision: September 16, 2025

Location

Generally located at 4805, 4809, 4801, and 4811 E. Thistle Landing Drive

Council District: 6

Financial Impact

Pursuant to Phoenix City Code Article 5, Section 31-64(e), the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the City, maintenance expenses, and undesirable traffic patterns, and also by the replatting of the area with alternate roadways and new development, to be sufficient and appropriate consideration in this matter.

No consideration fee was required as part of this submittal, although filing fees were paid.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.



Remove/Replace Zoning District - Briles Pass - Annexation 554 -Approximately 460 Feet East of the Southeast Corner of 19th Avenue and Jomax Road (Ordinance G-7527) - District 1

Request to authorize the City Manager, or the City Manager's designee, to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by removing the Maricopa County RU-43 zoning district and replacing it with the City of Phoenix S-1 zoning district on a portion of a property at the location described below, which was annexed into the City of Phoenix on June 3, 2026, by Ordinance S-52922.

Location

Approximately 460 feet east of the southeast corner of 19th Avenue and Jomax Road
Council District: 1

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE ANNEXED PARCEL DESCRIBED HEREIN (BRILES PASS ANNEXATION, NO. 554) FROM COUNTY RU-43 TO CITY'S S-1 (RANCH OR FARM RESIDENCE).

WHEREAS, on June 3, 2026, via Ordinance S-52922, the City of Phoenix annexed an approximately 14.334-acre site located approximately 460 feet east of the southeast corner of 19th Avenue and Jomax Road, in a portion of Section 6, Township 4 North, Range 3 East, as described more specifically in "Exhibit A" and incorporated herein by this reference; and,

WHEREAS, as required by A.R.S. § 9-471.M, the city of Phoenix is required to adopt zoning districts on the subject parcel to permit uses and densities no greater than those allowed by the prior County zoning district; and,

WHEREAS, immediately prior to annexation the zoning applicable to this territory was Maricopa County's RU-43 Zoning District; and

WHEREAS, the City's S-1 (Ranch or Farm Residence) zoning district is equivalent to Maricopa County's RU-43 zoning district;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF

PHOENIX, as follows:

SECTION 1. The approximately 14.334-acre site located approximately 460 feet east of the southeast corner of 19th Avenue and Jomax Road, in a portion of Section 6, Township 4 North, Range 3 East, which is described in “Exhibit A” and depicted in “Exhibit B” has been annexed to the City of Phoenix, and the present corporate limits of the City have been extended and increased to include the area.

SECTION 2. Pursuant to A.R.S. §9-471(M), the site depicted in Exhibit B is hereby removed from Maricopa County's RU-43 zoning district and placed into the City's S-1 (Ranch or Farm Residence) zoning district. This zoning designation shall take effect thirty days after this Ordinance is adopted, without further action by the City Council, and

SECTION 3. The City Clerk shall cause a copy of this Ordinance, together with “Exhibit A” and “Exhibit B” to be filed and recorded in the Records of the Office of the Maricopa County Recorder, and

SECTION 4. The Planning and Development Director is instructed to modify The Zoning Map of the City of Phoenix to reflect this use district classification change as shown in “Exhibit B.”

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2026.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kreigh, City Attorney

By:

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A – Legal Description (1 Pages)
B – Ordinance Location Map (1 Page)

EXHIBIT A

BRILES PASS ANNEXATION

Legal Description

That part of the Northwest Quarter of Section 6, Township 4 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Brass Cap flush marking the Northwest Corner of said Section 6, from which the Brass Cap flush marking the West Quarter Corner of said Section 6 bears South 00°08'13" East, a distance of 2082.04 feet;

Thence North 89°27'45" East, along the North line of said Northwest Quarter, a distance of 528.24 feet;

Thence South 00°25'14" East, departing said North line, a distance of 90.00 feet to a point on a line which is parallel with and 90.00 feet Southerly from said North line, being the Point of Beginning;

Thence North 89°27'45" East, along said parallel line, a distance of 331.32 feet;

Thence South 00°38'17" East, departing said parallel line, a distance of 669.61 feet;

Thence South 89°25'51" West, a distance of 41.86 feet;

Thence South 00°25'14" East, a distance of 330.46 feet;

Thence South 89°25'48" West, a distance of 755.64 feet to a point on a line which is parallel with and 70.00 feet Easterly from the West line of said Northwest Quarter;

Thence North 00°08'13" West, along said parallel line, a distance of 613.34 feet to the beginning of a tangent curve of 1362.39 foot radius, concave Easterly;

Thence Northerly, along said curve, through a central angle of 01°59'56", a distance of 47.53 feet;

Thence North 89°30'57" East, a distance of 459.54 feet;

Thence North 00°25'14" West, a distance of 340.11 feet to the Point of Beginning.

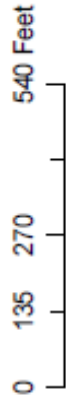
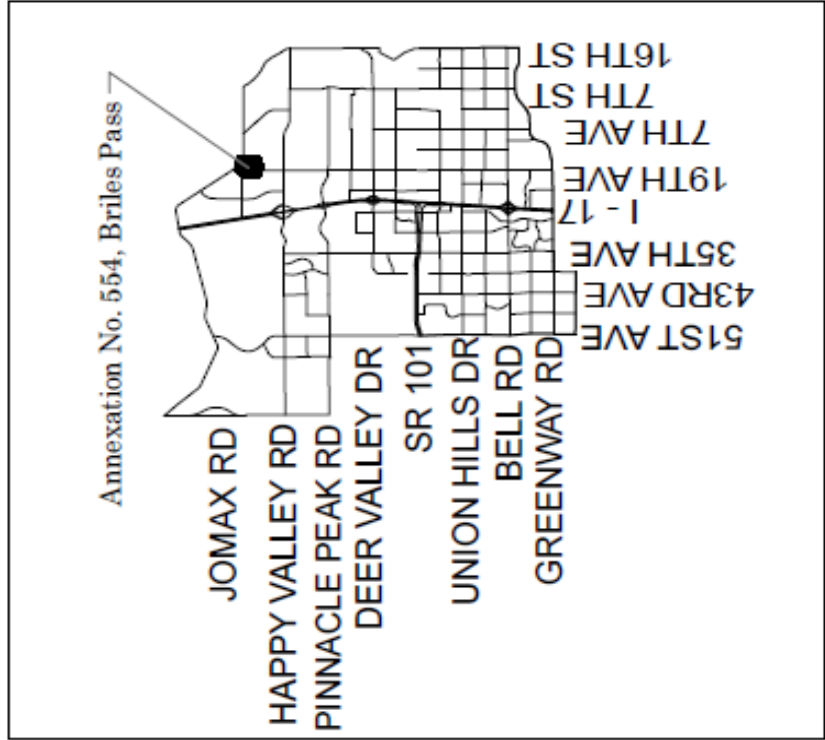
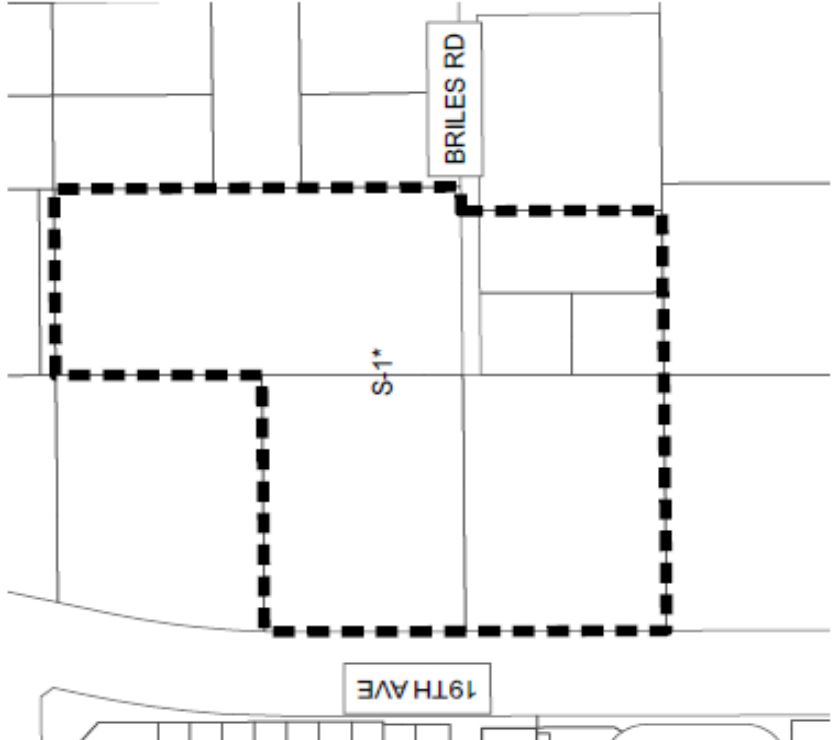
Containing 624,371 Square Feet or 14.334 Acres, more or less.

EQUIVALENCY ZONING MAP

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: - - - - -

Annexation Case: Annexation No. 554, Briles Pass
Zoning Overlay: N/A
Planning Village: Deer Valley



NOT TO SCALE



Drawn Date: 5/20/2026

\\snp\pds\Share\Planning\Reasoning\Ordinance\Location Maps\20256-17-2026\Annexation 554 - Briles Pass.aprx



Remove/Replace Zoning District - 9th Avenue and Alameda Road - Annexation 560 - Approximately 700 Feet West of the Northwest Corner of 9th Avenue and Alameda Road (Ordinance G-7526) - District 1

Request to authorize the City Manager, or the City Manager's designee, to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by removing the Maricopa County RU-43 zoning district and replacing it with the City of Phoenix S-1 zoning district on a property at the location described below, which was annexed into the City of Phoenix on May 20, 2026, by Ordinance S-52883.

Location

Approximately 700 feet west of the northwest corner of 9th Avenue and Alameda Road
Council District: 1

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE ANNEXED PARCEL DESCRIBED HEREIN (9TH AVENUE AND ALAMEDA ROAD ANNEXATION NO. 560) FROM COUNTY RU-43 TO CITY'S S-1 DVAO (RANCH OR FARM RESIDENCE, DEER VALLEY AIRPORT OVERLAY DISTRICT).

WHEREAS, on May 20, 2026, via Ordinance S-52883, the City of Phoenix annexed an approximately 2.87-acre property located approximately 700 feet west of the northwest corner of 7th Avenue and Alameda Road, in a portion of Section 7, Township 4 North, Range 3 East, as described more specifically in "Exhibit A" and incorporated herein by this reference; and,

WHEREAS, as required by A.R.S. § 9-471.L, the city of Phoenix is required to adopt zoning districts on the subject parcel to permit uses and densities no greater than those allowed by the prior County zoning district; and,

WHEREAS, immediately prior to annexation the zoning applicable to this territory was Maricopa County's RU-43 zoning district; and

WHEREAS, the City's S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District) zoning district is equivalent to Maricopa County's RU-43 zoning district;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The approximately 2.87-acre property located approximately 700 feet west of the northwest corner of 7th Avenue and Alameda Road, in a portion of Section 7, Township 4 North, Range 3 East, which is described in “Exhibit A” and depicted in “Exhibit B” has been annexed to the City of Phoenix, and the present corporate limits of the City have been extended and increased to include such property.

SECTION 2. Pursuant to A.R.S. §9-471(L), the property depicted in Exhibit B is hereby removed from Maricopa County's RU-43 zoning district and placed into the City's S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District) zoning district. This zoning designation shall take effect thirty days after this Ordinance is adopted, without further action by the City Council, and

SECTION 3. The City Clerk shall cause a copy of this Ordinance, together with “Exhibit A” and “Exhibit B” to be filed and recorded in the Records of the Office of the Maricopa County Recorder, and

SECTION 4. The Planning and Development Director is instructed to modify The Zoning Map of the City of Phoenix to reflect this use district classification change as shown in “Exhibit B.”

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2026.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kreigh, City Attorney

By:

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

EXHIBIT A

Legal Description
9TH AVENUE AND ALAMEDA ROAD ANNEXATION

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 3-INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE STAMPED "33307 2003" MARKING THE EAST QUARTER CORNER OF SAID SECTION 7 FROM WHICH AN IRON ROD WITH NO IDENTIFICATION (1.00' EAST) MARKING THE CENTER OF SAID SECTION 7 BEARS SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 2722.16 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 680.28 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 TO A HALF-INCH REBAR WITH THE RED PLASTIC CAP STAMPED "LS 79657" MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST OF SAID SECTION 7 AND THE POINT OF THE BEGINNING;

THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 339.86 FEET ALONG SAID SOUTH LINE TO A NAIL IN WASHER STAMPED "KLEIN 42137" MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 00 DEGREES 34 MINUTES 42 SECONDS EAST 368.88 FEET ALONG THE WEST LINE OF SAID EAST HALF TO A HALF-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" MARKING A POINT ON THE SOUTH LINE OF THE NORTH 290.00 FEET OF SAID EAST HALF;

THENCE NORTH 89 DEGREES 17 MINUTES 05 SECONDS EAST 338.66 FEET ALONG SAID SOUTH LINE TO A HALF-INCH REBAR WITH RED PLASTIC CAP STAMPED "LS 79657" MARKING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

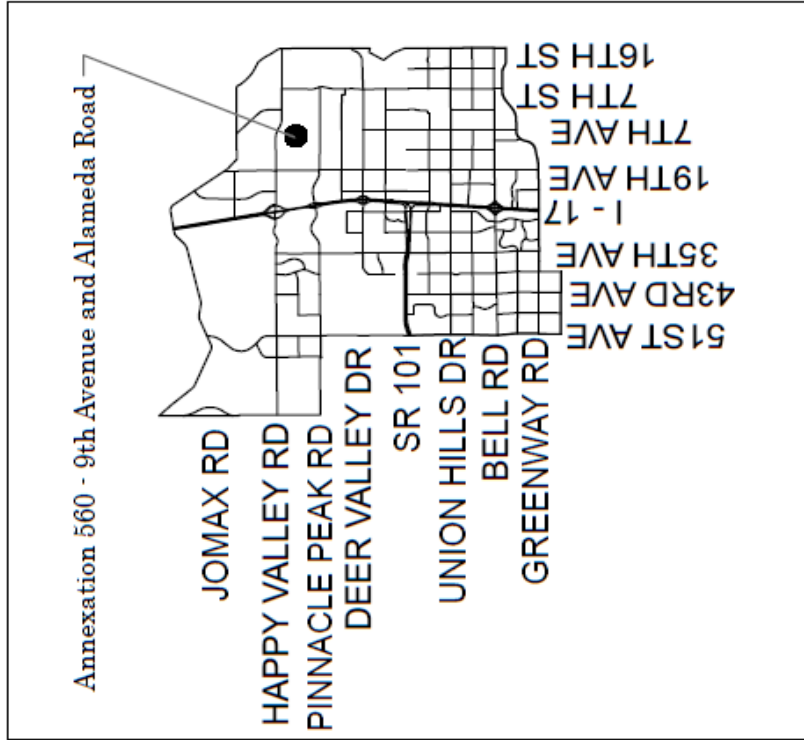
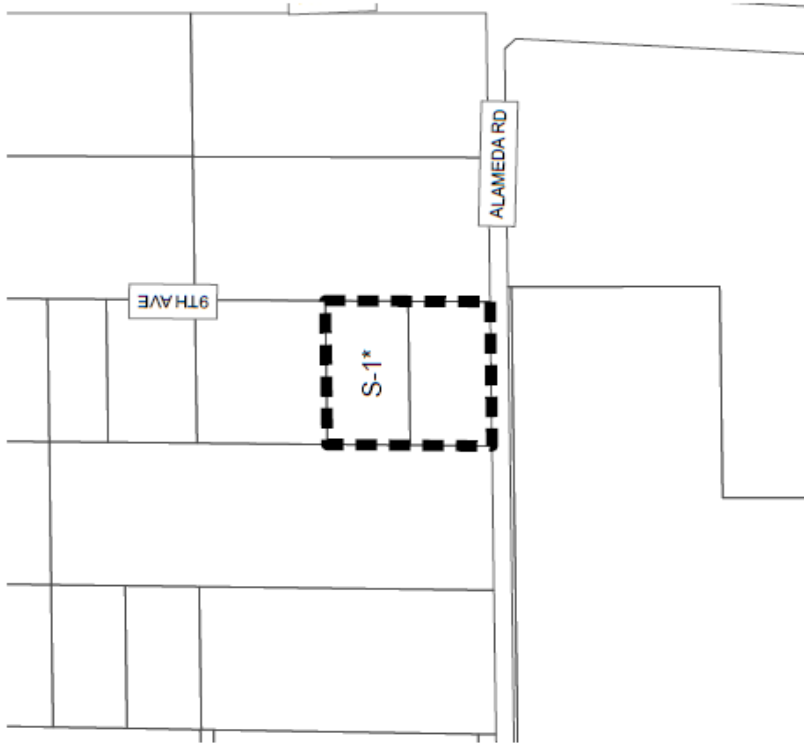
THENCE SOUTH 00 DEGREES 23 MINUTES 35 SECONDS WEST 368.72 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

COMPRISING 125,091 SQUARE FEET MORE OR LESS.

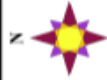
EQUIVALENCY ZONING MAP

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■■

Annexation Case: Annexation 560 - 9th Avenue and Alameda Road
 Zoning Overlay: Deer Valley Airport Overlay District
 Planning Village: Deer Valley



NOT TO SCALE



Drawn Date: 5/11/2026

\\one\pdr\Shared\Department Share\Information Systems\PL GIS\GIS Team\Core Functions\Zoning\SuppMaps Ord\Map\2026 Ord\560-3-2026\Annexation 560 - 9th Avenue and Alameda Road.aprx



Amend City Code - Ordinance Adoption - Rezoning Application Z-145-24-1 - Approximately 200 Feet North of the Northwest Corner of 35th Avenue and Bell Road (Ordinance G-7528) - District 1

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-145-24-1 and rezone the site from PSC (Planned Shopping Center District) to C-2 (Intermediate Commercial District) to allow commercial uses.

Summary

Current Zoning: PSC

Proposed Zoning: C-2

Acreage: 2.58

Proposed Use: Commercial uses

Owner: Bell Rd & 35th LLC and Woodland Plaza, LLC

Applicant/Representative: Brian Greathouse, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Deer Valley Village Planning Committee heard this item on May 4, 2026, and recommended approval, per staff recommendation, with modifications, by a vote of 13-0.

PC Action: The Planning Commission heard this item on June 4, 2026, and recommended approval, per the Deer Valley Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 200 feet north of the northwest corner of 35th Avenue and Bell Road

Council District: 1

Parcel Address: 17025 N. 35th Avenue; and 3510 and 3520 W. Bell Road

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-145-24-1) FROM PSC (PLANNED SHOPPING CENTER DISTRICT) TO C-2 (INTERMEDIATE COMMERCIAL DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 2.58-acre site located approximately 200 feet north of the northwest corner of 35th Avenue and Bell Road in a portion of Section 34, Township 4 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "PSC" (Planned Shopping Center District to "C-2" (Intermediate Commercial District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. Landscaping shall be replenished in accordance with the C-2 zoning district landscape standards for planting type, size, and quantity, as approved by the Planning and Development Department.
2. The 55 feet of right-of-way easement shall be dedicated as fee title right-of-way for the west half of 35th Avenue, adjacent to Assessor Parcel Number 207-19-006M.
3. At such time as requested by the City, dedicate 70 feet of right-of-way for the north half of Bell Road, adjacent to Assessor Parcel Number 207-19-006Q.
4. New construction on the site consisting of 2,000 square feet or more as depicted on the site plan dated April 21, 2026, shall require the following improvements, as approved by the Planning and Development Department:
 - a. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the west side of 35th Avenue adjacent to Assessor Parcel Number 207-19-006M and along the north side of Bell Road adjacent to Assessor Parcel Number 207-19-006Q. The landscape areas shall be planted as follows:
 - (1) Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to achieve a minimum of 75% shade.
 - (2) A minimum of five 5-gallon drought-tolerant shrubs per tree and a mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of 36 inches (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- b. Adjacent to Assessor Parcel Numbers 207-19-006M and 207-19-006Q, replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

- c. All streets within and adjacent to Assessor Parcel Numbers 207-19-006M and 207-19-006Q, shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- 5. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
- 6. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2026.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:

A – Legal Description (2 Pages)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-145-24-1

Tax Parcel 207-19-006Q

A portion of that property described in Recording No. 2005-0273227 Official Records of Maricopa County, Arizona, lying within the Southeast quarter of Section 34, Township 4 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a City of Phoenix brass cap in handhole at the Southeast corner of said Section 34, from which a City of Phoenix brass cap flush with the pavement at the South quarter corner of said Section 34 bears South 90 degrees 00 minutes 00 seconds West, 2641.63 feet distant therefrom;

THENCE South 90 degrees 00 minutes 00 seconds West, a distance of 251.44 feet along the South line of said Southeast quarter;

THENCE North 00 degrees 00 minutes 00 seconds East 58.00 feet to the Northerly right of way line of Bell Road, as described in Recording No. 90-478175 Official Records of Maricopa County and the POINT OF BEGINNING;

THENCE South 90 degrees 00 minutes 00 seconds West 79.50 feet along said Northerly right of way line;

THENCE North 00 degrees 00 minutes 00 seconds East 471.95 feet;

THENCE North 90 degrees 00 minutes 00 seconds East 338.35 feet to the East line of the Southeast quarter of Section 34;

THENCE South 00 degrees 48 minutes 00 seconds West 24.74 feet along said East line;

THENCE South 90 degrees 00 minutes 00 seconds West 237.84 feet;

THENCE South 00 degrees 00 minutes 00 seconds West 250.21 feet;

THENCE South 90 degrees 00 minutes 00 seconds West 20.66 feet;

THENCE South 00 degrees 00 minutes 00 seconds West 197.00 feet to the POINT OF BEGINNING.

Tax Parcel No. 207-19-006M

That part of Lot 1, Section 34, Township 4 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 34;

Thence North 00 degrees 48 minutes 00 seconds East along the East line of the Southeast quarter of said Section 34, a distance of 255.02 feet, this point being the TRUE POINT OF BEGINNING;

Thence West, a distance of 234.35 feet;

Thence North, a distance of 250.21 feet;

Thence East, a distance of 237.84 feet to a point on the East line of the Southeast quarter of Section 34;

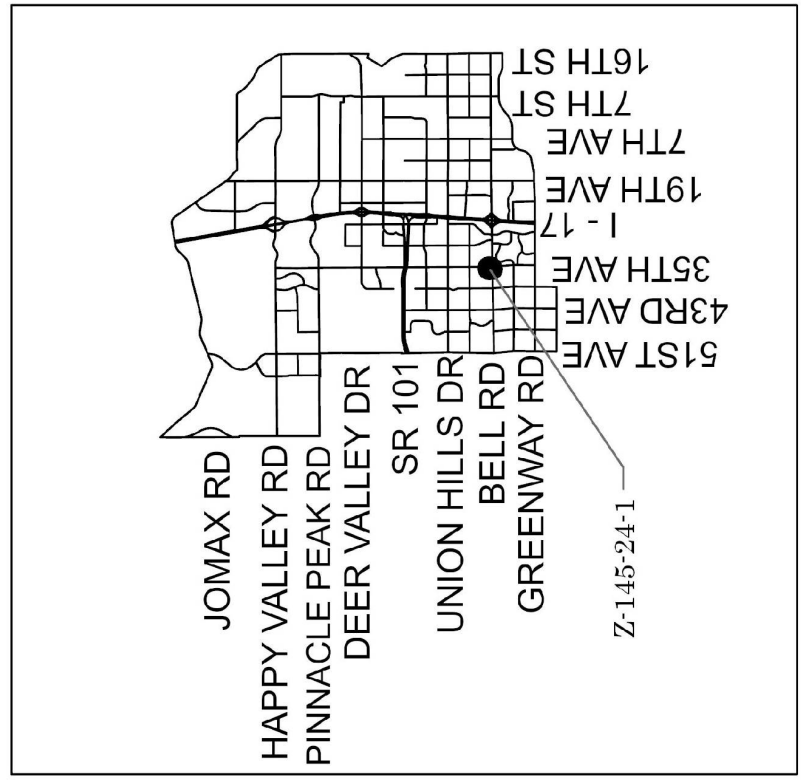
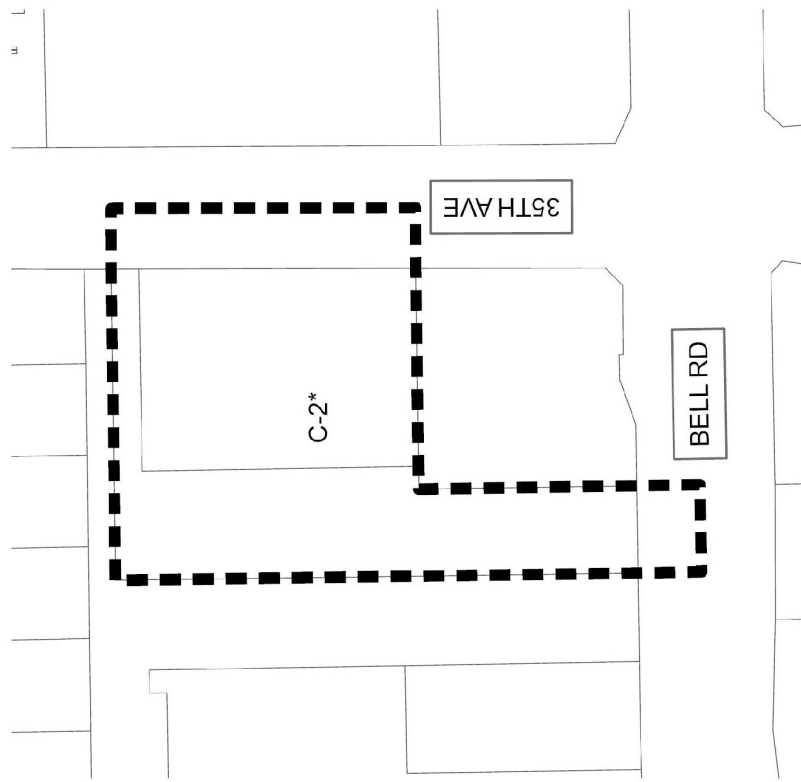
Thence South 00 degrees 48 minutes 00 seconds West along the East line of said Southeast quarter of Section 34, a distance of 250.21 feet to the TRUE POINT OF BEGINNING.

DRAFT

ORDINANCE LOCATION MAP

Zoning Case Number: Z-145-24-1
Zoning Overlay: N/A
Planning Village: Deer Valley

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■



NOT TO SCALE



Drawn Date: 6/3/2026

\\one\pdd\Shared\Department\ShareInformation Systems\PL GIS\GIS_Team\GIS_Functions\Zoning\SuppMaps_OratMaps\2026_CRD\7-1-2026\7-1-2026.aprx



Amend City Code - Ordinance Adoption - Rezoning Application Z-25-26-1-2 - Approximately 430 Feet South of the Southeast Corner of 19th Avenue and Jomax Road (Ordinance G-7529) - Districts 1 & 2

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-25-26-1-2 and rezone the site from S-1 (Ranch or Farm Residence District), Approved S-1 (Approved Ranch or Farm Residence District), RE-43 (One-Family Residence District), and County RU-43 (Pending S-1) (County Rural-43 Zoning District, Pending Ranch or Farm Residence District) to R1-6 (Single-Family Residence District) for single-family residential.

Summary

Current Zoning: S-1 (0.52-acres), Approved S-1 (1.05 acres), RE-43 (0.15-acres), and County RU-43 (Pending S-1) (14.26 acres)

Proposed Zoning: R1-6

Acreage: 15.98

Proposed Use: Single-family residential

Owner: Clay Edwin Fong Family Trust; Kwong Wing Pong/Judy Trust; Logan Elizabeth Valenzuela; North Phoenix Growers, LLC; and Ramirez Hector/Sarah V.

Applicant: Ric Toris, Earl & Curley, P.C.

Representative: Taylor Earl, Earl & Curley, P.C.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Deer Valley Village Planning Committee heard this item on May 4, 2026, and recommended approval, per the staff recommendation, with modifications and additional stipulations, by a vote of 9-4.

PC Action: The Planning Commission heard this item on June 4, 2026, and recommended approval, per the Staff Memo dated June 2, 2026, with a deleted stipulation, by a vote of 7-0.

Location

Approximately 430 feet south of the southeast corner of 19th Avenue and Jomax Road

Council Districts: 1 and 2

Parcel Address: N/A

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-25-26-1-2) FROM S-1 (RANCH OR FARM RESIDENCE DISTRICT), APPROVED S-1 (APPROVED RANCH OR FARM RESIDENCE DISTRICT), RE-43 (ONE-FAMILY RESIDENCE DISTRICT), AND COUNTY RU-43 (PENDING S-1) (COUNTY RURAL-43 ZONING DISTRICT, PENDING RANCH OR FARM RESIDENCE DISTRICT) TO R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 15.98-acre site located approximately 430 feet south of the southeast corner of 19th Avenue and Jomax Road in a portion of Section 6, Township 4 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 0.52-acres of "S-1" (Ranch or Farm Residence District), 1.05 acres of "Approved S-1" (Approved Ranch or Farm Residence District), 0.15-acres of "RE-43" (One-Family Residence District), and 14.26 acres of "County RU-43 (Pending S-1)" (County Rural-43 Zoning District, Pending Ranch or Farm Residence District) to "R1-6" (Single-Family Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be limited to 80 lots.
2. Buildings within the development shall not exceed two-stories in height.
3. A minimum 40-foot perimeter building setback shall be provided along the eastern perimeter of the site, north of Briles Road, and the southern perimeter, as approved by the Planning and Development Department.
4. A minimum 30-foot-wide tract shall be provided along the eastern perimeter of the site, north of Briles Road, and along the north perimeter adjacent to Lot No. 27, as depicted on the Conceptual Lotting Design date stamped May 4, 2026, as approved by the Planning and Development Department.
5. A minimum 30-foot-wide tract shall be provided along the southern perimeter of the site, and along the east perimeter adjacent to Lot No. 62, as depicted on the Conceptual Lotting Design date stamped May 4, 2026, as approved by the Planning and Development Department.
6. Partial view fencing shall be provided adjacent to tracts along Lot Nos. 27 through 39 and Lot Nos. 62 through 76, as depicted on the Conceptual Lotting Design date stamped May 4, 2026, as approved by the Planning and Development Department.
7. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area located between the back of curb and sidewalk shall be constructed on both sides of Briles Road, planted to the following standards, and as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, to provide a minimum of 75% shade.

- b. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of 3 feet, evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage.

Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- 8. All landscape setbacks adjacent to public streets, open space areas, and retention areas shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Landscape Setbacks: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. Open Space/Retention Areas: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the open space/retention area.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- 9. A minimum 6-foot-wide detached sidewalk, separated by a minimum 10-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the east side of 19th Avenue, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of 3 feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- 10. A total of 70 feet of right-of-way shall be dedicated for the east half of 19th Avenue. Roadway construction improvements shall be adjacent to the subject site and extend north of the subject site adjacent to APN Nos. 210-11-025W

and 210-11-025X modifying the existing curb line and tapering to the existing intersection of 19th Avenue and Jomax Road, per design plans reviewed and approved by the Street Transportation Department.

11. Construction of 19th Avenue shall include a 24-foot-wide median island.
12. A minimum 25 feet of right-of-way shall be dedicated for the north half of Briles Road adjacent to the site and a minimum 25 feet of right-of-way shall be dedicated for the south half of Briles Road adjacent to the site.
13. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated December 19, 2025.
14. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
15. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
16. The developer shall construct a bus stop pad on 19th Avenue, north of Briles Road according to City of Phoenix Standard Detail P1258. The bus stop pad shall be designed according to City of Phoenix Standard Detail P1260 with a depth of 10 feet and shall be located within the public right-of-way or within a transit easement that the developer dedicates.
17. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
18. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.
19. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
20. Natural turf shall be prohibited within the front yards of individual single-family

lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.

21. Natural turf in common areas shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
22. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
23. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
24. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
25. Prior to final site plan approval, the developer shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of nearby existing rural/horse properties in the area that may cause adverse noise, odors, dust, and other externalities. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney. The disclosures shall be noted in the CC&Rs in a section titled "nuisances".
26. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
27. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
28. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

29. Poisonous plant species shall be prohibited within the common open space throughout the development.
30. Prior to final site plan approval, the developer shall record documents that disclose to purchasers of property within the development the existence and Operational characteristics of the adjacent church and related events that may cause adverse noise, odors, dust, and other externalities. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney. The disclosures shall be noted in the CC&Rs in a section titled "Nuisances".

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2026.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-25-26-1-2

That part of the Northwest Quarter of Section 6, Township 4 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Brass Cap flush marking the Northwest Corner of said Section 6, from which the Brass Cap flush marking the West Quarter Corner of said Section 6 bears South 00°08'13" East, a distance of 2082.04 feet;

Thence North 89°27'45" East, along the North line of said Northwest Quarter, a distance of 528.24 feet to the Point of Beginning;

Thence continuing North 89°27'45" East, along said North line, a distance of 330.98 feet;

Thence South 00°38'17" East, departing said North line, a distance of 759.61 feet;

Thence South 89°25'51" West, a distance of 41.86 feet;

Thence South 00°25'14" East, a distance of 330.46 feet;

Thence South 89°25'48" West, a distance of 825.64 feet to a point on the West line of said Northwest Quarter;

Thence North 00°08'13" West, along said West line, a distance of 660.96 feet;

Thence North 89°30'57" East, departing said West line, a distance of 530.37 feet;

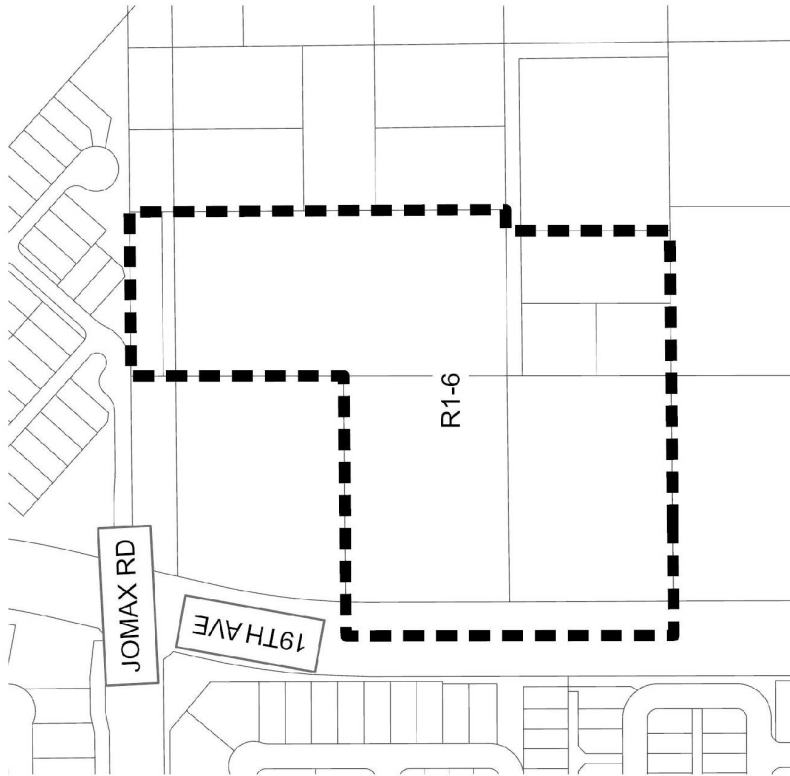
Thence North 00°25'14" West, a distance of 430.11 feet to the Point of Beginning.

Containing 700,451 Square Feet or 16.080 Acres, more or less.

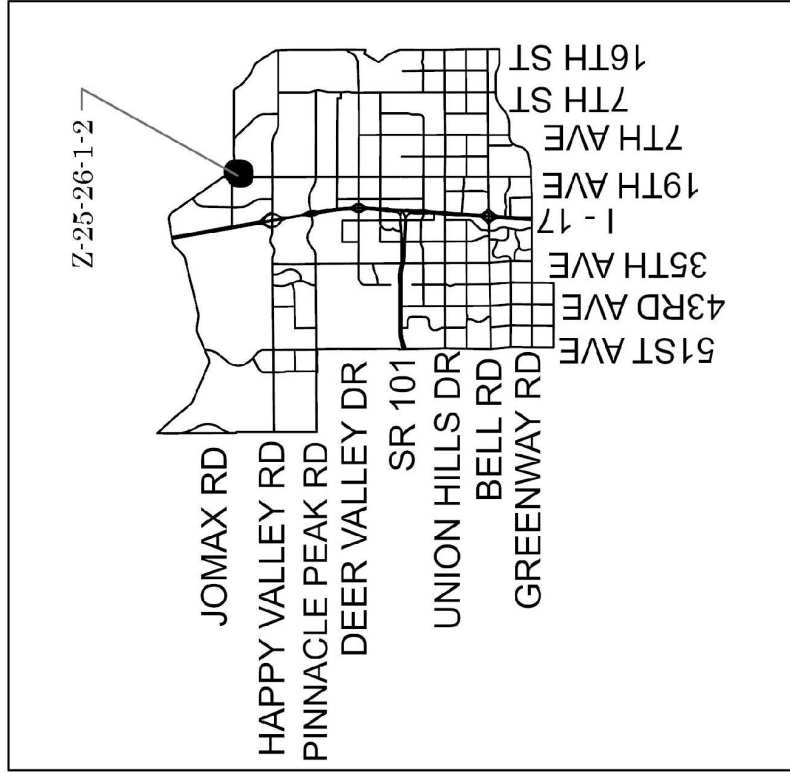
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■ ■■ ■



Zoning Case Number: Z-25-26-1-1-2
Zoning Overlay: N/A
Planning Village: Deer Valley



NOT TO SCALE



Drawn Date: 6/3/2026

\\one\pdd\Shared\Department\Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\Supp\Maps_Ord\7-1-2026\7-1-2026.aprx



Modification of Stipulation Request for Ratification of May 20, 2026, Planning Hearing Officer Action - PHO-2-26--Z-105-86-1(2) - Approximately 1,180 Feet East of the Northeast Corner of 17th Place and Deer Valley Road - District 2

Request to authorize the City Manager, or the City Manager's designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on May 20, 2026. This ratification requires formal action only.

Summary

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

Existing Zoning: A-1 DVAO

Acreage: 0.45

Owner: Shaun Robertson, Robertson Ventures, LLC

Applicant/Representative: John Reddell, John Reddell Architects

Proposal:

1. Legislative review of the development plan.

VPC Action: The Paradise Valley Village Planning Committee heard this request on May 4, 2026. No recommendation was made.

PHO Action: The Planning Hearing Officer recommended approval with a modification and additional stipulations.

Location

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

Council District: 2

Parcel Address: 1958 E. Deer Valley Road

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.

ATTACHMENT A
Stipulations – PHO-2-26--Z-105-86-1(2)

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

STIPULATIONS:

1.	That THE development SHALL 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.
2. 3.	That A 6-foot solid masonry wall (i.e. no barbed wire) SHALL be constructed along the north boundaries of the parcel as approved by the PLANNING AND Development Services Department.
3. 4.	That A minimum three 15-gallon drought resistant shade trees (to be properly watered and maintained) spaced a maximum 30 feet on center SHALL be planted along the north boundary of the property which abuts the CAP canal.
4. 5.	That The balance of the stipulations pertain to Rezoning Application 105 86 1 as approved for prior phases shall remain intact.
5.	IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
6.	IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
7.	IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST,

	AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

DRAFT



*****REQUEST TO WITHDRAW (SEE ATTACHED MEMO)*** Formal Action - PCD Major Amendment - Rezoning Application Z-104-L-75-3 - Southeast Corner of Interstate 17 and Grandview Road - District 3**

Request to approve Rezoning Application Z-104-L-75-3 to rezone the site from C-2 PCD (Intermediate Commercial District, Planned Community District) to CP/BP PCD (Commerce Park District/Business Park Option, Planned Community District) for a Major Amendment to the Northgate PCD to allow office and warehousing.

Summary

Current Zoning: C-2 PCD

Proposed Zoning: CP/BP PCD

Acreage: 15.16

Proposed Use: Office and warehousing

Owner: Arizona State Land Department c/o Jim Perry

Applicant: Jason Thorburg and Jeff Jenkins, WareSpace

Representative: Shane Ross, Tiffany & Boscoe, P.A.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Deer Valley Village Planning Committee heard this item on May 4, 2026, and recommended approval, per the staff recommendation, with a modification and direction, by a vote of 13-0.

PC Action: The Planning Commission heard this item on June 4, 2026, and recommended approval, per the Staff Memo dated June 2, 2026, by a vote of 7-0.

Location

Southeast corner of Interstate 17 and Grandview Road

Council District: 3

Parcel Address: 2625 W. Grandview Road and 2602 W. Paradise Lane

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Lori Bays
Assistant City Manager

Date: June 17, 2026


From: Joshua Bednarek *JB*
Planning and Development Director

Subject: WITHDRAWAL OF ITEM 83 ON THE JULY 1, 2026 FORMAL AGENDA -
FORMAL ACTION - PCD MAJOR AMENDMENT - REZONING APPLICATION
Z-104-L-75-3 - SOUTHEAST CORNER OF INTERSTATE 17 AND GRANDVIEW
ROAD

Item 83, Rezoning Application Z-104-L-75-3 is a request to rezone 15.16 acres located at the southeast corner of Interstate 17 and Grandview Road from C-2 PCD to CP/BP PCD to allow office and warehousing.

The applicant has requested to withdraw from the agenda in order to be placed on a future meeting agenda. Staff recommends withdrawal of the application from the agenda as requested by the owner.

Approved:



Lori Bays
Assistant City Manager

6/18/26

Date

Attachment:
Exhibit A – Applicant’s request for withdrawal

From: Shane A. Ross <SAR@tblaw.com>
Sent: Friday, June 12, 2026 12:51 PM
To: Racelle Escolar; Robert H Kuhfuss
Cc: Susan Sylvester; William E. Lally
Subject: Z-104-L-75-3 - Continuance

Follow Up Flag: Follow up
Due By: Monday, June 15, 2026 4:00 PM
Flag Status: Flagged

Good afternoon Racelle and Robert,

I hope you are both doing great.

On behalf of the Applicant, we respectfully request a continuance of the rezoning application from the July 1 City Council hearing date to a future date to allow additional time for project coordination and related due diligence.

Thank you, as always, for all of your help. Please let me know of any questions, and I hope you both have a very nice weekend.

Warmly,



Shane A. Ross | Attorney | 602.255.6248
24th Floor Central Arts Plaza | 1850 N Central Avenue | Phoenix, AZ 85004
sar@tblaw.com | Website.tblaw.com | [Practice Areas.tblaw.com](http://PracticeAreas.tblaw.com)

ATTACHMENT A
Northgate Planned Community District

Z-104-L-75-3

Planning Commission Approved Stipulations from June 4, 2026:

1. The developer shall update and comply with all applicable master development plans prior to the issuance of the preliminary site plan approval, as approved by the Planning and Development Department.
2. Required landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department. The existing trees located along Paradise Lane may be used to meet this requirement.
3. A minimum of 25% of the required surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought-tolerant, shade trees, or a combination thereof.
4. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
5. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.
6. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the front of the offices and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
8. Vehicular ingress and egress shall be prohibited on Paradise Lane.
9. Landscaping within the Grandview Road and Paradise Lane rights-of-way shall be replenished in accordance with the CP/BP zoning district landscape standards for planting type, size, and quantity, as approved by the Planning and Development Department.

10. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
11. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
13. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
14. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Exhibits:

- A – Legal Description (1 Page)
- B – PCD Major Amendment Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-104-L-75-3

A parcel of land, being part of a subdivision of Phoenix Northgate, according to Book 317, Page 20, records of Maricopa County, lying in Section 1, Township 3 North, Range 2 East, of the Gila and Salt River Base & Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of Phoenix Northgate Subdivision, as recorded in Book 317 of Maps, Page 20, records of Maricopa County, Arizona, said point also being the Easterly right-of-way line to Interstate Highway I-17;

Thence, North 03-46'38" East, (measured), North 03-45'56" East (recorded), a distance of 30.13 feet (measured) to True Point of Beginning, said point being the North right-of-way line of Paradise Lane;

Thence, North 88-32'35" East (measured and recorded), along said line, a distance of 1,069.97 feet (measured), 1,069.80 feet (recorded);

Thence, North 03-19'56" West (measured), North 03-18'44" West (recorded), a distance of 447.34 feet (measured), 447.85 (recorded), to a point on a non-tangent curve concave Northeasterly, having a 633.58 foot radius bearing North 17-23'38" East;

Thence, Northwesterly, along said curve, through a central angle of 02-21'14" (measured), 02-22'13" (recorded), a distance of 26.03 feet (measured), 26.21 feet (recorded);

Thence, North 70-15'08" West (measured), North 70-14'31" West (recorded), a distance of 238.25 feet (measured), 238.23 feet (recorded), to the beginning of a non-tangent curve concave Southwesterly, having a radius of 566.27 feet (measured), 566.42 feet (recorded), bearing South 19-43'07" West;

Thence, Westerly, along said curve, through a central angle of 18-54'37" (measured), 18-54'30" (recorded), a distance of 186.90 (measured), 186.93 feet (recorded);

Thence, North 89-09'30" West (measured), North 89-09'01" West (recorded), a distance of 544.81 feet (measured), 544.71 feet (recorded), to the beginning of a tangent curve concave Southeasterly, having a radius of 37.00 feet;

Thence, Southwesterly, along said curve, through a central angle of 48-20'25" (measured), 46-08'05" (recorded), a distance of 31.22 feet (measured), 29.88 feet (recorded), to a point on the Easterly right-of-way line of said Interstate Highway I-17;

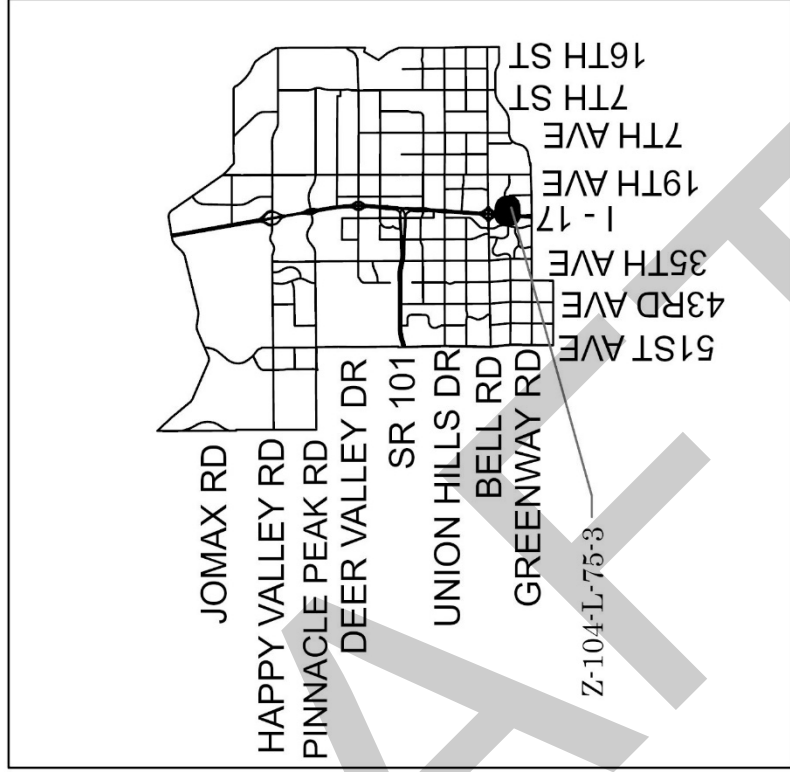
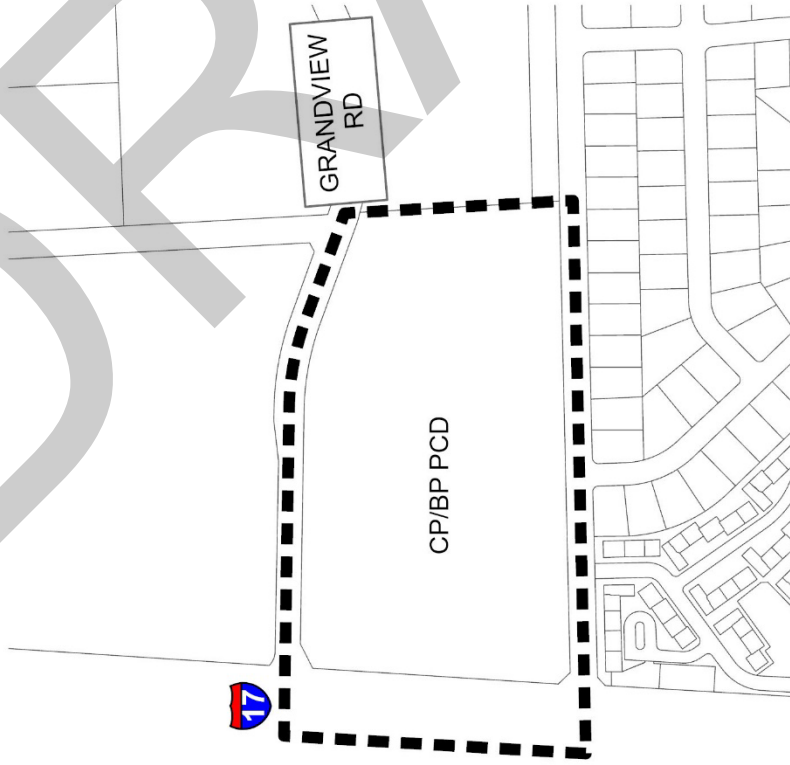
Thence, South 03-46'38" West (measured), South 03-45'56" West (recorded), along said right-of-way line, a distance of 593.02 feet (measured), to the True Point of Beginning.

PCD MAJOR AMENDMENT

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Zoning Case Number: Z-104-L-75-3
Zoning Overlay: N/A
Planning Village: Deer Valley



NOT TO SCALE



Drawn Date: 6/3/2026



Modification of Stipulation Request for Ratification of March 18, 2026, Planning Hearing Officer Action - PHO-2-25--Z-77-06-4 - Approximately 150 Feet North of the Northwest Corner of 3rd Street and Catalina Drive - District 4

Request to authorize the City Manager, or the City Manager's designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on March 18, 2026. This ratification requires formal action only.

Summary

Application: PHO-2-25--Z-77-06-4

Existing Zoning: C-2 HR TOD-1

Acreage: 2.28

Applicant: Marcela Mora-Yatko, Gilbert Blilie, PLLC

Owner: Sherylene Yazzie, Navajo Nation Department of Health

Representative: Paul Gilbert, Gilbert Blilie, PLLC

Proposal:

1. Modification of Stipulation 1 regarding general conformance to the site plan and elevations date stamped July 29, 2025.

VPC Action: The Encanto Village Planning Committee heard this request on February 2, 2026, and recommended approval with an additional stipulation, by a vote of 6-4.

PHO Action: The Planning Hearing Officer took the case under advisement. On June 1, 2026, the Planning Hearing Officer took the case out from under advisement and recommended approval with modifications.

Location

Approximately 150 feet north of the northwest corner of 3rd Street and Catalina Drive

Council District: 4

Parcel Address: 3008 N. 3rd Street

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.

ATTACHMENT A – Stipulations – PHO-2-25--Z-77-06-4

Location: Approximately 150 feet north of the northwest corner of 3rd Street and Catalina Drive

1.	<p>That The development shall be in general conformance with the site plan and elevations date stamped MARCH 10, 2026 July 29, 2025, as modified by the following stipulations and approved by the Planning and Development Department, AND WITH SPECIFIC REGARD TO THE FOLLOWING:</p> <ul style="list-style-type: none">a) THE AREA DENOTED AS “HEALING GROUNDS/PLACE OF WORSHIP” SHALL BE SET BACK AT LEAST 90 FEET FROM THE WESTERN PROPERTY LINE.b) THE AREA DENOTED AS “HEALING GROUNDS/PLACE OF WORSHIP” SHALL BE SURROUNDED BY A BLOCK WALL AT LEAST 8 FEET TALL.c) THE AREA DENOTED AS “HEALING GROUNDS/PLACE OF WORSHIP” SHALL INCLUDE A PERGOLA AS GENERALLY SHOWN ON THE SAME SITE PLAN
2.	<p>Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.</p>



Modification of Stipulation Request for Ratification of May 20, 2026, Planning Hearing Officer Action - PHO-2-26--Z-275-84-6 - Approximately 575 Feet East of the Intersection of 48th Street and Virginia Avenue - District 6

Request to authorize the City Manager, or the City Manager's designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on May 20, 2026. This ratification requires formal action only.

Summary

Application: PHO-2-26--Z-275-84-6

Existing Zoning: R-3

Acreage: 0.60

Applicant: Leodra Bowdell, Phoenix Permit Service, LLC

Representative: Tor Stuart, Architec Tor, P.C.

Owner: Avtar Verma, Camelback View Apartments, LLC

Proposal:

1. Deletion of Stipulation 1 regarding an alley dedication.

VPC Action: The Camelback East Village Planning Committee opted not to hear this request.

PHO Action: The Planning Hearing Officer recommended approval of the request.

Location

Approximately 575 feet east of the intersection of 48th Street and Virginia Avenue

Council District: 6

Parcel Address: 4840 E. Virginia Avenue

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.

ATTACHMENT A

Stipulations – PHO-2-26--Z-275-84-6

Location: Approximately 575 feet east of the intersection of 48th Street and Virginia Avenue

STIPULATIONS:

1.	Sufficient right-of-way shall be dedicated within one year of final City Council action to provide:
a.	An eight-foot south half alley dedication along the north property line.
1. 2.	Prior to preliminary FINAL site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

DRAFT



Amend City Code - Ordinance Adoption - Rezoning Application Z-27-26-8 - Southwest Corner of 14th Street and Hess Avenue (Ordinance G-7530) - District 8

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-27-26-8 and rezone the site from R-3 AIOD (Multifamily Residence District, Airport Noise Impact Overlay District) to A-1 AIOD (Light Industrial District, Airport Noise Impact Overlay District) for warehouse and office.

Summary

Current Zoning: R-3 AIOD
Proposed Zoning: A-1 AIOD
Acreage: 4.85
Proposal: Warehouse and office

Owner: VTHQ LLC c/o Gregory Heiland; and the City of Phoenix
Applicant/Representative: Edwin Bull, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Central City Village Planning Committee heard this item on May 11, 2026, and recommended approval, per the staff recommendation, by a vote of 11-0.
PC Action: The Planning Commission heard this item on June 4, 2026, and recommended approval, per the Central City Village Planning Committee recommendation, by a vote of 7-0.

Location

Southwest corner of 14th Street and Hess Avenue
Council District: 8
Parcel Address: 2114 S. 14th Street; 1201, 1203, 1205, 1207, 1217, 1219, 1221, 1301, 1309, 1313, 1317, 1321, 1323 and 1325 E. Hess Avenue; and 1314 E. Maricopa Freeway

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-27-26-8) FROM R-3 AIOD (MULTI-FAMILY RESIDENCE DISTRICT, AIRPORT NOISE IMPACT OVERLAY DISTRICT) TO A-1 AIOD (LIGHT INDUSTRIAL DISTRICT, AIRPORT NOISE IMPACT OVERLAY DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an 4.85-acre site located at the southwest corner of 14th Street and Hess Avenue in a portion of Section 16, Township 1 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "R-3 AIOD" (Multi-Family Residence District, Airport Noise Impact Overlay District) to "A-1 AIOD" (Light Industrial District, Airport Noise Impact Overlay District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the elevations date stamped April 23, 2026, as modified by the following stipulations and approved by the Planning and Development Department.
2. The perimeter walls shall include material and textural differences, such as but not limited to stucco and/or split face block with a decorative element, such as tile, a mural, or stamped designs, as approved by the Planning and Development Department.
3. All landscape setbacks and retention areas shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Landscape Setbacks: Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. Retention Areas: Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the retention area.
 - c. A minimum of five, 5-gallon drought-tolerant shrubs per tree.
4. A minimum of one outdoor employee resting area of no less 200-square-foot areas, shall be provided on site. The required pedestrian areas shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, and/or architectural shade, as approved by the Planning and Development Department.
5. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
6. All bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

7. A minimum of 5% of the required vehicle parking spaces shall include EV Capable infrastructure.
8. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
9. Any wet-cooling systems shall be designed and installed per the standards in the latest adopted version of the International Green Construction Code (IGCC).
10. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
11. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
13. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
14. The sidewalk along 14th Street shall be a minimum of 6 feet in width and detached with a minimum 8-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
 - b. A mixture of shrubs, accents and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

15. The sidewalk along the Interstate 17 frontage road shall be a minimum of 5 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved or modified by the Planning and Development Department and the Arizona Department of Transportation.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
 - b. A mixture of shrubs, accents and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

16. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 30, 2026.
17. All street improvements to the Interstate 17 frontage road shall be reviewed and approved by the Arizona Department of Transportation. Documentation of the review and approval shall be provided prior to Preliminary Site Plan approval.
18. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
19. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
20. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

21. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations. – Reach out to City Archaeologist regarding removal stipulation
22. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
23. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2026.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:

A – Legal Description (29 Pages)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-27-26-8

PARCEL NO. 1:

THAT PORTION OF LOT 24, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF 12TH STREET & HESS AVENUE LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES AND DISTANCES;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET;

THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET;

THENCE NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 518.03 FEET TO THE EAST LINE OF SAID LOT 24 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 186.26 FEET TO THE CENTERLINE OF 12TH STREET AS SHOWN ON SAID "HILTON PLACE";

THENCE NORTH 00 DEGREES 21 MINUTES 53 SECONDS WEST 46.52 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH SAID HESS AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 183.21 FEET ALONG SAID CENTERLINE TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 24;

THENCE SOUTH 00 DEGREES 21 MINUTES 06 SECONDS EAST 79.00 FEET ALONG SAID NORTHERLY PROLONGATION AND THE EAST LINE OF SAID LOT 24 TO THE POINT OF BEGINNING.

COMPRISING 5,360 SQUARE FEET MORE OR LESS.

PARCEL NO. 2:

THAT PORTION OF LOT 23, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF HESS AVENUE LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES AND DISTANCES;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET;

THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET;

THENCE NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 426.41 FEET TO THE EAST LINE OF SAID LOT 23 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 91.62

FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF SAID LOT 23;

THENCE NORTH 00 DEGREES 21 MINUTES 06 SECONDS WEST 79.00 FEET ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION OF SAID WEST LINE TO THE CENTERLINE OF SAID HESS AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 90.12 FEET ALONG SAID CENTERLINE;

THENCE SOUTH 00 DEGREES 20 MINUTES 39 SECONDS EAST 94.98 FEET TO THE POINT OF BEGINNING. COMPRISING 5,136 SQUARE FEET MORE OR LESS.

PARCEL NO. 3:

THAT PORTION OF LOT 21, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF HESS AVENUE LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES AND DISTANCES;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET;

THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET;

THENCE NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 380.60 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 45.81 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID LOT 21;

THENCE NORTH 00 DEGREES 20 MINUTES 39 SECONDS WEST 94.98 FEET ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION OF SAID WEST LINE TO THE CENTERLINE OF SAID HESS AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 45.06 FEET ALONG SAID CENTERLINE;

THENCE SOUTH 00 DEGREES 20 MINUTES 26 SECONDS EAST 102.97 FEET TO THE POINT OF BEGINNING. COMPRISING 3,108 SQUARE FEET MORE OR LESS.

PARCEL NO. 4:

THAT PORTION OF LOT 21, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF HESS AVENUE LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES AND DISTANCES;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET;

THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET;

THENCE NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 334.80 FEET TO THE EAST LINE OF SAID LOT 21 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 45.81 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY;

THENCE NORTH 00 DEGREES 20 MINUTES 26 SECONDS WEST 102.97 FEET TO THE CENTERLINE OF SAID HESS AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 45.06 FEET ALONG SAID CENTERLINE TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 21;

THENCE SOUTH 00 DEGREES 20 MINUTES 12 SECONDS EAST 110.96 FEET ALONG SAID NORTHERLY PROLONGATION AND SAID EAST LINE TO THE POINT OF BEGINNING.

COMPRISING 3,468 SQUARE FEET MORE OR LESS.

PARCEL NO. 5:

THAT PORTION OF LOT 19, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF HESS AVENUE LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-

INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES AND DISTANCES;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET;

THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET;

THENCE NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 288.94 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 45.86 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF SAID LOT 19;

THENCE NORTH 00 DEGREES 20 MINUTES 12 SECONDS WEST 110.96 FEET ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION OF SAID WEST LINE TO THE CENTERLINE OF SAID HESS AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 45.12 FEET ALONG SAID CENTERLINE;

THENCE SOUTH 00 DEGREES 19 MINUTES 44 SECONDS EAST 118.96 FEET TO THE POINT OF BEGINNING. COMPRISING 3,832 SQUARE FEET MORE OR LESS.

PARCEL NO. 6:

THAT PORTION OF LOT 19 & 17, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF HESS AVENUE LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED

ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES AND DISTANCES;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET;
THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET;

THENCE NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 218.79 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 70.15 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY;

THENCE NORTH 00 DEGREES 19 MINUTES 44 SECONDS WEST 118.96 FEET TO THE CENTERLINE OF SAID HESS AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 69.00 FEET ALONG SAID CENTERLINE;

THENCE SOUTH 00 DEGREES 19 MINUTES 44 SECONDS EAST 131.19 FEET TO THE POINT OF BEGINNING. COMPRISING 6,560 SQUARE FEET MORE OR LESS.

PARCEL NO. 7:

THAT PORTION OF LOT 17, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF HESS AVENUE LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALTRIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES AND DISTANCES;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET;

THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET;

THENCE NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 151.59 FEET TO THE EAST LINE OF SAID LOT 17 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 67.20 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY;

THENCE NORTH 00 DEGREES 19 MINUTES 44 SECONDS WEST 131.19 FEET TO THE CENTERLINE OF SAID HESS AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 66.12 FEET ALONG SAID CENTERLINE TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 17;

THENCE SOUTH 00 DEGREES 19 MINUTES 16 SECONDS EAST 142.91 FEET ALONG SAID NORTHERLY PROLONGATION AND SAID EAST LINE TO THE POINT OF BEGINNING.

COMPRISING 7,077 SQUARE FEET MORE OR LESS.

PARCEL NO. 8:

THAT PORTION OF LOT 15, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF HESS AVENUE LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE

INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES AND DISTANCES;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET;

THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET;

THENCE NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 100.65 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 50.93 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF SAID LOT 15;

THENCE NORTH 00 DEGREES 19 MINUTES 16 SECONDS WEST 142.91 FEET ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION OF SAID WEST LINE TO THE CENTERLINE OF SAID HESS AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 50.12 FEET ALONG SAID CENTERLINE;

THENCE SOUTH 00 DEGREES 18 MINUTES 48 SECONDS EAST 151.79 FEET TO THE POINT OF BEGINNING. COMPRISING 5,880 SQUARE FEET MORE OR LESS.

PARCEL NO. 9:

THAT PORTION OF LOT 13, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF HESS AVENUE LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES AND DISTANCES;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET;

THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET;

THENCE NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 14.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 79 DEGREES 56 MINUTES 16 SECONDS WEST 45.75

FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF SAID LOT 13;

THENCE NORTH 00 DEGREES 18 MINUTES 48 SECONDS WEST 158.89 FEET ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION OF SAID WEST LINE TO THE CENTERLINE OF SAID HESS AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 45.00 FEET ALONG SAID CENTERLINE;

THENCE SOUTH 00 DEGREES 18 MINUTES 48 SECONDS EAST 166.87 FEET TO THE POINT OF BEGINNING.

COMPRISING 5,979 SQUARE FEET MORE OR LESS.

PARCEL NO. 10:

ALL OF LOT 9, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF HESS AVENUE LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68

FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET;

THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET TO THE SOUTH LINE OF LOT 13 OF SAID "HILTON PLACE";

THENCE NORTH 89 DEGREES 09 MINUTES 31 SECONDS EAST 121.19 FEET ALONG THE SOUTH LINE OF LOTS 13 & 11 TO THE SOUTHWEST CORNER OF SAID LOT 9 AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 17 MINUTES 49 SECONDS WEST 167.53 FEET ALONG THE WEST LINE OF SAID LOT 9 AND THE NORTHERLY PROLONGATION OF SAID WEST LINE TO THE CENTERLINE OF SAID HESS AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 90.12 FEET ALONG SAID CENTERLINE TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 9;

THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST 166.18 FEET ALONG SAID NORTHERLY PROLONGATION AND SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 89 DEGREES 09 MINUTES 31 SECONDS WEST 90.10 FEET ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

COMPRISING 12,331 SQUARE FEET MORE OR LESS.

PARCEL NO. 11:

ALL OF LOT 7, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF HESS AVENUE LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALTRIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA

GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET;

THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET TO THE SOUTH LINE OF LOT 13 OF SAID "HILTON PLACE";

THENCE NORTH 89 DEGREES 09 MINUTES 31 SECONDS EAST 211.29 FEET ALONG THE SOUTH LINE OF LOTS 13, 11 & 9 TO THE SOUTHWEST CORNER OF SAID LOT 7 AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 17 MINUTES 18 SECONDS WEST 166.18 FEET ALONG THE WEST LINE OF SAID LOT 7 AND THE NORTHERLY PROLONGATION OF SAID WEST LINE TO THE CENTERLINE OF SAID HESS AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 90.12 FEET ALONG SAID CENTERLINE TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 7;

THENCE SOUTH 00 DEGREES 16 MINUTES 47 SECONDS EAST 164.83 FEET ALONG SAID NORTHERLY PROLONGATION AND SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE SOUTH 89 DEGREES 09 MINUTES 31 SECONDS WEST 90.10 FEET ALONG THE SOUTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

COMPRISING 12,210 SQUARE FEET MORE OR LESS.

PARCEL NO. 12:

ALL OF LOT 5, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF HESS AVENUE LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET;

THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET TO THE SOUTH LINE OF LOT 13 OF SAID "HILTON PLACE";

THENCE NORTH 89 DEGREES 09 MINUTES 31 SECONDS EAST 301.39 FEET ALONG THE SOUTH LINE OF LOTS 13, 11, 9 & 7 TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 16 MINUTES 47 SECONDS WEST 164.83 FEET ALONG THE WEST LINE OF SAID LOT 5 AND THE NORTHERLY PROLONGATION OF SAID WEST LINE TO THE CENTERLINE OF SAID HESS AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 90.12 FEET ALONG SAID CENTERLINE TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 5;

THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS EAST 163.47 FEET ALONG SAID NORTHERLY PROLONGATION AND SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE SOUTH 89 DEGREES 09 MINUTES 31 SECONDS WEST 90.10 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING.

COMPRISING 12,088 SQUARE FEET MORE OR LESS.

PARCEL NO. 13:

THAT PORTION OF LOTS 1 & 2 IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF HESS AVENUE LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET;

THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET TO THE SOUTH LINE OF LOT 13 OF SAID "HILTON PLACE";

THENCE NORTH 89 DEGREES 09 MINUTES 31 SECONDS EAST 391.49 FEET ALONG THE SOUTH LINE OF LOTS 13, 11, 9, 7 & 5 TO THE SOUTHEAST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 16 MINUTES 16 SECONDS WEST 163.47 FEET ALONG THE EAST LINE OF SAID LOT 5 AND THE NORTHERLY PROLONGATION OF SAID EAST LINE TO THE CENTERLINE OF SAID HESS AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 60.40 FEET ALONG SAID CENTERLINE;

THENCE SOUTH 00 DEGREES 01 MINUTES 05 SECONDS WEST 190.00 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST 59.44 FEET TO THE EAST LINE OF LOT 4 OF SAID "HILTON PLACE";

THENCE NORTH 00 DEGREES 16 MINUTES 16 SECONDS WEST 26.53 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

COMPRISING 9,575 SQUARE FEET MORE OR LESS.

PARCEL NO. 14:

THAT PORTION OF LOT 1 & 2, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF HESS AVENUE LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY

RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET;

THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET TO THE SOUTH LINE OF LOT 13 OF SAID "HILTON PLACE";

THENCE NORTH 89 DEGREES 09 MINUTES 31 SECONDS EAST 391.49 FEET ALONG THE SOUTH LINE OF LOTS 13, 11, 9, 7 & 5 TO THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS EAST 26.53 FEET ALONG THE EAST LINE OF LOT 4 OF SAID "HILTON PLACE" TO THE SOUTH LINE OF SAID LOT 2;

T
HENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 59.44 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

COMPRISING 7,290 SQUARE FEET MORE OR LESS.

PARCEL NO. 15:

THAT PORTION OF LOT 1 & 2, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF HESS AVENUE & 14TH STREET LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE", ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 164.10 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET;

THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST 110.37 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 05 SECONDS EAST 164.00 FEET TO THE CENTERLINE OF SAID HESS AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 116.06 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

COMPRISING 11,078 SQUARE FEET MORE OR LESS.

PARCEL NO. 16:

THAT PORTION OF LOTS 6, 8, 10 & 12, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST

2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 304.25 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING;

THENCE NORTH 80 DEGREES 01 MINUTES 28 SECONDS WEST 306.27 FEET CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE SOUTH LINE OF LOT 13 OF SAID "HILTON PLACE";

THENCE NORTH 89 DEGREES 09 MINUTES 31 SECONDS EAST 301.39 FEET ALONG THE NORTH LINE OF SAID LOTS 12, 10, 8 & 6 TO THE NORTHEAST CORNER OF SAID LOT 6;

THENCE SOUTH 00 DEGREES 16 MINUTES 47 SECONDS EAST 57.48 FEET ALONG THE EAST LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

COMPRISING 8,662 SQUARE FEET MORE OR LESS.

PARCEL NO. 17:

THAT PORTION OF LOT 4, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 259.55 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610", DATED JANUARY 17, 1961;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 213.43 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE EAST LINE OF SAID LOT 4 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 90.82 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 00 DEGREES 16 MINUTES 47 SECONDS WEST 57.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 89 DEGREES 09 MINUTES 31 SECONDS EAST 90.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS EAST 69.90 FEET TO THE POINT OF BEGINNING.

COMPRISING 5,738 SQUARE FEET MORE OR LESS.

PARCEL NO. 18:

THAT PORTION OF LOTS 2 & 3, IN THE SUBDIVISION FOR "HILTON PLACE", RECORDED IN BOOK 22 OF MAPS, PAGE 33, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND THAT PORTION OF 14TH STREET LYING WITHIN THE

SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST 2830.96 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST 1383.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH MARKING ITS INTERSECTION WITH THE CENTERLINE OF 14TH STREET AS SHOWN ON THE FINAL PLAT OF "AVIATION ACRES", RECORDED IN BOOK 983 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE CENTERLINE OF SAID 14TH STREET THE FOLLOWING FOUR COURSES AND DISTANCES;

THENCE SOUTH 03 DEGREES 22 MINUTES 01 SECONDS EAST 30.07 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.68;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 28 SECONDS, AN ARC LENGTH OF 123.44 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 395.68 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 31 MINUTES 30 SECONDS EAST 122.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 25 SECONDS, AN ARC LENGTH OF 123.43 FEET;

THENCE SOUTH 01 DEGREES 55 MINUTES 45 SECONDS WEST 29.96 FEET TO THE INTERSECTION OF SAID 14TH STREET AND HESS AVENUE AS SHOWN ON SAID SUBDIVISION FOR "HILTON PLACE";

THENCE SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 164.10 FEET CONTINUING ALONG THE CENTERLINE OF SAID 14TH STREET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST 95.45 FEET ALONG SAID CENTERLINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE I-17 AS SHOWN ON THE UNRECORDED ARIZONA HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP OF "PHOENIX-CASA GRANDE INTERSTATE

HIGHWAY 10", FEDERAL AID PROJECT I-10-3(3)148, DRAWING NUMBER "C-7-T-610",
DATED JANUARY 17, 1961;

THENCE NORTH 82 DEGREES 58 MINUTES 49 SECONDS WEST 213.43 FEET
ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF SAID LOT 3;
THENCE NORTH 00 DEGREES 16 MINUTES 16 SECONDS WEST 43.38 FEET ALONG
SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 105.00 FEET
ALONG THE NORTH LINE OF SAID LOT 3;

THENCE NORTH 00 DEGREES 01 MINUTES 05 SECONDS EAST 26.00 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 110.37 FEET TO THE
POINT OF BEGINNING. COMPRISING 12,082 SQUARE FEET MORE OR LESS.

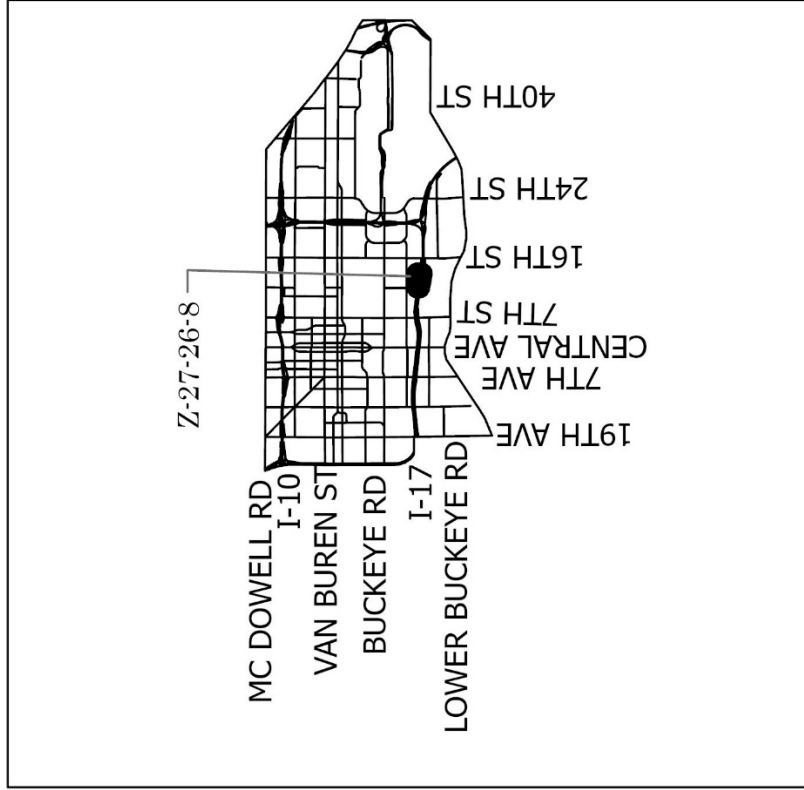
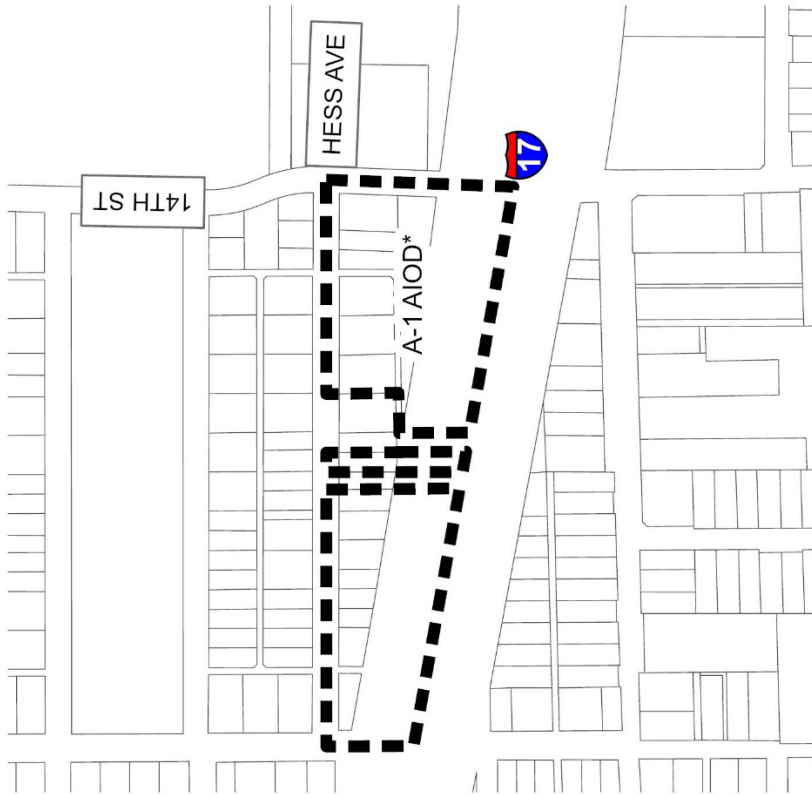
DRAFT

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-27-26-8
 Zoning Overlay: Airport Noise Impact Zone Overlay
 Planning Village: Central City

ZONING SUBJECT TO STIPULATIONS: *
 SUBJECT AREA: - - - - -



NOT TO SCALE

Drawn Date: 6/11/2026



Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-26--Z-29-23-7(8) - Approximately 300 Feet East of the Northeast Corner of 43rd Avenue and Baseline Road (Ordinance G-7531) - District 8

Request to authorize the City Manager, or the City Manager's designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on May 20, 2026.

Summary

Application: PHO-1-26--Z-29-23-7(8)

Existing Zoning: C-1

Acreage: 7.53

Owner: Randy Raskin, 43rd Ave and Baseline Development LLC

Applicant/Representative: Wendy Riddell, Berry Riddell LLC

Proposal:

1. Modification of Stipulation 1 regarding elevations.
2. Modification of Stipulation 5 regarding access along 43rd Avenue.
3. Deletion of Stipulation 9 regarding a multi-use trail easement (MUTE) and a multi-use trail (MUT).
4. Deletion of Stipulation 13 regarding streetscape requirements.
5. Modification of Stipulation 19 regarding review of conceptual site plan and elevations for Lot 4.
6. Deletion of Stipulation 22 regarding review of conceptual site plan and elevations for Lot 5.
7. Deletion of Stipulation 23 regarding minimum bicycle parking.
8. Deletion of Stipulation 24 regarding minimum electric bicycle charging spaces.

VPC Action: The Laveen Village Planning Committee heard the request on May 11, 2026, and recommended approval with the deletion of Stipulation 19, by a vote of 10-0.

PHO Action: The Planning Hearing Officer recommended denial as filed, approval with modifications.

Location

Approximately 300 feet east of the northeast corner of 43rd Avenue and Baseline Road

Council District: 8

Parcel Address: 4200 W. Baseline Road

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-29-23-7(8) PREVIOUSLY APPROVED BY ORDINANCE G-7188.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning stipulations applicable to the site located at approximately 300 feet east of the northeast corner of 43rd Avenue and Baseline Road in a portion of Section 34, Township 1 North, Range 2 East, as described more specifically in Exhibit A and depicted in Exhibit B, are hereby modified to read as set forth below.

STIPULATIONS:

Overall Site	
1.	All perimeter street facing building elevations and the south elevation on Lot 5 , as depicted on the Site Plan date stamped APRIL 3, 2026 August 18, 2023 , shall contain architectural features that reflect modern agrarian architecture including, but not limited to, detailing such as pitched roof elements, variation in window size, overhang canopies and exterior accent materials such as metal, wood, and stone, as approved by the Planning and Development Department.
2.	Enhanced pedestrian connections and pedestrian circulation shall be provided throughout the site as described below, as approved or modified by the Planning and Development Department.

	a.	Pedestrian pathways shall be a minimum of 5 feet in width
	b.	The following lighting treatment shall be provided throughout the pedestrian pathways:
	i.	Maximum 15-foot-high lighting
	ii.	A minimum of one foot candle illumination maintained throughout the pathways.
	iii.	Uniform lighting shall be placed along the entire pathway to avoid bright high glare areas and low visibility dark areas.
	c.	One of the following elements shall be provided at each exterior entrance/exit to the pedestrian pathways in close proximity to the multi-use trails:
	i.	Bollard path light
	ii.	Public art
	iii.	Decorative directional signage
	iv.	Building design elements that emphasize the pathway entrance
3.		Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
4.		All pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
5.		All vehicular entrances to the development shall include the following elements, as approved by the Planning and Development Department:
	a.	Enhanced landscaping planters on both sides, excluding the north side of the entry/exit drive along 43rd Avenue, with a minimum of 250 square feet of landscaping.
	b.	A minimum 5-foot-wide landscape median, planted with a variety of at least three plant materials, and minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.

6.	All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper, single trunk, large canopy, drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
7.	Bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8.	A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along Baseline Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
9.	A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along 43rd Avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
10.	A minimum of 2% of the required parking spaces shall be EV Capable. This stipulation is applicable to the overall development and shall not be applied on an individual lot basis.
11.	A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
12.	Access points on Baseline Road, adjacent to the development, shall be median restricted to permit right-in/right out turn movements only, as approved or modified by the Street Transportation Department and the Planning and Development Department.
13.	The streetscape on both sides of the existing detached sidewalk along the east side of 43rd Avenue shall be replenished and planted to the following standards, as approved by the Planning and Development Department.
a.	Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.

	b.	Drought-tolerant shrubs, accents and vegetative groundcovers maintained to a maximum height of 24 inches to achieve a minimum of 75% live coverage at maturity.
14.		The streetscape on both sides of the existing detached sidewalk and the landscape median along Baseline Road shall be replenished and planted to the following standards, as approved by the Planning and Development Department.
	a.	Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
	b.	Drought-tolerant shrubs, accents and vegetative groundcovers maintained to a maximum height of 24 inches to achieve a minimum of 75% live coverage at maturity.
		Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
15.		All existing overhead power lines 12 kv and smaller in size along the site's Baseline Road frontage shall be undergrounded. The developer shall coordinate with the affected power company for design and approval.
16.		All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
17.		In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
18.		Prior to FINAL preliminary-site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
Lots 1, 2, 3, 4, and 4 6, as depicted on the Site Plan date stamped APRIL 3, 2026 August 18, 2023		
19.		Conceptual site plan and elevations for Lot 4 and Lot 6 shall be reviewed and approved by the Planning Hearing Officer (PHO) through the public hearing process for stipulation modification prior to preliminary site plan approval. This PHO review is a legislative review for conceptual building elevations only. Specific development standards and requirements may

	be determined by the PHO and the Planning and Development Department.
19. 20.	A minimum of 4 bicycle parking spaces per building shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
20. 21.	A minimum of 2 of the required bicycle parking spaces per building shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
Lot 5, as depicted on the Site Plan date stamped August 18, 2023	
22.	Conceptual site plan and elevations for Lot 5 shall be reviewed and approved by the Planning Hearing Officer (PHO) through the public hearing process for stipulation modification prior to preliminary site plan approval. This PHO review is a legislative review for conceptual building elevations only. Specific development standards and requirements may be determined by the PHO and the Planning and Development Department.
23.	A minimum of 12 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
24.	A minimum of 4 of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-7188, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-7188 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the

decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July 2026.

MAYOR

Date

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: _____

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A - Legal Description (1 Page)
B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-26--Z-29-23-7(8)

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

A PARCEL BEING A PORTION OF LAND RECORDED IN SPECIAL WARRANTY DEED 2021-1078497, MARICOPA COUNTY RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, A FOUND BRASS CAP IN HANDHOLE FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 34, A FOUND BRASS CAP FLUSH, BEARS NORTH 00°38'12" EAST, A DISTANCE OF 2628.60 FEET;
THENCE NORTH 00°38'12" EAST, ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 305.02 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°38'12" EAST, A DISTANCE OF 28.42 FEET;
THENCE DEPARTING SAID WEST LINE NORTH 89°51'57" EAST, A DISTANCE OF 741.34 FEET;
THENCE NORTH 00°08'03" WEST, A DISTANCE OF 144.96 FEET;
THENCE NORTH 89°51'57" EAST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND RECORDED IN 2021-1078497, A DISTANCE OF 137.73 FEET;
THENCE DEPARTING SAID NORTH LINE SOUTH 00°31'04" WEST, ALONG THE EAST LINE OF SAID PARCEL OF LAND RECORDED IN 2021-1078497, A DISTANCE OF 4779.44 FEET;
THENCE SOUTH 89°56'00" WEST, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 575.07 FEET;
THENCE DEPARTING SAID SOUTH LINE NORTH 00°38'12" EAST, A DISTANCE OF 305.2 FEET;
THENCE SOUTH 89°56'00" WEST, A DISTANCE OF 305.2 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 220,885 SQUARE FEET OR 5.071 ACRES, MORE OR LESS.



Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-26--Z-45-22-8 - Southeast Corner of 59th Avenue and Dobbins Road (Ordinance G-7532) - District 8

Request to authorize the City Manager, or the City Manager's designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on May 20, 2026.

Summary

Application: PHO-1-26--Z-45-22-8

Existing Zoning: C-2 HGT/WVR DNS/WVR

Acreage: 39.73

Owner: Larry Miller, Matrix at Dobbins LLC

Applicant/Representative: Wendy Riddell, Berry Riddell LLC

Proposal:

1. Modification of Stipulation 1 regarding general conformance to the site plan and elevations.
2. Modification of Stipulation 2 regarding the Town Square site plan and amenity features.
3. Modification of Stipulation 20 regarding the minimum open space required for Lot 1.
4. Modification of Stipulation 23 regarding the depicted site plan.
5. Modification of Stipulation 25 regarding the maximum number of units for Lot 2.
6. Modification of Stipulation 26 regarding the minimum open space required for Lot 2.
7. Deletion of Stipulation 28 regarding district standards.
8. Deletion of Stipulation 29 regarding the maximum number of units for Lot 3.
9. Deletion of Stipulation 30 regarding the minimum open space required for Lot 3.
10. Deletion of Stipulation 31 regarding required bicycle parking.

VPC Action: The Laveen Village Planning Committee heard the request on May 11, 2026, and recommended approval, by a vote of 10-0.

PHO Action: The Planning Hearing Officer recommended approval with modifications.

Location

Southeast corner of 59th Avenue and Dobbins Road

Council District: 8

Parcel Address: 5825 S. 59th Avenue

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-45-22-8 PREVIOUSLY APPROVED BY ORDINANCE G-7056.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning stipulations applicable to the site located at the southeast corner of 59th Avenue and Dobbins Road in a portion of the northwest quarter Section 8, Township 1 South, Range 2 East, as described more specifically in Exhibit A and depicted in Exhibit B, are hereby modified to read as set forth below.

STIPULATIONS:

1.	The development shall be in general conformance with the site plan date stamped APRIL 2, 2026 August 8, 2022 and elevations date stamped MAY 11, 2026 July 8, 2022 , as modified by the following stipulations and approved by the Planning and Development Department.
2.	Improvements for the Town Square, as identified on the site plan date stamped APRIL 2, 2026 August 8, 2022 , shall be completed prior to the issuance of any certificate of occupancy for the last phase of residential development (Lot 2 or Lot 3). Improvements shall include all streets and parking around the Town Square, all common landscape, walkway landscape furniture and common area features, and a minimum of three amenities (which may include, but is not limited to open seating, PICKLEBALL COURTS interactive water feature , and kids playground with shade structure), but excluding the two commercial buildings and their supporting features such as leased outdoor dining areas and their hardscape and landscape features, as approved by the Planning and Development Department.

3.	The primary entryway to Dobbins Road shall include a minimum of 250 square feet of enhanced landscaping, planted and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year.
4.	A minimum of one milkweed shrub, or other native nectar species, shall be planted for every required tree in addition to the required shrubs, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
5.	The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the east side of 59th Avenue and construct a minimum 10-foot-wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
6.	The Developer should construct a minimum five-foot-wide sidewalk, a minimum five-foot-wide multi-use trail and a minimum 11-foot-wide landscape area located between the back of the curb and the sidewalk along the south side of Dobbins Road, as approved by the Planning and Development Department.
a.	Minimum 3-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.
b.	Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
c.	Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
7.	The developer shall construct a minimum 5-foot-wide detached sidewalk along the west side of 57th Avenue with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:
a.	Minimum 2-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.
b.	Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 50% live coverage at maturity.

	c.	Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
8.		The developer shall construct a minimum 5-foot-wide detached sidewalk along the east side of 59th Avenue with a minimum 11-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:
	a.	Minimum 3-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.
	b.	Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
	c.	Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
9.		The developer shall dedicate a minimum of 55-feet of right-of-way and construct the south side of Dobbins Road, as approved by the Planning and Development Department.
10.		The developer shall dedicate a minimum of 30-feet of right-of-way and construct the west side of 57th Avenue connecting at the 56th Glen alignment, as approved by the Street Transportation Department.
11.		The developer shall dedicate a minimum of 55-feet of right-of-way and construct the east side of 59th Avenue, as approved by the Planning and Development Department.
12.		The developer shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is approved. Signal warrant analysis shall be included for 59th Avenue and Dobbins as part of the Study. The developer shall be required to provide a minimum 25% contribution towards future traffic signal if not warranted for construction by the TIA.
13.		Existing irrigation along Dobbins Road are to be undergrounded and relocated outside City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
14.		The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by

	the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
15.	The right-of-way shall be dedicated, and a bus stop pad (City of Phoenix Standard Details P1258 and P1260) constructed along eastbound Dobbins Road, as approved by the Planning and Development Department.
16.	The right-of-way shall be dedicated, and a bus stop pad (City of Phoenix Standard Details P1258 and P1260) constructed along northbound 59th Avenue, as approved by the Planning and Development Department.
17.	In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
18.	Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
LOT 1 (TOWN CENTER AND RETAIL PLAZA)	
19.	The maximum building height shall be 30 feet.
20.	A minimum of 15% 28% of the gross area of Lot 1 shall be retained as open space, as approved by the Planning and Development Department.
21.	All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve minimum 25% shade at maturity, as approved by the Planning and Development Department.
22.	A minimum of 14 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
23.	Any future Planning Hearing Officer applications for Lot 1, as depicted on the site plan date stamped APRIL 2, 2026 August 8, 2022 , shall go to the Village Planning Committee for recommendation, and include enhanced notification to require notification of all property owners within 600 feet of the subject site and all neighborhood organizations registered with the City within one mile of the subject site.

LOT 2 (MULTIFAMILY APARTMENTS)	
24.	The development shall adhere to the R-3A zoning district standards, as modified by the following stipulations, and approved by the Planning and Development Department.
25.	Lot 2 shall be limited to a maximum of 360 214 units.
26.	A minimum of 20% 40% of the gross area of Lot 2 shall be retained as open space, as approved by the Planning and Development Department.
27.	A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances, amenities, and/or open space and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
LOT 3 (HORIZONTAL MULTIFAMILY)	
28.	The development shall adhere to the R-3 zoning district standards, as modified by the following stipulations, and approved by the Planning and Development Department.
29.	Lot 3 shall be limited to a maximum of 181 units.
30.	A minimum of 11% of the gross area of Lot 3 shall be retained as open space, as approved by the Planning and Development Department.
31.	A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances, amenities, and/or open space and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-7056, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-7056 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of

Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix the 1st day of July 2026.

MAYOR

Date

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: _____

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A - Legal Description (2 Pages)
B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-26--Z-45-22-8

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL NO. 1:

EXHIBIT "A" LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST A DISTANCE OF 2633.43 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 SOUTH 00 DEGREES 23 MINUTES 06 SECONDS WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST A DISTANCE OF 732.18 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 680.48 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST A DISTANCE OF 736.75 FEET TO SAID WEST LINE;

THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 23 MINUTES 06 SECONDS EAST A DISTANCE OF 680.39 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST A DISTANCE OF 2633.43 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST A DISTANCE OF 1316.72 FEET;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER SOUTH 00 DEGREES 27 MINUTES 30 SECONDS WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 27 MINUTES 30 SECONDS WEST ALONG SAID LINE A DISTANCE OF 680.58 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST A DISTANCE OF 579.05 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 680.48 FEET;

THENCE PARALLEL WITH AND 30.00 FEET SOUTH OF SAID NORTH LINE NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST A DISTANCE OF 584.50 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST A DISTANCE OF 2633.43 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 SOUTH 00 DEGREES 23 MINUTES 06 SECONDS WEST A DISTANCE OF 710.39 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS EAST A DISTANCE OF 1315.80 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 30 SECONDS WEST A

DISTANCE OF 609.05 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 1315.03 FEET;

THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 23 MINUTES 06 SECONDS EAST A DISTANCE OF

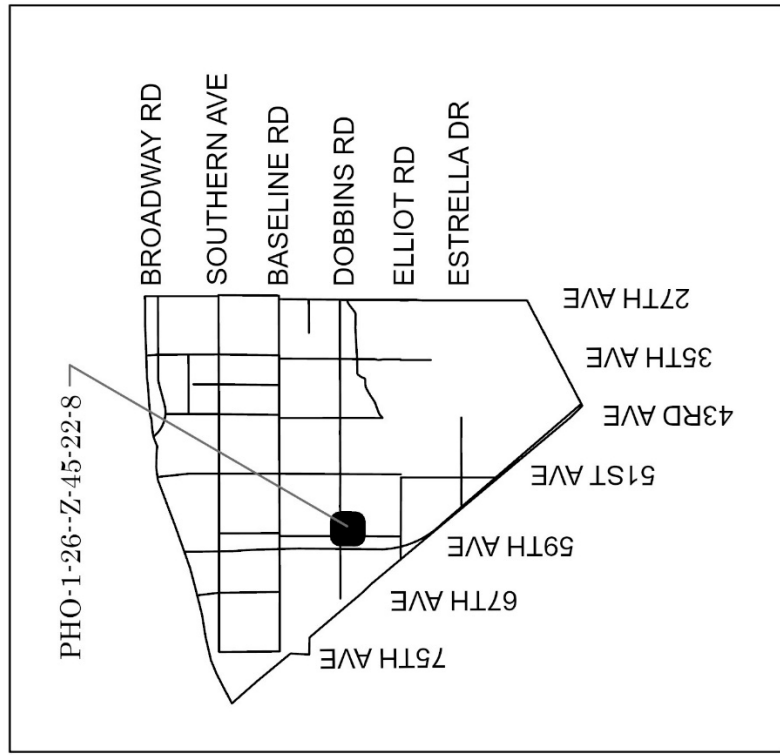
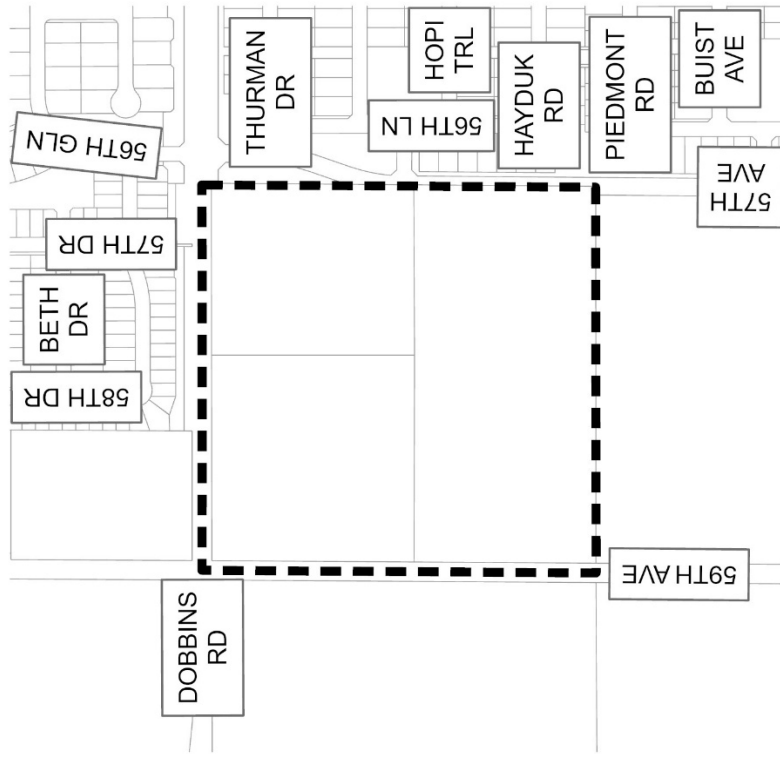
609.69 FEET TO THE POINT OF BEGINNING.

DRAFT

ORDINANCE LOCATION MAP

Zoning Case Number: PHO-1-26--Z-45-22-8
Zoning Overlay: N/A
Planning Village: Laveen

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -



NOT TO SCALE

Drawn Date: 5/27/2026

\\one\pdc\Shared\Department\Share\Information\System\PL GIS\IS_Team\Core_Functions\Zoning\Suppl\maps_Ord\maps2026 ORD\7-1-2026\7-1-2026.aprx



*****ADDITIONAL INFORMATION (SEE ATTACHMENT)*** Authorization to Grant 5C Data Centers (5C) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers (Ordinance S-53089) - District 4**

Request authority to grant 5C Data Centers (5C) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers under Ordinance G-7396.

Summary

Following the City of Phoenix’s adoption of Ordinance G-7396 on July 2, 2025, which established a regulatory framework for data centers, 5C submitted a demand to the City under Arizona Revised Statutes (A.R.S.) Section 12-1134, asserting that the ordinance diminished the fair market value of its property located at Assessor’s Parcel Numbers 108-15-002D and 108-15-002B.

Parcel Address: 2802 W. Palm Lane

Owner: 5C Data Centers (5C)

Representative: Jason Morris, Withey Morris Baugh, P.L.C.

A.R.S. Section 12-1134(E) authorizes the City Council, in its sole discretion, to resolve a demand received by the City for compensation by granting a binding waiver (Waiver) of the land use requirement. In this case, the City has received a demand for compensation from 5C based on the special permit requirements for data centers. The special permit requirement set forth in Ordinance G-7396 were enacted by the City Council to address public health and safety concerns and to mitigate adverse secondary impacts on surrounding neighborhoods, businesses, and residents.

The purpose of the special permit requirement for data centers is to protect public health and safety. Therefore, before considering any Waiver the City needs to confirm that a proposed data center will address and mitigate potential health and safety impacts on neighboring properties, which would otherwise be accounted for in the special permit process and which include among other things, fire and public safety threats, hazardous materials, energy use, water use, and noise pollution. The Waiver describes requirements for each category to comply with Ordinance G-7396. At the City’s request, 5C has submitted detailed information and committed to measures designed to mitigate the potential impacts of its proposed data center.

The Planning and Development Department reviewed the information submitted by 5C and determined that the City is able to resolve this demand for compensation by granting the requested Waiver without compromising the health and safety concerns identified in the ordinance. Staff found that 5C's mitigation commitments adequately address the ordinance's public health and safety objectives, enabling the City to resolve this dispute without incurring the cost of litigation. The City Manager reviewed and makes a recommendation to approve the Waiver request. Specific requirements to accomplish the health and safety protections that would otherwise be accomplished through the special permit process will be outlined in the waiver, which will be available to the public 24 hours prior to the meeting. The requirements may be modified after the Waiver is published.

Location

Council District: 4

Parcel Address: 2802 W. Palm Lane

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: June 29, 2026

From: David Benton
Chief Counsel

Subject: ITEM 89 ON THE JULY 1, 2026, FORMAL AGENDA – AUTHORIZATION TO GRANT 5C DATA CENTERS (5C) A BINDING WAIVER OF ENFORCMENT (WAIVER) OF THE SPECIAL PERMIT PROVISIONS FOR DATA CENTERS (ORDINANCE S-53089) - DISTRICT 4

Item 89 is a request to grant 5C Data Centers (5C) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers under Ordinance G-7396.

Following the City of Phoenix's adoption of Ordinance G-7396 on July 2, 2025, which established a regulatory framework for data centers, 5C submitted a demand to the City under A.R.S. § 12-1134, asserting that the ordinance diminished the fair market value of its property located at 2802 W Palm Lane, Phoenix, AZ 85009, Assessor's Parcel Numbers 108-15-002D and 108-15-002B. Pursuant to A.R.S. § 12-1134(E), Ordinance G-7396 authorizes the City Council, in its sole discretion, to grant binding waivers of the special permit requirements for data centers.

Staff continues to engage with 5C and the community regarding the conditions of this Waiver to ensure that the proposed data center will adequately address and mitigate potential health and safety impacts on neighboring properties. Accordingly, the Waiver (Exhibit A) to Ordinance S-52435 has been revised to address these additional considerations. See enclosed Exhibit A.

Approved: _____

A handwritten signature in black ink, appearing to read "Alan Stephenson", written over a horizontal line.

Alan Stephenson, Deputy City Manager

EXHIBIT A

WHEN RECORDED RETURN TO:

City of Phoenix
Department of Law
ATTN: City Attorney
200 W. Washington Street, 13th Floor
Phoenix, AZ 85003

BINDING WAIVER OF ENFORCEMENT

THIS BINDING WAIVER OF ENFORCEMENT (“Waiver”) is granted by the City of Phoenix (the “City”) as of the date of City Council approval set forth below to 10384 LAUREL LLC and 2802 Palm Lane LLC (the “Owner”) as owner of the real property located at 2802 W Palm Lane, Phoenix, AZ 85009, Assessor's Parcel Numbers 108-15-002D and 108-15-002B, which is more particularly described in **Exhibit B**, as attached hereto and incorporated herein (the “Property”) pursuant to the terms and conditions herein.

Recitals:

- A. On July 2, 2025, the Phoenix City Council adopted Ordinance G-7396 (the “Data Center Regulations”) amending the City of Phoenix Zoning Ordinance to establish data centers as a defined use and to allow this use in certain zoning districts within the City, pursuant to a special permit that addresses health and safety impacts common to this land use (the “Special Permit”). The primary purpose of a Special Permit is to protect public health and safety by requiring the proposed data center to address and mitigate potential health and safety impacts on neighboring properties, including, among other things, fire and public safety threats, hazardous materials, energy use, water use, and noise pollution.
- B. Pursuant to A.R.S. § 12-1134 (“Proposition 207”), private property owners may seek compensation if they believe enactment of a land use law results in a diminution in value of the private real property as of the date of its enactment. Proposition 207 allows the City to issue a binding waiver of enforcement of a land use law to resolve any demand for compensation based on that law. By its terms, Proposition 207 does not require compensation for land use laws enacted to protect the public’s health and safety.
- C. Because the Ordinance was enacted to protect public health and safety and is therefore exempt from demands for compensation, the City is not willing to resolve demands for compensation under the Ordinance with waivers of enforcement, unless it is first assured that health and safety concerns will be fully addressed even without a special permit.
- D. On April 20, 2026, Owner submitted a demand for \$19,737,660 of compensation under Proposition 207, for alleged impacts relating to the Data Center Regulations (the “Claim”).
- E. In response to the Claim, the City requested health and safety information from the Owner to evaluate whether the Owner’s proposed use of the Property for a data center included

sufficient health and safety mitigation measures to allow for a data center use on the Property without unreasonable impacts to public health and safety.

- F. The Owner desires to foster good relationships with the surrounding neighbors and the City.
- G. In response to the City's request, the Owner has provided the City with health and safety information for evaluation. The Owner acknowledges that, to the best of its knowledge and belief, the health and safety information submitted to the City for review is a true and accurate description and depiction of the future location and operation of the data center on the Property.
- H. The City Manager has reviewed and evaluated the submitted information and has prepared a recommendation to the City Council to issue the Owner this Waiver, subject to the terms and conditions herein, to use the Property for a data center without adhering to the Special Permit requirement in Section 5 of the Data Center Regulations, codified at Section 647.A.2.kk of the Zoning Ordinance of the City of Phoenix (collectively, the "Waived Requirements").

Waiver:

NOW, THEREFORE, in consideration of the mutual benefits and covenants herein, the City of Phoenix and Owner agree as follows:

- 1. Incorporation of Introduction and Recitals. The introduction and recitals set forth above are acknowledged by the City and the Owner to be true and correct and are incorporated herein by this reference.
- 2. Binding Waiver of Enforcement. Pursuant to its authority under A.R.S. § 12-1134, the City acknowledges and agrees that the Waived Requirements shall not be enforced nor applicable to the Property, subject to the following (the "Health and Safety Requirements"):
 - a. Fire and First Responder Requirements:
 - i. Owner shall provide a plan for fire roads, vertical clearance, and access points, and shall coordinate with the Phoenix Fire Department (the "Department") to create a safe radius and fire response plan to address building collapse potential.
 - ii. Owner shall describe fire sprinkler systems that will be installed, including early detection systems and clean agent suppression systems. If such systems include proprietary information due to the nature of the system, the City (and any other jurisdictions likely to respond to incidents on the Property due to the automatic aid system) will execute the necessary non-disclosure agreements.
 - iii. Owner shall provide the Department with building layouts, plans and drawings and provide and coordinate response training with emergency

responders. If such layouts, plans or drawings include proprietary information due to nature of the system, the City (and any other jurisdictions likely to respond to incidents on the Property due to the automatic aid system) will execute the necessary non-disclosure agreements.

- iv. Owner shall provide measures to prevent or mitigate thermal run away and off-gas monitoring from battery fires. To include efforts to mitigate the creation of an urban heat island by reducing heat absorption with reflective surfaces and vegetation, increasing shade, and improving energy efficiency in buildings and infrastructure.
- v. Owner shall describe how smoke and off gases will be managed.
- vi. Prior to the issuance of a Certificate of Occupancy for any data center use, Owner shall provide site tours for the Department and participate in pre-incident planning to educate the Department regarding access, apparatus positioning, fire protection systems, location of hazardous processes, location of monitoring equipment, building construction and interior configuration, contact information for responsible parties, etc.
- vii. Provide BESS specifications and locations, comply with local guidelines, and provide updates to the Department as project engineering progresses
- viii. Provide hazardous materials management plans, the location of all hazardous materials and related safety data sheets and comply with all Community Right to Know requirements. For purposes of this agreement, hazardous materials are as defined in the Fire Code.
- ix. Data center uses will provide fire department access points, shut-offs for power, fuel, and water, and a digital site plan for use by first responders.
- x. All uses will comply with the Phoenix Fire Code.
- xi. No unpermitted installations or modifications will be made to approved fire and life safety systems.
- xii. Data center uses will integrate regional hazardous materials mitigation and disaster response with local emergency management agencies.

b. Energy Use Requirements:

- i. The Owner has delivered to the City: 1) a letter from Arizona Public Service Company (“APS”) that demonstrates its capacity to serve a data center development on the Property and 2) a completed load service study by APS which determines that APS can serve the proposed data center use. Prior to the issuance of a Certificate of Occupancy for any data center building or portion thereof, the Owner will provide the City a copy of a load commitment agreement with APS that confirms its capacity and commitment to serve such proposed data center use.
- ii. Nuclear power generation shall never be permitted on the Property.
- iii. Permanent power generation shall not be permitted on the Property, except for emergency backup generators, which will include twelve (12) 3300 kW diesel generators. Owner may only operate emergency backup generators in the event of a utility outage or for periodic testing and maintenance.

- iv. All on-site power generation shall meet or exceed emissions standards for non-attainment zones and shall comply with the Noise Mitigation Requirements.
 - c. Water Use Requirements:
 - i. Water use on the Property shall not degrade or compromise the adequacy of the water supply for fire suppression efforts.
 - ii. If applicable, the Property shall comply with Ordinance G-7237, which provides that developments that use an average of 250,000 gallons of water or more per day are required to provide a Water Conservation Plan and that developments that use an average of 500,000 gallons of water or more per day are required to demonstrate a minimum of 30% water reuse in the Water Conservation Plan. If applicable, the Water Conservation Plan must be reviewed and approved by the Water Services Department (WSD) prior to preliminary site plan approval.
 - d. Noise Mitigation Requirements:
 - i. Data center uses will not generate noise in excess of 55 dB(A) between 7:00 AM and 10:00 PM or 45 dB(A) between 10:00 PM and 7:00 AM when measured from the property line of the nearest residentially-zoned property.
 - ii. The project will utilize industry-standard noise mitigation strategies, acoustical designs, and materials to reduce overall noise levels to meet City standards. Specific methods to mitigate noise and ensure compliance with the noise limits set forth above require staff approval and shall be stipulated as a condition of Final Site Plan approval.
 - iii. If supported by an updated noise study, the noise limits set forth above may be adjusted to a level that does not exceed the level of existing background noise.
 - iv. Backup generators, chillers, HVAC units, and other noise-generating equipment shall be located on the eastern side of the Property with a 150-foot setback from residentially zoned property or enclosed within a building or other acoustically screened structure. Any roof-mounted equipment shall be enclosed or otherwise screened for sound mitigation.
3. Waiver Subject to Health and Safety Requirements. This Waiver is subject to the Owner's continuing obligations as follows:
- a. Owner shall not cause or allow any installations or material modifications to the Property that: (i) are inconsistent with, adversely impact, or undermine the Fire and First Responder Requirements, the Energy Use Requirements, the Water Use Requirements, or the Noise Mitigation Requirements; (ii) reduce established standards and efficiencies of life safety systems; (iii) lead to system failures that endanger life safety; or (iv) are not at all times in compliance with the City of Phoenix Fire Code.

- b. Owner shall not cause or allow any material changes to the Energy Use Requirements, including but not limited to the method of providing on-site power for backup purposes, or the method of power delivery from designated energy utility providers, with no less than 120 days' notice to the City.
 - c. Owner shall not introduce potentially hazardous conditions without proper notice, review and permitting. For example, Owner shall not allow or undertake the installation of unpermitted battery energy storage systems or the degradation of water supplies that compromise fire suppression efforts.
 - d. Owner shall obtain and maintain throughout the term, a CSA STAR Level 2 assurance (either STAR Certification or STAR Attestation) based on the then-current version of the Cloud Controls Matrix (CCM). Evidence of current STAR Level 2 status (certificate or most-recent attestation report) shall be provided to City prior to issuance of a certificate of occupancy for any Data Center use.
 - e. Identify a qualified point of contact (e.g., a designated Chief Information Security Officer or equivalent with at least five years of relevant experience), including contact information, responsibilities for maintenance of CSA STAR certification, and a commitment to updates submitted to the City upon material changes.
 - f. Owner shall provide the name and post contact information for a point of contact.
 - g. Pursuant to Phoenix Zoning Ordinance § 703(A)(5), Owner shall screen power and other critical infrastructure, as defined by Phoenix Zoning Ordinance § 202.
 - h. The existing building does not meet the landscape setback requirements in Section 4 of the Data Center Regulations, codified at Section 507 Tab A.II.D.5. Nonetheless, Owner agrees to submit a plan to install trees along the entire perimeter of the property, which will be reviewed and approved by the Planning and Development Department.
 - i. All primary power will be served by APS through planned system capacity and existing utility infrastructure, with the exception of two (2) new underground feeds connecting the Property to the nearest APS substation.
4. Recordation. This Waiver shall be adopted by Resolution of the City of Phoenix City Council and recorded by the City in its entirety in the Official Records of Maricopa County, Arizona, not later than 10 days after this Waiver takes effect.
5. Covenants Running with the Land. The Owner and the City acknowledge and agree this Waiver runs with the Property and is binding upon the City and the Owner, its successors, assigns, and any subsequent owners or lessees of the Property.

6. Bar to Action. The Owner and the City acknowledge and agree this Waiver shall serve as a bar to any future claim for diminished value based upon the adoption of the Data Center Regulations or otherwise arising from the facts and circumstances of the Claim.
7. Governing Law. This waiver, and all rights and obligations created hereby, shall be determined and governed by the laws of the State of Arizona.

PASSED by the City Council of the City of Phoenix this 1st day of July 2026.

MAYOR

Date

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

BY: _____

REVIEWED BY:

Ed Zuercher, City Manager

Acknowledgement

By signing below, the undersigned represents and warrants that they are the lawful Owner of the Property or duly authorized to sign this Waiver on behalf of the Owner, and that this Waiver is knowing and voluntary.

Owner/Authorized Agent: _____

Title: _____

Date: _____

State of Arizona)

County of Maricopa) ss.

Subscribed and sworn to before me this ___ day of _____, 20 ___, by

_____.

Notary Public

My Commission Expires: _____

Exhibit B
Legal Description of the Property

PARCEL ONE (1):

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE WEST 30 FEET THEREOF; AND

EXCEPT THE EAST 30 FEET THEREOF; AND

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE NORTH 396.20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; ALL IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL TWO (2):

Unofficial Document

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 30 FEET THEREOF; AND

EXCEPT THE WEST 30 FEET THEREOF; AND

EXCEPT THE EAST 30 FEET THEREOF.



Public Hearing and Ordinance Adoption - Rezoning Application Z-15-26-2 - Southwest Corner of 56th Street and Ranger Drive (Ordinance G-7525) - District 2

Request to hold a public hearing and consider amending the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-15-26-2 and rezone the site from S-1 DRSP (Ranch or Farm Residence District, Desert Ridge Specific Plan) to R1-6 DRSP (Single-Family Residence District, Desert Ridge Specific Plan) to allow single-family residential.

Summary

Current Zoning: S-1 DRSP

Proposed Zoning: R1-6 DRSP

Acreage: 53.20

Proposal: Single-family residential

Owner: Arizona State Land Department

Applicant: Francisco Castell, K Hovnanian Great Western Homes Building Company, LLC

Representative: Nick Wood, Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Desert View Village Planning Committee heard this item on April 7, 2026, and recommended denial, by a vote of 6-4.

PC Action: The Planning Commission heard this item on May 7, 2026, and recommended a continuance to the June 4, 2026 Planning Commission hearing, without fee, and remanded the case back to the Desert View Village Planning Committee for reconsideration, by a vote of 8-0.

VPC Action: The Desert View Village Planning Committee heard this item for reconsideration on June 2, 2026, and recommended approval, per the staff recommendation in the Addendum Staff Report, with additional stipulations, by a vote of 9-0.

PC Action: The Planning Commission heard this item on June 4, 2026, and recommended approval, per the Addendum A Staff Report, by a vote of 7-0.

The Planning Commission recommendation was appealed by a community member on June 10, 2026. A public hearing is required.

Location

Southwest corner of 56th Street and Ranger Drive

Council District: 2

Parcel Address: 21700 N. 56th Street

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-15-26-2) FROM S-1 DRSP (RANCH OR FARM RESIDENCE DISTRICT, DESERT RIDGE SPECIFIC PLAN) TO R1-6 DRSP (SINGLE-FAMILY RESIDENCE DISTRICT, DESERT RIDGE SPECIFIC PLAN).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 53.20-acre site located at the southwest corner of 56th Street and Ranger Drive in a portion of Sections 16, 17, 20, and 21, Township 4 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "S-1 DRSP" (Ranch or Farm Residence District, Desert Ridge Specific Plan) to "R1-6 DRSP" (Single-Family Residence District, Desert Ridge Specific Plan).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the site plan date stamped May 28, 2026, and the elevations and renderings date stamped March 30, 2026, with specific regard to the inclusion of direct pedestrian pathways connecting the sidewalk to the front entries of homes, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The primary entry/exit shall incorporate enhanced landscaping on both sides within minimum 250-square-foot landscape areas, planted with a variety of at least three plant materials, as approved by the Planning and Development Department.
3. All landscape setbacks adjacent to public streets, open space areas, and retention areas shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Landscape Setbacks: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. Open Space/Retention Areas: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the open space/retention area.
 - c. A mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
4. Minimum 5-foot-wide pedestrian pathways shall be provided to connect the internal sidewalks to the public sidewalk along 56th Street an average of every 600 feet, as approved by the Planning and Development Department.
5. Bicycle parking spaces shall be provided at a minimum of three U-racks for the primary amenity area and two U-racks for the secondary amenity areas. Bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City

of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

6. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department.
7. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
8. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.
9. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
10. Only landscape materials listed in the Desert Ridge Plant List, per Appendix A.2 of the Desert Ridge Specific Plan, shall be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
11. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
12. Natural turf shall not be utilized on individual single-family lots (including the side and rear yards). This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
13. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
14. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.

15. If a community pool is proposed, swimming pools shall be prohibited on individual single-family lots less than 6,000 square feet.
16. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
17. All bicycle parking and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
18. Within the development, if detached sidewalks are provided to meet the minimum 75% shade requirement for sidewalks, they shall include minimum 5-foot-wide detached sidewalks separated by minimum 5-foot-wide landscape areas located between the back of curb and sidewalk, planted to the following standards, and as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade.
 - b. A minimum of five, 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

19. A minimum of 70 feet of right-of-way shall be dedicated for the west side of 56th Street.
20. A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the west side of 56th Street, adjacent to the development, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed

throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility and existing drainage infrastructure conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

21. The developer shall dedicate for the length of the development a minimum of 60 feet of right-of-way for Ranger Drive flaring to 80 feet at the intersection of 56th Street to match the east leg. A temporary turnaround shall be dedicated and constructed with a barricade at the western limits of the Ranger Drive terminus in general conformance with the Ranger Drive exhibits date stamped May 22, 2026, as modified and approved by the Street Transportation Department. The developer shall only construct the full width and limits of Ranger Drive to facilitate access to and from 56th Street and local neighborhood streets of the subject development. No connection to the existing Ranger Drive to the west beyond Tract A, as shown on the Ranger Drive exhibits date stamped May 22, 2026, shall be done by the developer. Any construction of Ranger Drive west of the subject property will be done by the Street Transportation Department after City Council approval for funding in a future Capital Improvement Plan budget and additional engagement with the neighborhood residents, the Police and Fire departments.
22. The developer shall establish within the subdivision CC&R's that maintenance of any improvements constructed within the dedicated right-of-way shall be the responsibility of the established HOA until such time it is determined that the connection of Ranger Drive is approved for construction.
23. Minimum 6-foot-wide detached sidewalks, separated by minimum 8-foot-wide landscape areas located between the back of curb and sidewalk, shall be constructed on both sides of Ranger Drive, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalks to achieve a minimum of 75% shade.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

24. Per the Intergovernmental Agreement between the City of Phoenix and the Arizona State Land Department (Ordinance S-49239), the development shall be responsible for the following right-of-way dedication and improvements:
 - a. Design and construction of a traffic signal located at the intersection of 56th Street and Pinnacle Peak Road and/or be responsible for the full reimbursement to the city if the traffic signal exists at the time of development.
 - b. Acquisition and dedication of a minimum 70 feet of right-of-way, or dedication of a right-of-way easement if owned by ASLD, for the south half of Deer Valley Drive between 40th Street east to Tatum Boulevard.
 - c. Design and construction of the ultimate Deer Valley Road between 40th Street east to Tatum Boulevard.
 - d. In the event Deer Valley Drive, from 40th Street to Tatum Boulevard has been constructed or is under obligation to be constructed from an adjacent parcel, the purchaser of Development Parcel 4.L will be obligated to provide regional funding in the amount of \$3 million, which amount shall be applied to reduce the Regional Funding contribution required to be paid by the purchaser of Superblock 6 pursuant to Section 11 of the Mayo Flyover IGA.
25. A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the south side of Deer Valley Drive between 40th Street to Tatum Boulevard, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

26. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated November 24, 2025.
27. Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
28. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
29. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
30. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
31. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.
32. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of July, 2026.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-15-26-2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA. IT CAN BE REFERRED TO AS TRACT 1, TRACT 29, TRACT 31, AND A PORTION OF 36 OF BLOCK 4 OF THE STATE PLAT NO. 24 DESERT RIDGE AMENDED AS RECORDED IN BOOK 376, PAGE 26, MARICOPA COUNTY RECORDS, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 20, NORTHWEST QUARTER OF SECTION 21, SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found Maricopa County Brass Cap accepted as the Southwest Corner of said Section 16, from which a found Iron Rod, flush accepted as the South Quarter Corner of said Section 16; thereof bears North 89 degrees 58 minutes 40 seconds East, 2650.13 Feet;

Thence North 89 degrees 58 minutes 40 seconds East, 291.76 Feet along the South Line of the Southwest Quarter of said Section 16;

Thence leaving said South Line, North 00 degrees 01 minutes 20 seconds West, 149.31 Feet to the Northwesterly line of said Tract 36, being the POINT OF BEGINNING;

Thence the following five (5) courses along the said Northwesterly line:

Thence North 70 degrees 10 minutes 25 seconds East, 191.00 Feet;

Thence North 48 degrees 29 minutes 55 seconds East, 257.00 Feet;

Thence North 64 degrees 38 minutes 25 seconds East, 595.00 Feet;

Thence North 36 degrees 49 minutes 55 seconds East, 837.00 Feet;

Thence North 63 degrees 33 minutes 25 seconds East, 86.57 Feet to a non-tangent curve, concave Northeasterly, having a radius of 452.00 Feet, the center of which bears North 62 degrees 16 minutes 22 seconds East;

Thence leaving said Northwesterly line and Southeasterly along said curve, through a central angle of 24 degrees 12 minutes 17 seconds, and arc length of 190.95 Feet to a tangent line;

Thence South 51 degrees 55 minutes 55 seconds East, 256.72 Feet;

Thence North 83 degrees 04 minutes 06 seconds East, 32.97 Feet;

Thence South 51 degrees 55 minutes 54 seconds East, 70.00 Feet to the centerline of 56th Street as shown upon said State plat No. 24 Desert Ridge Amended;

Thence South 38 degrees 04 minutes 06 seconds West, 2666.32 Feet along said centerline to the South Line of Said Tract 31;

Thence the following three (3) courses along the said South line of said Tract 31:

Thence North 61 degrees 34 minutes 05 seconds West, 190.59 Feet;

Thence North 54 degrees 33 minutes 05 seconds West, 225.74 Feet;

Thence North 39 degrees 13 minutes 35 seconds West, 274.00 Feet;

Thence North 43 degrees 47 minutes 05 seconds West, 404.00 Feet along the South lines of Said Tract 31 and Said Tract 29;

Thence the following four (4) courses along the said South line of said Tract 29:

Thence North 67 degrees 08 minutes 05 seconds West, 98.00 Feet;

Thence North 74 degrees 32 minutes 05 seconds West, 327.00 Feet;

Thence North 47 degrees 30 minutes 05 seconds West, 115.00 Feet;

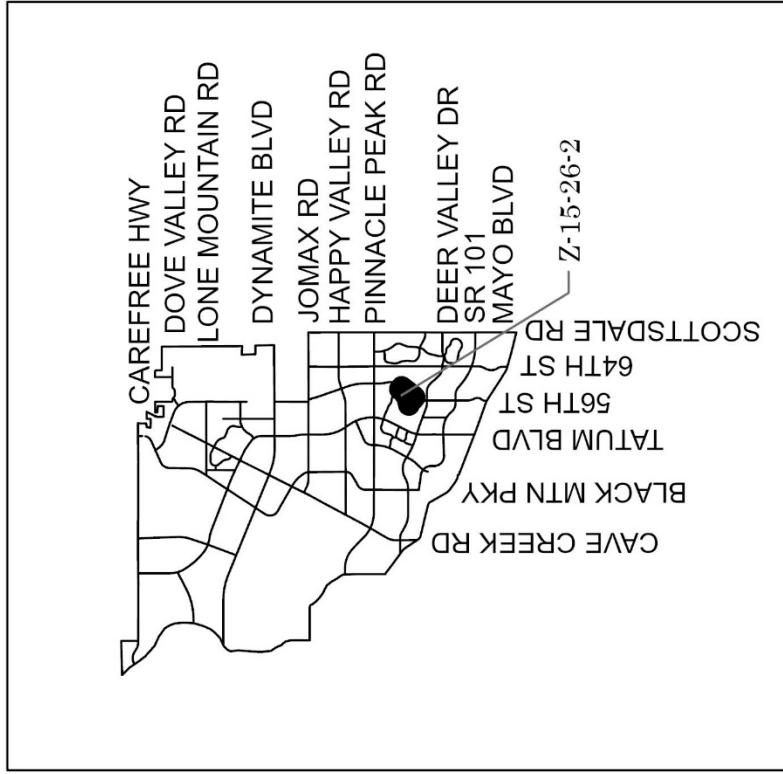
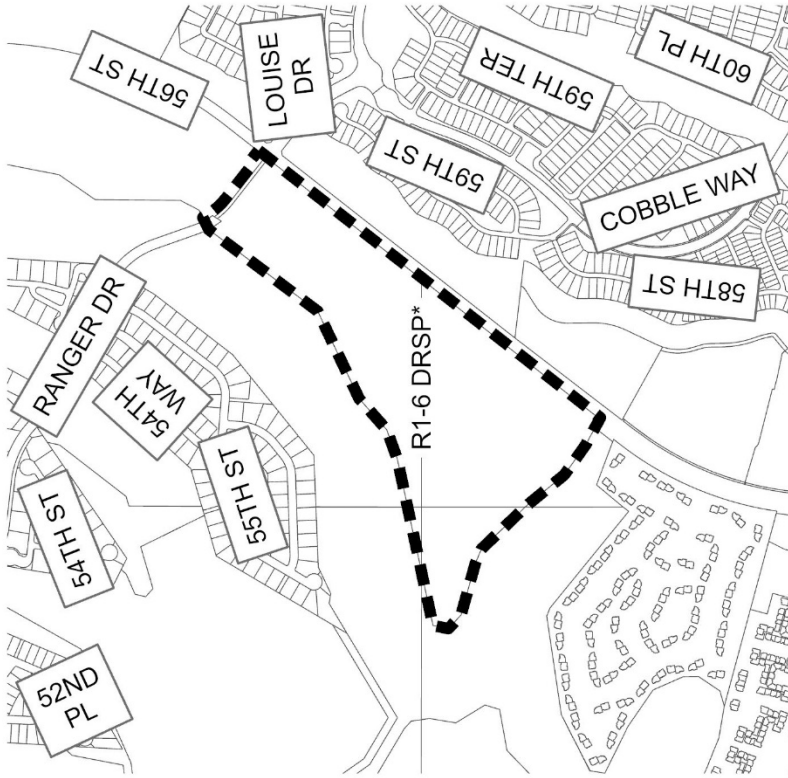
Thence North 11 degrees 43 minutes 55 seconds East, 97.00 Feet;

Thence North 77 degrees 47 minutes 55 seconds East, 1,042.00 Feet along the Northwesternly Lines of Said Tract 29, said Tract 1 and said Tract 36 to the POINT OF BEGINNING.

ORDINANCE LOCATION MAP

Zoning Case Number: Z-15-26-2
Zoning Overlay: Desert Ridge Specific Plan
Planning Village: Desert View

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■



NOT TO SCALE

Drawn Date: 5/13/2026

ATTACHMENT B



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-15-26-2
April 1, 2026

[Desert View Village Planning Committee](#) Hearing Date: April 7, 2026
[Planning Commission](#) Hearing Date: May 7, 2026

Request From: [S-1 DRSP](#) (Ranch or Farm Residence, Desert Ridge Specific Plan) (53.20 acres)
Request To: [R1-6 DRSP](#) (Single-Family Residence District, Desert Ridge Specific Plan) (53.20 acres)
Proposal: Single-family residential
Location: Southwest corner of 56th Street and Ranger Drive
Owner: Arizona State Land Department
Applicant: Francisco Castell, K Hovnanian Great Western Homes Building Company, LLC
Representative: Nick Wood, Snell & Wilmer, LLP
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 2 to 5 dwelling units per acre	
Street Classification Map Classification	56th Street	Arterial	0-foot west half street
	Ranger Drive	Minor Collector	0-foot to 60-foot full width street
<i>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i>			
The request for R1-6 zoning is a reasonable level of increased intensity surrounded by single-family residential zoning. The proposed single-family residential subdivision is compatible with and respectful of local conditions and surrounding single-family residential neighborhoods.			
<i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.</i>			

As stipulated, the proposal will include enhanced shading standards, detached sidewalks, pedestrian connections to front entries, various pedestrian connections to the public sidewalk, and a wider shared-use path along 56th Street.

BUILD THE MOST SUSTAINABLE DESERT CITY; TREE & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

As stipulated, the proposal will include a minimum of 75 percent shade along all pedestrian pathways, sidewalks, and trails. All sidewalks may be detached to provide a landscape area to plant shade trees 20 feet on center along all sidewalks.

Applicable Plans, Overlays and Initiatives

[Peripheral Areas C and D General Plan](#) – See Background Item No. 6.

[Desert Ridge Specific Plan](#) – See Background Item No. 7.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 8.

[Complete Streets Design Guidelines](#) – See Background Item No. 9.

[Zero Waste PHX](#) – See Background Item No. 10.

[Housing Phoenix Plan](#) – See Background Item No. 11.

[Monarch Butterfly Pledge](#) – See Background Item No. 12.

[Phoenix Climate Action Plan](#) – See Background Item No. 13.

[Conservation Measures for New Development](#) – See Background Item No. 14.

[Shade Phoenix Plan](#) – See Background Item No. 15.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	S-1 DRSP
Northwest	Golf course	S-1 DRSP
Northeast (across Ranger Drive)	Vacant land	S-1 DRSP
Southeast (across 56th Street)	Single-family residential and vacant land	R1-8 DRSP, R1-18 DRSP and RE-35 DRSP
Southwest	Golf course	S-1 DRSP

R1-6 – Single-Family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage	-	53.20 acres
Maximum Number of Units	292; 346 with bonus	234 (Met)
Maximum Density (primary dwelling units/acre)	5.5 pdu/ac; 6.5 with bonus	4.40 pdu/ac (Met)
Minimum Lot Width	None	40 feet and 60 feet (Met)
Minimum Lot Depth	None	103 feet and 125 feet (Met)
Maximum Lot Coverage	60% total for development	Not provided
Maximum Building Height	3 stories and 30 feet	1-story and 2-story (Met); height in feet not provided
Minimum Development Perimeter Building Setbacks		
Perimeter Street	20 feet	Ranger Drive: 30 feet (Met) 56th Street: 25 feet – 39 feet, 3 inches (Met)
Other Property Line	15 feet	Northwest: 15 feet – 29 feet, 6 inches (Met) Southwest: Not provided
Minimum Individual Lot Building Setbacks		
Front	10 feet	Not provided
Rear	None	Not provided
Side	None	Not provided
Street Side	10 feet	Not provided
Minimum Perimeter Street Landscape Setback	15 feet	Ranger Drive: 30 feet (Met) 56th Street: 25 feet – 39 feet, 3 inches (Met)
Minimum Common Open Space	5% of gross area	26% (Met)
Minimum Parking	2 spaces per primary dwelling unit	2 spaces per primary dwelling unit (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 53.20-acre site located at the southwest corner of 56th Street and Ranger Drive from S-1 DRSP (Ranch or Farm Residence, Desert Ridge Specific Plan) to R1-6 DRSP (Single-Family Residence District, Desert Ridge Specific Plan) to allow a single-family residential subdivision.

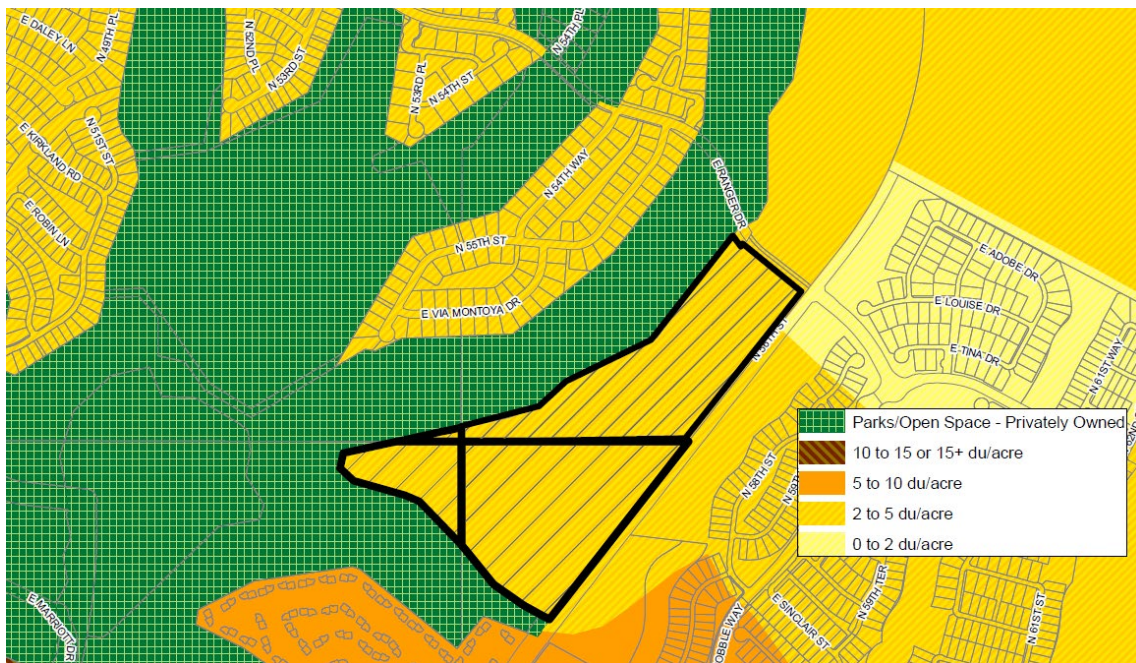
The subject site is undeveloped land owned by the Arizona State Land Department that was annexed into the City of Phoenix in 1978. The site was

incorporated into the Desert Ridge Specific Plan at the original adoption of the plan in 1990 and was identified as a low-density residential parcel. The site was platted in 1994 with a state plat that created the surrounding street grid, blocks, and tracts in the area.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The subject site is designated as Residential 2 to 5 dwelling units per acre on the General Plan Land Use Map. The properties to the northeast, across Ranger Drive, and to the southeast, across 56th Street, are also designated as Residential 2 to 5 dwelling units per acre. The property to the northwest and southwest is designated as Parks/Open Space – Privately Owned. The property to the northeast, across 56th Street, is designated as Residential 0 to 2 dwelling units per acre.

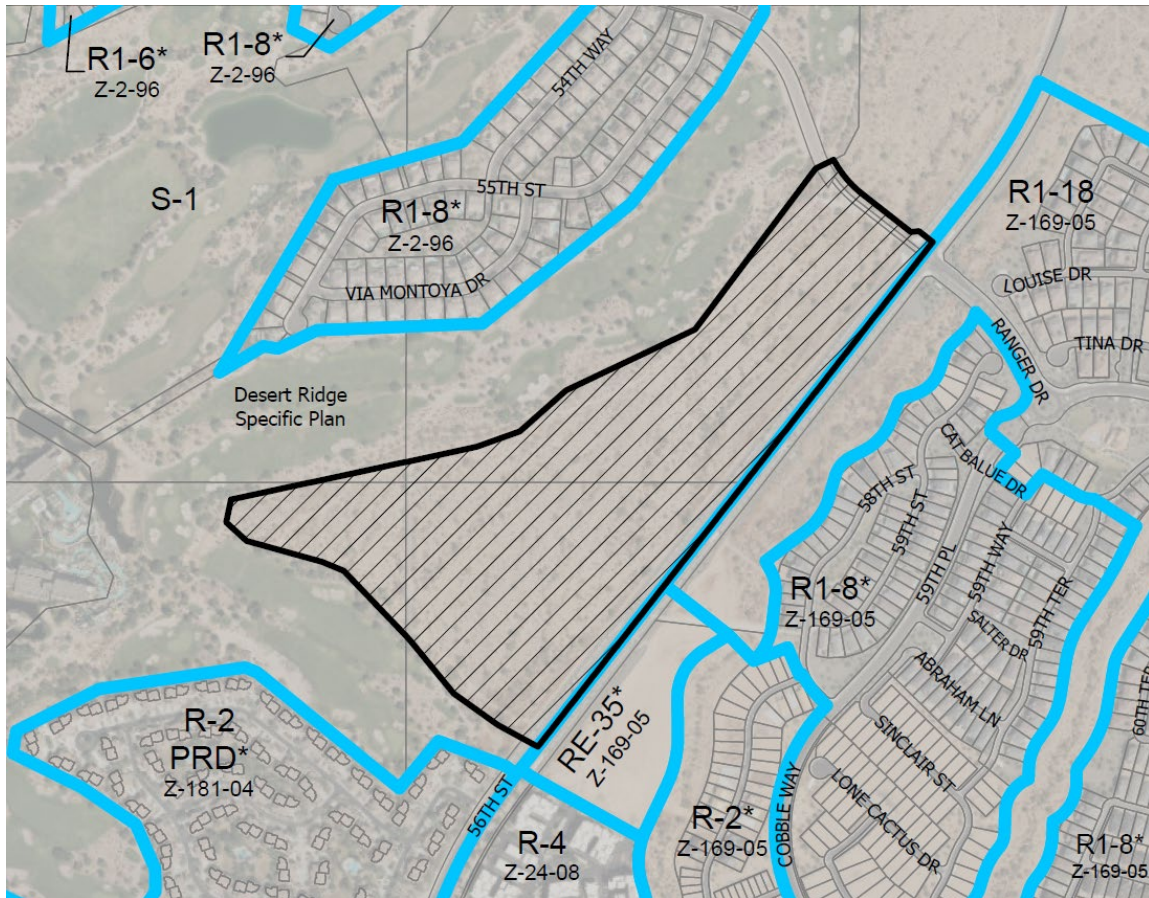
The proposed zoning district is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map
Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. To the northwest and southwest is a golf course, zoned S-1 DRSP. To the northeast, across Ranger Drive, is undeveloped land, zoned S-1 DRSP. To the southeast, across 56th Street, is a single-family residential subdivision, zoned R1-8 DRSP and R1-18 DRSP (Single-Family Residence District, Desert Ridge Specific Plan) and undeveloped land, zoned R1-18 DRSP and RE-35 DRSP (Single-Family Residence District, Desert Ridge Specific Plan).



Zoning Aerial Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The proposal is a single-family residential subdivision, which would include a total of 234 lots. The conceptual site plan, attached as an exhibit, shows that 57 lots would be 60 feet wide and 125 feet deep and 177 lots would be 40 feet wide and 103 feet deep. A primary amenity area is proposed in a central area of the subdivision, nearby the primary gated access along 56th Street. A secondary amenity area is proposed near the southeast corner of the subdivision. Additional open space is proposed along the northwestern property line, adjacent to the golf course. A secondary gated access is proposed along Ranger Drive.

Since the proposed site plan meets or exceeds Phoenix Zoning Ordinance standards, staff recommends general conformance with the site plan date stamped January 30, 2026. This is addressed in Stipulation No. 1.

In order to provide an enhanced primary entry, staff recommends enhanced landscaping be provided on both sides of the primary entry. This is addressed in Stipulation No. 2.

To enhance pedestrian connectivity and walkability in the community, staff recommends that a pedestrian connection be provided from the internal sidewalk to the public sidewalk along 56th Street at an average of every 600 feet. This is addressed in Stipulation No. 4.

5. **Elevations**

The conceptual elevations and renderings, attached as an exhibit, show a range of architectural styles, including Spanish Modern, Farmhouse, Hacienda, Contemporary, Mediterranean, and Craftsman. The elevations for the 60-foot-wide lots include a mix of one-story and two-story homes with a direct pedestrian connection to the front entries of homes and driveways with decorative paving, and some elevations include a covered front porch. The elevations for the 40-foot-wide lots include two-story homes with windows and façade articulation on the second floor, in addition to variation in the roof line or articulation between the garage and the entryway on the first floor.

Since the proposed elevations and renderings meet or exceed Phoenix Zoning Ordinance standards, staff recommends general conformance with the elevations and renderings date stamped March 30, 2026, with specific regard to the inclusion of direct pedestrian pathways connecting the sidewalk to the front entries of homes. This is addressed in Stipulation No. 1.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

6. **Peripheral Areas C and D General Plan**

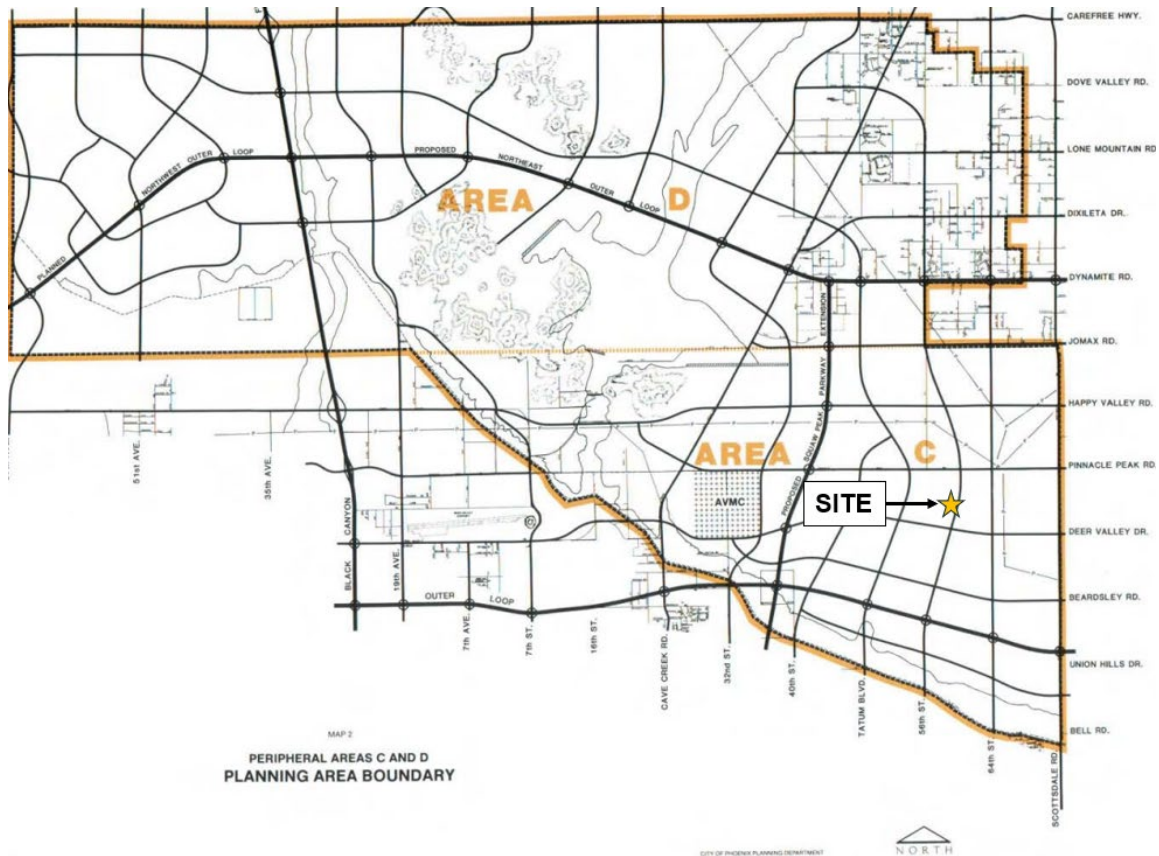
In November 1987, the Phoenix City Council adopted the Peripheral Areas C and D General Plan. In the Phoenix General Plan 1985-2000, four peripheral planning areas were identified and designated for special study independent of the process that led to the development of the General Plan. Two of these areas, consisting of approximately 111 largely undeveloped square miles, are in the far north and are generally referred to as the land above the Central Arizona Project (CAP) canal. These areas have been designated Peripheral Areas C and D, generally bounded by Carefree Highway on the north, the Scottsdale corporate boundary on the east, the CAP and Jomax Road on the south, and 67th Avenue on the west. Jomax Road is the dividing line between Area C on the south and Area D on the north. The plan is an amendment to the Phoenix General Plan that provides recommendations regarding land use and development characteristics to build-out of the planning area. The plan is intended to be consistent with and build on the goals and policies identified in the General Plan. The plan contains seven goals that reflect the multiple facets of the broad public interest in providing for development of these sensitive lands in an orderly and efficiency manner while respecting their unique and special characteristics. The subject site is within Area C of the plan. The proposal is consistent with the following goals from the plan:

- *Goal 5: Achieve a balance of residential and employment opportunities.*

The proposal will add to the balance of residential in the area nearby an employment corridor along the Loop 101 freeway.

- *Goal 6: Conserve water.*

As stipulated, the proposal will be required to comply with several water conservation measures.



Peripheral Areas C and D General Plan Planning Area Boundary Map

Source: Planning and Development Department

7. **Desert Ridge Specific Plan**

The Desert Ridge Specific Plan is a 5,700-acre master planned community in northeast Phoenix, generally located between Pinnacle Peak Road to the north, Union Hills Drive to the south, 32nd Street to the west, and 64th Street to the east. At its inception, the planning area consisted entirely of undeveloped land held in trust by the Arizona State Land Department. The Desert Ridge Specific Plan was approved in 1990 and is the governing land use document for Desert Ridge. Desert Ridge is divided into Superblocks, each with their own individual land uses and regulations. The subject site is within Superblock 4, Development Parcel 4.L of the Desert Ridge Specific Plan, which is designated for single-family residential use with a density range of 2 to 5 dwelling units per acre. The request is consistent with the Desert Ridge Specific Plan.

8. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. In order to address the goals of the plan, staff recommends that bicycle parking be provided in the open space amenity areas. This is addressed in Stipulation No. 5.

9. **Complete Streets Design Guidelines**

In 2018, the Phoenix City Council adopted the Complete Streets Design Guidelines. The design guidelines are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. In order to address these design guidelines, staff recommends enhanced shading standards and detached sidewalks. These are addressed in Stipulation Nos. 17, 18, 20, 22, and 24.

10. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. Since the proposed development is for single-family residential, the City of Phoenix will provide recycling services to the residences.

11. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for additional housing units.

The proposed development supports the plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

12. **Monarch Butterfly Pledge**

In April 2021, Mayor Kate Gallego signed the National Wildlife Federation's Mayor's Monarch Pledge. This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is

a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. In order to support the monarch butterfly population, staff recommends planting milkweed or other native nectar species. This is addressed in Stipulation No. 6.

13. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. In order to address this goal, staff recommends that green stormwater infrastructure (GSI) be implemented. This is addressed in Stipulation No. 7.

14. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standard stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. In order to address this policy, staff recommends the following:

- Green stormwater infrastructure (GSI) to be implemented.
- Participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program.
- Only landscape materials listed in the Desert Ridge Plant List be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots.
- Natural turf only utilized for require retention areas and functional turf areas.
- Natural turf to not be utilized on individual single-family lots.
- A leak detection device be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- Participation in the City of Phoenix Homeowner's Association Water Efficiency Program.
- If a community pool is proposed, swimming pools be prohibited on individual single-family lots less than 6,000 square feet.

- Swimming pools on individual single-family lots be limited to 600 square feet in size.

These are addressed in Stipulation Nos. 7 through 16.

15. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. In order to address the goals of this plan, staff recommends enhanced tree planting and shading standards. This is addressed in Stipulation Nos. 3, 17, 18, 20, 22, and 24.

COMMUNITY INPUT SUMMARY

16. At the time this staff report was written, staff has received one letter with concerns and three letters with general inquiries. Concerns include loss of access to a pathway across the property, dust, construction debris, perimeter wall proximity to Bella Monte, desert views, and traffic on Ranger Drive.

INTERDEPARTMENTAL COMMENTS

17. **Street Transportation Department**

The Street Transportation Department requested the following:

- Right-of-way dedication for the west side of 56th street.
- A detached shared-use path along 56th Street.
- Right-of-way dedication for the full width of Ranger Drive.
- A detached sidewalk on both sides of Ranger Drive.
- A traffic signal located at the intersection of 56th Street and Pinnacle Peak Road, right-of-way dedication and construction for the south half of Deer Valley Drive between 40th Street east to Tatum Boulevard, and regional funding contribution, per the Intergovernmental Agreement (IGA) between the City of Phoenix and the Arizona State Land Department (Ordinance S-49239).
- A detached shared-use path on the south side of Deer Valley Drive between 40th Street to Tatum Boulevard.
- All mitigation improvements to be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
- Unused or broken street improvements to be replaced and all off-site improvements to be upgraded to comply with current ADA guidelines.
- Construction of street improvements with all required elements and compliance with all ADA accessibility standards.

These are addressed in Stipulation Nos. 19 through 27.

OTHER

18. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure in regard to lot space and density.
19. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 28 through 30.
20. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 31.
21. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation and the Desert Ridge Specific Plan.
2. The proposal is compatible with surrounding land uses and zoning.
3. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Peripheral Areas C and D General Plan, the Desert Ridge Specific Plan, the Comprehensive Bicycle Master Plan, the Complete Streets Design Guidelines, the Zero Waste PHX initiative, the Housing Phoenix Plan, the Monarch Butterfly Pledge, the Phoenix Climate Action Plan, the Conservation Measures for New Development policy, and the Shade Phoenix Plan.

Stipulations

1. The development shall be in general conformance with the site plan date stamped January 30, 2026, and the elevations and renderings date stamped March 30, 2026, with specific regard to the inclusion of direct pedestrian pathways connecting the sidewalk to the front entries of homes, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The primary entry/exit shall incorporate enhanced landscaping on both sides within minimum 250-square-foot landscape areas, planted with a variety of at least three plant materials, as approved by the Planning and Development Department.
3. All landscape setbacks adjacent to public streets, open space areas, and retention areas shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Landscape Setbacks: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. Open Space/Retention Areas: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the open space/retention area.
 - c. A mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
4. Minimum 5-foot-wide pedestrian pathways shall be provided to connect the internal sidewalks to the public sidewalk along 56th Street an average of every 600 feet, as approved by the Planning and Development Department.
5. Bicycle parking spaces shall be provided at a minimum of three U-racks for the primary amenity area and two U-racks for the secondary amenity areas. Bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
6. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department.

7. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
8. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.
9. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
10. Only landscape materials listed in the Desert Ridge Plant List, per Appendix A.2 of the Desert Ridge Specific Plan, shall be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
11. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
12. Natural turf shall not be utilized on individual single-family lots (including the side and rear yards). This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
13. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
14. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
15. If a community pool is proposed, swimming pools shall be prohibited on individual single-family lots less than 6,000 square feet.
16. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
17. All bicycle parking and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide

minimum 75% shade, as approved by the Planning and Development Department.

18. Within the development, if detached sidewalks are provided to meet the minimum 75% shade requirement for sidewalks, they shall include minimum 5-foot-wide detached sidewalks separated by minimum 5-foot-wide landscape areas located between the back of curb and sidewalk, planted to the following standards, and as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade.
 - b. A minimum of five, 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

19. A minimum of 70 feet of right-of-way shall be dedicated for the west side of 56th Street.
20. A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the west side of 56th Street, adjacent to the development, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility and existing drainage infrastructure conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

21. A total of a minimum 80 feet of right-of-way shall be dedicated for the full width of Ranger Drive.

22. Minimum 6-foot-wide detached sidewalks, separated by minimum 8-foot-wide landscape areas located between the back of curb and sidewalk, shall be constructed on both sides of Ranger Drive, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalks to achieve a minimum of 75% shade.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

23. Per the Intergovernmental Agreement between the City of Phoenix and the Arizona State Land Department (Ordinance S-49239), the development shall be responsible for the following right-of-way dedication and improvements:
- a. Design and construction of a traffic signal located at the intersection of 56th Street and Pinnacle Peak Road and/or be responsible for the full reimbursement to the city if the traffic signal exists at the time of development.
 - b. Acquisition and dedication of a minimum 70 feet of right-of-way, or dedication of a right-of-way easement if owned by ASLD, for the south half of Deer Valley Drive between 40th Street east to Tatum Boulevard.
 - c. Design and construction of the ultimate Deer Valley Road between 40th Street east to Tatum Boulevard.
 - d. In the event Deer Valley Drive, from 40th Street to Tatum Boulevard has been constructed or is under obligation to be constructed from an adjacent parcel, the purchaser of Development Parcel 4.L will be obligated to provide regional funding in the amount of \$3 million, which amount shall be applied to reduce the Regional Funding contribution required to be paid by the purchaser of Superblock 6 pursuant to Section 11 of the Mayo Flyover IGA.
24. A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be

constructed on the south side of Deer Valley Drive between 40th Street to Tatum Boulevard, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
- b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

25. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated November 24, 2025.
26. Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
27. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
28. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
29. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
30. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

31. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Adrian Zambrano

April 1, 2026

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

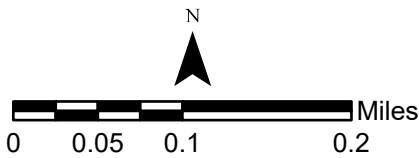
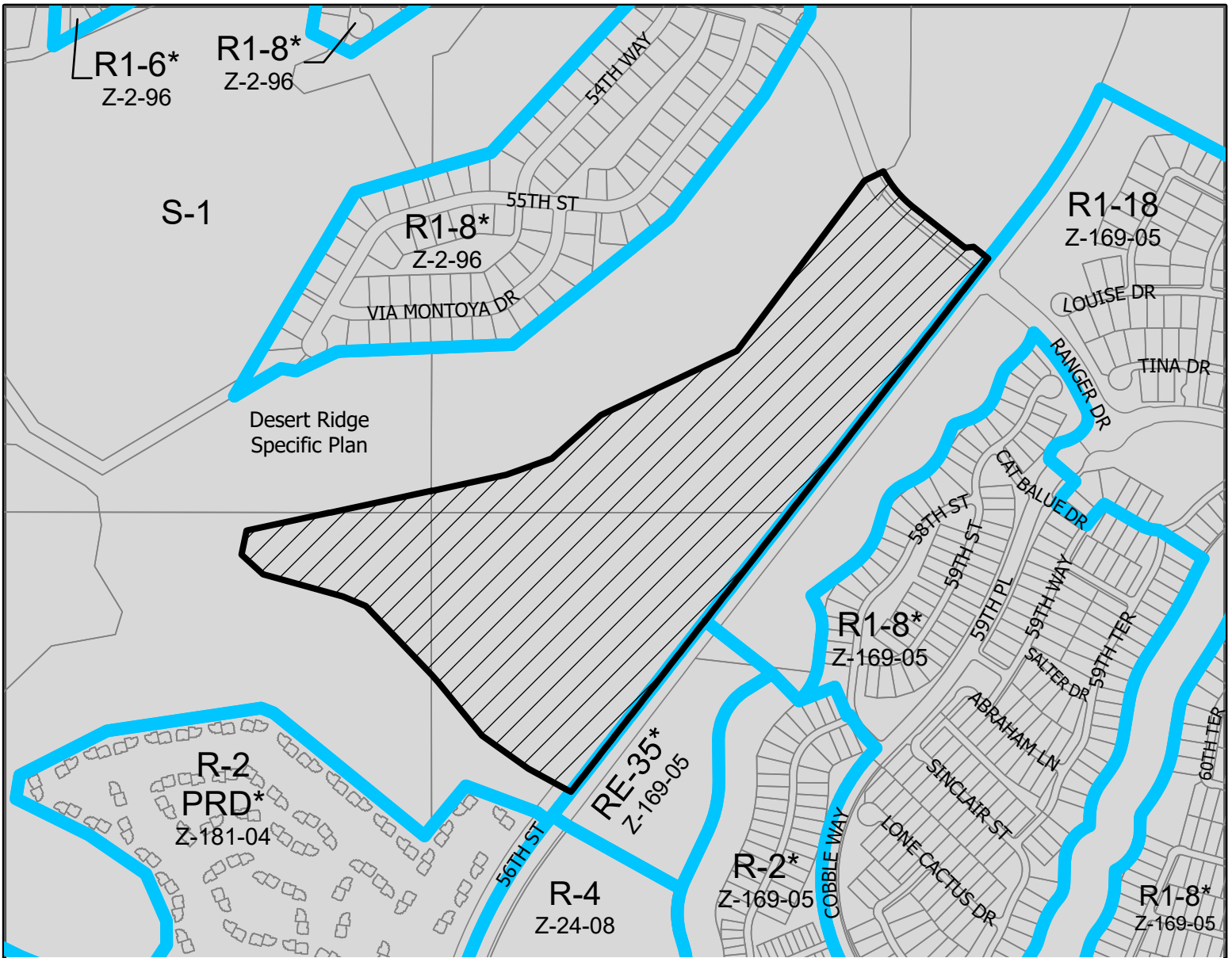
Aerial Sketch Map

Conceptual Site Plan date stamped January 30, 2026

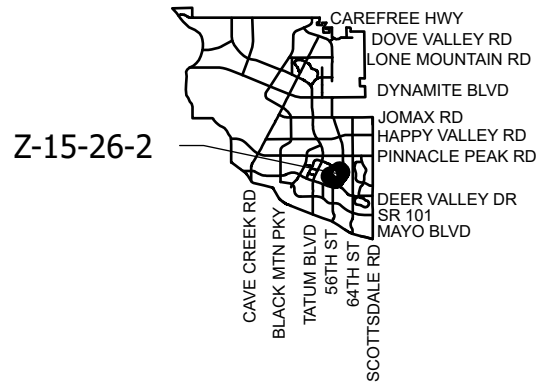
Conceptual Landscape Plan date stamped January 30, 2026

Conceptual Building Elevations and Renderings date stamped March 30, 2026 (9 pages)

Community Correspondence (8 pages)

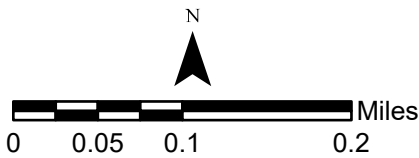
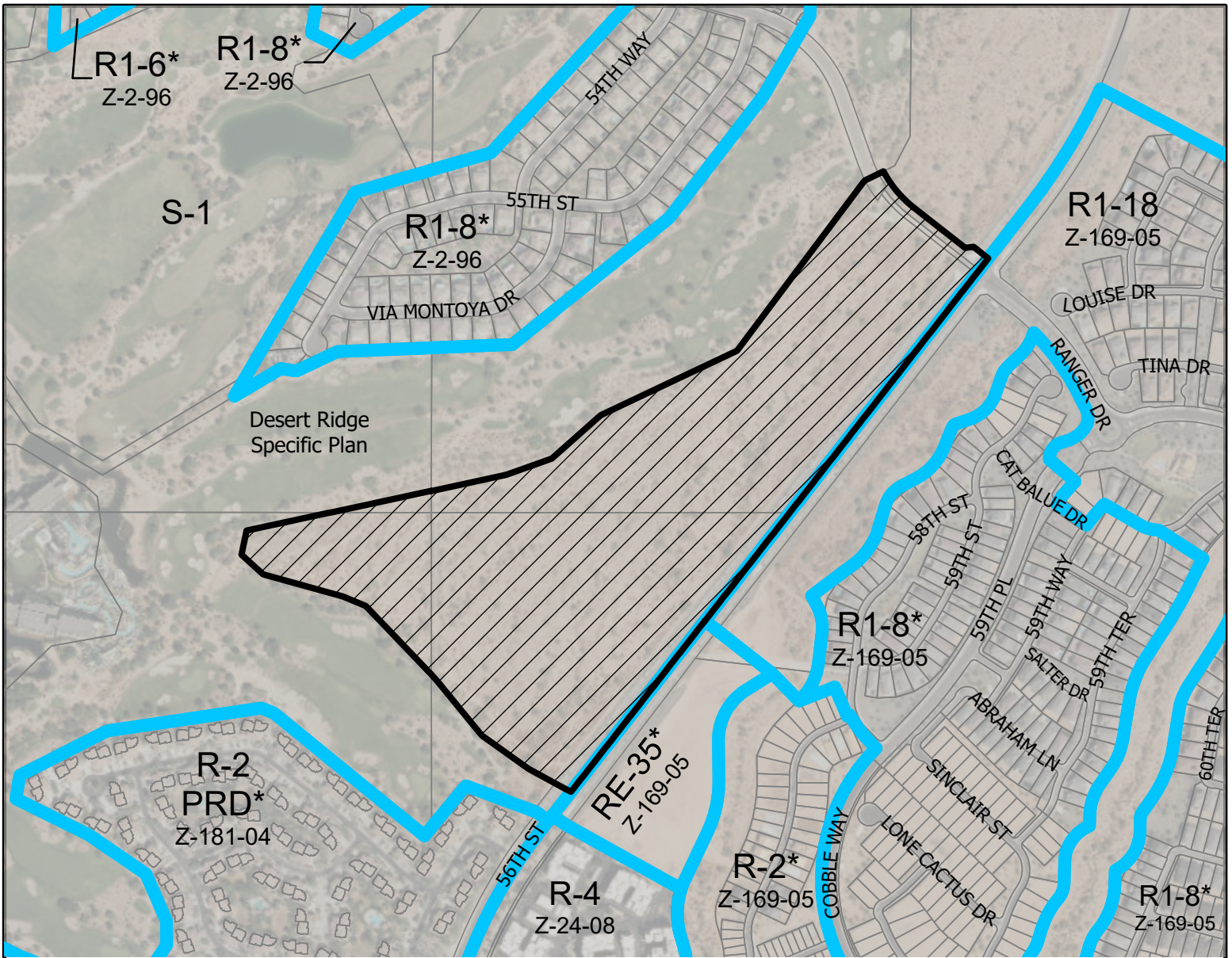


DESERT VIEW VILLAGE
COUNCIL DISTRICT: 2

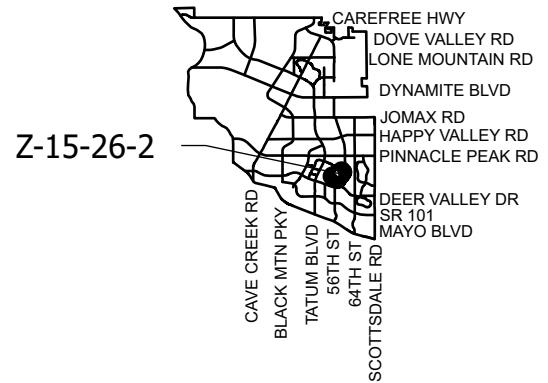


APPLICANT'S NAME: Noel Griemsmann		REQUESTED CHANGE:	
APPLICATION NO: Z-15-26-2		FROM: S-1 DRSP (53.20 ac.)	
DATE: 2/18/2026		TO: R1-6 DRSP (53.20 ac.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 53.20 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 43-40, QS 43-41, QS 42-40, QS 42-41	
MULTIPLES PERMITTED S-1 DRSP R1-6 DRSP		ZONING MAP N-11	
STANDARD OPTION 53 292		* UNITS P.R.D OPTION N/A 346	

* Maximum Units Allowed with P.R.D. Bonus



DESERT VIEW VILLAGE
COUNCIL DISTRICT: 2



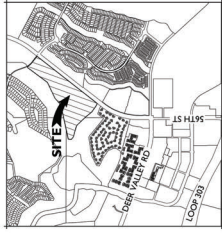
APPLICANT'S NAME: Noel Griemsmann		REQUESTED CHANGE:	
APPLICATION NO: Z-15-26-2		FROM: S-1 DRSP (53.20 ac.)	
DATE: 2/18/2026		TO: R1-6 DRSP (53.20 ac.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 53.20 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 43-40, QS 43-41, QS 42-40, QS 42-41	
MULTIPLES PERMITTED S-1 DRSP R1-6 DRSP		ZONING MAP N-11	
STANDARD OPTION 53 292		* UNITS P.R.D OPTION N/A 346	

* Maximum Units Allowed with P.R.D. Bonus

PRE-APPLICATION SITE PLAN FOR TELLARO

TRACT 1, TRACT 29, TRACT 31, AND A PORTION OF 36 OF BLOCK 4 OF THE STATE PLAT NO. 24 DESERT RIDGE AMENDED AS RECORDED IN BOOK 376, PAGE 26, MARICOPA COUNTY RECORDS, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 20, NORTHWEST QUARTER OF SECTION 21, SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



DISCIPLINE	CONTACT INFORMATION
DEVELOPER	K HONNANIAN GREAT WESTERN HOMES CHUCK CIRIOCHI 480844175 8800 E RAINBOW DRIVE, SUITE 300 SCOTTSDALE, ARIZONA 85260
ATTORNEY	SNELL & WILMER 100 N. CENTRAL AVENUE, 14TH FLOOR PHOENIX, AZ 85004 KIMBERLY@SNELLWILMER.COM 602.382.6824
PLANNER	RUI PLANNING - LANDSCAPE ARCHITECTURE JESSICA MILLER 100 N. CENTRAL AVENUE, 14TH FLOOR PHOENIX, AZ 85004 JRMILLER@RUIPLANNING.COM 480.946.0794
ENGINEER	JENGINTEGRITY MATT MANCINI 4070 E THOMAS ROAD, SUITE 200 SCOTTSDALE, AZ 85251

SITE DATA	DESCRIPTION
SITE	11.23 AC (2,627,571 SF)
NET PARCEL	41,474 AC (1,008,742,571 SF)
APN PARCEL #	212-33-076, 088, 091, 094
EXISTING ZONING	R-1.6, TABLE B(1) PRD
PROPOSED ZONING	SINGLE-FAMILY DETACHED
# OF UNITS	60/125: 37 LOTS TOTAL: 34 LOTS
GROSS DENSITY	4.4 DU/AC
% OPEN SPACE	30% OF NET (13.6 AC)

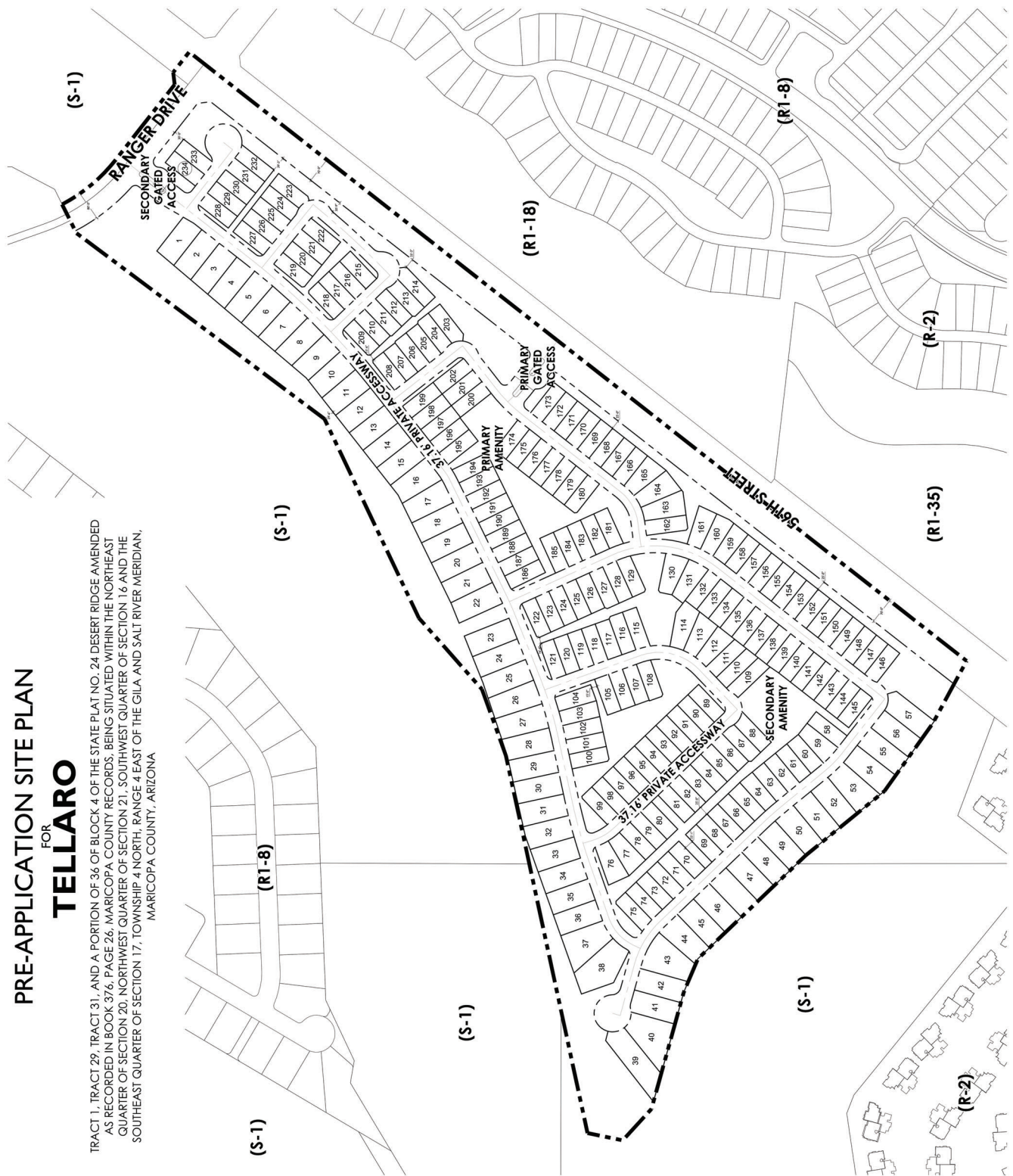
TELLARO
PRE-APPLICATION SITE PLAN
PHOENIX, AZ

PROJECT NO.: 25006894
DATE: NOVEMBER 10, 2025
DRAWN BY: JIM AS
REVISIONS:

PRE APP
SITE PLAN

SP.1

SHEET 1 OF 2



APPROVALS:

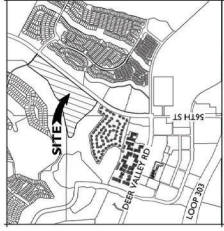
CITY OF PHOENIX
JAN 30 2026
Planning & Development
Department

PRE-APPLICATION LANDSCAPE PLAN FOR TELLARO

TRACT 1, TRACT 29, TRACT 31, AND A PORTION OF 36 OF BLOCK 4 OF THE STATE PLAT NO. 24 DESERT RIDGE AMENDED AS RECORDED IN BOOK 376, PAGE 26; MARICOPA COUNTY RECORDS, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 20, NORTHWEST QUARTER OF SECTION 21, SOUTH WEST QUARTER OF SECTION 16 AND THE SOUTH-EAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

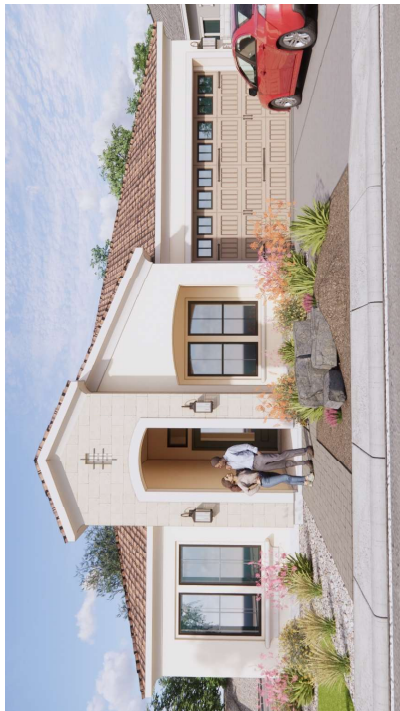


- TREES & PALMS**
- Common: Botanical, Acacia spp., Cassipouia spp., Cordoba Ironbark 'Sweet', Seedless Desert Willow, Silver Cholla, Palo Verde Species, Phoenix dactylifera, Thornless Mesquite, Texas Mountain Laurel, Chaste Tree, Washingtonia Species.
 - Rare: Queen's Wreath, Purple Three-awn, Desert Milkweed, Bougainvillea Species, Bouteloua Species, Woolly Butterfly Bush, Calliandra Species, Desert Hackberry, Desert Spoon, Hoppbush, Euphorbia antipathitica, Eremophila Species, Turpentine Bush, Little Rascal Buckwheat, Barrel Cactus Species, Castilleja, Coral-Pea, Hesperaloe Species, Desert Lavender, Chuparrosa, Creosote, Leucophyllum Species, Muhlenbergia Species, Palmetto Species, Plectanthus Species, Lady Banks Rose, Ruellia Species, Coral Fountain, Jojoba, Globeamallow, Goldeneye, Yucca Species.

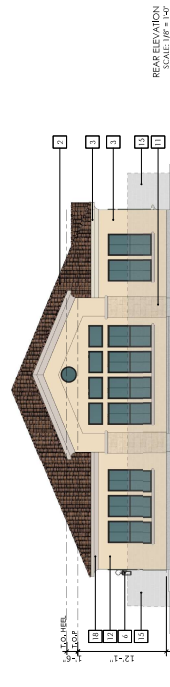
- SHRUBS, VINES, & ACCENTS**
- Common: Botanical, Aloe spp., Alopecurus, Alopecurus, Queen's Wreath, Purple Three-awn, Desert Milkweed, Bougainvillea Species, Bouteloua Species, Woolly Butterfly Bush, Calliandra Species, Desert Hackberry, Desert Spoon, Hoppbush, Euphorbia antipathitica, Eremophila Species, Turpentine Bush, Little Rascal Buckwheat, Barrel Cactus Species, Castilleja, Coral-Pea, Hesperaloe Species, Desert Lavender, Chuparrosa, Creosote, Leucophyllum Species, Muhlenbergia Species, Palmetto Species, Plectanthus Species, Lady Banks Rose, Ruellia Species, Coral Fountain, Jojoba, Globeamallow, Goldeneye, Yucca Species.

- Common: Botanical, Acacia redolens, Triumfetta bursera, Dwarf Coyote Bush, Desert Morogold, Dune Species, Outback Sunrise Emu, Dwarf Elephant Food, Lantana Species, Penstemon spp., Trailing Rosemary, Zinnia Species.

- Common: Botanical, Acacia redolens, Ambrosia deltoidei, Baccharis x. Sterni, Thompson, Baileya multiradiata, Dune spp., 'Mistake on Me' Yucca, 'Mistake on Me' Yucca, Penstemon spp., Penstemon spp., Penstemon officinalis, 'Huntington Carpet', Zinnia spp.

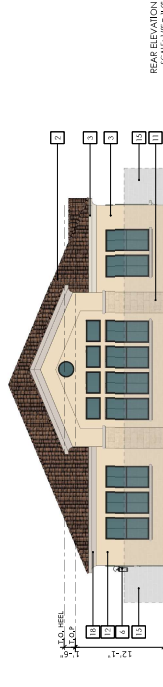


FORM VA - MEDITERRANEAN
(FRONT VIEW N.E.S.)



- SCOPE PLAN | BUILDING
- STYLE LEGEND:
 1 PROMINENT GABLES
 2 CONCRETE TILES
 3 12' RAMS AND LEAVES
 4 2" RECES AT WINDOW WITH 5"
 5 ACCESS AT WINDOW WITH 12"
 6 SCULPTED SILL
 7 COACH LIGHT
 8 PAVE AT ENTRY - 104" A.F.F.
 9 PAVE HIGH - 104" A.F.F.
 10 10' X 10' X 2' RECESS WHITE
 11 COCK AND DOCKUMENT
 12 STONE VENEER FOR COLOR SCHEME
 13 SAND FINISH STUCCO
 14 4" RECESS AT GARAGE

FRONT ELEVATION
SCALE: 1/8" = 1'-0"



- SCOPE PLAN | BUILDING
- STYLE LEGEND:
 1 PROMINENT GABLES
 2 CONCRETE TILES
 3 12' RAMS AND LEAVES
 4 2" RECES AT WINDOW WITH 5"
 5 ACCESS AT WINDOW WITH 12"
 6 SCULPTED SILL
 7 COACH LIGHT
 8 PAVE AT ENTRY - 104" A.F.F.
 9 PAVE HIGH - 104" A.F.F.
 10 10' X 10' X 2' RECESS WHITE
 11 COCK AND DOCKUMENT
 12 STONE VENEER FOR COLOR SCHEME
 13 SAND FINISH STUCCO
 14 4" RECESS AT GARAGE

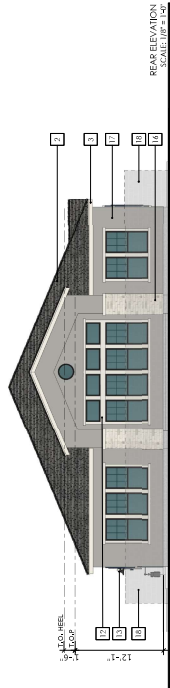
REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

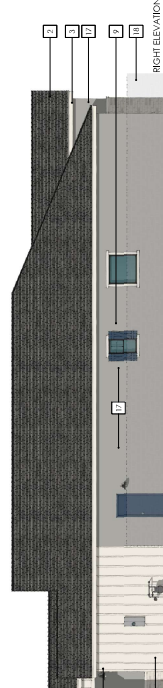


FORM VA - FARMHOUSE
(FRONT VIEW N.E.S.)



- SCOPE PLAN | BUILDING
- STYLE LEGEND:
 1 PROMINENT GABLES
 2 CONCRETE TILES
 3 12' RAMS AND LEAVES
 4 2" RECES AT WINDOW WITH 5"
 5 ACCESS AT WINDOW WITH 12"
 6 SCULPTED SILL
 7 COACH LIGHT
 8 PAVE AT ENTRY - 104" A.F.F.
 9 PAVE HIGH - 104" A.F.F.
 10 10' X 10' X 2' RECESS WHITE
 11 COCK AND DOCKUMENT
 12 STONE VENEER FOR COLOR SCHEME
 13 SAND FINISH STUCCO
 14 4" RECESS AT GARAGE

FRONT ELEVATION
SCALE: 1/8" = 1'-0"



- SCOPE PLAN | BUILDING
- STYLE LEGEND:
 1 PROMINENT GABLES
 2 CONCRETE TILES
 3 12' RAMS AND LEAVES
 4 2" RECES AT WINDOW WITH 5"
 5 ACCESS AT WINDOW WITH 12"
 6 SCULPTED SILL
 7 COACH LIGHT
 8 PAVE AT ENTRY - 104" A.F.F.
 9 PAVE HIGH - 104" A.F.F.
 10 10' X 10' X 2' RECESS WHITE
 11 COCK AND DOCKUMENT
 12 STONE VENEER FOR COLOR SCHEME
 13 SAND FINISH STUCCO
 14 4" RECESS AT GARAGE

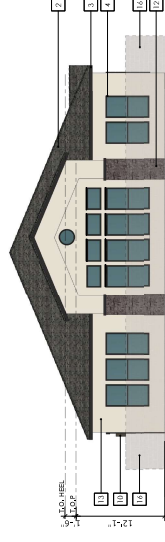
REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



FORM 2A - CONTEMPORARY
FROM WINDMILL



REAR ELEVATION
SCALE: 1/8" = 1'-0"

STYLE LEGEND:

- 1) DECORATIVE SIDING
- 2) 4" RECESS AT GARAGE
- 3) PROPERTY WALL
- 4) MATERIAL ON SIDES TO TERMINATE AT PROPERTY FENCE

ROOF PLAN LEGEND:

- 1) ROOF FINISH
- 2) PROTRUSIONS
- 3) CONCRETE SLAB TIRES
- 4) 12" RAISE AND DAVIS
- 5) WINDOW WITH 2" INSULATION
- 6) 12" RECESS AT WINDOW
- 7) FLOOR AT ENTRY - 105" A.F.F.
- 8) FLOOR HEIGHT - 104" A.F.F.
- 9) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 10) COACHLIGHT
- 11) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 12) STONE SIDING ACCENT CENTER
- 13) SAND FINISH STUCCO

FRONT ELEVATION
SCALE: 1/8" = 1'-0"

STYLE LEGEND:

- 1) DECORATIVE SIDING
- 2) 4" RECESS AT GARAGE
- 3) PROPERTY WALL
- 4) MATERIAL ON SIDES TO TERMINATE AT PROPERTY FENCE

ROOF PLAN LEGEND:

- 1) ROOF FINISH
- 2) PROTRUSIONS
- 3) CONCRETE SLAB TIRES
- 4) 12" RAISE AND DAVIS
- 5) WINDOW WITH 2" INSULATION
- 6) 12" RECESS AT WINDOW
- 7) FLOOR AT ENTRY - 105" A.F.F.
- 8) FLOOR HEIGHT - 104" A.F.F.
- 9) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 10) COACHLIGHT
- 11) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 12) STONE SIDING ACCENT CENTER
- 13) SAND FINISH STUCCO

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

STYLE LEGEND:

- 1) DECORATIVE SIDING
- 2) 4" RECESS AT GARAGE
- 3) PROPERTY WALL
- 4) MATERIAL ON SIDES TO TERMINATE AT PROPERTY FENCE

ROOF PLAN LEGEND:

- 1) ROOF FINISH
- 2) PROTRUSIONS
- 3) CONCRETE SLAB TIRES
- 4) 12" RAISE AND DAVIS
- 5) WINDOW WITH 2" INSULATION
- 6) 12" RECESS AT WINDOW
- 7) FLOOR AT ENTRY - 105" A.F.F.
- 8) FLOOR HEIGHT - 104" A.F.F.
- 9) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 10) COACHLIGHT
- 11) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 12) STONE SIDING ACCENT CENTER
- 13) SAND FINISH STUCCO

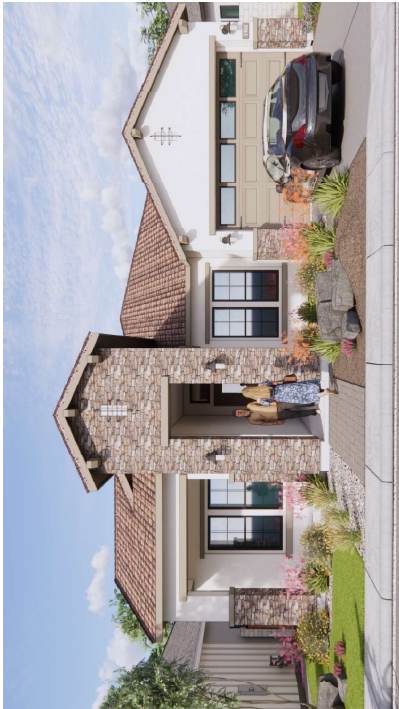
LEFT ELEVATION
SCALE: 1/8" = 1'-0"

STYLE LEGEND:

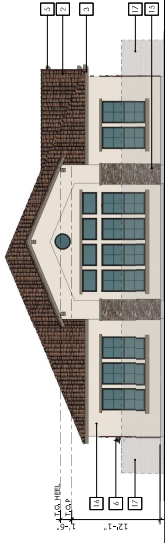
- 1) DECORATIVE SIDING
- 2) 4" RECESS AT GARAGE
- 3) PROPERTY WALL
- 4) MATERIAL ON SIDES TO TERMINATE AT PROPERTY FENCE

ROOF PLAN LEGEND:

- 1) ROOF FINISH
- 2) PROTRUSIONS
- 3) CONCRETE SLAB TIRES
- 4) 12" RAISE AND DAVIS
- 5) WINDOW WITH 2" INSULATION
- 6) 12" RECESS AT WINDOW
- 7) FLOOR AT ENTRY - 105" A.F.F.
- 8) FLOOR HEIGHT - 104" A.F.F.
- 9) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 10) COACHLIGHT
- 11) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 12) STONE SIDING ACCENT CENTER
- 13) SAND FINISH STUCCO



FORM 1A - HACIENDA
FROM NEW ALIS



REAR ELEVATION
SCALE: 1/8" = 1'-0"

STYLE LEGEND:

- 1) DECORATIVE SIDING
- 2) 4" RECESS AT GARAGE
- 3) PROPERTY WALL
- 4) MATERIAL ON SIDES TO TERMINATE AT PROPERTY FENCE

ROOF PLAN LEGEND:

- 1) ROOF FINISH
- 2) PROTRUSIONS
- 3) CONCRETE SLAB TIRES
- 4) 12" RAISE AND DAVIS
- 5) WINDOW WITH 2" INSULATION
- 6) 12" RECESS AT WINDOW
- 7) FLOOR AT ENTRY - 105" A.F.F.
- 8) FLOOR HEIGHT - 104" A.F.F.
- 9) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 10) COACHLIGHT
- 11) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 12) STONE SIDING ACCENT CENTER
- 13) SAND FINISH STUCCO

FRONT ELEVATION
SCALE: 1/8" = 1'-0"

STYLE LEGEND:

- 1) DECORATIVE SIDING
- 2) 4" RECESS AT GARAGE
- 3) PROPERTY WALL
- 4) MATERIAL ON SIDES TO TERMINATE AT PROPERTY FENCE

ROOF PLAN LEGEND:

- 1) ROOF FINISH
- 2) PROTRUSIONS
- 3) CONCRETE SLAB TIRES
- 4) 12" RAISE AND DAVIS
- 5) WINDOW WITH 2" INSULATION
- 6) 12" RECESS AT WINDOW
- 7) FLOOR AT ENTRY - 105" A.F.F.
- 8) FLOOR HEIGHT - 104" A.F.F.
- 9) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 10) COACHLIGHT
- 11) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 12) STONE SIDING ACCENT CENTER
- 13) SAND FINISH STUCCO

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

STYLE LEGEND:

- 1) DECORATIVE SIDING
- 2) 4" RECESS AT GARAGE
- 3) PROPERTY WALL
- 4) MATERIAL ON SIDES TO TERMINATE AT PROPERTY FENCE

ROOF PLAN LEGEND:

- 1) ROOF FINISH
- 2) PROTRUSIONS
- 3) CONCRETE SLAB TIRES
- 4) 12" RAISE AND DAVIS
- 5) WINDOW WITH 2" INSULATION
- 6) 12" RECESS AT WINDOW
- 7) FLOOR AT ENTRY - 105" A.F.F.
- 8) FLOOR HEIGHT - 104" A.F.F.
- 9) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 10) COACHLIGHT
- 11) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 12) STONE SIDING ACCENT CENTER
- 13) SAND FINISH STUCCO

LEFT ELEVATION
SCALE: 1/8" = 1'-0"

STYLE LEGEND:

- 1) DECORATIVE SIDING
- 2) 4" RECESS AT GARAGE
- 3) PROPERTY WALL
- 4) MATERIAL ON SIDES TO TERMINATE AT PROPERTY FENCE

ROOF PLAN LEGEND:

- 1) ROOF FINISH
- 2) PROTRUSIONS
- 3) CONCRETE SLAB TIRES
- 4) 12" RAISE AND DAVIS
- 5) WINDOW WITH 2" INSULATION
- 6) 12" RECESS AT WINDOW
- 7) FLOOR AT ENTRY - 105" A.F.F.
- 8) FLOOR HEIGHT - 104" A.F.F.
- 9) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 10) COACHLIGHT
- 11) 8" R.I.T. AT WINDOW WITH 2" INSULATION
- 12) STONE SIDING ACCENT CENTER
- 13) SAND FINISH STUCCO



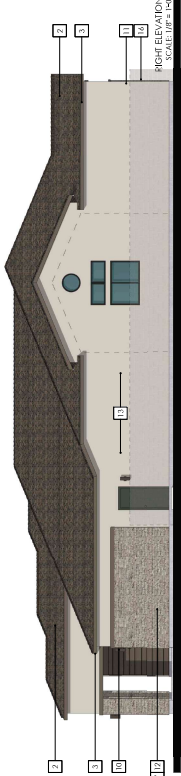
FORM 2D - CONTEMPORARY
FROM VIEW N.E.S.



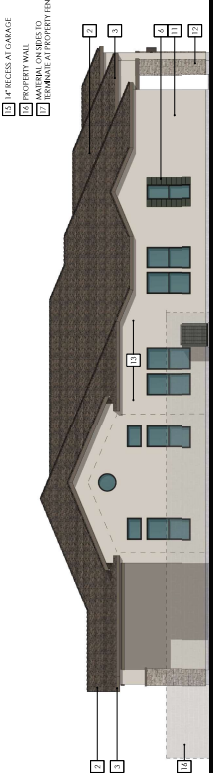
- SCOPE PLAN | SIZING:
- 1 DECORATIVE BRING
 - 2 PROMINENT GABLES & CLIPS
 - 3 CONCRETE STAIRS
 - 4 PROPERTY WALL
 - 5 12" PAGES AND FIVES
 - 6 12" PAGES AT PROPERTY FENCE
 - 7 7" RECES AT WINDOW
 - 8 12" RECES
 - 9 PLANT AT ENTRY - 100" A.F.F.
 - 10 PLANT HEIGHT - 104" A.F.F.
 - 11 WINDOW HEIGHT - 80" A.F.F.
 - 12 WINDOW HEADER - 80" A.F.F. & 10"
 - 13 COACH LIGHT
 - 14 COLOR SCHEME #4111 PER STONE VENEER ACCENT CENTER
 - 15 SAND FINISH STUCCO



- STYLE LEGEND:
- 1 DECORATIVE BRING
 - 2 12" RECES AT GARAGE
 - 3 PROPERTY WALL
 - 4 MATERIAL FINISHES TO MATCH MATERIALS TO PROPERTY FENCE
 - 5 SAND FINISH STUCCO
 - 6 12" RECES
 - 7 7" RECES AT WINDOW
 - 8 12" RECES
 - 9 PLANT AT ENTRY - 100" A.F.F.
 - 10 PLANT HEIGHT - 104" A.F.F.
 - 11 WINDOW HEIGHT - 80" A.F.F.
 - 12 WINDOW HEADER - 80" A.F.F. & 10"
 - 13 COACH LIGHT
 - 14 COLOR SCHEME #4111 PER STONE VENEER ACCENT CENTER
 - 15 SAND FINISH STUCCO



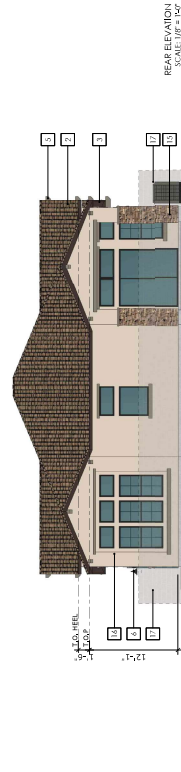
- STYLE LEGEND:
- 1 DECORATIVE BRING
 - 2 12" RECES AT GARAGE
 - 3 PROPERTY WALL
 - 4 MATERIAL FINISHES TO MATCH MATERIALS TO PROPERTY FENCE
 - 5 SAND FINISH STUCCO
 - 6 12" RECES
 - 7 7" RECES AT WINDOW
 - 8 12" RECES
 - 9 PLANT AT ENTRY - 100" A.F.F.
 - 10 PLANT HEIGHT - 104" A.F.F.
 - 11 WINDOW HEIGHT - 80" A.F.F.
 - 12 WINDOW HEADER - 80" A.F.F. & 10"
 - 13 COACH LIGHT
 - 14 COLOR SCHEME #4111 PER STONE VENEER ACCENT CENTER
 - 15 SAND FINISH STUCCO



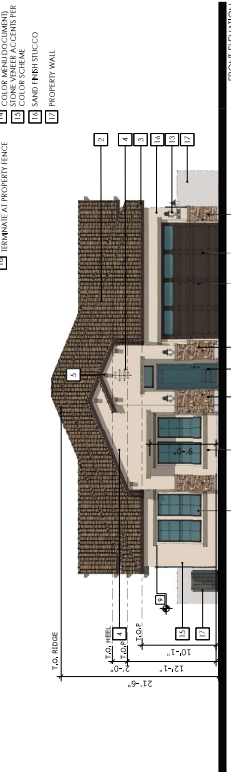
- STYLE LEGEND:
- 1 DECORATIVE BRING
 - 2 12" RECES AT GARAGE
 - 3 PROPERTY WALL
 - 4 MATERIAL FINISHES TO MATCH MATERIALS TO PROPERTY FENCE
 - 5 SAND FINISH STUCCO
 - 6 12" RECES
 - 7 7" RECES AT WINDOW
 - 8 12" RECES
 - 9 PLANT AT ENTRY - 100" A.F.F.
 - 10 PLANT HEIGHT - 104" A.F.F.
 - 11 WINDOW HEIGHT - 80" A.F.F.
 - 12 WINDOW HEADER - 80" A.F.F. & 10"
 - 13 COACH LIGHT
 - 14 COLOR SCHEME #4111 PER STONE VENEER ACCENT CENTER
 - 15 SAND FINISH STUCCO



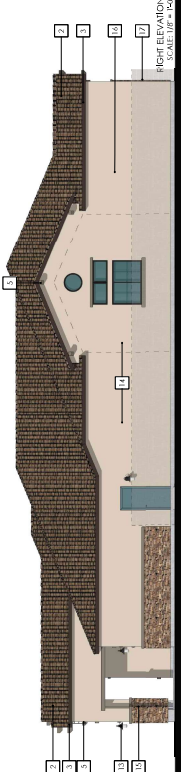
FORM 2A - HACIENDA
FROM VIEW N.E.S.



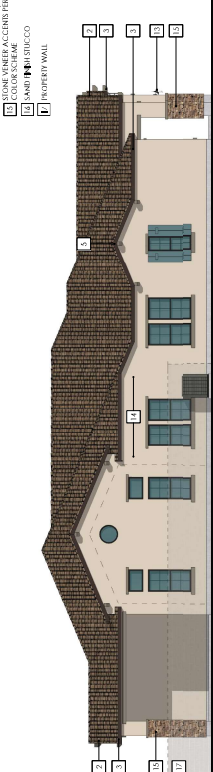
- SCOPE PLAN | SIZING:
- 1 DECORATIVE BRING
 - 2 PROMINENT GABLES & CLIPS
 - 3 CONCRETE STAIRS
 - 4 PROPERTY WALL
 - 5 12" PAGES AND FIVES
 - 6 12" PAGES AT PROPERTY FENCE
 - 7 7" RECES AT WINDOW
 - 8 12" RECES
 - 9 PLANT AT ENTRY - 100" A.F.F.
 - 10 PLANT HEIGHT - 104" A.F.F.
 - 11 WINDOW HEIGHT - 80" A.F.F.
 - 12 WINDOW HEADER - 80" A.F.F. & 10"
 - 13 COACH LIGHT
 - 14 COLOR SCHEME #4111 PER STONE VENEER ACCENT CENTER
 - 15 SAND FINISH STUCCO



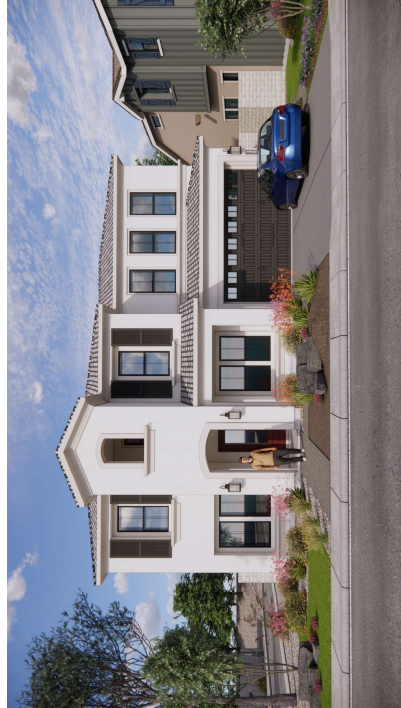
- STYLE LEGEND:
- 1 DECORATIVE BRING
 - 2 12" RECES AT GARAGE
 - 3 PROPERTY WALL
 - 4 MATERIAL FINISHES TO MATCH MATERIALS TO PROPERTY FENCE
 - 5 SAND FINISH STUCCO
 - 6 12" RECES
 - 7 7" RECES AT WINDOW
 - 8 12" RECES
 - 9 PLANT AT ENTRY - 100" A.F.F.
 - 10 PLANT HEIGHT - 104" A.F.F.
 - 11 WINDOW HEIGHT - 80" A.F.F.
 - 12 WINDOW HEADER - 80" A.F.F. & 10"
 - 13 COACH LIGHT
 - 14 COLOR SCHEME #4111 PER STONE VENEER ACCENT CENTER
 - 15 SAND FINISH STUCCO



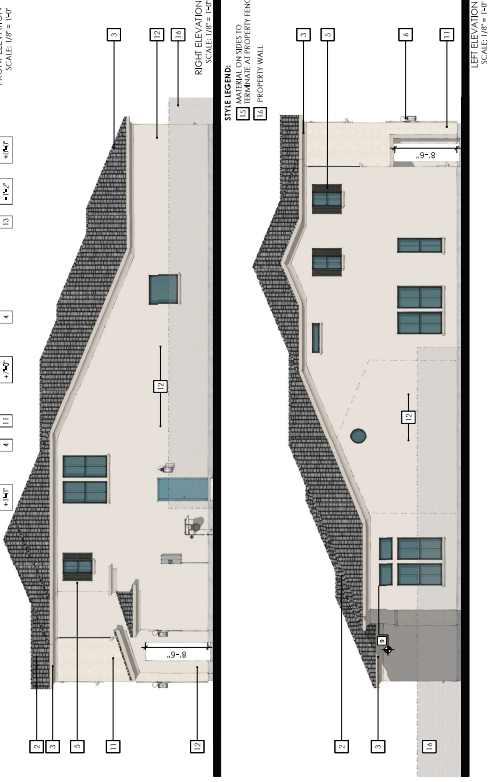
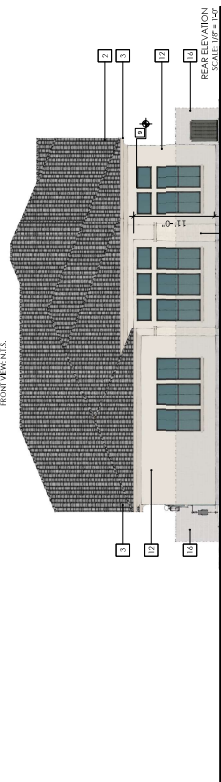
- STYLE LEGEND:
- 1 DECORATIVE BRING
 - 2 12" RECES AT GARAGE
 - 3 PROPERTY WALL
 - 4 MATERIAL FINISHES TO MATCH MATERIALS TO PROPERTY FENCE
 - 5 SAND FINISH STUCCO
 - 6 12" RECES
 - 7 7" RECES AT WINDOW
 - 8 12" RECES
 - 9 PLANT AT ENTRY - 100" A.F.F.
 - 10 PLANT HEIGHT - 104" A.F.F.
 - 11 WINDOW HEIGHT - 80" A.F.F.
 - 12 WINDOW HEADER - 80" A.F.F. & 10"
 - 13 COACH LIGHT
 - 14 COLOR SCHEME #4111 PER STONE VENEER ACCENT CENTER
 - 15 SAND FINISH STUCCO



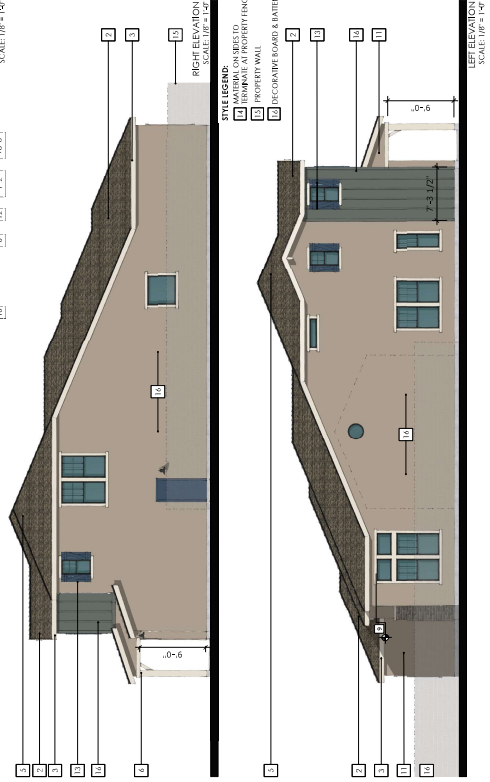
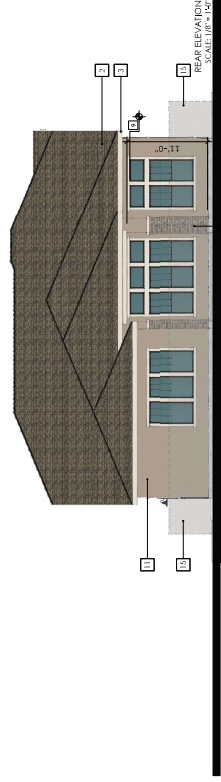
- STYLE LEGEND:
- 1 DECORATIVE BRING
 - 2 12" RECES AT GARAGE
 - 3 PROPERTY WALL
 - 4 MATERIAL FINISHES TO MATCH MATERIALS TO PROPERTY FENCE
 - 5 SAND FINISH STUCCO
 - 6 12" RECES
 - 7 7" RECES AT WINDOW
 - 8 12" RECES
 - 9 PLANT AT ENTRY - 100" A.F.F.
 - 10 PLANT HEIGHT - 104" A.F.F.
 - 11 WINDOW HEIGHT - 80" A.F.F.
 - 12 WINDOW HEADER - 80" A.F.F. & 10"
 - 13 COACH LIGHT
 - 14 COLOR SCHEME #4111 PER STONE VENEER ACCENT CENTER
 - 15 SAND FINISH STUCCO

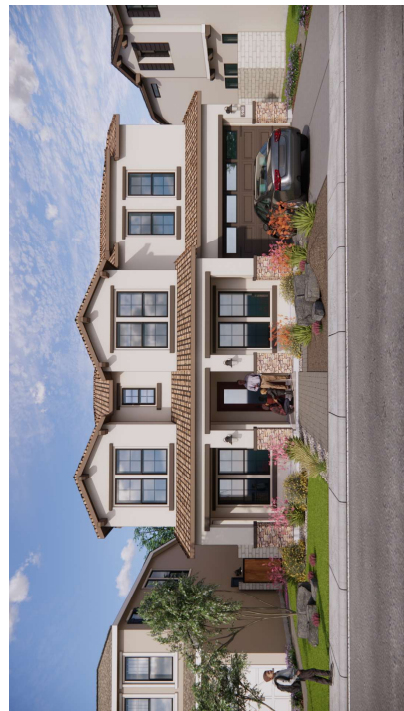


FORM VA - MEDITERRANEAN
FROM NW S.E.S.

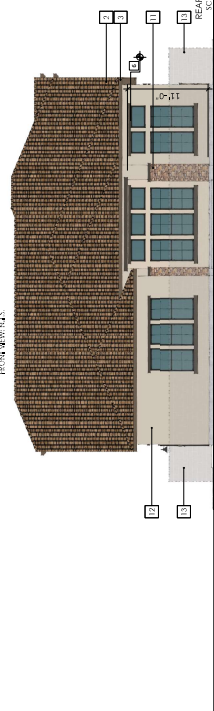


FORM VA - FARMHOUSE
FROM NW S.E.S.

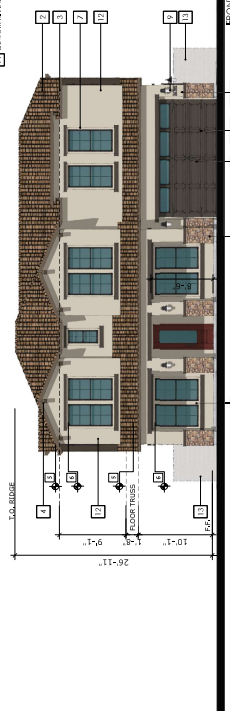




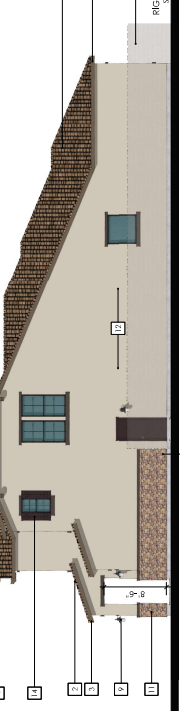
FORM YA - HACENDA
FRONT VIEW 1/4 S.



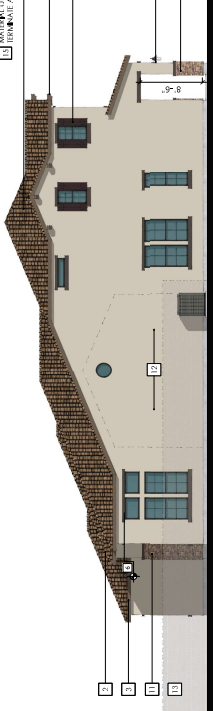
- ROOF PLAN | 1/2 LIND.
- STYLE LEGEND:
- 1 PROMINENT SHIRES
 - 2 CONCRETE TILES
 - 3 12" WOOD AND LAMES
 - 4 6" X 6" CORBEL
 - 5 FLAKE HEIGHT - 104" A.F.F.
 - 6 WINDOW HEADS - 104" A.F.F. A.D.D.
 - 7 RECES AT WINDOW
 - 8 12" RECES AT GARAGE
 - 9 COLOR SCHEME # 4112 IPE
 - 10 COLOR SCHEME # 4112 IPE
 - 11 SAND FINISH STUCCO
 - 12 PROPERTY WALL



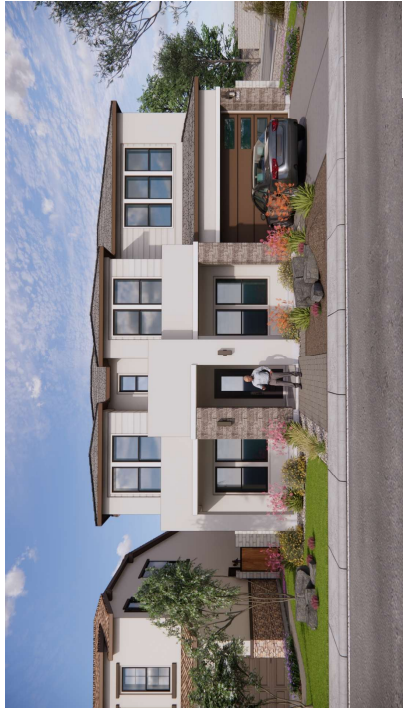
- STYLE LEGEND:
- 1 DECKING SHIRES
 - 2 14" RECESS AT GARAGE
 - 3 PROPERTY WALL
 - 4 MATERIAL FINISHES TO MATCH EXTERIOR FINISHES
 - 5 DECORATIVE SHIRES



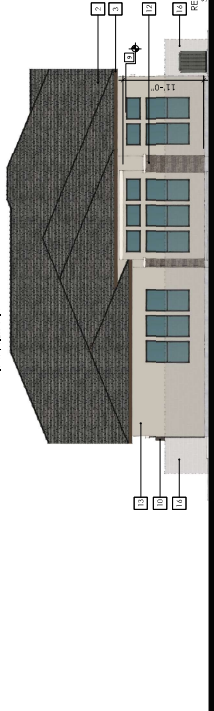
- STYLE LEGEND:
- 1 DECORATIVE SHIRES
 - 2 14" RECESS AT GARAGE
 - 3 PROPERTY WALL
 - 4 MATERIAL FINISHES TO MATCH EXTERIOR FINISHES
 - 5 DECORATIVE SHIRES



- LEFT ELEVATION
SCALE 1/8" = 1'-0"



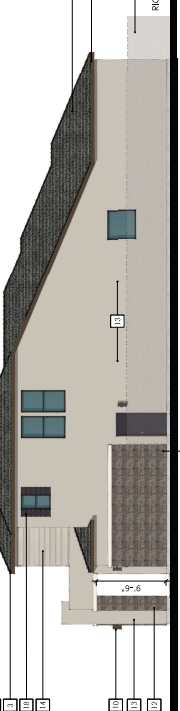
FORM ZA - CONTEMPORARY
FRONT VIEW 1/4 S.



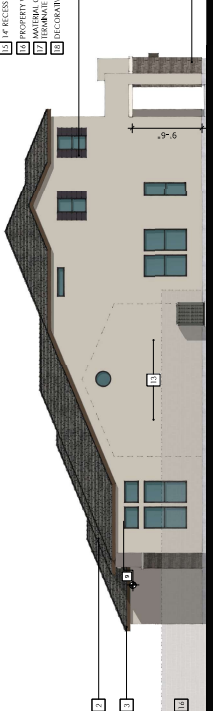
- ROOF PLAN | 1/2 LIND.
- STYLE LEGEND:
- 1 PROMINENT SHIRES
 - 2 CONCRETE TILES
 - 3 12" WOOD AND LAMES
 - 4 WINDOW HEADS - 104" A.F.F.
 - 5 12" RECES AT WINDOW
 - 6 12" RECES
 - 7 FLAKE HEIGHT - 104" A.F.F.
 - 8 WINDOW HEADS - 104" A.F.F. A.D.D.
 - 9 COUCH LIGHT
 - 10 COLOR SCHEME # 4112 IPE
 - 11 COLOR SCHEME # 4112 IPE
 - 12 SAND FINISH STUCCO



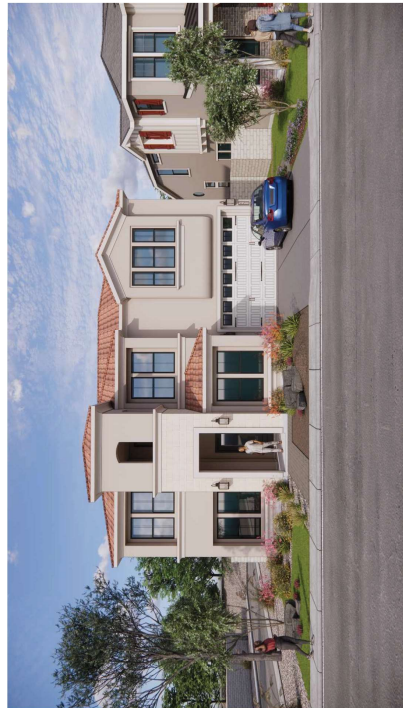
- STYLE LEGEND:
- 1 DECORATIVE SHIRES
 - 2 14" RECESS AT GARAGE
 - 3 PROPERTY WALL
 - 4 MATERIAL FINISHES TO MATCH EXTERIOR FINISHES
 - 5 DECORATIVE SHIRES



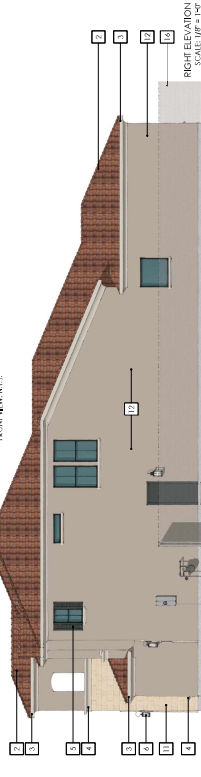
- STYLE LEGEND:
- 1 DECORATIVE SHIRES
 - 2 14" RECESS AT GARAGE
 - 3 PROPERTY WALL
 - 4 MATERIAL FINISHES TO MATCH EXTERIOR FINISHES
 - 5 DECORATIVE SHIRES



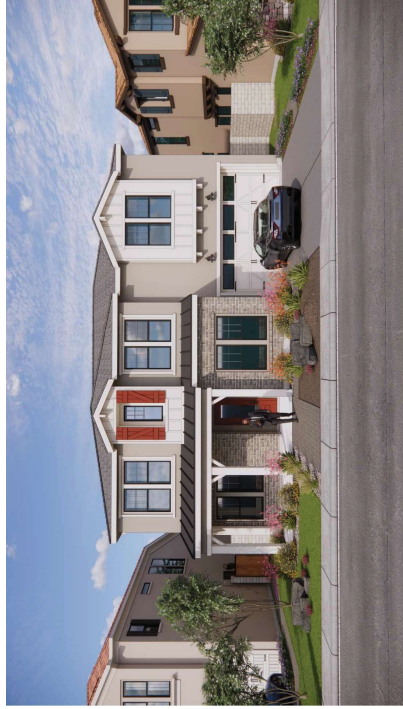
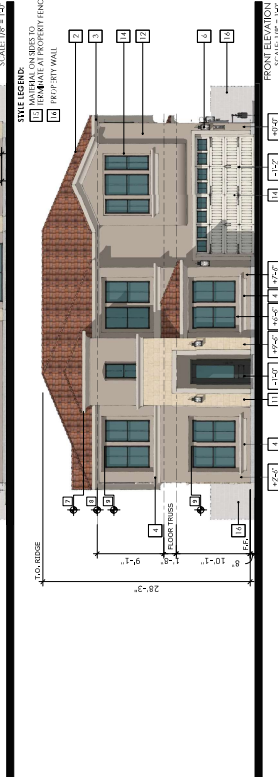
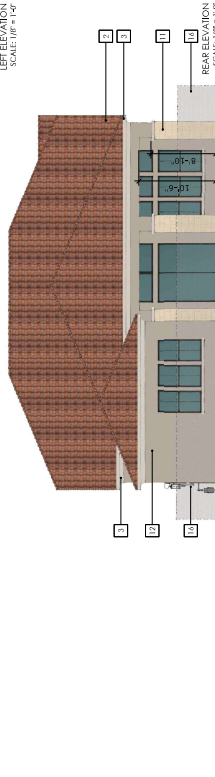
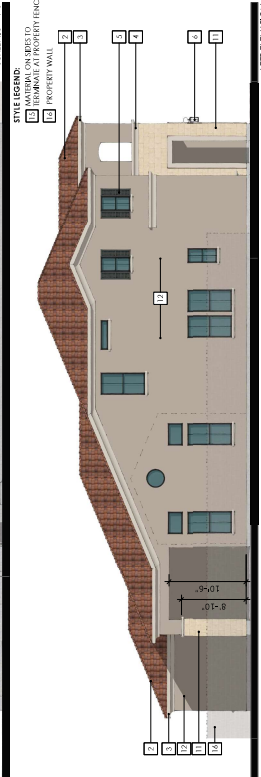
- LEFT ELEVATION
SCALE 1/8" = 1'-0"



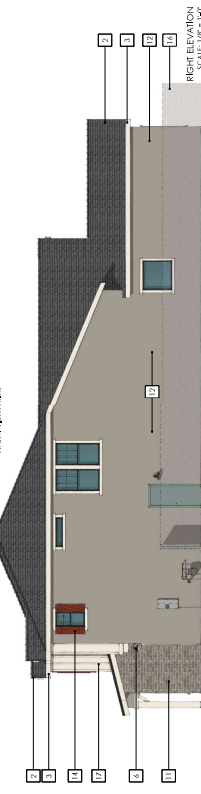
FORM VA - MEDITERRANEAN
FROM FORM 115.



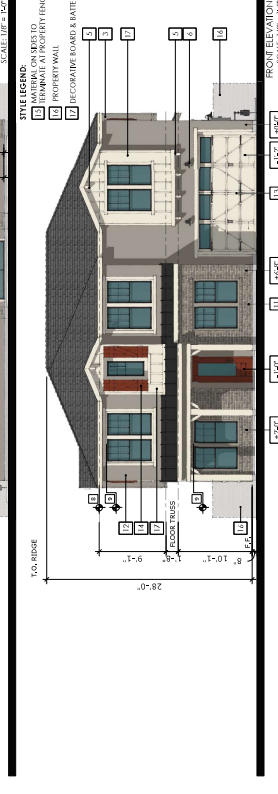
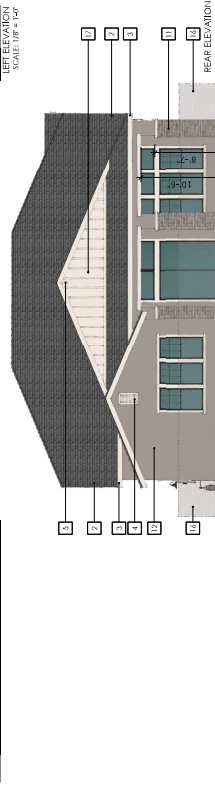
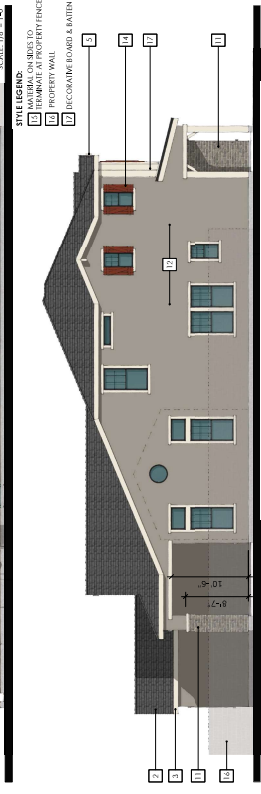
- ROOF PLAN | 1:21 INCH
- SITE LEGEND:**
- 1 MATERIAL ON RISERS TO TERRACE AT PROPERTY FENCE
 - 2 TERRACE AT PROPERTY FENCE
 - 3 PROPERTY WALL
 - 4 CONCRETE SLAB TILES
 - 5 12" X 12" SCUPED SKILL
 - 6 DECORATIVE SHIMMERS
 - 7 COACH LIGHT
 - 8 FLARE AT ENTRY - 20x4 A.F.F.
 - 9 FLARE HEIGHT - 10x4" & 8x4" A.F.F.
 - 10 WINDOW HEADRILL - 4x6" A.F.F. & 10x6" COLOR SCHEME # 2122 (PER COLOR SCHEDULE)
 - 11 STONE UNDER FLOOR COLOR SCHEME
 - 12 SAND FINISH COLORED
 - 13 1/4" BRICKS AT GARAGE
 - 14 2" BRICKS AT WINDOW



FORM WA - FARMHOUSE
FROM FORM 115.



- ROOF PLAN | 1:21 INCH
- SITE LEGEND:**
- 1 MATERIAL ON RISERS TO TERRACE AT PROPERTY FENCE
 - 2 TERRACE AT PROPERTY FENCE
 - 3 PROPERTY WALL
 - 4 CONCRETE SLAB TILES
 - 5 12" X 12" SCUPED SKILL
 - 6 DECORATIVE SHIMMERS
 - 7 COACH LIGHT
 - 8 FLARE AT ENTRY - 20x4 A.F.F.
 - 9 FLARE HEIGHT - 10x4" & 8x4" A.F.F.
 - 10 WINDOW HEADRILL - 4x6" A.F.F. & 10x6" COLOR SCHEME # 2122 (PER COLOR SCHEDULE)
 - 11 STONE UNDER FLOOR COLOR SCHEME
 - 12 SAND FINISH COLORED
 - 13 1/4" BRICKS AT GARAGE
 - 14 2" BRICKS AT WINDOW

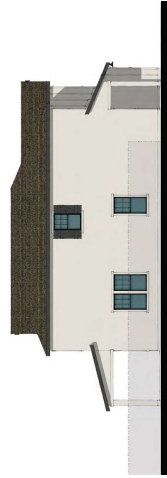




FORM 11A - GRANITE HOUSE
FRONT VIEW/SL.



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



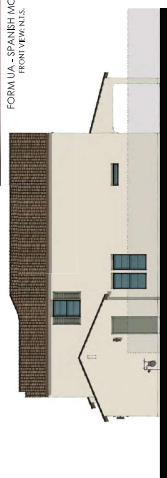
REAR ELEVATION
SCALE: 3/32" = 1'-0"



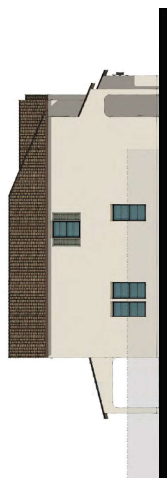
LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM 11A - GRANITE HOUSE
FRONT VIEW/SL.



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



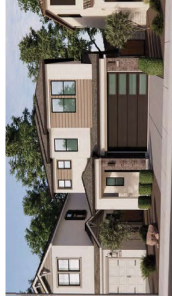
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



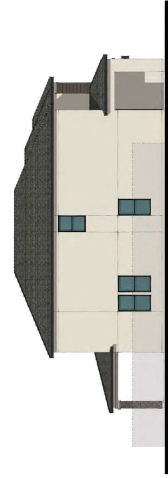
LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM 12A - CONTEMPORARY
FRONT VIEW/SL.



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



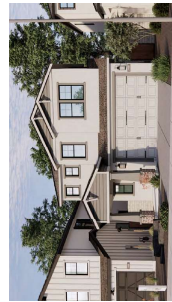
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



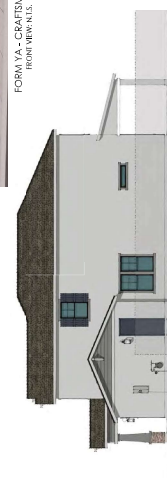
REAR ELEVATION
SCALE: 3/32" = 1'-0"



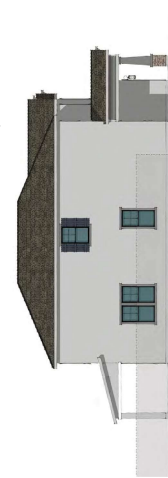
LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM 12A - CONTEMPORARY
FRONT VIEW/SL.



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



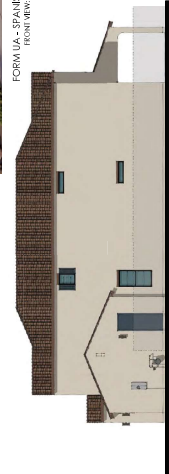
REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM 11A - SPANISH MODERN
FRONT VIEW N.E.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

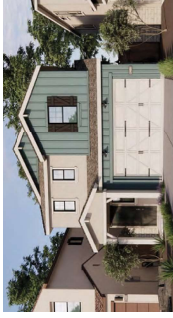


LEFT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



FORM 11A - FARMHOUSE
FRONT VIEW N.E.S.

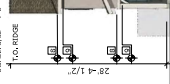


RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"



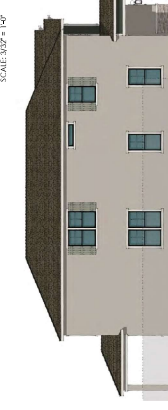
FRONT ELEVATION
SCALE: 3/32" = 1'-0"



FORM 1A - CRAFTSMAN
FRONT VIEW N.E.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"



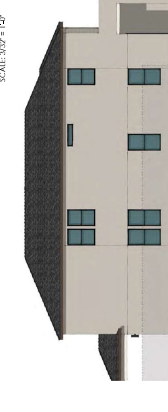
FRONT ELEVATION
SCALE: 3/32" = 1'-0"



FORM 2L - CONTEMPORARY
FRONT VIEW N.E.S.

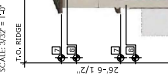


RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



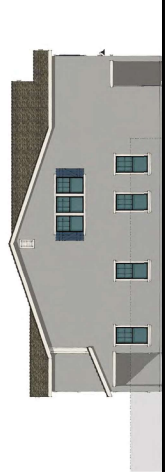
FORM 1A - SPANISH MODERN
FRONT VIEW R.L.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



FORM 2A - CONTEMPORARY
FRONT VIEW R.L.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

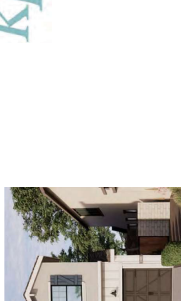


REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



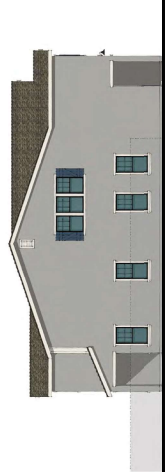
FORM 1A - FARMHOUSE
FRONT VIEW R.L.S.



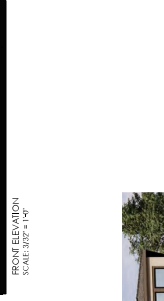
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



FORM 1A - CRAFTSMAN
FRONT VIEW R.L.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"

From: [Ken Leckey](#)
To: nwood@swlaw.com
Cc: [Adrian G Zambrano](#)
Subject: Questions
Date: Sunday, February 22, 2026 1:27:51 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Nicholas,

I received the packet of information you sent out in regards to the proposed change in zoning (Case No. Z-15-26). I own a condo in Bella Monte, Unit 2011 which is the closest to your proposed development. I assume your community will have a wall around it. I would like to know how far that is from my condo. Secondly, if it will be visible from my porch can you put vegetation around/on it to disguise that it is a wall? I like my view now and would like to have you preserve a desert view as much as possible. Thank you for your consideration.

Kenneth P. Leckey
412 303-6136

From: [Margaret and Glen Cross](#)
To: [Adrian G Zambrano](#)
Subject: Proposed Development at 56th St N and Ranger Road by Hovnanian Homes
Date: Thursday, February 26, 2026 11:12:14 AM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Mr. Zambrano - We have been made aware of the upcoming rezoning and action at the above-listed project. We live in Bella Monte, the parcel directly to the south of the proposed project. We are obviously very interested in the proposed activity. We will also be attending the March 4th neighborhood meeting, and will continue to follow the plan for development.

As we received only the notice, we have requested the full submittal package from Snell & Wilmer, including the cover letter, conceptual site plan, and sample renderings included in the application, as we have not had the opportunity to see these items.

We note in the notice there is mention of walking paths. For your information, many of us use the current property for walking, running and bicycling, and a pathway to the parcel north of Ranger Drive. We enjoy the desert landscape and vistas offered by the property, which when state owned, was fully accessible to us. We are concerned that access to this area will be eliminated. We request that a pathway be preserved for residents of Bella Monte to access the parcel to the north of Ranger Drive.

We are also very concerned about dust and construction debris. While homes were being constructed on the developments to the east of 56th St North, and north of Deer Valley Rd, packaging, insulation, food packaging, and other items were blown beyond the development footprint, and were visible along 56th St N and in the proposed project parcel. This is concerning to us as an immediate neighbor to this project. There must be oversight from the City and penalties for blowing debris, lack of construction site organization, and lack of dust control on the proposed development.

There are initial comments and concerns. We will continue to monitor activities associated with this project, and stay engaged.

Thank you for your time.

Sincerely,

Margaret Simmons-Cross (408-838-1461)
Glen Cross
Bella Monte Residents and Owners

From: [Adrian G Zambrano](#)
To: "CLAUDIA GARZA"
Subject: RE: Case No. Z-15-26
Date: Monday, March 23, 2026 2:27:00 PM

Hi Claudia,

Ranger Drive was always shown on the City of Phoenix Street Classification Map connecting to 56th Street. The connection was dependent on the timing of development of the adjacent land – as developers are required to construct half-street improvements along their street frontages (and sometimes full width or other off-site improvements under certain circumstances). The Street Classification Map is available here: [Street Classification Map](#).

The land is currently owned by the Arizona State Land Department and is planned to be sold in an auction after the rezoning process. This project is proposing a new single-family subdivision, with a total of 234 lots. Of the 234 lots, 57 lots will be 60 feet wide by 125 feet deep, and 177 lots will be 40 feet wide by 103 feet deep. The proposed building elevations include a mix of one- and two-story homes. The case files and application materials are all available in the Files uploaded in the ShapePHX portal – you will just need to create an account first, and then once logged in, search for the case number Z-15-26-2: [Home](#).

The first hearing is scheduled for April 7 at 6:30 PM at the Paradise Valley Community Center with the Desert View Village Planning Committee (VPC). The VPC makes a recommendation to the Planning Commission, which is scheduled to hear this case on May 7 at 6:00 PM at the City Council Chambers, or virtually. The Planning Commission makes a recommendation to the City Council, which is scheduled to hear this case on June 3 at 2:30 PM at the City Council Chambers, or virtually. If the Planning Commission decision is not appealed within 7 calendar days after the Planning Commission hearing, the decision will be ratified and scheduled for ordinance adoption by the City Council without further discussion.

Feel free to reach out to me with any further questions.

Best regards,

Adrian Zambrano (*he/him/his*)
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix




► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

From: CLAUDIA GARZA <cdashone@cox.net>
Sent: Monday, March 23, 2026 7:06 AM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: Case No. Z-15-26

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#) 

Good Morning,

My name is Claudia Garza and I am a resident in Desert Ridge (Ironwood Greens). The purpose of this email is to get some information about the above Case Number as, if approved by necessary city departments as well as City Council, will affect my neighborhood.

Ranger Drive is the main access for several neighborhoods between Tatum Blvd and where traffic flow currently ends at 55th Street with barricades stopping traffic. The portion of Ranger Drive between 55th Street and 56th Street passes through the Wildfire Golf Course. As I am sure you are aware, this could become a liability due to safety for golfers. It came to my attention recently that a developer (not sure which one) held an "information" meeting with residents of the community of Bella Monte to explain their development as well as completing Ranger Drive to 56th Street - opening it up to traffic. Can you please give me some background on this project as well as any timeline for future meetings, specifically when this will be presented at the Desert View Village Planning Committee. As someone who has been and is still active with development efforts in my area, I was quite surprised to learn of this proposed plan that will increase significantly the amount of traffic on Ranger Drive.

Thank you for any information you are able to provide and I look forward to your response.

Claudia Garza
22825 N. 55th Street
Phoenix, AZ 85054
cdashone@cox.net
480-251-3673

From: [Adrian G Zambrano](#)
To: "Josh Ast"
Subject: RE: Ranger and 56th Extension
Date: Wednesday, March 25, 2026 2:07:00 PM
Attachments: [Z-15-26-2 Sketch Map Aerial.pdf](#)

Hi Josh,

Yes, the case is Z-15-26-2, which is a request to rezone 53.20 acres located at the southwest corner of 56th Street and Ranger Drive from S-1 DRSP (Ranch or Farm Residence, Desert Ridge Specific Plan) to R1-6 DRSP (Single-Family Residence District, Desert Ridge Specific Plan) to allow a 234-lot single-family residential subdivision (see sketch map attached). Lot sizes would include 57 lots that are 60 feet x 125 feet and 177 lots that are 40 feet x 103 feet. A total of 26% of the gross area of the site is proposed to be retained as open space.

As part of this development, the developer will be required to construct the remainder of Ranger Drive, connecting to 56th Street. This connection was always planned as part of the adopted Street Classification Map: [Street Classification Map](#). Any developer that wants to develop the land adjacent to this section of Ranger Drive, regardless of the type of development, would be required to construct the street improvements.

If you would like to learn more about this case, you can search the case number on the ShapePHX portal. You will first need to create an account, and then once logged in, you can search the case number and look through the files uploaded in ShapePHX: [Home](#).

Feel free to reach out to me with any further questions.

Best regards,



Adrian Zambrano (*he/him/his*)
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003


Mission: Planning, Development and Preservation for a Better Phoenix

From: Josh Ast <josh@joshast.com>

Sent: Wednesday, March 25, 2026 1:25 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: Ranger and 56th Extension

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#) 

Hi Adrian,

I hope all is well.

I was notified via a neighbor of Phoenix city activity related to extending Ranger Road to 56th Street. I was unable to find city documentation related specifically to that project. Can you share anything available with additional information.

Thank you,

Josh

ATTACHMENT C



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: **Z-15-26-2**

May 28, 2026

<u>Desert View Village Planning Committee Meeting Date:</u>	June 2, 2026
<u>Planning Commission Hearing Date:</u>	June 4, 2026
Request From:	S-1 DRSP (Ranch or Farm Residence, Desert Ridge Specific Plan) (53.20 acres)
Request To:	R1-6 DRSP (Single-Family Residence District, Desert Ridge Specific Plan) (53.20 acres)
Proposal:	Single-family residential
Location:	Southwest corner of 56th Street and Ranger Drive
Owner:	Arizona State Land Department
Applicant:	Francisco Castell, K Hovnanian Great Western Homes Building Company, LLC
Representative:	Nick Wood, Snell & Wilmer, LLP
Staff Recommendation:	Approval, subject to stipulations

The purpose of this addendum is to revise Stipulation No. 21 and to add an additional stipulation regarding right-of-way dedication of Ranger Drive, timing of construction of Ranger Drive, and maintenance responsibility.

This request is to rezone 53.20 acres located at the southwest corner of 56th Street and Ranger Drive from S-1 DRSP (Ranch or Farm Residence, Desert Ridge Specific Plan) to R1-6 DRSP (Single-Family Residence District, Desert Ridge Specific Plan) to allow single-family residential.

The Desert View Village Planning Committee heard this case on April 7, 2026 and recommended denial, by a 6-4 vote.

The Planning Commission heard this case on May 7, 2026 and recommended a continuance to the June 4, 2026 Planning Commission hearing, without fee, and remanded the case back to the Desert View Village Planning Committee for reconsideration, per the applicant's request, by an 8-0 vote.

Due to significant public testimony at the Desert View Village Planning Committee and Planning Commission hearings regarding the connection of Ranger Drive to 56th Street,

the applicant has been working with the community and the Street Transportation Department to address concerns. Ranger Drive is designated as a minor collector street on the Street Classification Map. The applicant and the Street Transportation Department have developed an alternative to allow for a future connection after City Council approval for funding in a future Capital Improvement Plan budget and additional engagement with the neighborhood residents, the Police Department, and the Fire Department.

Stipulation No. 21 has been revised to require a right-of-way dedication flaring from 60 feet to 80 feet at the intersection of 56th Street and to require that the developer to construct a temporary turnaround and the full width and limits of Ranger Drive adjacent to the subject development to facilitate access from 56th Street. Additional language was added to the stipulation to require the Street Transportation Department to construct the connection of Ranger Drive through a future Capital Improvement Plan budget approved by the City Council and with additional engagement with neighborhood residents, the Police Department, and the Fire Department.

Stipulation No. 22 was added to establish right-of-way maintenance responsibility of Ranger Drive by the HOA until such time it is determined that the connection of Ranger Drive is approved for construction. The remaining stipulations have been renumbered accordingly.

A revised site plan, attached to this addendum, has been submitted to reflect the changes outlined in Stipulation No. 21. The applicant has also incorporated an open space amenity within the development to honor community member Doug Dickson. Stipulation No. 1 has been revised to update the date stamped date for general conformance to the site plan.

Additional community correspondence that has been received since the last staff report was posted is also attached to this addendum.

Staff recommends approval, per the modified stipulations in **BOLD** font below:

Stipulations

1. The development shall be in general conformance with the site plan date stamped ~~January 30~~ **May 28**, 2026, and the elevations and renderings date stamped March 30, 2026, with specific regard to the inclusion of direct pedestrian pathways connecting the sidewalk to the front entries of homes, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The primary entry/exit shall incorporate enhanced landscaping on both sides within minimum 250-square-foot landscape areas, planted with a variety of at

least three plant materials, as approved by the Planning and Development Department.

3. All landscape setbacks adjacent to public streets, open space areas, and retention areas shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Landscape Setbacks: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. Open Space/Retention Areas: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the open space/retention area.
 - c. A mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
4. Minimum 5-foot-wide pedestrian pathways shall be provided to connect the internal sidewalks to the public sidewalk along 56th Street an average of every 600 feet, as approved by the Planning and Development Department.
5. Bicycle parking spaces shall be provided at a minimum of three U-racks for the primary amenity area and two U-racks for the secondary amenity areas. Bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
6. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department.
7. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
8. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.

9. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
10. Only landscape materials listed in the Desert Ridge Plant List, per Appendix A.2 of the Desert Ridge Specific Plan, shall be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
11. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
12. Natural turf shall not be utilized on individual single-family lots (including the side and rear yards). This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
13. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
14. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
15. If a community pool is proposed, swimming pools shall be prohibited on individual single-family lots less than 6,000 square feet.
16. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
17. All bicycle parking and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
18. Within the development, if detached sidewalks are provided to meet the minimum 75% shade requirement for sidewalks, they shall include minimum 5-foot-wide detached sidewalks separated by minimum 5-foot-wide landscape areas located between the back of curb and sidewalk, planted to the following standards, and as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade.
- b. A minimum of five, 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

19. A minimum of 70 feet of right-of-way shall be dedicated for the west side of 56th Street.
20. A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the west side of 56th Street, adjacent to the development, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility and existing drainage infrastructure conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

21. ~~A total of a minimum 80 feet of right-of-way shall be dedicated for the full width of Ranger Drive.~~ **THE DEVELOPER SHALL DEDICATE FOR THE LENGTH OF THE DEVELOPMENT A MINIMUM OF 60 FEET OF RIGHT-OF-WAY FOR RANGER DRIVE FLARING TO 80 FEET AT THE INTERSECTION OF 56TH STREET TO MATCH THE EAST LEG. A TEMPORARY TURNAROUND SHALL BE DEDICATED AND CONSTRUCTED WITH A BARRICADE AT THE WESTERN LIMITS OF THE RANGER DRIVE TERMINUS IN GENERAL CONFORMANCE WITH THE RANGER DRIVE EXHIBITS DATE STAMPED MAY 22, 2026, AS MODIFIED AND APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. THE DEVELOPER**

SHALL ONLY CONSTRUCT THE FULL WIDTH AND LIMITS OF RANGER DRIVE TO FACILITATE ACCESS TO AND FROM 56TH STREET AND LOCAL NEIGHBORHOOD STREETS OF THE SUBJECT DEVELOPMENT. NO CONNECTION TO THE EXISTING RANGER DRIVE TO THE WEST BEYOND TRACT A, AS SHOWN ON THE RANGER DRIVE EXHIBITS DATE STAMPED MAY 22, 2026, SHALL BE DONE BY THE DEVELOPER. ANY CONSTRUCTION OF RANGER DRIVE WEST OF THE SUBJECT PROPERTY WILL BE DONE BY THE STREET TRANSPORTATION DEPARTMENT AFTER CITY COUNCIL APPROVAL FOR FUNDING IN A FUTURE CAPITAL IMPROVEMENT PLAN BUDGET AND ADDITIONAL ENGAGEMENT WITH THE NEIGHBORHOOD RESIDENTS, THE POLICE AND FIRE DEPARTMENTS.

- 22. THE DEVELOPER SHALL ESTABLISH WITHIN THE SUBDIVISION CC&R'S THAT MAINTENANCE OF ANY IMPROVEMENTS CONSTRUCTED WITHIN THE DEDICATED RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE ESTABLISHED HOA UNTIL SUCH TIME IT IS DETERMINED THAT THE CONNECTION OF RANGER DRIVE IS APPROVED FOR CONSTRUCTION.**

~~22.~~ Minimum 6-foot-wide detached sidewalks, separated by minimum 8-foot-wide
23. landscape areas located between the back of curb and sidewalk, shall be constructed on both sides of Ranger Drive, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalks to achieve a minimum of 75% shade.
- b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

~~23.~~ Per the Intergovernmental Agreement between the City of Phoenix and the
24. Arizona State Land Department (Ordinance S-49239), the development shall be responsible for the following right-of-way dedication and improvements:

- a. Design and construction of a traffic signal located at the intersection of 56th Street and Pinnacle Peak Road and/or be responsible for the full

reimbursement to the city if the traffic signal exists at the time of development.

- b. Acquisition and dedication of a minimum 70 feet of right-of-way, or dedication of a right-of-way easement if owned by ASLD, for the south half of Deer Valley Drive between 40th Street east to Tatum Boulevard.
 - c. Design and construction of the ultimate Deer Valley Road between 40th Street east to Tatum Boulevard.
 - d. In the event Deer Valley Drive, from 40th Street to Tatum Boulevard has been constructed or is under obligation to be constructed from an adjacent parcel, the purchaser of Development Parcel 4.L will be obligated to provide regional funding in the amount of \$3 million, which amount shall be applied to reduce the Regional Funding contribution required to be paid by the purchaser of Superblock 6 pursuant to Section 11 of the Mayo Flyover IGA.
- ~~24.~~ A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the south side of Deer Valley Drive between 40th Street to Tatum Boulevard, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.
- Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
- ~~25.~~ All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated November 24, 2025.
- ~~26.~~ Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
- ~~27.~~

- ~~27.~~ All streets within and adjacent to the development shall be constructed with
~~28.~~ paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- ~~28.~~ If determined necessary by the Phoenix Archeology Office, the applicant shall
~~29.~~ conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
- ~~29.~~ If Phase I data testing is required, and if, upon review of the results from Phase I
~~30.~~ data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
- ~~30.~~ In the event archeological materials are encountered during construction, the
~~31.~~ developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.
- ~~31.~~ Prior to final site plan approval, the landowner shall execute a Proposition 207
~~32.~~ waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Adrian Zambrano

May 28, 2026

Team Leader

Racelle Escolar

Exhibits

Ranger Drive Exhibits date stamped May 22, 2026 (2 pages)

Site Plan date stamped May 28, 2026 (2 pages)

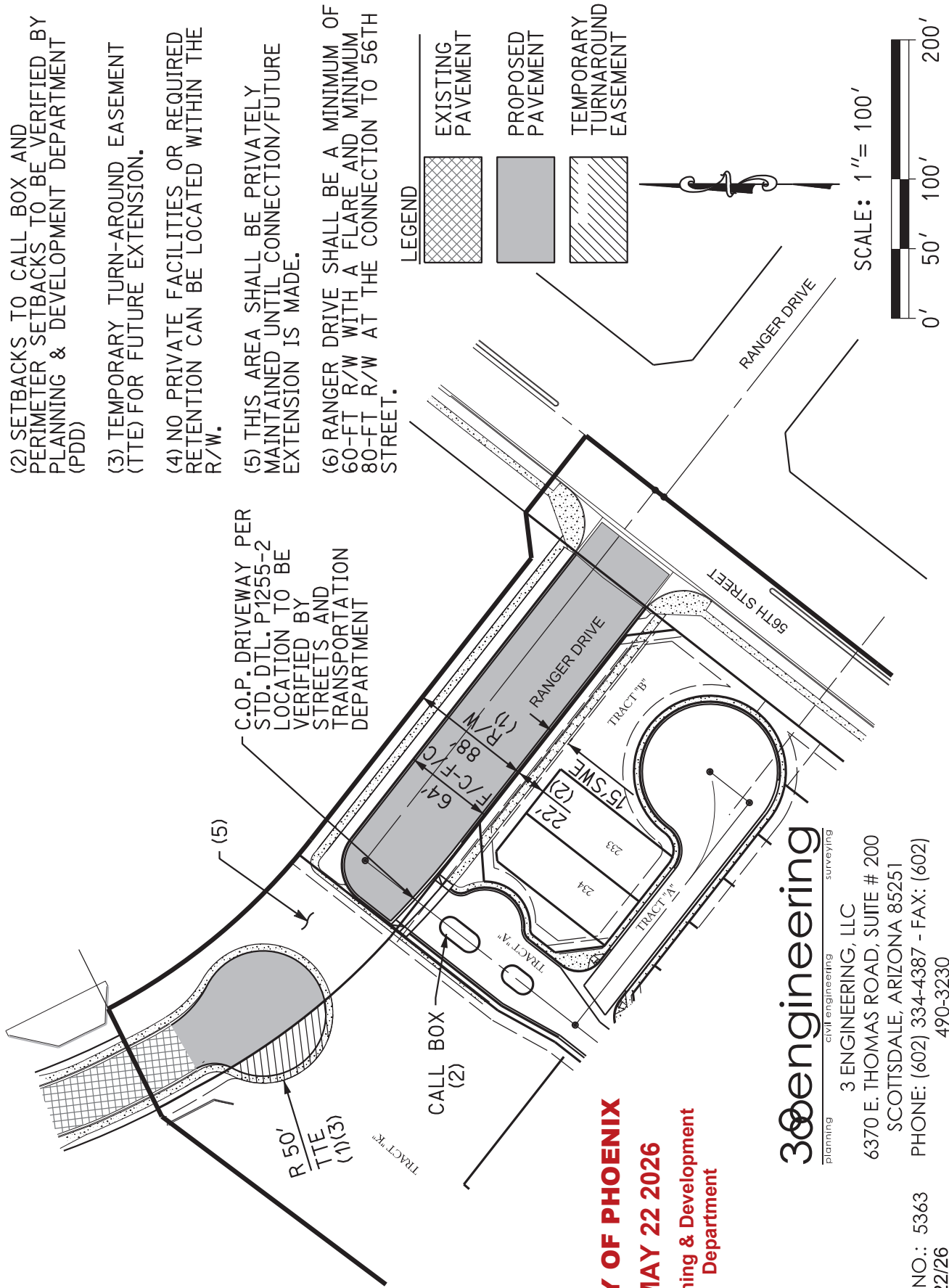
Community Correspondence (75 pages)

TELLARO

ZONING EXHIBIT (RANGER DRIVE)

NOTES:

- (1) TO BE PRIVATELY MAINTAINED
- (2) SETBACKS TO CALL BOX AND PERIMETER SETBACKS TO BE VERIFIED BY PLANNING & DEVELOPMENT DEPARTMENT (PDD)
- (3) TEMPORARY TURN-AROUND EASEMENT (TTE) FOR FUTURE EXTENSION.
- (4) NO PRIVATE FACILITIES OR REQUIRED RETENTION CAN BE LOCATED WITHIN THE R/W.
- (5) THIS AREA SHALL BE PRIVATELY MAINTAINED UNTIL CONNECTION/FUTURE EXTENSION IS MADE.
- (6) RANGER DRIVE SHALL BE A MINIMUM OF 60-FT R/W WITH A FLARE AND MINIMUM 80-FT R/W AT THE CONNECTION TO 56TH STREET.



CITY OF PHOENIX

MAY 22 2026

**Planning & Development
Department**

300engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD, SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387 - FAX: (602) 490-3230

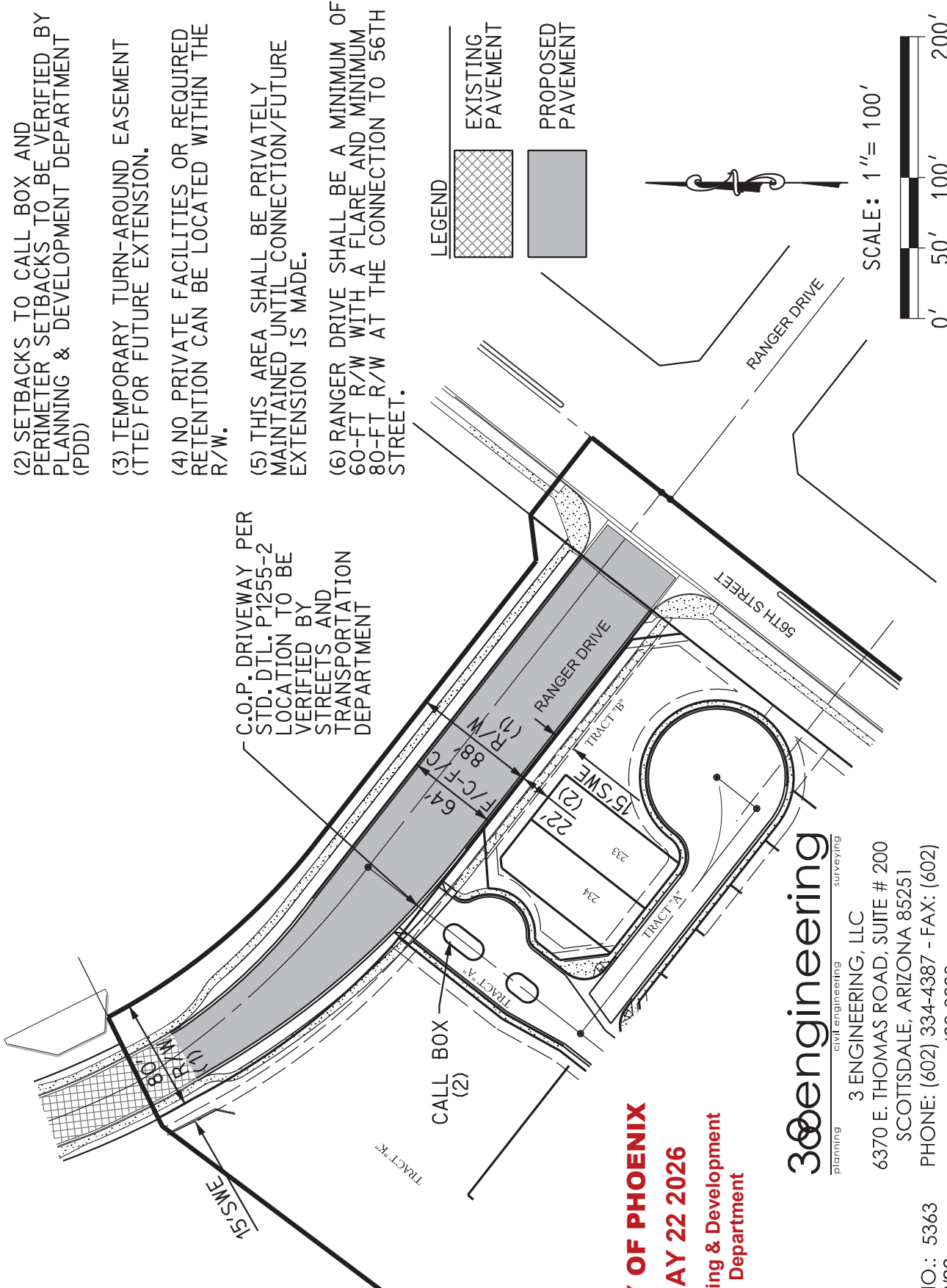
PROJECT NO.: 5363
DATE: 5/22/26

TELLARO

ZONING EXHIBIT (RANGER DRIVE)

NOTES:

- (1) TO BE PRIVATELY MAINTAINED
- (2) SETBACKS TO CALL BOX AND PERIMETER SETBACKS TO BE VERIFIED BY PLANNING & DEVELOPMENT DEPARTMENT (PDD)
- (3) TEMPORARY TURN-AROUND EASEMENT (TTE) FOR FUTURE EXTENSION.
- (4) NO PRIVATE FACILITIES OR REQUIRED RETENTION CAN BE LOCATED WITHIN THE R/W.
- (5) THIS AREA SHALL BE PRIVATELY MAINTAINED UNTIL CONNECTION/FUTURE EXTENSION IS MADE.
- (6) RANGER DRIVE SHALL BE A MINIMUM OF 60-FT R/W WITH A FLARE AND MINIMUM 80-FT R/W AT THE CONNECTION TO 56TH STREET.



C.O.P. DRIVEWAY PER STD. DTL. P1255-2 LOCATION TO BE VERIFIED BY STREETS AND TRANSPORTATION DEPARTMENT

CITY OF PHOENIX
MAY 22 2026
 Planning & Development
 Department

300engineering
 civil engineering surveying
 planning

3 ENGINEERING, LLC
 6370 E. THOMAS ROAD, SUITE # 200
 SCOTTSDALE, ARIZONA 85251
 PHONE: (602) 334-4387 - FAX: (602) 490-3230

PROJECT NO.: 5363
 DATE: 5/22/26

SCALE: 1" = 100'

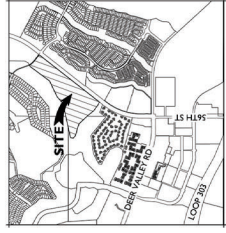


SITE PLAN FOR TELLARO

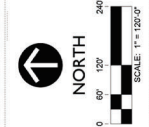
TRACT 1, TRACT 29, TRACT 31, AND A PORTION OF 36 OF BLOCK 4 OF THE STATE PLAT NO. 24 DESERT RIDGE AMENDED AS RECORDED IN BOOK 376, PAGE 26, MARICOPA COUNTY RECORDS, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 20, NORTHWEST QUARTER OF SECTION 21, SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP



REGISTERED PROFESSIONAL ARCHITECT
 STATE OF ARIZONA
 LICENSE NO. 12057



TELLARO
 CONCEPTUAL SITE PLAN
 PHOENIX, AZ

DISCIPLINE	CONTACT INFORMATION
DEVELOPER	CHUCK CHIRKOUT 1480 N. SCOTTSDALE ROAD, SUITE 200 SCOTTSDALE, ARIZONA 85260 chirkout@rvi.com 480.824.1175
ATTORNEY	SNELL & WILMER ONE E. WASHINGTON STREET, SUITE 2700 PHOENIX, AZ 85004
PLANNER	RVI PLANNING + LANDSCAPE ARCHITECTURE 4000 N. SCOTTSDALE ROAD, SUITE 1000 SCOTTSDALE, ARIZONA 85251
ENGINEER	BRIDGEMAN 1480 N. SCOTTSDALE ROAD, SUITE 200 SCOTTSDALE, ARIZONA 85260 matt@bridgeman.com 602.334.4387

SITE DATA	DESCRIPTION
GROSS PAVEMENT	41.523 AC (2,304,374 SF)
NET PAVEMENT	41.523 AC (2,304,374 SF)
APN PARCEL #	213-24-076-099-091-094A
EXISTING ZONING	R1-6; TABLE B(6) PFD
PROPOSED ZONING	SINGLE-FAMILY DETACHED
# OF UNITS	40 UNITS
GROSS DENSITY	44 DU/AC
% OPEN SPACE	26% OF NET (134 AC)

CITY OF PHOENIX
MAY 28 2026
 Planning & Development
 Department

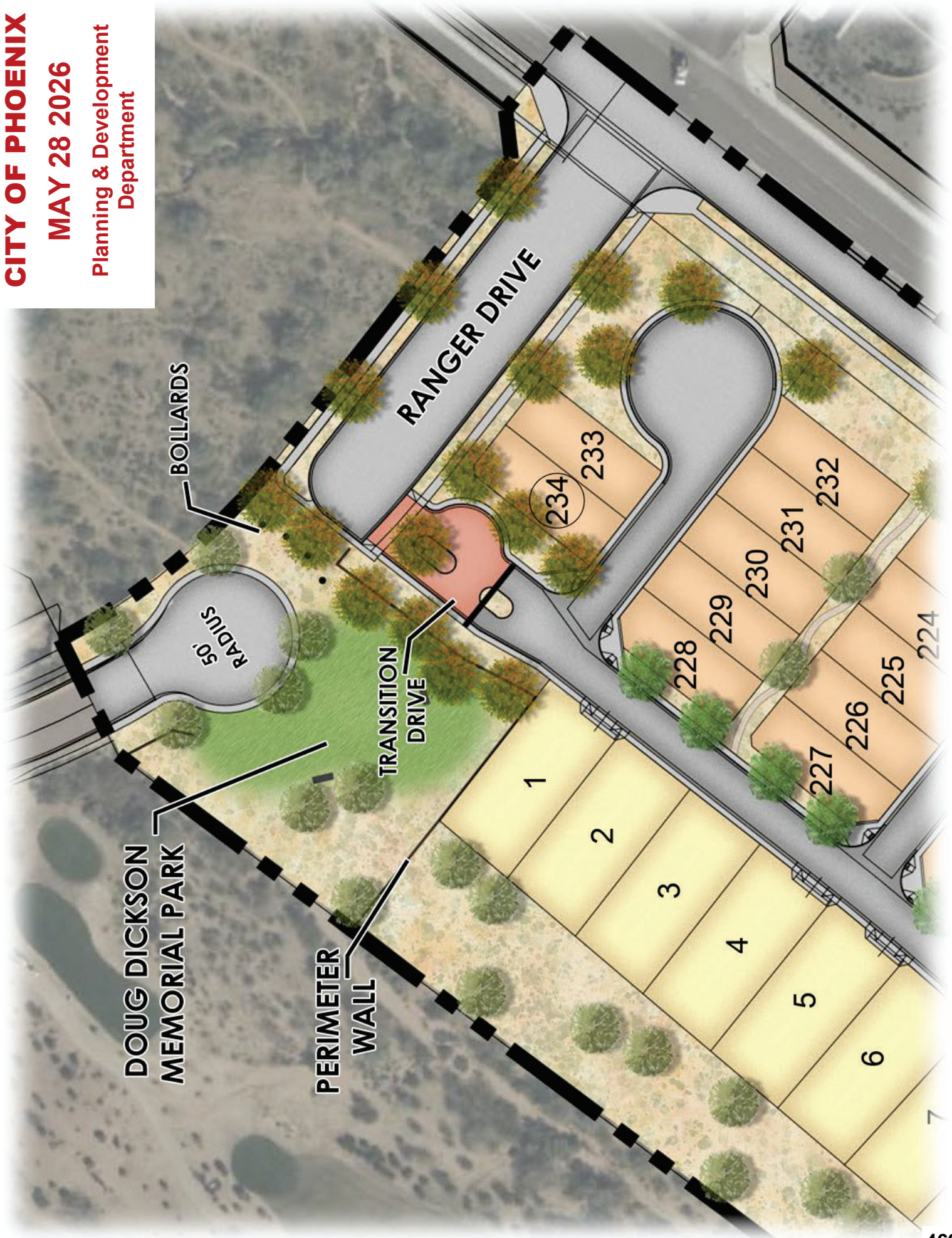
APPROVALS:

PROJECT NO: 25000904
 DATE: MAY 27, 2026
 DRAWN BY: JIN
 CHECKED BY: AS

CONCEPTUAL SITE PLAN

SP.2

SHEET 2 OF 2



PUBLIC GENERAL INQUIRIES

Adrian G Zambrano

From: Adrian G Zambrano
Sent: Wednesday, April 8, 2026 3:53 PM
To: 'Laura Yotter' <soldi15@yahoo.com>
Cc: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: RE: Opposition to Ranger Drive Extension

Hi Laura,

The attached are the sign posting instructions that were provided to the applicant on where to post the signs. These were provided to the applicant on March 18, and per the applicant's sign posting affidavit and photos, the signs were posted on March 23. Per the Rezoning Process Packet, sign postings are required to be erected not less than 15 calendar days prior to the first hearing (Village Planning Committee meeting). The sign must be posted on the site that is the subject of the rezoning request. The applicant is not requesting to rezone property further west on Ranger Drive; thus, a sign is not required to be posted in that location. Signs cannot be posted further west, as that property is not the subject property of the request, and the applicant does not own those properties, nor do they have authorization from those property owners to post on those properties.

The Rezoning Process Packet is available here: [rezoning-process-packet.pdf](#). The site posting requirements are on page 30 of the packet.

The applicant is required to send notice letters a minimum of 10 calendar days prior to the first hearing to all property owners within 600 feet of the site, and all registered neighborhood organizations within 1 mile of the site. The applicant has met this requirement and has submitted a notarized notification affidavit along with notification materials. If you did not receive a letter personally from the applicant, it is likely because your property does not fall within 600 feet of the site. If your neighborhood organization (HOA) is registered with the City and is located within 1 mile of the site, then your HOA should have received a notice letter from the applicant. For registered neighborhood organizations, the responsibility to distribute the notice letters to all residents within the neighborhood would fall on the contact that we have listed for the neighborhood organization, which are typically presidents of HOAs. The list of the registered neighborhood organizations within 1 mile and the associated contact information was provided to the applicant by the City when they applied for this application.

The request is to rezone the property from S-1 DRSP to R1-6 DRSP to allow a single-family subdivision. The request is not whether or not Ranger Drive should connect to 56th Street. Whether the property develops with the existing S-1 zoning, or if it is rezoned and developed with R1-6 zoning, the developer will still be required to connect Ranger Drive to 56th Street. If the property is developed using the existing S-1 zoning, then no public hearings would be required, and the developer would simply need to go through the plan review and permitting process to develop the land, which is an administrative process that does not require approval via public hearings, and Ranger Drive improvements would be included in that process. The only way to eliminate Ranger Drive from connecting to 56th Street would be approval of a Street Classification Map Amendment, which is processed as a General Plan Amendment. As all the neighborhoods to the west only have one entrance and exit into their neighborhoods from Tatum

Boulevard, it is unlikely that the Street Transportation Department or Fire Department would be supportive of that request.

Feel free to reach out if you have any further questions.

Best regards,



Adrian Zambrano (*he/him/his*)
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

From: Laura Yotter <soldi15@yahoo.com>
Sent: Wednesday, April 8, 2026 1:19 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: Re: Opposition to Ranger Drive Extension

Thank you Adrian.

At last night's Village Planning Committee many negative comments were made regarding neighborhood notification. The public hearing signage was placed near 56th Street but not along Ranger Drive where affected neighbors would see it. Is it possible to add signage along Ranger Drive and change the wording to include the proposed extension of Ranger?

I would also like to request that a neighborhood notification be sent to all homes that are accessed from Ranger Drive. We were not notified by mail and I am not aware of any of our neighbors who received notification.

Thank you for your time and consideration with this.

Laura Yotter
5411 E Hashknife Road
602-690-3585

On Apr 7, 2026, at 3:50 PM, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Thank you for your email. It has been saved to the case file and will be shared with the applicant and the Village Planning Committee.

Best regards,



Adrian Zambrano (*he/him/his*)
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

From: Laura Yotter <soldi15@yahoo.com>
Sent: Friday, March 27, 2026 9:09 AM
To: Council District 2 PCC <council.district.2@phoenix.gov>
Cc: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: Opposition to Ranger Drive Extension

Dear Councilman Waring,

We reside off of Ranger Drive and 54th Street in District 2 and were just made aware that the city is working toward a rezoning plan to open Ranger Drive from Tatum to 56th Street. We vehemently oppose this plan for several reasons. Ranger Drive is already a race track. We walk our dogs along Ranger Drive on a daily basis and the speeds that most vehicles reach far exceeds the 30 mph posted speed limit. It is also already a very busy road with the current number of homes in the area.

We also utilize The J.W. Marriott's Wildfire Golf Course which would be impacted if Ranger were to go through. To have a busy road go through the golf course would take away from the peaceful ambiance as well as pose a danger to golfers as well as pedestrians.

It would make more sense to widen Pinnacle Peak Road and add a traffic light at 56th Street. This would help to solve the current congestion problem on Pinnacle Peak without impacting our neighborhood.

Thank you for your consideration and all you do to support our District.

Sincerely,

Laura and Matthew Yotter
5411 E. Hashknife Road
Phoenix, AZ 85054

LANGUAGE FOR SIGNS AS DISTRIBUTED AT POST APP MEETING

POST APP DATE: 3/9/2026

PROVIDED VIA EMAIL: 3/18/2026

Application # Z-15-26-2; Change From: S-1 DRSP, To: R1-6 DRSP;
Acreage: 53.20; Location: Southwest corner of 56th Street and Ranger
Drive; Proposal: Single-family residential; Change of Maximum Dwelling
Units Allowed: From: 53, To: 346.

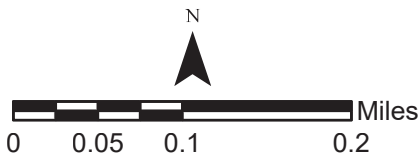
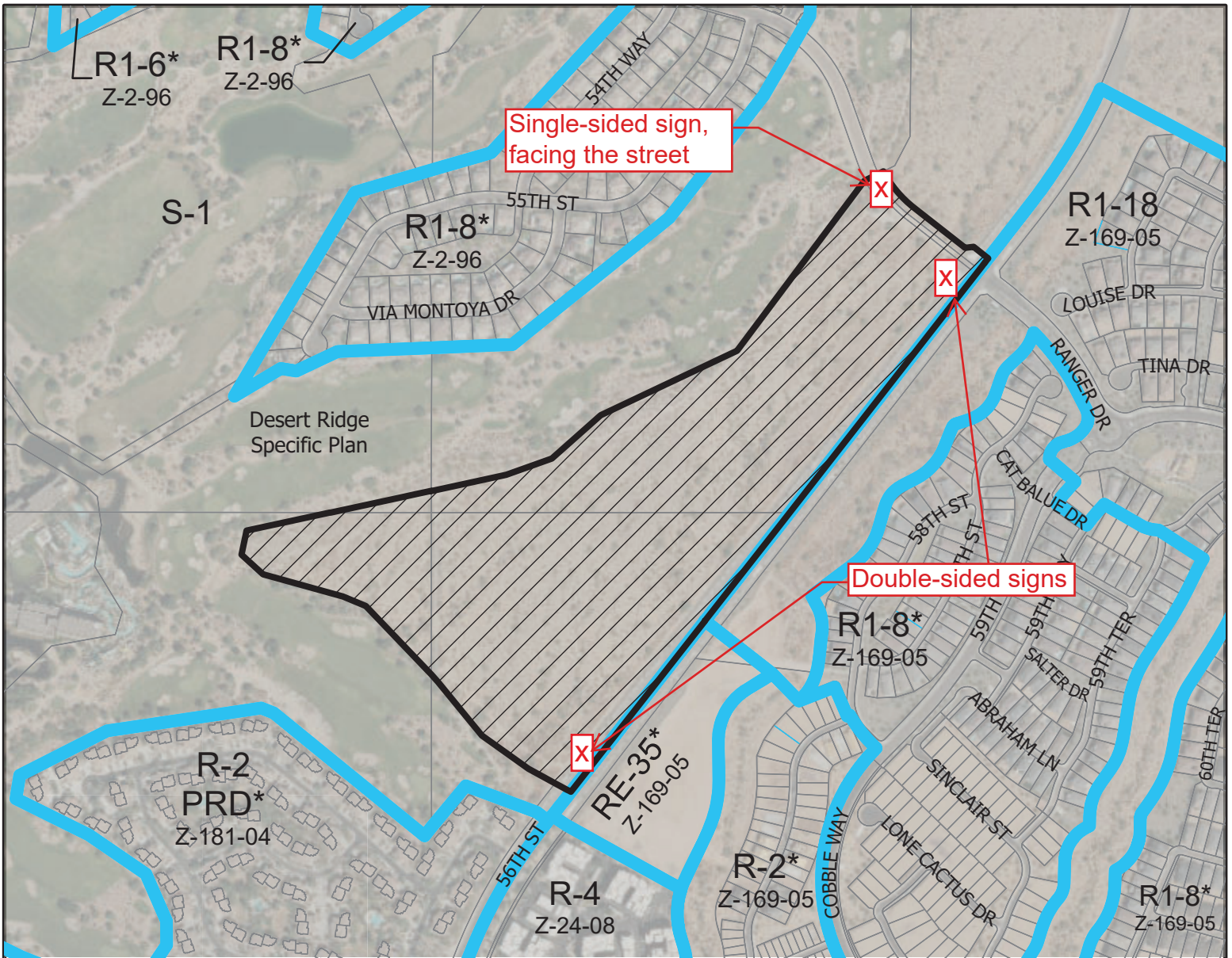
- Desert View Village Planning Committee Meeting
Date: April 7, 2026 Time: 6:30 p.m.
Location: Paradise Valley Community Center
Multi-Purpose Room
17402 N. 40th Street
Phoenix, AZ 85032

- Planning Commission (PC) Hearing
Date: May 7, 2026 Time: 6:00 p.m.
Location: Meeting may be held at the City Council Chambers
(200 W. Jefferson St.) **or virtually.**
For more information, please see:
<https://www.phoenix.gov/cityclerk/publicmeetings/notices>

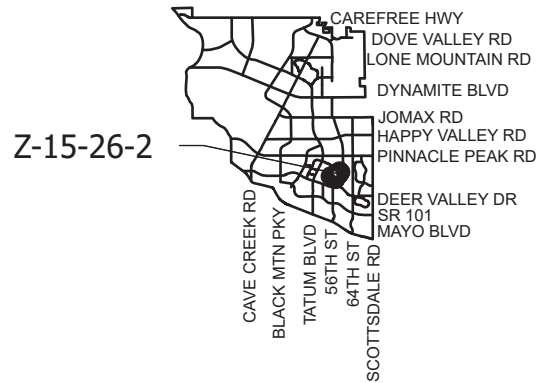
- City Council (CC) Hearing
Date: June 3, 2026 Time: 2:30 p.m.
Location: Meeting may be held at the City Council Chambers
(200 W. Jefferson St.) **or virtually.**
For more information, please see:
<https://www.phoenix.gov/cityclerk/publicmeetings/city-council-meetings>

- Related Case #: N/A
- Send sign posting affidavit/s to: adrian.zambrano@phoenix.gov and
andrew.birkelbach@phoenix.gov
- Please add the following to the bottom of the sign:
For more information, please see:
<https://www.phoenix.gov/pddsites/Pages/My-Community-Map.aspx>

Ordinance Adoption: June 3, 2026 @ 2:30 p.m.



DESERT VIEW VILLAGE
COUNCIL DISTRICT: 2



APPLICANT'S NAME: Noel Griemsmann		REQUESTED CHANGE:	
APPLICATION NO: Z-15-26-2	DATE: 2/18/2026	FROM: S-1 DRSP (53.20 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 53.20 Acres	REVISION DATES:	TO: R1-6 DRSP (53.20 ac.)	
	AERIAL PHOTO & QUARTER SEC. NO. QS 43-40, QS 43-41, QS 42-40, QS 42-41		
MULTIPLES PERMITTED S-1 DRSP R1-6 DRSP	STANDARD OPTION 53 292	* UNITS P.R.D OPTION N/A 346	

* Maximum Units Allowed with P.R.D. Bonus

From: [Adrian G Zambrano](mailto:Adrian.G.Zambrano)
To: "pensandoval@gmail.com"
Subject: RE: Project 56th Street and Ranger Dr North Phoenix
Date: Thursday, May 28, 2026 10:39:00 AM

Hi Norma,

The approved Traffic Impact Analysis does not require this development to construct a traffic signal at the intersection of 56th Street and Ranger Drive. The traffic signal may be warranted once the northwest corner of 56th Street and Ranger Drive develops, at which point that developer will be required to fund and construct the traffic signal.

This development is also not required to widen 56th Street up to Pinnacle Peak Road. They are only required to dedicate the west half of the right-of-way for 56th Street adjacent to their development; however, the west half of 56th Street is already built out along this frontage. Once the land at the southeast corner of 56th Street and Pinnacle Peak Road is developed, that developer will be required to widen 56th Street along their frontage.

Best regards,



Adrian Zambrano (*he/him/his*)
Planner II - Village Planner
Phone: 602-534-6057
E-mail: adrian.zambrano@phoenix.gov

City of Phoenix
► Planning & Development Department
Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

From: Norma Sandoval <pensandoval@gmail.com>
Sent: Tuesday, May 26, 2026 9:01 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: Project 56th Street and Ranger Dr North Phoenix

Dear Mr. Zambrano,

Since I will not be in town for various hearings on the proposed changes and rezoning, I am submitting my question in advance for you to address. Firstly, since the consideration is for 234 single family homes which will result in at least an additional 468 vehicles coming out of that proposed community, will a traffic light be installed at the intersection of 56th and Ranger Dr?

The traffic is currently heavy during rush hours due to northbound traffic from 101 and southbound on 56th St from Pinnacle Peak because drivers are avoiding Tatum and 101 congestion. This will get worse once the multiple apartment buildings under construction south of Deer Valley on 56th St are completed. Second, due to additional vehicles, when will 56th St be widened north on 56th to Pinnacle Peak?

Thank you for your response.

Norma Sandoval

Get [Outlook for Android \[aka.ms\]](#)

Adrian G Zambrano

From: Adrian G Zambrano

Sent: Wednesday, May 27, 2026 2:04 PM

To: 'David Hurst' <hurstd1122@aol.com>

Cc: Joshua A Rogers <joshua.rogers@phoenix.gov>; Maja Brkovic <maja.brkovic@phoenix.gov>

Subject: RE: Public Hearings Notification for Property Development at 56th Street & Ranger Drive

Hi David,

I believe the barricade will be coming down but there is a temporary turnaround design that was worked out with the developer and the Street Transportation Department. The developer will only be dedicating and constructing Ranger Drive along their frontage and the temporary turnaround. The full connection will be done by the City through a future Capital Improvement Plan budget approved by the City Council once it is deemed necessary. See attached exhibits for the temporary turnaround design and the future connection.

Street maintenance issues within City of Phoenix right-of-way can be reported on myPHX311: [Home . myPHX311](#).

Best regards,



Adrian Zambrano (*he/him/his*)

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov

City of Phoenix

► Planning & Development Department

Planning Division, Long Range Planning

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

From: David Hurst <hurstd1122@aol.com>

Sent: Wednesday, May 27, 2026 1:52 PM

To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>

Subject: Fwd: Public Hearings Notification for Property Development at 56th Street & Ranger Drive

Hi Adrian,

First, thank you to city staff and the developer for listening to the local community and coming forward with this revised proposal.

My questions have to do with what happens to Ranger Dr as it moves east of 55th St. As you know, Ranger Rd has a barricade that stops all vehicle traffic from going east of 55th St.. Will that barricade

stay in place? If so, I'm assuming the Marriott golfers will be permitted to cross Ranger Dr as they do now without the worry of any vehicle traffic.

If the barricade is coming down, what happen to the golfers and how can vehicles turn around once they get to the walled area being created by the developer?

One last question. The paved street east of the current barricade has not been maintained like a normal city street. It has some fairly sizable cracks and has not been resealed for many years, if ever. Who will be responsible for keeping up this section of pavement going forward?

Again, thank you for listening to our neighborhood. I will look forward to response.

David Hurst
22611 N 53rd St
Phoenix, AZ 85054
(630) 297-2514

From: desertridge.az@fsresidential.com

To: hurstd1122@aol.com

Sent: 5/26/2026 5:18:45 PM US Mountain Standard Time

Subject: Public Hearings Notification for Property Development at 56th Street & Ranger Drive



Dear Residents and Stakeholders of Desert Ridge,

On behalf of the Desert Ridge Community Association Board of Directors, please click on the link below to review the public notice and development plans involving a rezoning request for a 53.4-acre site located at the southwest corner of 56th Street and Ranger Drive.

Please click on the link below to view the notice of the public hearing dates/times/locations:

[Public Hearings Notification \[o4wk4kpab.cc.rs6.net\]](http://o4wk4kpab.cc.rs6.net)

Community residents and stakeholders are encouraged to attend the public hearings to learn more about this development and to make your opinion and/or concerns known.

Respectfully,

DRCA Management Team
desertridge.az@fsresidential.com

Desert Ridge Community Association | 5415 E. High Street Suite 133 | Phoenix, AZ 85054
US

[Unsubscribe \[audience.constantcontact.com\]](#) | [Update Profile \[audience.constantcontact.com\]](#) | [Constant Contact Data Notice \[constantcontact.com\]](#)

SUPPORT

John Roanhorse

From: Adrian G Zambrano
Sent: Monday, April 6, 2026 4:38 PM
To: John Roanhorse
Subject: RE: Rezoning Plan - Opening Ranger Dr from Tatum to 56th St - Case No. Z-15-16 -- YES!

From: Garry Frandson <gfrandson@cox.net>
Sent: Monday, March 30, 2026 4:53 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Garry Frandson <gfrandson@cox.net>
Subject: Rezoning Plan - Opening Ranger Dr from Tatum to 56th St - Case No. Z-15-16 -- YES!

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

To: Adrian Zambrano, City Planner
City of Phoenix

I am writing to you to express my favorable opinion of opening Ranger Dr. from Tatum Blvd. to 56th Street. I live on 55th St., north of Ranger Drive, in the Ironwood Greens/Lockwood Estates HOA subdivision. I am in favor of this opening, Case No. Z-15-16, for the following reasons.

- I believe a “second outlet” for residents on both sides of Ranger Dr. (i.e., living north and south of Ranger) would benefit from having an alternate route (besides just Tatum Blvd.) to the 101 Freeway, Mayo Hospital, and the Greater Phoenix area by being able to access the 101 Freeway via Tatum Blvd. and 56th Street. This second outlet is critical to ease traffic flow in and out for all residents along Ranger Dr., particularly when traffic is extremely heavy around the Desert Ridge Mall entrance on Tatum [like, around all Holidays].
- A second outlet is critical when getting to/from the 101 Freeway for ambulance and/or police access.
- Accessing other Phoenix roads would be more convenient when routine road repairs are occurring on Tatum.
- Access to other area roads would be more convenient when there is a traffic accident on Tatum.

If heavier traffic usage produces more “speeding” on Ranger Dr. due to drivers seeking another east/west route to 56th street, this could be controlled in a few ways, including the installation of speed bumps and other slowing-zone measures along Ranger Dr.

If golf cart crossings over Ranger Dr. are of concern, these issues can also be addressed by certain speed-controlling devices; e.g., speed bumps, caution signs or flashing lights. Also, many other golf courses in the Greater Phoenix area currently have cart paths crossing public streets with limited issues with proper signage. Weekly, I play two courses, Union Hills Country Club and Palmbrook Country Club, where each have multiple cart paths crossing public streets.

Homeowners with properties contiguous to Ranger Dr. and who are concerned about the increase noise level produced by increased activity -- must have considered the likelihood of Ranger Dr. eventually being completed through to 56th St.

upon making their purchase. And, regarding increase in “noise level” produced by increased volume of traffic -- my backyard faces east and, with the completion of 56th Street between Deer Vally and Pinnacle Peak, all area residents (near and far) have learned to live with the increased “noise pollution” caused by the traffic volume on 56th Street!

Thank you for considering my arguments in favor of completing Ranger Dr. from Tatum to 56th St. Please vote in favor of this rezoning plan.

Sincerely,

Garry and Sue Frandson
Ironwood Greens HOA
22625 N 55th St.
Phoenix, AZ 85054
gfrandson@cox.net
(480) 341-3432 (m)

From: [Jay Rakkar](#)
To: [Adrian G Zambrano](#)
Cc: [PDD Desert View VPC](#)
Subject: Regarding: Property Located at the Southwest Corner of 56th Street and Ranger Drive (Case No Z-15-26)
Date: Tuesday, April 7, 2026 6:23:07 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Mr. Zambrano,

I wanted to send this email to address a few concerns about Property Located at the Southwest Corner of 56th Street and Ranger Drive (Case No Z-15-26).

My name is Jay Rakkar and I'm a nearby resident. I want to start by saying I understand this site is going to be developed, and I'm generally supportive of residential growth here when it's done thoughtfully and safely.

I also want to acknowledge that the golf course creates a meaningful buffer between existing homes and the proposed development. That's a great starting point, and I would strongly encourage that it stays that way long term, with no future roadway connections introduced across it.

My main concern is traffic and safety, especially the risk of creating cut-through routes. If new connections are introduced into existing neighborhoods or across open areas like the golf course, it can quickly change traffic patterns. These types of connections tend to bring more cars and higher speeds, often from drivers who are just passing through and not paying attention the way residents do. Our streets were designed to be quiet and residential. They were not built to handle through traffic. Changes like this would increase risk for families, kids, and pedestrians who are out there every day. Once those traffic patterns are established, they are very hard to undo, so it is important to get this right upfront. For that reason, I would strongly encourage limiting connectivity in a way that prevents cut-through traffic, avoids any future stub street connections, and keeps primary access on major roads like 56th Street.

If there is consideration of an additional access point, I would ask that it be designed in a way that prevents through traffic, such as a controlled or gated entry that limits access to residents rather than creating an open pass-through route. I understand that may not always be feasible, but the goal should be to make sure the street network does not function as a shortcut between major roads.

If a gated option is not possible, I would strongly encourage alternative design measures such as limiting through-connections, avoiding stub streets, and considering emergency-only access where appropriate, so that the development does not become a cut-through route.

Beyond traffic, I would ask for thoughtful and consistent design along the edges of the project. That includes real buffering with both walls and trees, not just in certain areas but consistently along all green space edges.

I also appreciate that the current plan appears to place higher density homes more toward the interior of the project. I'm not sure if the same approach is being applied to two-story homes, but I would encourage that as well, particularly along the edges, so that the transition to surrounding areas remains appropriate. Maintaining that approach consistently across all edges will go a long way in preserving compatibility.

These are all reasonable adjustments that would allow the project to move forward while keeping things safe and compatible for the surrounding community.

At the end of the day, this project will be built once, but the traffic patterns and safety impacts will last for decades. Taking a thoughtful approach now will make a lasting difference for everyone who lives here.

Thank you for your consideration.

Best,
Jay

Jay Rakkar, MD
cell: 678-910-0833
email: jrakkar3@gmail.com

Rezoning Case Z-15-26-2 Ranger Drive Extension – Safety Stipulation Request

Prepared by:
JW Marriott Phoenix Desert Ridge Resort & Spa

Purpose

To request that approval of Rezoning Case Z-15-26-2 include a stipulation requiring the developer to construct two grade-separated tunnels under Ranger Drive to safely accommodate existing golf and employee crossings on the Faldo Golf Course.

Existing Conditions

- Ranger Drive is currently closed to through traffic in this area.
- Two established crossings exist on the Faldo Course:
 - Holes 11 ⇄ 12
 - Holes 15 ⇄ 16
- These crossings operate safely today due to minimal vehicle traffic.

Impact of Proposed Road Extension

Opening Ranger Drive through to 56th Street would:

- Significantly increase traffic volume and vehicle speeds
- Convert a closed roadway into an active east-west connector
- Introduce vehicle traffic into a location with frequent, year-round crossings

Volume & Frequency

- Approximately 36,000 golfer crossings annually
- Daily crossings by grounds and maintenance staff, beverage carts, and player assistants

This represents high-frequency operational use, not occasional recreational crossing.

Proven Local Precedent

The Palmer Golf Course at Desert Ridge already includes three grade-separated tunnels running under Ranger Road in active areas. These tunnels fully separate vehicles and golf operations and have proven effective over time, demonstrating that this solution is feasible and appropriate along Ranger Road.

Why Grade Separation

- Signage, lights, and speed control measures rely on driver compliance
- Grade-separated crossings eliminate conflict entirely
- Tunnels provide the highest level of long-term safety for both vehicles and pedestrians

Requested Rezoning Stipulation

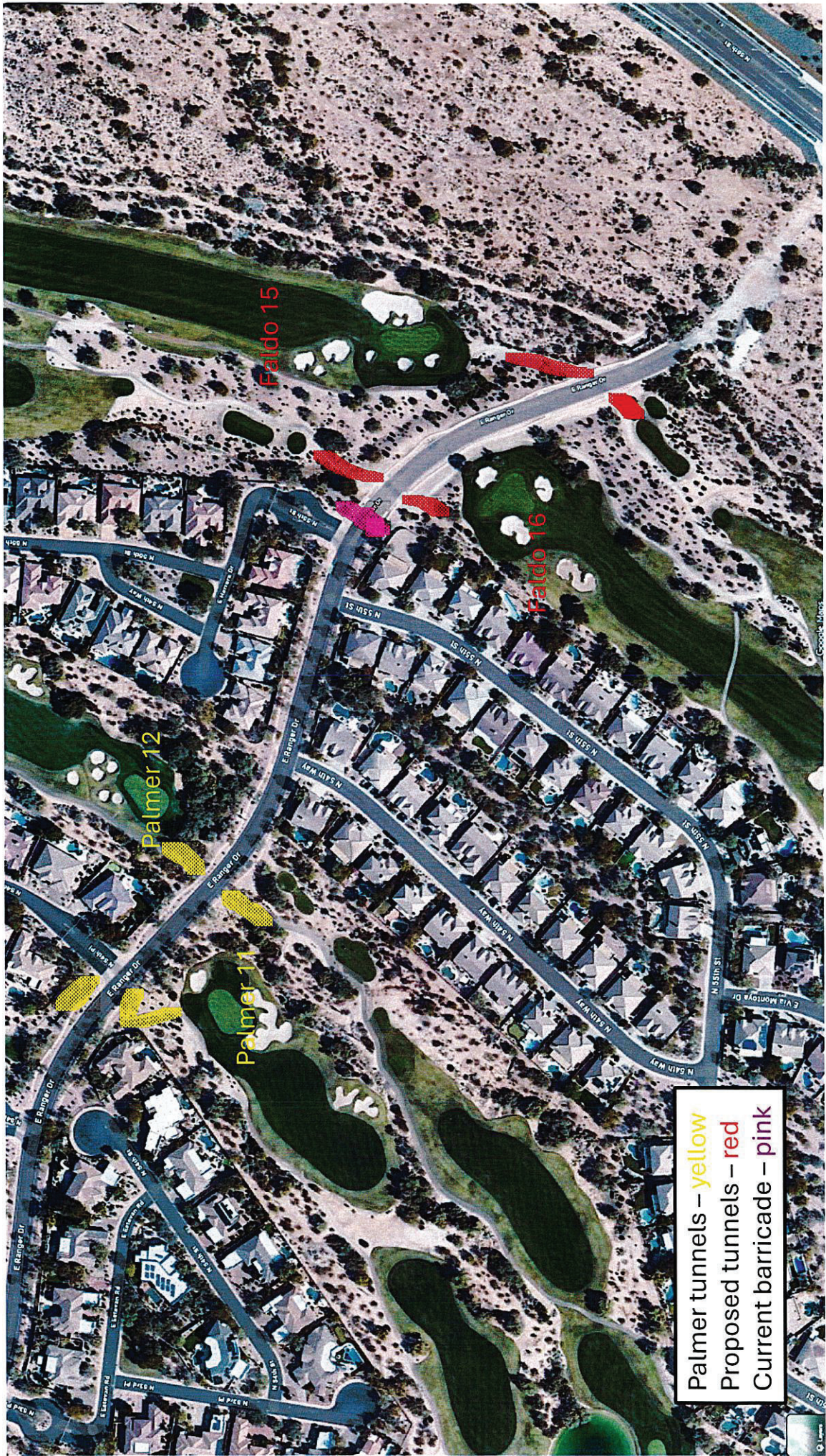
As a condition of rezoning approval, the developer shall construct two grade-separated tunnels under Ranger Drive at the existing Faldo Course crossing locations prior to opening Ranger Drive to through traffic.

Summary

- The safety concern does not exist today
- The safety risk arises only if Ranger Drive is opened as part of this rezoning
- The requested mitigation is proportional, proven, and consistent with existing infrastructure under the same roadway

JW Marriott Phoenix Desert Ridge Resort & Spa
Rezoning Case Z-15-26-2 | Desert View Village Planning Committee
April 7, 2026

Contact: Brandy Staab, Hotel Manager
Brandy.staab@marriott.com | Tel 480.293.3901



From: [Staab, Brandy](#)
To: [Adrian G Zambrano](#); [Council District 2 PCC](#)
Cc: [Staab, Brandy](#)
Subject: Rezoning Case Z-15-26-2 – Safety Stipulation Request (Ranger Drive)
Date: Wednesday, April 8, 2026 1:12:20 PM
Attachments: [Outlook-A logo of .png](#)
[Outlook-A white le.png](#)

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Good afternoon Adrian and Councilman Waring,

Thank you for the opportunity to provide public comment at the Desert View Village Planning Committee meeting regarding **Rezoning Case Z-15-26-2**.

As shared during the meeting, the JW Marriott Phoenix Desert Ridge Resort & Spa is not opposed to the rezoning or completion of Ranger Drive through to 56th Street. Our request is specifically focused on safety mitigation associated with opening a currently closed roadway that intersects with two existing, heavily utilized golf and employee crossings on the Faldo Course.

If Ranger Drive is opened to through traffic, we estimate approximately 36,000 golfer crossings annually, in addition to daily crossings by golf staff, maintenance equipment, and beverage carts. This level of activity, combined with increased traffic volume and speed, creates a safety condition that does not exist today.

We respectfully request that any approval of this rezoning include a stipulation requiring the developer to construct two grade-separated tunnels under Ranger Drive at the Faldo course crossing locations prior to opening the roadway.

This solution already exists on our Palmer Course, where three tunnels currently run under Ranger Road in active areas, providing full separation between vehicles and golf traffic and a proven long-term safety outcome.

We appreciate your consideration of this reasonable, proportional mitigation and are happy to provide additional information or site context as needed.

Warm regards,

Brandy

BRANDY STAAB
RESORT MANAGER | JW MARRIOTT PHOENIX DESERT RIDGE RESORT & SPA

5350 East Marriott Drive | Phoenix, AZ 85054
Brandy.staab@marriott.com | Tel 480.293.3901



[\[instagram.com\]](#)



[\[facebook.com\]](#)

[JW Desert Ridge Website \[marriott.com\]](#) - [Hiring Now - Click Here To Apply Online \[jobs.marriott.com\]](#)

This communication contains information from Marriott International, Inc. that may be confidential. Except for personal use by the intended recipient, or as expressly authorized by the sender, any person who receives this information is prohibited from disclosing, copying, distributing and/or using it. If you have received this communication in error, please immediately delete it and all copies, and promptly notify the sender. Nothing in this communication is intended to operate as an electronic signature under applicable law.

Please consider the environment before printing this e-mail.

April 16, 2026

City Of Phoenix Planning and Development Department
200 W. Washington Street 2nd Floor
Phoenix, AZ 85003

CITY OF PHOENIX

APR 23 2026

**Planning & Development
Department**

Dear Planners,

I want to write today regarding rezoning request **case #Z-15-26 for K. Hovnanian Homes**. As residents of a nearby subdivision, my spouse David Hutchison and I fully support the extension of Ranger Drive through from Tatum Boulevard to 56th Street.

This road extension has been on the Desert Ridge Specific Plan for thirty years. We were fully aware of this when we moved to this community in 1997. Further, the completion of this road through the golf course and across the state land preserve, as planned, will assist with relieving traffic congestion and preparing for more growth. This will be increasingly important as even more homes are being built north of Pinnacle Peak Road and 56th Street.

Residents from all the homes located in the neighborhood east of Tatum (accessible from only Ranger Drive) will enjoy improved safety with multiple exits from the area in case of road closures. In fact, the traffic accident at Tatum and Ranger just TODAY before the DRCA Annual Homeowners meeting is a great example of this, because it blocked all exit from the neighborhood. The only street leaving the area is routes cars through a winding residential area south of ranger, leading eventually to Hamblin. This is not a route which can handle the increased volume of an extended closure of Ranger at Tatum (such as a fatal vehicle accident).

While I understand resident concerns about the traffic on Ranger Drive affecting their ability to enjoy the sidewalks safely, I am a frequent walker on Pathfinder Drive and Cashman Road, both similar connector streets within Desert Ridge. There is zero impact to my ability to enjoy the sidewalks because of traffic traveling through our area on these roads.

Thank you for your consideration of my opinion, and for the work you do to ensure a beautiful and safe city.



Sue Hutchison

4516 East Williams Drive

Phoenix, AZ 85050

From: [Garry Frandson](#)
To: [Council District 2 PCC](#); [Adrian G Zambrano](#); nwood@swlaw.com
Cc: [Garry Frandson](#)
Subject: Rezoning Plan - Opening Ranger Dr from Tatum to 56th St - Case No. Z-15-16 -- YES!
Date: Tuesday, April 28, 2026 4:38:39 PM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

To: Councilman Waring
Village Planner Zambrano
Nicholas Wood, Esq.

I am disappointed to learn that K. Hovnanian Homes have redesigned the north end of their development to include a secondary exit pointing to 56th Street – which will eliminate the connection of Ranger to 56th Street. I previously stated below my reasoning for wanting Ranger to be completed through to 56th Street and potential mitigants to those complaints against its continuation. I suspect many of those against Ranger’s continuation to 56th Street have not sufficiently considered the amount of extra driving time needed for an ambulance to reach Mayo Hospital or Honor Health Scottsdale Hospital in an emergency, particularly around holidays and around the Desert Ridge Marketplace on Tatum! My informal polling of several neighbors favor continuing Ranger to 56th Street, two-to-one; however, most are too busy with their daily lives to involve themselves with actively campaigning for Ranger’s continuation. I suspect the final decision will result in the “squeakiest wheel” getting the grease; i.e., more neighbors willing to campaign for halting Ranger’s continuation to 56th St. than are for its continuation.

If the final plans have not yet been decided, I would strongly support the original plan of continuing Ranger through to 56th Street. Thank you for your consideration.

Sincerely,

Garry Frandson
Lockwood Estates/Ironwood Greens HOA
22625 N 55th St.
Phoenix, AZ 85054
gfrandson@cox.net
(480) 341-3432 (m)

From: Garry Frandson <gfrandson@cox.net>
Sent: Monday, March 30, 2026 4:26 PM

To: 'council.district.2@phoenix.gov' <council.district.2@phoenix.gov>

Cc: Garry Frandson <gfrandson@cox.net>

Subject: Rezoning Plan - Opening Ranger Dr from Tatum to 56th St - Case No. Z-15-16 -- YES!

To: Jim Waring
City Councilman, District 2
City of Phoenix

I am writing to you to express my favorable opinion of opening Ranger Dr. from Tatum Blvd. to 56th Street. I live on 55th St., north of Ranger Drive, in the Ironwood Greens/Lockwood Estates HOA subdivision. I am in favor of this opening, Case No. Z-15-16, for the following reasons.

- I believe a “second outlet” for residents on both sides of Ranger Dr. (i.e., living north and south of Ranger) would benefit from having an alternate route (besides just Tatum Blvd.) to the 101 Freeway, Mayo Hospital, and the Greater Phoenix area by being able to access the 101 Freeway via Tatum Blvd. and 56th Street. This second outlet is critical to ease traffic flow in and out for all residents along Ranger Dr., particularly when traffic is extremely heavy around the Desert Ridge Mall entrance on Tatum [like, around all Holidays].
- A second outlet is critical when getting to/from the 101 Freeway for ambulance and/or police access.
- Accessing other Phoenix roads would be more convenient when routine road repairs are occurring on Tatum.
- Access to other area roads would be more convenient when there is a traffic accident on Tatum.

If heavier traffic usage produces more “speeding” on Ranger Dr. due to drivers seeking another east/west route to 56th street, this could be controlled in a few ways, including the installation of speed bumps and other slowing-zone measures along Ranger Dr.

If golf cart crossings over Ranger Dr. are of concern, these issues can also be addressed by certain speed-controlling devices; e.g., speed bumps, caution signs or flashing lights. Also, many other golf courses in the Greater Phoenix area currently have cart paths crossing public streets with limited issues with proper signage. Weekly, I play two courses, Union Hills Country Club and Palmbrook Country Club, where each have multiple cart paths crossing public streets.

Homeowners with properties contiguous to Ranger Dr. and who are concerned about the increase noise level produced by increased activity -- must have considered the likelihood of Ranger Dr. eventually being completed through to 56th St. upon making their purchase. And, regarding increase in “noise level” produced by increased volume of traffic -- my backyard faces east and, with the completion of 56th Street between Deer Vally and Pinnacle Peak, all area residents (near and far) have learned to live with the increased “noise pollution” caused by the traffic volume on 56th Street!

Thank you for considering my arguments in favor of completing Ranger Dr. from Tatum to 56th St.
Please vote in favor of this rezoning plan.

Sincerely,

Garry and Sue Frandson
Ironwood Greens HOA
22625 N 55th St.
Phoenix, AZ 85054
gfrandson@cox.net
(480) 341-3432 (m)

Adrian G Zambrano

From: Lindsay Miller <lindsayxoxo@gmail.com>
Sent: Tuesday, May 26, 2026 2:43 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Cc: Doug M <doug0506@gmail.com>
Subject: Case Z-15-26: Ranger and 56th Street Extension

Dear Mr. Zambrano,

We are writing regarding Case Z-15-26 and the proposed connection between Ranger Road and 56th Street west of 56th Street.

As residents along the Wildfire Golf Course, in the community closest to the proposed expansion (and farthest from Tatum), we respectfully want to express our support for completing this connection as part of the area's long-term transportation and infrastructure planning.

Major investments and development in the area, including CityNorth and the new Arizona Cardinals facility, will bring additional residents, employees, visitors, and daily traffic to the area making connectivity increasingly important for mobility, traffic distribution, emergency access, and overall transportation resiliency. The surrounding roadway network already experiences significant congestion, and as the area continues to develop, relying on a limited number of access points will only place additional strain on existing infrastructure.

We are also concerned about maintaining only a single point of entry into our neighborhood. Accidents, roadway closures, or emergency situations near Tatum and Ranger can significantly impact both resident access and emergency response times, which we've experienced. An additional connection to the East would improve reliability, resiliency, and overall public safety for the community to be able to get access to our homes in an emergency.

While we understand some residents may have concerns regarding traffic or neighborhood impacts, we believe long-term planning decisions should prioritize the broader needs of a growing area rather than short-term convenience or preservation of existing traffic patterns. Thoughtful connectivity planning is essential to supporting future growth responsibly and ensuring the transportation network can adapt over time. These types of infrastructure decisions become increasingly difficult once surrounding development is fully built out, making proactive planning especially important today.

We understand this item may return to the Planning Committee on June 2nd and wanted to ensure our

perspective is included in the discussion. Additionally, please let us know whether the hearing is open to the public and whether residents may attend to provide comments in person.

Thank you for your time and consideration.

Doug and Linsay Miller
22046 N 55th Street
Phoenix, AZ 85054

OPPOSITION / CONCERNS

John Roanhorse

From: Adrian G Zambrano
Sent: Monday, April 6, 2026 4:37 PM
To: John Roanhorse
Subject: RE: Opposition to Ranger Drive Extension

From: Laura Yotter <soldi15@yahoo.com>
Sent: Friday, March 27, 2026 9:09 AM
To: Council District 2 PCC <council.district.2@phoenix.gov>
Cc: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: Opposition to Ranger Drive Extension

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Councilman Waring,

We reside off of Ranger Drive and 54th Street in District 2 and were just made aware that the city is working toward a rezoning plan to open Ranger Drive from Tatum to 56th Street. We vehemently oppose this plan for several reasons. Ranger Drive is already a race track. We walk our dogs along Ranger Drive on a daily basis and the speeds that most vehicles reach far exceeds the 30 mph posted speed limit. It is also already a very busy road with the current number of homes in the area.

We also utilize The J.W. Marriott's Wildfire Golf Course which would be impacted if Ranger were to go through. To have a busy road go through the golf course would take away from the peaceful ambiance as well as pose a danger to golfers as well as pedestrians.

It would make more sense to widen Pinnacle Peak Road and add a traffic light at 56th Street. This would help to solve the current congestion problem on Pinnacle Peak without impacting our neighborhood.

Thank you for your consideration and all you do to support our District.

Sincerely,

Laura and Matthew Yotter
5411 E. Hashknife Road
Phoenix, AZ 85054

John Roanhorse

From: Adrian G Zambrano
Sent: Monday, April 6, 2026 4:38 PM
To: John Roanhorse
Subject: RE: APPLICATION Z-15-26-2

From: Gita Balakumar <gbalakumar13@gmail.com>
Sent: Monday, March 30, 2026 8:48 AM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>; MDELLOW@swlaw.com
Subject: APPLICATION Z-15-26-2

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

To Whom It May Concern,

I am writing to formally express my strong opposition to any proposed zoning changes in the Desert Ridge area. Having lived at Bella Monte for 17 years, I have witnessed the population density increase exponentially.

While I understand the necessity of progress, the recent additions of the Sprouts, the new apartment complexes at Tatum and Deer Valley, and the pending Trader Joe's have already significantly crowded this neighborhood. My concerns regarding further rezoning include:

- Traffic and Safety: The increase in population has led to a higher volume of cars and a noticeable issue with speeding, which poses a safety risk to the community.
- Neighborhood Maintenance: We are already seeing a lack of respect for the area, specifically with owners failing to pick up after their pets.
- Preservation of Nature: The land in question currently provides essential open space and walking trails that are highly valued by the residents.

I believe that further increasing density will negatively impact our quality of life and the character of our community. I urge you to take these concerns into consideration and maintain the current zoning protections.

Thank you for your time and for considering my feedback.

Best regards,

Gita Balakumar
Bella Monte Resident

From: [Bart Fesperman](#)
To: [Adrian G Zambrano](#)
Subject: Public Comment – 56th & Ranger Road (April 7 DVWPC)
Date: Tuesday, April 7, 2026 3:29:38 PM
Attachments: [Desert View Planning Committee.pdf](#)

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Hi Adrian,

I plan to attend the April 7 Desert View Village Planning Committee meeting regarding the proposed development at 56th Street and Ranger Road.

I've attached a brief one-page summary outlining a suggested improvement related to traffic connectivity in the area, specifically the opportunity to extend Ranger Road through to 56th Street.

I live along Ranger Road, west of the site, and experience the current traffic flow constraints firsthand, as all traffic from our area is forced west to Tatum.

I wanted to share this in advance as part of my public comment.

Thank you for your time, and I appreciate your work on the case.

Best,

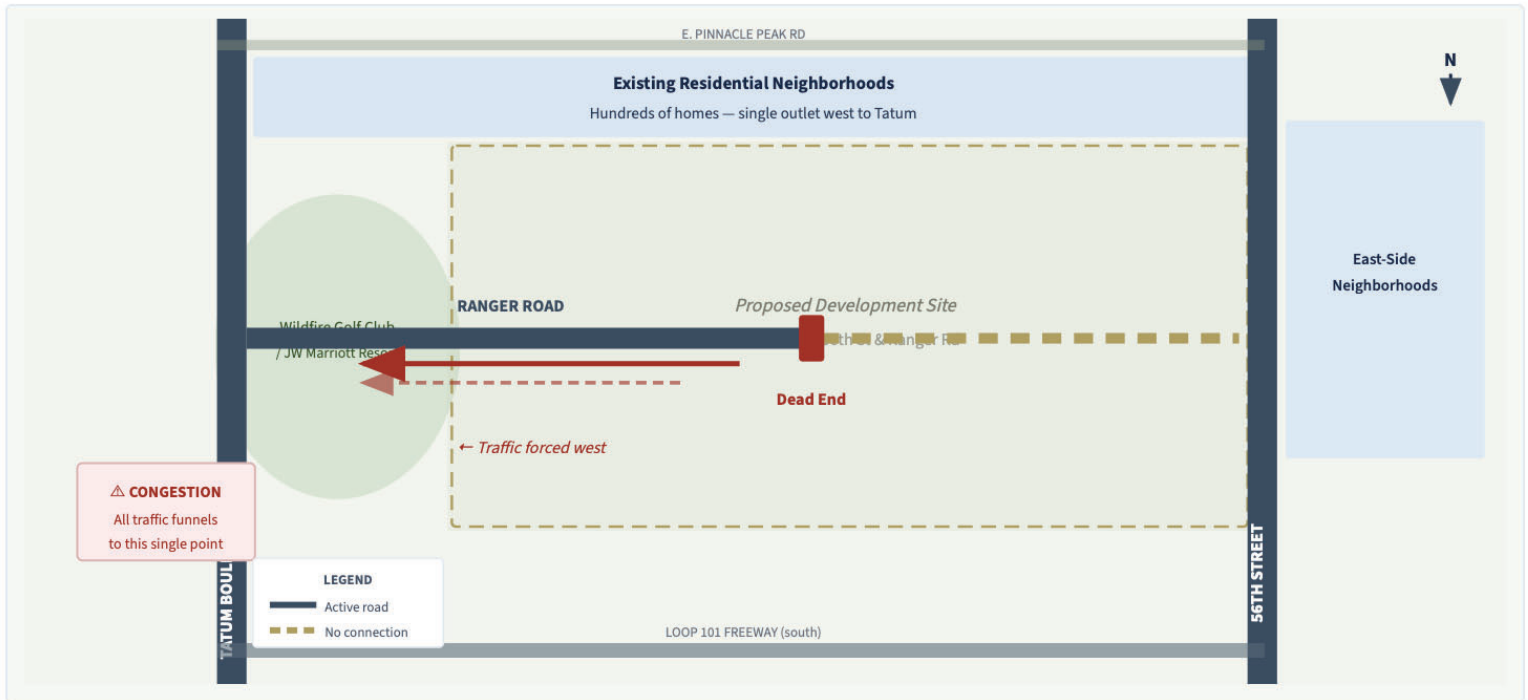
Bart Fesperman

Preserving Critical Traffic Connectivity in Desert Ridge

A proposed residential development at 56th Street & Ranger Road risks permanently eliminating the area's last viable east-west connection, compounding long-term congestion on Tatum Boulevard.

This directly impacts residents along Ranger Road west of the site, where all traffic currently funnels to Tatum.

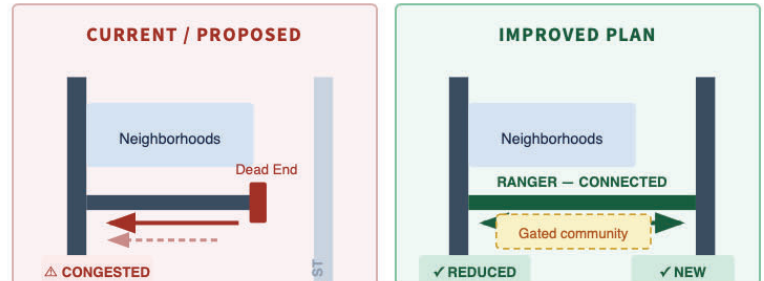
EXISTING CONDITIONS & TRAFFIC FLOW — DESERT RIDGE CORRIDOR



THE PROBLEM

- Hundreds of homes along Ranger Road have a single traffic outlet — west to Tatum Boulevard
- Tatum is already at or near capacity during peak hours, and congestion continues to worsen with ongoing development
- No connection to 56th Street currently exists, despite the corridor being within reach
- This project would permanently eliminate the last opportunity to extend Ranger Road east to 56th Street

TRAFFIC FLOW — CURRENT VS. IMPROVED PLAN





⚠️ This is the last opportunity to create an east-west connection through this corridor. Once platted as private, this alignment cannot be recovered — at any future cost or through any future planning process.

A PRACTICAL SOLUTION

Allow the development to proceed — but **require Ranger Road to be extended as a public right-of-way connecting through to 56th Street** as a condition of final plat approval. The gated community can be designed entirely south of this public connection. This preserves the developer's neighborhood design intent while ensuring the regional road network retains a critical east-west thoroughway that benefits all current and future residents of the area.

WHY THIS MATTERS — INFRASTRUCTURE BENEFITS

 **Traffic Distribution**
Splits residential traffic across two arterials, directly reducing peak-hour volume on Tatum Boulevard and its intersections.

 **Emergency Access**
Provides a secondary east-west route for emergency vehicles, reducing response times for all homes along the Ranger Road corridor.

 **Long-Term Planning**
Grid connectivity is a best-practice planning principle. This supports current and future residents as Desert Ridge continues to grow.

From: [JOHN PHLEGER](#)
To: [Adrian G Zambrano](#)
Subject: case Z-15-26
Date: Tuesday, April 7, 2026 3:25:36 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

I am writing to the City Planning and Development Department to strongly object to Case No. Z-15-26 zoning request for K. Hovnanian homes to change zoning to allow Single family homes and allow 234 homes to be built on 56th Street. With the apartments being built on Deer Valley Road and the apartments and condominiums already being built south of Deer Valley Road on 56th street, traffic on Deer Valley and 56th Street around Desert Ridge Marketplace, Pinnacle Peak Road, and Tatum Blvd will be unbelievable and extremely difficult to manage for the existing apartments, condominiums, and houses. If you haven't driven these roads lately, they are quite busy and do not need more traffic.

Thank you for considering this information.

John and DeDe Phleger

480-748-0841

Residents of Desert Ridge

From: [Hillary Pitt](#)
To: [Adrian G Zambrano](#)
Subject: Opposition to Ranger Drive Extension – Neighborhood Safety Concern
Date: Thursday, April 9, 2026 2:12:01 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear City Planner Zambrano,

I am writing as a concerned resident to express strong opposition to the proposed extension of Ranger Drive to 56th Street.

Preserving the character of our neighborhood is essential. Ranger Drive is actively used by residents of all ages—walking, biking, and pushing strollers—making it a shared community space, not just a roadway. Extending Ranger to 56th Street would transform it into a high-speed cut-through for thousands of drivers, fundamentally changing its purpose. It risks turning our quiet residential street into something resembling nearby Pinnacle Peak Road and Tatum Boulevard—corridors that are loud, fast, and unsafe for everyday recreation.

There is a clear and reasonable alternative: the new development can be accessed via 56th Street, similar to existing developments on the east side. This approach would avoid adding unnecessary traffic to Ranger Drive while still supporting growth.

With the Planning Committee meeting scheduled for May 7 as part of the approval process, I respectfully urge you to oppose the Ranger Drive extension and prioritize the safety and well-being of our community.

Respectfully,

Hillary Pitt

22030 N. 55th St
Phoenix, AZ. 85054

From: [Michelle Godwin](#)
To: [Adrian G Zambrano](#)
Subject: Ranger Drive Update
Date: Saturday, April 11, 2026 9:35:59 AM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Adrian,

We live at 22251 N 55th St Phoenix 85054 and would be negatively effected if Ranger Drive went through to 56th Street.

We have been in our home for 27 years and absolutely love our location. However if Ranger goes through, not only with the value of our property go down but the noise and traffic will be awful. Headlights will blast in our back yard and windows all night.

It is such a short distance to Pinnacle Peak from Ranger Drive it seems senseless to put a road through our neighborhood. We see that the new Development has a gate off Ranger but that doesn't make it necessary to put the entire road through.

Thank you for your consideration.

Michelle & Rick Godwin
22251 N 55th St

From: [CLAUDIA GARZA](#)
To: [Adrian G Zambrano](#)
Subject: Zoning Request Z-15-26-2
Date: Saturday, April 18, 2026 3:20:29 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Adrian,

As a member of the Desert Ridge community who will be greatly affected by the stipulation to open Ranger Drive I am opposed to this stipulation put on the developer for the following:

Ranger drive is currently considered a "minor collector" on the city street classification map with a 30 mph speed limit. It is 2 lanes with a bike path on each side, 12 residential streets that carry traffic on to it, is not a straight street, and is used by numerous residents during the day to walk, jog, parents with baby carriages, kids on bikes and people walking pets, school children being picked up and brought back in the afternoon. The only traffic mitigation currently is a stop light at Tatum Blvd.

Opening and expanding this road could drastically increase the traffic volume, turning our serene neighborhood into a bustling thoroughfare. This change not only threatens the safety of our children and families but also the very essence of our community. The addition of countless vehicles zipping through what has long been a quiet, residential area could lead to more accidents, noise pollution, and a decreased quality of life for all who reside here. It will become a "shortcut" both east and west as drivers look for a better route to either Tatum Blvd north or 56th Street south to the 101 freeway.

I respectfully request that you pass these comments on to the Planning Committee members for their consideration at the upcoming meeting on May 7.

Thank you,

Claudia Garza
22825 N. 55th Street
Phoenix, AZ 85254
cdashone@cox.net

From: [Todd Ezrailson](#)
To: [Adrian G Zambrano](#)
Subject: Strong Concern Regarding Proposed Opening of Ranger Drive (Case No. Z-15-26)
Date: Monday, April 20, 2026 7:56:20 AM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Adrian,

My name is Todd Ezrailson, and my family has lived in Desert Ridge since 2003. I am writing to strongly oppose the proposed opening of Ranger Drive from Tatum Blvd to 56th Street. It currently ends at 55th Street with barricades.

This proposal would introduce unnecessary and potentially serious safety risks to an established residential area that is used every day by pedestrians, children, pets, and families, including during school bus drop-off and pick-up times. The new residents will already have direct access west to Tatum via Pinnacle Peak Road or Deer Valley Road, and our legitimate concern is that Ranger would become cut through street where children regularly play, ride bikes, and walk with their families.

Introducing increased traffic into this environment significantly raises the risk of accidents and undermines the sense of safety that defines our community. While growth is inevitable, this particular plan places an unnecessary burden on existing residents, especially families with young children. That is not an acceptable tradeoff for our neighborhood. In addition to safety concerns, the road would bring increased noise, reduced air quality, and a loss of the natural character that makes this neighborhood desirable. These changes are not minor—they directly affect residents' quality of life.

Ultimately, this project appears to benefit a small number of new homes while imposing widespread negative consequences on an established community. Long-time residents deserve a real voice in determining the future of the community we have helped build. We cherish this neighborhood, and it is not clear that extending Ranger through a quiet, peaceful, and safe area is necessary.

I have also reached out to Councilmember Waring to share these concerns. This matter deserves careful review before any final decision is made, and resident safety and community impact should remain the top priority.

We would appreciate any additional information you can provide regarding the proposal, the timeline, and how residents can best make their voices heard before this moves forward.

Thank you for your time and consideration.

Sincerely,

Todd Ezrailson

5563 E. Via Montoya Drive

Phoenix, AZ 85054

toddezrailson@cox.net

I am writing to the City Planning and Development Department to strongly object to Case No. Z-15-26 zoning request for K. Hovnanian homes to change zoning to allow Single family homes and allow 234 homes to be built on 56th Street. With the apartments being built on Deer Valley Road and the apartments and condominiums already being built south of Deer Vally Road on 56th street, traffic on Deer Valley and 56th Street around Desert Ridge Marketplace, Pinnacle Peak Road, and Tatum Blvd will be unbelievable and extremely difficult to manage for the existing apartments, condominiums, and houses. If you haven't driven these roads lately, they are quite busy and do not need more traffic.

Thank you for considering this information.

John and DeDe Phleger

480-748-0841

Residents of Desert Ridge

CITY OF PHOENIX

APR 23 2026

**Planning & Development
Department**

From: [renee zandee](#)
To: [Adrian G Zambrano](#)
Subject: Opposition to the Extension of Ranger Road
Date: Saturday, April 25, 2026 4:18:41 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

April 23, 2026

Dear Adrian Zambrano,

My name is Renee Adams, and I reside in the Desert Ridge community at 22245 N 54th Way in Phoenix. I have lived here since 2004, raised my family here, and plan to retire here.

I am writing to share my thoughts on the ongoing conversations and planning surrounding the proposed development by K. Hovnanian at 56th Street and Ranger Road.

Like many of my neighbors, I attended the April 7th meeting of the Village Planning Committee. As a community, we are largely opposed to extending Ranger Road to 56th Street. Because this extension is tied to the K. Hovnanian development project, the recommendation from many residents was to oppose the project due to the Ranger component.

Ranger Road currently serves as a feeder street to 12 neighborhoods. It is used daily by residents as a walking path—for individuals, families with strollers, pet owners, runners, cyclists, and children exploring outdoors. It is also a space for birdwatching and enjoying local wildlife. We strongly believe that extending Ranger Road to 56th Street is unnecessary and unsafe. While we understand it has been described as “required by the city” and a condition for development approval, we believe that this decision was made with minimal consideration of the true impact on our community.

This concern extends beyond the traffic generated by 234 new homes. We are equally concerned about increased cut-through traffic from the broader Desert Ridge area, as drivers attempt to avoid congestion on Deer Valley and Pinnacle Peak. Ranger Road is not designed to accommodate this level of traffic. This raises serious safety concerns for our families, as well as quality-of-life issues. Notably, traffic flow in the area is expected to improve with the addition of the traffic light at 56th Street and Pinnacle, which is already a condition of the project’s approval.

We often hear the argument that “Ranger was always meant to be extended.” While that may have been the original intent, plans evolve to meet the needs of the community. The master plan has changed many times over the years. Had we known Ranger would become a highly trafficked roadway, many of us would not have chosen to purchase homes here. Ranger is simply not built for that purpose. With GPS routing and increasing traffic, it will inevitably become a shortcut for drivers.

At present, we feel our concerns are being minimized, with recent discussions focusing solely

on the development and not the Ranger Road issue. However, these two matters are inherently connected due to the coupling of the two by the city. We are asking for the opportunity to think creatively and collaboratively—to support responsible growth while preserving the safety and character of our neighborhood. Converting a two-lane, winding residential road into a high-traffic corridor is neither safe nor appropriate.

We believe there are creative, alternative solutions that can result in a mutually beneficial outcome.

K. Hovnanian has shown a willingness to listen and work with the residents of Desert Ridge. Recognizing that the issue of Ranger Road will persist regardless of the developer, they have revisited their plans and proposed an alternative, inspired by a community suggestion. This concept would keep Ranger as a dead-end road, incorporate open space or a pocket park for both new and existing residents and open Ranger at the very end of 56th Street exclusively for their residents as an entry/exit.

Our community launched a grassroots petition on Change.org last week, and it has already gathered 235 signatures, with more being added daily. I will be sending you a summary of the results in the near future and periodically as we get closer to scheduled meetings. In the meantime, you are welcome to review it here: <https://c.org/hj4tsskxZB> [c.org]

We appreciate your service to our community and respectfully request your support in opposing the extension of Ranger Road to 56th Street. We also want to emphasize that residents and the developer are actively working together to find a better solution. We are committed to being part of the solution and ask that our voices be heard at the city level.

Please let me know if you would like to discuss this further. I would be happy to answer any questions or collaborate on possible solutions.

Sincerely,
Renee Adams
602-647-3687

From: [renee zandee](#)
To: [Adrian G Zambrano](#)
Subject: Opposition to the Extension of Ranger Road Petition Spreadsheet
Date: Sunday, April 26, 2026 2:45:50 PM
Attachments: [Excel Petition Ranger Signatures .xlsx](#)

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Adrian Zambrano,

As promised, attached is the current count of signatures for this petition in an excel spreadsheet for your reference.

I will send an updated one as we approach future meetings.

Sincerely,

Renee Adams
602-647-3687
22245 N 54th Way

Opposition to Extension of Ranger Road As of April 25th

Name	City	State	Postal Code	Country	Signed On
Al Carrino	Lake Zurich	IL	60047	United States	2026-04-19
Rene Adams	Phoenix	AZ	85054	United States	2026-04-19
Andrea Bock	Phoenix	AZ	85054	United States	2026-04-19
Jean Hrdlicka	Phoenix	AZ	85054	United States	2026-04-19
Lois Lembo	Phoenix	AZ	85054	United States	2026-04-19
mary Albano	Merrick	NY	11566	United States	2026-04-19
Mitch Hrdlicka	Phoenix	AZ	85054	United States	2026-04-19
Ivan & Karen Brodsky	Phoenix	AZ	85054	United States	2026-04-19
Maribeth Brady	Phoenix	AZ	85054	United States	2026-04-19
Phyllis Williams	Phoenix	AZ	85054	United States	2026-04-19
Victor Beckman	Phoenix	AZ	85054	United States	2026-04-19
Lynda Beckman	Phoenix	AZ	85054	United States	2026-04-19
Karin Warren	Phoenix	AZ	85054	United States	2026-04-19
Kent beckman	Phoenix	AZ	85054	United States	2026-04-19
Linda Lato	Phoenix	AZ	85054	United States	2026-04-19
Taylor Adams	Phoenix	AZ	85054	United States	2026-04-20
Clarence E Williams	Phoenix	AZ	85054	United States	2026-04-20
Sam Cianfarano	Phoenix	AZ	85054	United States	2026-04-20
Beverly Kubat	Phoenix	AZ	85054	United States	2026-04-20
Brian Olson	Phoenix	AZ	85054	United States	2026-04-20
Jaime Paz	Mesa	AZ	85201	United States	2026-04-20
Taylor Mitchell	Phoenix	AZ	85054	United States	2026-04-20
Lee Oconnell	Phoenix	AZ	85054	United States	2026-04-20
Bre Oconnell	Phoenix	AZ	85054	United States	2026-04-20
Christina Haro	Roy	UT	84067	United States	2026-04-20
Reidun Halpert	Phoenix	AZ	85054	United States	2026-04-20
Bryan Compton	Phoenix	AZ	85043	United States	2026-04-20
Victoria garoukian	Phoenix	AZ	85054	United States	2026-04-20
Julie Schneider	Phoenix	AZ	85054	United States	2026-04-20
Chris Spraezt	Phoenix	AZ	85054	United States	2026-04-20

Michelle Spraet	Phoenix	AZ	85054	United States	2026-04-20
Sierra Mitchell	Phoenix	AZ	85054	United States	2026-04-20
Kelly Barron	Phoenix	AZ	85054	United States	2026-04-20
Chris Spraetz	Phoenix	AZ	85054	United States	2026-04-20
Michelle Godwin	Phoenix	AZ	85054	United States	2026-04-20
Cosmo Popa	Phoenix	AZ	85054	United States	2026-04-20
Cheryl Polmatier	Phoenix	AZ	85054	United States	2026-04-20
Greg Polmatier	Phoenix	AZ	85054	United States	2026-04-20
Jodie Hollander	Phoenix	AZ	85054	United States	2026-04-20
David Hurst	Phoenix	AZ	85054	United States	2026-04-20
Katie Harbold	Phoenix	AZ	85054	United States	2026-04-20
Brandon Erny	Phoenix	AZ	85054	United States	2026-04-20
Brandon Carrino	Scottsdale	AZ	85255	United States	2026-04-20
Robert Fitzula	Phoenix	AZ	85054	United States	2026-04-20
Koreen Riveras	Phoenix	AZ	85050	United States	2026-04-20
Randy Durston	El Mirage	AZ	85335	United States	2026-04-20
Edward Michalosky	Phoenix	AZ	85050	United States	2026-04-20
Kathy panico	Phoenix	AZ	85054	United States	2026-04-20
Stacey Ezrailson	Phoenix	AZ	85054	United States	2026-04-20
Nancy Bell	Phoenix	AZ	85054	United States	2026-04-20
Linda Gaerig	Scottsdale	AZ	85255	United States	2026-04-20
Taffey Miller	Phoenix	AZ	85054	United States	2026-04-20
james tucker	Scottsdale	AZ	85262	United States	2026-04-20
Dawn Cook	Phoenix	AZ	85054	United States	2026-04-20
Susana Muñoz	Madrid		28019	Spain	2026-04-20
tamara wolek	surprise	AZ	85379	United States	2026-04-20
Davida Callison	Phoenix	AZ	85044	United States	2026-04-20
shirley swan	Birmingham	ENG	b14 7sr	United Kingdom	2026-04-20
Kristi Nolde-Morrissey	Phoenix	AZ	85054	United States	2026-04-20
Nancy Maki	Phoenix	AZ	85050	United States	2026-04-20
Bonnie Irwin	Cave Creek	AZ	85331	United States	2026-04-20
susan ast	Phoenix	AZ	85054	United States	2026-04-20

Sue Hanen- Blanchard	Phoenix	AZ	85054	United States	2026-04-20
Claudia Garza	Phoenix	AZ	85054	United States	2026-04-20
George Heiler	Phoenix	AZ	85054	United States	2026-04-20
Todd Ezrailson	Phoenix	AZ	85054	United States	2026-04-20
Josh Ast	Phoenix	AZ	85054	United States	2026-04-20
Lindsay Bartholome	Phoenix	AZ	85054	United States	2026-04-20
Eileen findlay	Phoenix	AZ	85054	United States	2026-04-20
Eli Blau	Gilbert	AZ	85205	United States	2026-04-20
Mary Megan Fanning	Phoenix	AZ	85054	United States	2026-04-20
Sandra Murray	Phoenix	AZ	85054	United States	2026-04-20
Tanina Santoro	Phoenix	AZ	85054	United States	2026-04-20
Joseph Santoro	Phoenix	AZ	85054	United States	2026-04-20
Mark Blanchard	Phoenix	AZ	85054	United States	2026-04-20
Claudia Stesiak	Phoenix	AZ	85054	United States	2026-04-20
Marcus Garcia	Phoenix	AZ	85022	United States	2026-04-20
Neil Hardon III	Phoenix	AZ	85054	United States	2026-04-20
Jon Hermanson	Phoenix	AZ	85027	United States	2026-04-20
Mark Kovacich	Phoenix	AZ	85054	United States	2026-04-20
Richard Godwin	Phoenix	AZ	85054	United States	2026-04-20
Laura Zollner	Phoenix	AZ	85008	United States	2026-04-20
Kenda Newbury	Phoenix	AZ	85054	United States	2026-04-20
Lisa Stevens	Phoenix	AZ	85054	United States	2026-04-20
Morgan Burkemper	Phoenix	AZ	85054	United States	2026-04-20
Justin Folts	Phoenix	AZ	85054	United States	2026-04-20
Ashley Asbra	Phoenix	AZ	85054	United States	2026-04-20
Frank Garza	Phoenix	AZ	85054	United States	2026-04-20
Kasia Folts	Phoenix	AZ	85054	United States	2026-04-20
Cindy Garrett	Phoenix	AZ	85054	United States	2026-04-20
Christopher Schuman	Phoenix	AZ	85054	United States	2026-04-20
Lydia Veratti	Phoenix	AZ	85054	United States	2026-04-20
Doris Proceller	Phoenix	AZ	85054	United States	2026-04-20
Susan Rodriguez	Scottsdale	AZ	85260	United States	2026-04-20

Al Wahlstrand	Phoenix	AZ	85054	United States	2026-04-20
Nancy Jacques	Phoenix	AZ	85054	United States	2026-04-20
Nancy Jacques	Phoenix	AZ	85054	United States	2026-04-20
Becky McHolland	Phoenix	AZ	85054	United States	2026-04-20
Dan Muxlow	Phoenix	AZ	85027	United States	2026-04-20
Steve Ast	Phoenix	AZ	85054	United States	2026-04-20
Andy Rossi	Phoenix	AZ	85054	United States	2026-04-20
Steve Akin	Phoenix	AZ	85050	United States	2026-04-20
Alice Nzomukunda	Phoenix	AZ	85028	United States	2026-04-20
Matt Mooney	Phoenix	AZ	85054	United States	2026-04-20
Laura Yotter	Phoenix	AZ	85054	United States	2026-04-20
Joseph Curry	Phoenix	AZ	85054	United States	2026-04-20
Kimberly Bogues	Phoenix	AZ	85054	United States	2026-04-20
Floretta Adkins	Phoenix	AZ	85054	United States	2026-04-20
Manju Modhvadiya	Phoenix	AZ	85054	United States	2026-04-21
Mary Jo Wahlstrand	Phoenix	AZ	85054	United States	2026-04-21
sally Leder	Edmonton		T7y1g9	Canada	2026-04-21
Jay Rakkar	Phoenix	AZ	85054	United States	2026-04-21
brenda peterson	Phoenix	AZ	85054	United States	2026-04-21
Jen Olson	Phoenix	AZ	85054	United States	2026-04-21
Neal Peterson	Phoenix	AZ	85054	United States	2026-04-21
Stephen Lomsdalen	Phoenix	AZ	85054	United States	2026-04-21
Ariel Hofman	Phoenix	AZ	85054	United States	2026-04-21
Nicki SanMarco	Mesa	AZ	85204	United States	2026-04-21
Julie Nunns	Phoenix	AZ	85054	United States	2026-04-21
Jessica Ribera	El Paso	TX	79928	United States	2026-04-21
Amineh Darmani	Phoenix		85050	United States	2026-04-21
Shane Helton	Phoenix	AZ	85054	United States	2026-04-21
ilene mays	Phoenix	AZ	85054	United States	2026-04-21
Linda Walker	Phoenix	AZ	85050	United States	2026-04-21
Lynda Elliott	Phoenix	AZ	85054	United States	2026-04-21
Scott Shoop	Phoenix	AZ	85027	United States	2026-04-21

Brian Duling	Phoenix	AZ	85017	United States	2026-04-21
Mark Groynom	Phoenix	AZ	85054	United States	2026-04-21
Nancy Harris	Phoenix	AZ	85054	United States	2026-04-21
William Walker	Phoenix	AZ	85054	United States	2026-04-21
michael sokolowski				United States	2026-04-21
Deanna Duling	Phoenix	AZ	85054	United States	2026-04-21
Linda Pflieger	Phoenix	AZ	85054	United States	2026-04-21
Jackie Edwards	Phoenix	AZ	85054	United States	2026-04-21
d'Anne MacNeil	Mesa	AZ	85202	United States	2026-04-21
David Cohen	Phoenix	AZ	85054	United States	2026-04-21
Max oebker	Phoenix	AZ	85054	United States	2026-04-21
kate oebker	Phoenix	AZ	85054	United States	2026-04-21
Fon Adkins	Phoenix	AZ	85054	United States	2026-04-21
Jack Oebker	Phoenix	AZ	85054	United States	2026-04-22
Clarissia Edwards	Phoenix	AZ	85022	United States	2026-04-22
Linda Ruisinger	Phoenix	AZ	85054	United States	2026-04-22
Mike V Garoukian	Phoenix	AZ	85054	United States	2026-04-22
Harold Warren	Phoenix	AZ	8501585054	United States	2026-04-22
محمد علي الخياط	Tempe	AZ	85281	United States	2026-04-22
Diane Vasbinder	Phoenix	AZ	85054	United States	2026-04-22
Stacy Clotfelter	Vail	AZ	85641	United States	2026-04-22
Jenna Kneepkens	Phoenix	AZ	85054	United States	2026-04-22
Lizbeth Diaz	Phoenix	AZ	85043	United States	2026-04-22
Giti Jahanshahi	Phoenix	AZ	85051	United States	2026-04-22
Ammar Mian	Phoenix	AZ	85054	United States	2026-04-22
Patrick Gavin	Phoenix	AZ	85054	United States	2026-04-22
Quinn Taplin	Phoenix	AZ	85054	United States	2026-04-22
Janelle Hanna	Phoenix	AZ	85054	United States	2026-04-22
Natalia Pienknagura	Phoenix	AZ	85054	United States	2026-04-22
Michael Ardrey	Phoenix	AZ	85054	United States	2026-04-22
Marco Pienknagura	Phoenix	AZ	85054	United States	2026-04-22
Janine prinsloo	Phoenix	AZ	85054	United States	2026-04-22

Tyler Stewart	Phoenix	AZ	85054	United States	2026-04-22
Mark Schaefer	Phoenix	AZ	85054	United States	2026-04-22
Allie Stewart	Phoenix	AZ	85054	United States	2026-04-22
□Pauline Gonsior□	Phoenix	AZ	85054	United States	2026-04-22
Randall Roddy	Phoenix	AZ	85054	United States	2026-04-22
Susan Taplin	Phoenix	AZ	85254	United States	2026-04-22
Lisa Roddy	Phoenix	AZ	85054	United States	2026-04-22
Jeri Lynn Hermanson	Phoenix	AZ	85054	United States	2026-04-22
fawn calvario	Mesa	AZ	85202	United States	2026-04-22
Patricia Compton	Phoenix	AZ	85054	United States	2026-04-23
Vivienne Bialach	Maricopa	AZ	85138	United States	2026-04-23
Shanna Franks	Phoenix	AZ	85051	United States	2026-04-23
Samira Azizeh	Maricopa	AZ	85138	United States	2026-04-23
vanessa Swihart	Mesa	AZ	85205-8708	United States	2026-04-23
Morgan Lott	Douglas	GA	31535	United States	2026-04-23
Sally Leder	Phoenix	AZ	85054	United States	2026-04-23
Warren Panico	Phoenix	AZ	85054	United States	2026-04-23
Mike Leonard	Phoenix	AZ	85054	United States	2026-04-23
Callie Bridgford	Phoenix	AZ	85054	United States	2026-04-23
Marie Sprute	Phoenix	AZ	85054	United States	2026-04-23
Stephen Sprute	Phoenix	AZ	85054	United States	2026-04-23
Melissa Phillips	Phoenix	AZ	85031	United States	2026-04-23
Fredric Lesser	Phoenix	AZ	85054	United States	2026-04-23
Carol Barnett	Phoenix	AZ	85036	United States	2026-04-23
Jim Barnett	Phoenix	AZ	85027	United States	2026-04-23
Elizabeth principe	Phoenix	AZ	85054	United States	2026-04-23
Dawn Cancelosi	Phoenix	AZ	85085	United States	2026-04-23
Nolan houston	Phoenix	AZ	85028	United States	2026-04-23
Janiece oebker	Scottsdale	AZ	85254	United States	2026-04-23
Noureddine Atiki	Mesa	AZ	85204	United States	2026-04-23
Generale 14	Phoenix	AR	85353	United States	2026-04-24
Meg Rademacher	Phoenix	AZ	85054	United States	2026-04-24

Patti king	Phoenix	AZ	85054	United States	2026-04-24
Holly Henbest	Phoenix	AZ	85054	United States	2026-04-24
Brad Edwards	Phoenix	AZ	85054	United States	2026-04-24
Craig Appel	Phoenix	AZ	85054	United States	2026-04-24
Heather groynom	Phoenix	AZ	85054	United States	2026-04-24
Patricia Friedlander	Phoenix	AZ	85054	United States	2026-04-24
Julie DiPonio	Phoenix	AZ	85054	United States	2026-04-24
Cheree Brown	Phoenix	AZ	85054	United States	2026-04-24
Suzanne Michel	Sun City	AZ	85351	United States	2026-04-24
Marie Dorceus	Clinton	MA	1510	United States	2026-04-24
Matthew Yotter	Phoenix	AZ	85054	United States	2026-04-24
Ilko Ivanov	Malden	MA	2148	United States	2026-04-24
Heather Kipping	Phoenix	AZ	85054	United States	2026-04-24
Thomas constantine	Phoenix	AZ	85054	United States	2026-04-24
Laura Scheiner	Phoenix	AZ	85054	United States	2026-04-24
Fancian OLeary	Phoenix	AZ	85054	United States	2026-04-24
Anne Shapcott	Phoenix	AZ	85054	United States	2026-04-24
Billy Harfosh	Phoenix	AZ	85054	United States	2026-04-24
Eric Puhala	Phoenix	AZ	85054	United States	2026-04-24
Marna Harris	Phoenix	AZ	85054	United States	2026-04-24
Gary Friedlander	Phoenix	AZ	85054	United States	2026-04-24
CARLA Schaefer	Phoenix	AZ	85054	United States	2026-04-24
George Shapcott	Phoenix	AZ	85054	United States	2026-04-24
Amaris Israel	Mesa	AZ	85210	United States	2026-04-24
Hallee Landsman	Phoenix	AZ	85054	United States	2026-04-24
J & S Lorence	Phoenix	AZ	85054	United States	2026-04-24
Rusty Carnes	Phoenix	AZ	85050	United States	2026-04-24
Sara Mattila	Scottsdale	AZ	85255	United States	2026-04-24
Dinah Carnes	Phoenix	AZ	85050	United States	2026-04-24
B Patel	Phoenix	AZ	85054	United States	2026-04-24
Maggie Kent	Phoenix	AZ	85017	United States	2026-04-24
Alan Kiel	Phoenix	AZ	85054	United States	2026-04-24

Michael Nolde-Morris	Phoenix	AZ	85054	United States	2026-04-24
Soudabeh Sadigh	Phoenix	AZ	85033	United States	2026-04-25
Cynthia Chavez	Phoenix	AZ	85019	United States	2026-04-25
Flora g Aghassi	Phoenix	AZ	85260	United States	2026-04-25
Jenna Meyer	Phoenix	AZ	85054	United States	2026-04-25
Seth Bolon	Phoenix	AZ	85054	United States	2026-04-25
David Friedlander	Phoenix	AZ	85020	United States	2026-04-25
Kyle Nussbaum	Columbus	OH	46825	United States	2026-04-25
Anthony Harris	Mesa	AZ	85209	United States	2026-04-25
Kerrie Mays	Phoenix	AZ	85054	United States	2026-04-25
Wendy Minkus	Phoenix	AZ	85054	United States	2026-04-25
Karen Kiel	Phoenix	AZ	85054	United States	2026-04-25
Jo Christifulli	Phoenix	AZ	85054	United States	2026-04-25
Norman Minkus	Phoenix	AZ	85054	United States	2026-04-26
Jordyn Minkus	Phoenix	AZ	85054	United States	2026-04-26
Ellie Majd	Scottsdale	AZ	85269	United States	2026-04-26

From: [Jules L](#)
To: [Adrian G Zambrano](#); [Mayor Gallego](#)
Subject: Re: I oppose the extension of Ranger Dr
Date: Sunday, April 26, 2026 12:15:18 PM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Hello,

I am following up on my correspondence from the other day.

I propose a family friendly development in DR where children and teenagers can ride their bikes without being harassed or hit by Porsche driving people and not a 200 + new parcel with homes that is rezoned from an original 50+ home plan.

Please let me know if you would like the videos I mentioned in my previous email.

As no agreement has been made regarding water resource allocation for longitudinal residents who live in Arizona & are reliant on water, perhaps greedy builders should invest into something that helps U.S. residents rather than making it worse.

I am here if you have any questions regarding my previous communication and my former colleague (Stella W. Kiarie's son formerly King) and my children will not suffer but have safe roads that allows them to ride their bikes etc without being harassed or put in harm's way.

Thank you for your time and consideration & see you at the upcoming hearing to OPPOSE the extension of Ranger Drive.

Respectfully,

Julia Lorence, MPH
Tax paying AZ resident

On Fri, Apr 24, 2026 at 6:14 PM Jules L <jules.lorence@gmail.com> wrote:

Good evening Phoenix Leadership,

I am writing in opposition to the extension of Ranger Drive. My community deserves to be safe and have adequate support as my neighbors and I pay our taxes.

However, safety without current expansion is not a given and crimes have violated and impacted mine and my Neighbors lives.

Snell and Willmer want the extension of Ranger and without the extension even being there, my son was hit by a dark colored Porsche when him and his friends had the walk sign as they tried to cross the street on JW Marriott drive,
and I will not allow greedy builders to have an extension through Ranger without public

safety measures that would support continued growth in Desert Ridge.

Despite the children calling the police, the driver fled the scene and Phoenix PD did nothing. If that is happening on a busy road like Tatum, how will you as Phoenix leadership guarantee us, the residents, safety and protection?

A white colored truck tried to run me off the road on Tatum, and despite calling 911, they hung up on me, and this happened without an extension but in current zoning conditions.

Families who live there, work hard to afford to live nearby the hospitals or other close by work places, and while growth is great, it is an injustice to current residents if law enforcement or other agencies cannot keep children or families safe from traffic violations or other crimes (I.e. my neighbors car was stolen and she was sent pictures of her children's car seats laying in the desert as part of an intimidation and guess what nobody was arrested), and I do not believe that granting an extension on Ranger would make our neighborhoods safer.

I see that Snell & Willmer law firm was hired, whose counsel tried to intimidate me in 2021 and get me to sign an NDA if I accept 15k, however, I politely refused, as what was done to me was a violation of state and federal law, and with them being the opposing counsel and having dealt with them before, I understand that they never represent those in need.

With them representing the builder, I doubt that us residents even get a fair chance to argue our cause, and since neither of you live in Desert Ridge, both of you could care less.

However, when my kids, or my neighbors' kids of foster mom's like Stella W. Kiarie, who was failed by the Phoenix PD, as her death was not a suicide, now her former refugee foster son and my children and my children's friends are put in danger by extending Ranger, I as a tax paying member of my community and mother will oppose this rezoning plan. Greed appears to often win in Phoenix when nobodies speak up and big institutions try to shut up those who raise concerns in good faith, but the builder can go somewhere else not build in a neighborhood that cannot be kept safe by city employees.

Please let me know if you have any questions or if you would like videos of what residents have/had to endure without Ranger being extended as the Phoenix PD is not capable, for whatever reason to keep current DR residents safe.

Thank you for your time and consideration,

Your tax paying resident

Julia Lorence, MPH



WRD 2022

From: [Jules L](#)
To: [Council District 2 PCC; Adrian G Zambrano; Mayor Gallego](#)
Cc: [Claudia Garza](#)
Subject: Opposition Ranger Drive Extension District # 2
Date: Sunday, April 26, 2026 6:57:42 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Dear Elected Officials,

As a resident of District No. 2, I am writing to formally oppose the extension of Ranger Drive.

I have serious concerns regarding the current road conditions and the safety of our existing residential zones.

My opposition is rooted in safety incidents my family has experienced in District #2.

My young son was involved in a hit-and-run while he and his friends had the right-of-way; unfortunately, the responding officer did not file a report, nor did she want to see the video his friend took.

Additionally, I personally experienced a dangerous encounter on Tatum Boulevard where a vehicle nearly ran me off the road after crossing Deer Valley. In that instance, my call to 911 was disconnected despite having a witness available from A1 Garage Services who stopped to check if I was ok.

Given that these safety and law enforcement issues are occurring under current zoning conditions, I am concerned about how the city & its officials plans to ensure the safety of residents and children if an extension leads to further growth and traffic.

Furthermore, I am requesting transparency regarding the decision-making process for these rezoning decisions, and would like to better understand how the interests of local tax-paying residents are being prioritized in these developments.

How do city officials like you ensure the interests of residents are truly represented when the city can receive kickbacks from large institutions or organizations?

Thank you for your time and consideration.

A tax-paying resident of district #2,







Adrian G Zambrano

From: renee zandee <rzandee@hotmail.com>
Sent: Tuesday, May 26, 2026 3:47 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>
Subject: Fwd: Opposition to the Extension of Ranger Road

Hi Mr. Zambrano,

As promised, I am including a copy of the most recent petition results (now 500 plus) for the Ranger Road extension opposition for inclusion in the upcoming Village Planning Committee Meeting packet on June 2nd to revisit this topic.

I am very optimistic as our community, and the developer, have worked very hard to develop an alternative to the original plan. I feel that we have succeeded in developing a mutually beneficial and acceptable compromise.

Thank you for your continued support and representation of our district and community in this. We appreciate you.

Renee Adams

Begin forwarded message:

From: Renee Adams <rzandee@hotmail.com>
Subject: **Opposition to the Extension of Ranger Road**
Date: April 25, 2026 at 4:18:22 PM MST
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>

April 23, 2026

Dear Adrian Zambrano,

My name is Renee Adams, and I reside in the Desert Ridge community at 22245 N 54th Way in Phoenix. I have lived here since 2004, raised my family here, and plan to retire here.

I am writing to share my thoughts on the ongoing conversations and planning surrounding the proposed development by K. Hovnanian at 56th Street and Ranger Road.

Like many of my neighbors, I attended the April 7th meeting of the Village Planning Committee. As a community, we are largely opposed to extending Ranger Road to 56th Street. Because this extension is tied to the K. Hovnanian development project, the recommendation from many residents was to oppose the project due to the Ranger component.

Ranger Road currently serves as a feeder street to 12 neighborhoods. It is used daily by residents as a walking path—for individuals, families with strollers, pet owners, runners, cyclists, and children exploring outdoors. It is also a space for birdwatching and enjoying local wildlife. We strongly believe that extending Ranger Road to 56th Street is unnecessary and unsafe. While we understand it has been described as “required by the city” and a condition for development approval, we believe that this decision was made with minimal consideration of the true impact on our community.

This concern extends beyond the traffic generated by 234 new homes. We are equally concerned about increased cut-through traffic from the broader Desert Ridge area, as drivers attempt to avoid congestion on Deer Valley and Pinnacle Peak. Ranger Road is not designed to accommodate this level of traffic. This raises serious safety concerns for our families, as well as quality-of-life issues. Notably, traffic flow in the area is expected to improve with the addition of the traffic light at 56th Street and Pinnacle, which is already a condition of the project’s approval.

We often hear the argument that “Ranger was always meant to be extended.” While that may have been the original intent, plans evolve to meet the needs of the community. The master plan has changed many times over the years. Had we known Ranger would become a highly trafficked roadway, many of us would not have chosen to purchase homes here. Ranger is simply not built for that purpose. With GPS routing and increasing traffic, it will inevitably become a shortcut for drivers.

At present, we feel our concerns are being minimized, with recent discussions focusing solely on the development and not the Ranger Road issue. However, these two matters are inherently connected due to the coupling of the two by the city. We are asking for the opportunity to think creatively and collaboratively—to support responsible growth while preserving the safety and character of our neighborhood. Converting a two-lane, winding residential road into a high-traffic corridor is neither safe nor appropriate.

We believe there are creative, alternative solutions that can result in a mutually beneficial outcome.

K. Hovnanian has shown a willingness to listen and work with the residents of Desert Ridge. Recognizing that the issue of Ranger Road will persist regardless of the developer, they have revisited their plans and proposed an alternative, inspired by a community suggestion. This concept would keep Ranger as a dead-end road, incorporate open space or a pocket park for both new and existing residents and open Ranger at the very end of 56th Street exclusively for their residents as an entry/exit.

Our community launched a grassroots petition on Change.org last week, and it has already gathered 235 signatures, with more being added daily. I will be sending you a summary of the results in the near future and periodically as we get closer to scheduled meetings. In the meantime, you are welcome to review it here: <https://c.org/hj4tsskxZB> [c.org]

We appreciate your service to our community and respectfully request your support in opposing the extension of Ranger Road to 56th Street. We also want to emphasize that residents and the developer are actively working together to find a better solution. We are committed to being part of the solution and ask that our voices be heard at the city level.

Please let me know if you would like to discuss this further. I would be happy to answer any questions or collaborate on possible solutions.

Sincerely,
Renee Adams
602-647-3687

Name	City	State	Postal Code	Country	Signed On
Al Carrino	Lake Zurich	IL	60047	United States	2026-04-19
Rene Adams	Phoenix	AZ	85054	United States	2026-04-19
Andrea Bock	Phoenix	AZ	85054	United States	2026-04-19
Jean Hrdlicka	Phoenix	AZ	85054	United States	2026-04-19
Lois Lembo	Phoenix	AZ	85054	United States	2026-04-19
mary Albano	Merrick	NY	11566	United States	2026-04-19
Mitch Hrdlicka	Phoenix	AZ	85054	United States	2026-04-19
Ivan & Karen Brodsky	Phoenix	AZ	85054	United States	2026-04-19
Maribeth Brady	Phoenix	AZ	85054	United States	2026-04-19
Phyllis Williams	Phoenix	AZ	85054	United States	2026-04-19
Victor Beckman	Phoenix	AZ	85054	United States	2026-04-19
Lynda Beckman	Phoenix	AZ	85054	United States	2026-04-19
Karin Warren	Phoenix	AZ	85054	United States	2026-04-19
Kent beckman	Phoenix	AZ	85054	United States	2026-04-19
Linda Lato	Phoenix	AZ	85054	United States	2026-04-19
Taylor Adams	Phoenix	AZ	85054	United States	2026-04-20
Clarence E Williams	Phoenix	AZ	85054	United States	2026-04-20
Sam Cianfarano	Phoenix	AZ	85054	United States	2026-04-20
Beverly Kubat	Phoenix	AZ	85054	United States	2026-04-20
Brian Olson	Phoenix	AZ	85054	United States	2026-04-20
Jaime Paz	Mesa	AZ	85201	United States	2026-04-20
Taylor Mitchell	Phoenix	AZ	85054	United States	2026-04-20
Lee Oconnell	Phoenix	AZ	85054	United States	2026-04-20
Bre Oconnell	Phoenix	AZ	85054	United States	2026-04-20
Christina Haro	Roy	UT	84067	United States	2026-04-20
Reidun Halpert	Phoenix	AZ	85054	United States	2026-04-20
Bryan Compton	Phoenix	AZ	85043	United States	2026-04-20
Victoria garoukian	Phoenix	AZ	85054	United States	2026-04-20
Julie Schneider	Phoenix	AZ	85054	United States	2026-04-20
Chris Spraetz	Phoenix	AZ	85054	United States	2026-04-20
Michelle Spraet	Phoenix	AZ	85054	United States	2026-04-20
Sierra Mitchell	Phoenix	AZ	85054	United States	2026-04-20
Kelly Barron	Phoenix	AZ	85054	United States	2026-04-20
Chris Spraetz	Phoenix	AZ	85054	United States	2026-04-20

Michelle Godwin	Phoenix	AZ	85054	United States	2026-04-20
Cosmo Popa	Phoenix	AZ	85054	United States	2026-04-20
Cheryl Polmatier	Phoenix	AZ	85054	United States	2026-04-20
Greg Polmatier	Phoenix	AZ	85054	United States	2026-04-20
Jodie Hollander	Phoenix	AZ	85054	United States	2026-04-20
David Hurst	Phoenix	AZ	85054	United States	2026-04-20
Katie Harbold	Phoenix	AZ	85054	United States	2026-04-20
Brandon Erny	Phoenix	AZ	85054	United States	2026-04-20
Brandon Carrino	Scottsdale	AZ	85255	United States	2026-04-20
Robert Fitzula	Phoenix	AZ	85054	United States	2026-04-20
Koreen Riveras	Phoenix	AZ	85050	United States	2026-04-20
Randy Durston	El Mirage	AZ	85335	United States	2026-04-20
Edward Michalosky	Phoenix	AZ	85050	United States	2026-04-20
Kathy panico	Phoenix	AZ	85054	United States	2026-04-20
Stacey Ezrailson	Phoenix	AZ	85054	United States	2026-04-20
Nancy Bell	Phoenix	AZ	85054	United States	2026-04-20
Linda Gaerig	Scottsdale	AZ	85255	United States	2026-04-20
Taffey Miller	Phoenix	AZ	85054	United States	2026-04-20
james tucker	Scottsdale	AZ	85262	United States	2026-04-20
Dawn Cook	Phoenix	AZ	85054	United States	2026-04-20
Susana Muñoz	Madrid		28019	Spain	2026-04-20
tamara wolek	surprise	AZ	85379	United States	2026-04-20
Davida Callison	Phoenix	AZ	85044	United States	2026-04-20
shirley swan	Birmingham	ENG	b14 7sr	United Kingdom	2026-04-20
Kristi Nolde-Morrissey	Phoenix	AZ	85054	United States	2026-04-20
Nancy Maki	Phoenix	AZ	85050	United States	2026-04-20
Bonnie Irwin	Cave Creek	AZ	85331	United States	2026-04-20
susan ast	Phoenix	AZ	85054	United States	2026-04-20
Sue Hanen- Blanchard	Phoenix	AZ	85054	United States	2026-04-20
Claudia Garza	Phoenix	AZ	85054	United States	2026-04-20
George Heiler	Phoenix	AZ	85054	United States	2026-04-20
Todd Ezrailson	Phoenix	AZ	85054	United States	2026-04-20
Josh Ast	Phoenix	AZ	85054	United States	2026-04-20
Lindsay Bartholome	Phoenix	AZ	85054	United States	2026-04-20
Eileen findlay	Phoenix	AZ	85054	United States	2026-04-20

Eli Blau	Gilbert	AZ	85205	United States	2026-04-20
Mary Megan Fanning	Phoenix	AZ	85054	United States	2026-04-20
Sandra Murray	Phoenix	AZ	85054	United States	2026-04-20
Tanina Santoro	Phoenix	AZ	85054	United States	2026-04-20
Joseph Santoro	Phoenix	AZ	85054	United States	2026-04-20
Mark Blanchard	Phoenix	AZ	85054	United States	2026-04-20
Claudia Stesiak	Phoenix	AZ	85054	United States	2026-04-20
Marcus Garcia	Phoenix	AZ	85022	United States	2026-04-20
Neil Hardon III	Phoenix	AZ	85054	United States	2026-04-20
Jon Hermanson	Phoenix	AZ	85027	United States	2026-04-20
Mark Kovacich	Phoenix	AZ	85054	United States	2026-04-20
Richard Godwin	Phoenix	AZ	85054	United States	2026-04-20
Laura Zollner	Phoenix	AZ	85008	United States	2026-04-20
Kenda Newbury	Phoenix	AZ	85054	United States	2026-04-20
Lisa Stevens	Phoenix	AZ	85054	United States	2026-04-20
Morgan Burkemper	Phoenix	AZ	85054	United States	2026-04-20
Justin Folts	Phoenix	AZ	85054	United States	2026-04-20
Ashley Asbra	Phoenix	AZ	85054	United States	2026-04-20
Frank Garza	Phoenix	AZ	85054	United States	2026-04-20
Kasia Folts	Phoenix	AZ	85054	United States	2026-04-20
Cindy Garrett	Phoenix	AZ	85054	United States	2026-04-20
Christopher Schuman	Phoenix	AZ	85054	United States	2026-04-20
Lydia Veratti	Phoenix	AZ	85054	United States	2026-04-20
Doris Proceller	Phoenix	AZ	85054	United States	2026-04-20
Susan Rodriguez	Scottsdale	AZ	85260	United States	2026-04-20
Al Wahlstrand	Phoenix	AZ	85054	United States	2026-04-20
Nancy Jacques	Phoenix	AZ	85054	United States	2026-04-20
Nancy Jacques	Phoenix	AZ	85054	United States	2026-04-20
Becky McHolland	Phoenix	AZ	85054	United States	2026-04-20
Dan Muxlow	Phoenix	AZ	85027	United States	2026-04-20
Steve Ast	Phoenix	AZ	85054	United States	2026-04-20
Andy Rossi	Phoenix	AZ	85054	United States	2026-04-20
Steve Akin	Phoenix	AZ	85050	United States	2026-04-20
Alice Nzomukunda	Phoenix	AZ	85028	United States	2026-04-20
Matt Mooney	Phoenix	AZ	85054	United States	2026-04-20

Laura Yotter	Phoenix	AZ	85054	United States	2026-04-20
Joseph Curry	Phoenix	AZ	85054	United States	2026-04-20
Kimberly Bogues	Phoenix	AZ	85054	United States	2026-04-20
Floretta Adkins	Phoenix	AZ	85054	United States	2026-04-20
Manju Modhvadiya	Phoenix	AZ	85054	United States	2026-04-21
Mary Jo Wahlstrand	Phoenix	AZ	85054	United States	2026-04-21
sally Leder	Edmonton		T7y1g9	Canada	2026-04-21
Jay Rakkar	Phoenix	AZ	85054	United States	2026-04-21
brenda peterson	Phoenix	AZ	85054	United States	2026-04-21
Jen Olson	Phoenix	AZ	85054	United States	2026-04-21
Neal Peterson	Phoenix	AZ	85054	United States	2026-04-21
Stephen Lomsdalen	Phoenix	AZ	85054	United States	2026-04-21
Ariel Hofman	Phoenix	AZ	85054	United States	2026-04-21
Nicki SanMarco	Mesa	AZ	85204	United States	2026-04-21
Julie Nunns	Phoenix	AZ	85054	United States	2026-04-21
Jessica Ribera	El Paso	TX	79928	United States	2026-04-21
Amineh Darmani	Phoenix		85050	United States	2026-04-21
Shane Helton	Phoenix	AZ	85054	United States	2026-04-21
ilene mays	Phoenix	AZ	85054	United States	2026-04-21
Linda Walker	Phoenix	AZ	85050	United States	2026-04-21
Lynda Elliott	Phoenix	AZ	85054	United States	2026-04-21
Scott Shoop	Phoenix	AZ	85027	United States	2026-04-21
Brian Duling	Phoenix	AZ	85017	United States	2026-04-21
Mark Groynom	Phoenix	AZ	85054	United States	2026-04-21
Nancy Harris	Phoenix	AZ	85054	United States	2026-04-21
William Walker	Phoenix	AZ	85054	United States	2026-04-21
michael sokolowski				United States	2026-04-21
Deanna Duling	Phoenix	AZ	85054	United States	2026-04-21
Linda Pflieger	Phoenix	AZ	85054	United States	2026-04-21
Jackie Edwards	Phoenix	AZ	85054	United States	2026-04-21
d'Anne MacNeil	Mesa	AZ	85202	United States	2026-04-21
David Cohen	Phoenix	AZ	85054	United States	2026-04-21
Max oebker	Phoenix	AZ	85054	United States	2026-04-21
kate oebker	Phoenix	AZ	85054	United States	2026-04-21
Fon Adkins	Phoenix	AZ	85054	United States	2026-04-21

Jack Oebker	Phoenix	AZ	85054	United States	2026-04-22
Clarissia Edwards	Phoenix	AZ	85022	United States	2026-04-22
Linda Ruisinger	Phoenix	AZ	85054	United States	2026-04-22
Mike V Garoukian	Phoenix	AZ	85054	United States	2026-04-22
Harold Warren	Phoenix	AZ	8501585054	United States	2026-04-22
محمد علي الخياط	Tempe	AZ	85281	United States	2026-04-22
Diane Vasbinder	Phoenix	AZ	85054	United States	2026-04-22
Stacy Clotfelter	Vail	AZ	85641	United States	2026-04-22
Jenna Kneepkens	Phoenix	AZ	85054	United States	2026-04-22
Lizbeth Diaz	Phoenix	AZ	85043	United States	2026-04-22
Giti Jahanshahi	Phoenix	AZ	85051	United States	2026-04-22
Ammar Mian	Phoenix	AZ	85054	United States	2026-04-22
Patrick Gavin	Phoenix	AZ	85054	United States	2026-04-22
Quinn Taplin	Phoenix	AZ	85054	United States	2026-04-22
Janelle Hanna	Phoenix	AZ	85054	United States	2026-04-22
Natalia Pienknagura	Phoenix	AZ	85054	United States	2026-04-22
Michael Ardrey	Phoenix	AZ	85054	United States	2026-04-22
Marco Pienknagura	Phoenix	AZ	85054	United States	2026-04-22
Janine prinsloo	Phoenix	AZ	85054	United States	2026-04-22
Tyler Stewart	Phoenix	AZ	85054	United States	2026-04-22
Mark Schaefer	Phoenix	AZ	85054	United States	2026-04-22
Allie Stewart	Phoenix	AZ	85054	United States	2026-04-22
□Pauline Gonsior□	Phoenix	AZ	85054	United States	2026-04-22
Randall Roddy	Phoenix	AZ	85054	United States	2026-04-22
Susan Taplin	Phoenix	AZ	85254	United States	2026-04-22
Lisa Roddy	Phoenix	AZ	85054	United States	2026-04-22
Jeri Lynn Hermanson	Phoenix	AZ	85054	United States	2026-04-22
fawn calvario	Mesa	AZ	85202	United States	2026-04-22
Patricia Compton	Phoenix	AZ	85054	United States	2026-04-23
Vivienne Bialach	Maricopa	AZ	85138	United States	2026-04-23
Shanna Franks	Phoenix	AZ	85051	United States	2026-04-23
Samira Azizeh	Maricopa	AZ	85138	United States	2026-04-23
vanessa Swihart	Mesa	AZ	85205-8708	United States	2026-04-23
Morgan Lott	Douglas	GA	31535	United States	2026-04-23
Sally Leder	Phoenix	AZ	85054	United States	2026-04-23

Warren Panico	Phoenix	AZ	85054	United States	2026-04-23
Mike Leonard	Phoenix	AZ	85054	United States	2026-04-23
Callie Bridgford	Phoenix	AZ	85054	United States	2026-04-23
Marie Sprute	Phoenix	AZ	85054	United States	2026-04-23
Stephen Sprute	Phoenix	AZ	85054	United States	2026-04-23
Melissa Phillips	Phoenix	AZ	85031	United States	2026-04-23
Fredric Lesser	Phoenix	AZ	85054	United States	2026-04-23
Carol Barnett	Phoenix	AZ	85036	United States	2026-04-23
Jim Barnett	Phoenix	AZ	85027	United States	2026-04-23
Elizabeth principe	Phoenix	AZ	85054	United States	2026-04-23
Dawn Cancelosi	Phoenix	AZ	85085	United States	2026-04-23
Nolan houston	Phoenix	AZ	85028	United States	2026-04-23
Janiece oebker	Scottsdale	AZ	85254	United States	2026-04-23
Noureddine Atiki	Mesa	AZ	85204	United States	2026-04-23
Generale 14	Phoenix	AR	85353	United States	2026-04-24
Meg Rademacher	Phoenix	AZ	85054	United States	2026-04-24
Patti king	Phoenix	AZ	85054	United States	2026-04-24
Holly Henbest	Phoenix	AZ	85054	United States	2026-04-24
Brad Edwards	Phoenix	AZ	85054	United States	2026-04-24
Craig Appel	Phoenix	AZ	85054	United States	2026-04-24
Heather groynom	Phoenix	AZ	85054	United States	2026-04-24
Patricia Friedlander	Phoenix	AZ	85054	United States	2026-04-24
Julie DiPonio	Phoenix	AZ	85054	United States	2026-04-24
Cheree Brown	Phoenix	AZ	85054	United States	2026-04-24
Suzanne Michel	Sun City	AZ	85351	United States	2026-04-24
Marie Dorceus	Clinton	MA	1510	United States	2026-04-24
Matthew Yotter	Phoenix	AZ	85054	United States	2026-04-24
Ilko Ivanov	Malden	MA	2148	United States	2026-04-24
Heather Kipping	Phoenix	AZ	85054	United States	2026-04-24
Thomas constantine	Phoenix	AZ	85054	United States	2026-04-24
Laura Scheiner	Phoenix	AZ	85054	United States	2026-04-24
Fancian OLeary	Phoenix	AZ	85054	United States	2026-04-24
Anne Shapcott	Phoenix	AZ	85054	United States	2026-04-24
Billy Harfosh	Phoenix	AZ	85054	United States	2026-04-24
Eric Puhala	Phoenix	AZ	85054	United States	2026-04-24

Marna Harris	Phoenix	AZ	85054	United States	2026-04-24
Gary Friedlander	Phoenix	AZ	85054	United States	2026-04-24
CARLA Schaefer	Phoenix	AZ	85054	United States	2026-04-24
George Shapcott	Phoenix	AZ	85054	United States	2026-04-24
Amaris Israel	Mesa	AZ	85210	United States	2026-04-24
Hallee Landsman	Phoenix	AZ	85054	United States	2026-04-24
J & S Lorence	Phoenix	AZ	85054	United States	2026-04-24
Rusty Carnes	Phoenix	AZ	85050	United States	2026-04-24
Sara Mattila	Scottsdale	AZ	85255	United States	2026-04-24
Dinah Carnes	Phoenix	AZ	85050	United States	2026-04-24
B Patel	Phoenix	AZ	85054	United States	2026-04-24
Maggie Kent	Phoenix	AZ	85017	United States	2026-04-24
Alan Kiel	Phoenix	AZ	85054	United States	2026-04-24
Michael Nolde-Morriss	Phoenix	AZ	85054	United States	2026-04-24
Soudabeh Sadigh	Phoenix	AZ	85033	United States	2026-04-25
Cynthia Chavez	Phoenix	AZ	85019	United States	2026-04-25
Flora g Aghassi	Phoenix	AZ	85260	United States	2026-04-25
Jenna Meyer	Phoenix	AZ	85054	United States	2026-04-25
Seth Bolon	Phoenix	AZ	85054	United States	2026-04-25
David Friedlander	Phoenix	AZ	85020	United States	2026-04-25
Kyle Nussbaum	Columbus	OH	46825	United States	2026-04-25
Anthony Harris	Mesa	AZ	85209	United States	2026-04-25
Kerrie Mays	Phoenix	AZ	85054	United States	2026-04-25
Wendy Minkus	Phoenix	AZ	85054	United States	2026-04-25
Karen Kiel	Phoenix	AZ	85054	United States	2026-04-25
Jo Christifulli	Phoenix	AZ	85054	United States	2026-04-25
Norman Minkus	Phoenix	AZ	85054	United States	2026-04-26
Jordyn Minkus	Phoenix	AZ	85054	United States	2026-04-26
Ellie Majd	Scottsdale	AZ	85269	United States	2026-04-26
Jim oebker	Phoenix	AZ	85054	United States	2026-04-26
Dawn Hanson	Payson	AZ	85541	United States	2026-04-26
Maureen Enos	Phoenix	AZ	85054	United States	2026-04-26
Dale Seidner	Phoenix	AZ	85054	United States	2026-04-26
Mahsa Masna	Phoenix	AZ	85051	United States	2026-04-26
Brooklynn Steward	Surprise	AZ	85388	United States	2026-04-26

Mary Beth Goodwin	Tempe	AZ	85282	United States	2026-04-26
Janice Orser	Phoenix	AZ	85050	United States	2026-04-26
Mercedes Watson	Laveen	AZ	85339	United States	2026-04-26
Don Enos	Phoenix	AZ	85054	United States	2026-04-26
Bev Bewernick	Chestermere		T1X	Canada	2026-04-26
Charles Orser	Phoenix	AZ	85050	United States	2026-04-26
Kim Walpert	Phoenix	AZ	85054	United States	2026-04-27
Karla Barncastle	Tempe	AZ	85282	United States	2026-04-27
Marla Wing	Phoenix	AZ	85021	United States	2026-04-27
Iyndaroux johnson	Cave Creek	AZ	85331	United States	2026-04-27
Ernesto Pacheco	Albuquerque	NM	87121	United States	2026-04-27
David Sommer	Queen Cree	AZ	85142	United States	2026-04-27
Tanner oehme oehme	Phoenix	AZ	85054	United States	2026-04-27
Anna Gutierrez	Phoenix	AZ	85041	United States	2026-04-27
Christopher King	Phoenix	AZ	85054	United States	2026-04-28
Shannon Leonard	Phoenix	AZ	85054	United States	2026-04-28
Delise DAndrea	Phoenix	AZ	85054	United States	2026-04-28
Mark DAndrea	Phoenix	AZ	85054	United States	2026-04-28
Randy Walter	Phoenix	AZ	85054	United States	2026-04-28
Andrew Royal	Phoenix	AZ	85054	United States	2026-04-28
Dipti Shoop	Phoenix	AZ	85027	United States	2026-04-28
Aria Shoop	Austin	TX	78723	United States	2026-04-28
Ethan shoop	Phoenix	AZ	85003	United States	2026-04-28
Landon Oehme	Phoenix	AZ	85054	United States	2026-04-28
Randall Rascon				United States	2026-04-28
Jason Ingoglia				United States	2026-04-28
Amber Holeyfield	Phoenix	AZ	85024	United States	2026-04-28
Brad Manning	Cordes Lake	AZ	86333	United States	2026-04-28
Rhiannon Schurig	Tempe	AZ	85281	United States	2026-04-29
Michael Flowers	Phoenix	AZ	85054	United States	2026-04-29
Rita Riedel	Cave Creek	AZ	85331	United States	2026-04-29
Stephanie Van Gorder	Phoenix	AZ	85054	United States	2026-04-29
Iyason Tafari	Waco	TX	76706	United States	2026-04-29
Vanessa Reyes	Buckeye	AZ	85326	United States	2026-04-29
Krysti Olsen	Phoenix	AZ	85001	United States	2026-04-29

Rosemarie Bajer	Phoenix	AZ	85054	United States	2026-04-29
Presley Egbert	Gilbert	AZ	85296	United States	2026-04-29
Melissa Kovacich	Phoenix	AZ	85050	United States	2026-04-29
Howard Tikka	Phoenix	AZ	85054	United States	2026-04-30
Michele Wittkofski	Sun City	AZ	85351	United States	2026-04-30
cecelia federline	Phoenix	AZ	85021	United States	2026-04-30
Dave Christifulli	Phoenix	AZ	85054	United States	2026-04-30
Julie G	Tucson	AZ	85710	United States	2026-05-01
Aletha Neill	Laveen	AZ	85339	United States	2026-05-01
Chayan Gagliolo	Germantown	MD	20876	United States	2026-05-01
Kathleen Mazzoli	Elmhurst	NY	11369	United States	2026-05-01
Caroline Cosme	Liège			Belgium	2026-05-01
Pam Elofson	Chandler	AZ	85225	United States	2026-05-02
ida montalvo	Peoria	AZ	85345	United States	2026-05-02
Michelle Liga	Phoenix	AZ	85302	United States	2026-05-02
Jalena Clay	Phoenix	AZ	85015	United States	2026-05-02
Jesus Mendoza	Phoenix	AZ	85009	United States	2026-05-02
vivi diaz	Phoenix	AZ	85035	United States	2026-05-02
Natalia B	Avondale	AZ	85323	United States	2026-05-02
Jeffrey Bosch	Phoenix	AZ	85054	United States	2026-05-02
Marie Armenta	Casa Grande	AZ	85122	United States	2026-05-02
Hillary Pitt	Phoenix	AZ	85054	United States	2026-05-02
Sick and Tired ALREA	Dallas	TX	75001	United States	2026-05-02
Kristi Downing	Phoenix	AZ	85054	United States	2026-05-02
nataliya schiappacassi	Spanaway	WA	98387	United States	2026-05-02
Cayden fain	Phoenix	AZ	85013	United States	2026-05-02
Natalie Johnson	Phoenix	AZ	85054	United States	2026-05-02
Ginamarie Colorio	Scottsdale	AZ	85259	United States	2026-05-02
jennifer montgomery	Phoenix	AZ	85054	United States	2026-05-02
brittany rogers	Scottsdale	AZ	85254	United States	2026-05-02
Maya Mitchell	Surprise	AZ	85374	United States	2026-05-02
John Tyson	Phoenix	AZ	85054	United States	2026-05-02
Hamdi Abdi	Tolleson	AZ	85353	United States	2026-05-03
Jeneen cumba	Phoenix	AZ	85032	United States	2026-05-03
Leslie Martinez	Avondale	AZ	85323	United States	2026-05-03

Bethany Masterson	Phoenix	AZ	85054	United States	2026-05-03
Josiah Garcia	Phoenix	AZ	85016	United States	2026-05-03
Peter Harris	Phoenix	AZ	85054	United States	2026-05-03
John carrante	Phoenix	AZ	85054	United States	2026-05-03
Ally Zuniga	Avondale	AZ	85392	United States	2026-05-03
Amit Lal	Phoenix	AZ	85083	United States	2026-05-03
Ariadna Shoemaker	Phoenix	AZ	85033	United States	2026-05-03
Karla Rodriguez	Buckeye	AZ	85326	United States	2026-05-03
Tarley Green	Phoenix	AZ	85022	United States	2026-05-04
Tricia Flynn	Phoenix	AZ	85054	United States	2026-05-04
Kirsty Pratt	Sacaton	AZ	85147	United States	2026-05-04
Suzanne Fellows	Waddell	AZ	85355	United States	2026-05-04
Carolyn Larson	sun city wes	AZ	85375	United States	2026-05-04
Alana Milligan	Phoenix	AZ	85035	United States	2026-05-04
Terry Lesser	Phoenix	AZ	85054	United States	2026-05-04
Tim dwyer	Surprise	AZ	85379	United States	2026-05-04
Kenny Champion	Winchester	VA	22602	United States	2026-05-04
Cameron Malloy	Anthem	AZ	85086	United States	2026-05-04
Sydney Bewernick	Phoenix	AZ	85054	United States	2026-05-04
Neena Trivedi	Phoenix	AZ	85054	United States	2026-05-05
Geoffrey Macal	Mesa		85213	United States	2026-05-05
Joseph Pinnow	Avondale	AZ	85323	United States	2026-05-05
Suzanne Anicette	Atlanta	GA	30312	United States	2026-05-05
Deborah Pratt		CA		United States	2026-05-05
Linsey Sowinski	Phoenix	AZ	85054	United States	2026-05-05
Samantha Lange	Phoenix	AZ	85054	United States	2026-05-05
Scott Sowinski	Phoenix	AZ	85054	United States	2026-05-05
Marsha Tucker	Phoenix	AZ	85044	United States	2026-05-05
Zoe Lombard	Phoenix	AZ	85048	United States	2026-05-05
Karen Kiel	Phoenix	AZ	85054	United States	2026-05-05
Ryan Yeager	San Tan Val	AZ	85143	United States	2026-05-05
Kari Kontor	Phoenix		85020	United States	2026-05-05
Mai-Lon Wong	Phoenix	AZ	85054	United States	2026-05-06
Sajad Paymardyegane	Phoenix	AZ	85014	United States	2026-05-06
Eddy Wong	Phoenix	AZ	85054	United States	2026-05-06

Gloria Romero	Surprise	AZ	85388	United States	2026-05-06
Fabiola Rodriguez	Phoenix	AZ	85051	United States	2026-05-06
Fatina Sawyer	Phoenix	AZ	85017	United States	2026-05-06
Francisco Perez	Casa Grande	AZ	85122	United States	2026-05-06
Lisette martinez	Glendale	AZ	85301	United States	2026-05-06
Leah Ortega	Avondale	AZ	85323	United States	2026-05-06
Ebony Camou	Phoenix	AZ	85033	United States	2026-05-06
Juan Gabriel Hernandez	Phoenix	AZ	85021	United States	2026-05-06
Katherine Hall	Phoenix	AZ	85053	United States	2026-05-06
Jess Kay	Glendale	AZ	85303	United States	2026-05-06
Diana Shaw	Scottsdale	AZ	85254	United States	2026-05-06
Rosa Orozco	Phoenix	AZ	85021	United States	2026-05-06
Melissa Jaynes	Albuquerque	NM	87114	United States	2026-05-06
Kerry Hiett	Chandler	AZ	85224	United States	2026-05-06
Kristen Maust	Surprise	AZ	85388	United States	2026-05-06
laura ewing	tempe	AZ	85281	United States	2026-05-06
Daisy Rivas	Phoenix	AZ	85015	United States	2026-05-06
Yazdaan Taajwar	Phoenix	AZ	N/A	United States	2026-05-06
Ori mansouri	Phoenix	AZ	85029	United States	2026-05-06
Lisa Howe	Phoenix	AZ	85027	United States	2026-05-06
Lora Nayeypour	Scottsdale	AZ	85255	United States	2026-05-07
Judith Parker	Mesa	AZ	85212	United States	2026-05-07
Monita Johnson	Phoenix	AZ	85015	United States	2026-05-07
Elia Saez	Buckeye	AZ	85396	United States	2026-05-07
Marsha Beier	Buckeye	AZ	85396	United States	2026-05-07
Roman Fernandez	Peoria	AZ	85383	United States	2026-05-07
Briana Munoz	El Mirage	AZ	85335	United States	2026-05-07
Janet LeBlanc	Show Low	AZ	85901	United States	2026-05-07
Cathy Mendez	Phoenix	AZ	85027	United States	2026-05-07
Christopher Delgado	Surprise	AZ	85379	United States	2026-05-07
Fernando Ralón	Mesa	AZ	85204	United States	2026-05-07
Aakash Trvedi	Phoenix	AZ	85054	United States	2026-05-07
Ben Kiggins	Phoenix	CA	85018	United States	2026-05-07
STAN TBURSKI	Floremce	AZ	85132	United States	2026-05-07
Ginny Chin-Michalosc	Phoenix	AZ	85054	United States	2026-05-08

Kyra Bland	Phoenix	AZ	85035	United States	2026-05-08
Richard Large ii	Tempe	AZ	85282	United States	2026-05-08
Jessie Barton	Phoenix	AZ	85054	United States	2026-05-08
Destiny Martinez	Peoria	AZ	85345	United States	2026-05-08
Catherine Jackson	Surprise	AZ	85374	United States	2026-05-08
Alexander DeLaCerde	Phoenix	AZ	85037	United States	2026-05-08
Matthew Hudson el sig	Mesa	AZ	85206	United States	2026-05-08
Theresa Krieg	Phoenix	AZ	85032	United States	2026-05-08
Gail Anthony	Scottsdale	AZ	85251	United States	2026-05-08
Beatriz Dorame	Tempe	AZ	85281	United States	2026-05-08
Jeremiah Mejia	Avondale	AZ	85323	United States	2026-05-08
Eli Wriston				United States	2026-05-08
Karissa Rodriguez	Apache Junction	AZ	85120	United States	2026-05-08
Alyssa urias	Maricopa	AZ	85139	United States	2026-05-09
Robyn Tyson	Phoenix	AZ	85054	United States	2026-05-09
Caden Tyson	Phoenix	AZ	85054	United States	2026-05-09
Kristina Cooper Cooper	Show Low	AZ	85901	United States	2026-05-09
Willow Nelson	Menomonie	WI	54751	United States	2026-05-09
sam aro	Morristown	AZ	85342	United States	2026-05-09
Peter Zeiszler	Phoenix	AZ	85022	United States	2026-05-09
daedae denman	Richmond	TX	77406	United States	2026-05-09
Victoria Karr	Glendale	AZ	85306	United States	2026-05-09
Heidi Vacio	Las Cruces	NM	88001	United States	2026-05-10
Juan Madrid	Phoenix	AZ	85022	United States	2026-05-10
Dillon Damico	Phoenix	AZ	85054	United States	2026-05-10
Amanda Wright	Glendale	AZ	85306	United States	2026-05-10
Erica Ricci	Glendale	AZ	85308	United States	2026-05-10
Seth Adams	Gilbert	AZ	85297	United States	2026-05-10
Taren Turocy	Tucson	AZ	85345	United States	2026-05-10
Pamela McKendrick	Cave Creek	AZ	85331	United States	2026-05-10
Shirley Crawford	Phoenix	AZ	85008	United States	2026-05-11
Ryan Keim	Mesa	AZ	85212	United States	2026-05-11
Celeste Garcia	Phoenix	AZ	85009	United States	2026-05-11
Ellie Hansen	Mesa	AZ	85212	United States	2026-05-11
Your voice Matters	Phoenix	AZ	85353	United States	2026-05-11

Brittany Lape	Glendale	AZ	85306	United States	2026-05-11
Ramon Palestino	Payson	AZ	85541	United States	2026-05-11
Lisa Gilbert	Mesa	AZ	85207	United States	2026-05-11
Matthew Newport	Phoenix	AZ	85053	United States	2026-05-11
Jimena Guerra	Seattle	WA	98101	United States	2026-05-11
connor smith	Scottsdale	AZ	85255	United States	2026-05-11
Daniel Ferguson	Phoenix	AZ	85014	United States	2026-05-12
Bailey Coppedge	Dallas	TX	75270	United States	2026-05-12
Ariel Acosta	Phoenix	AZ	85041	United States	2026-05-12
Ben Thompson	Phoenix	AZ	85014	United States	2026-05-13
Chantrice Rasmussen	Charlotte	NC	28226	United States	2026-05-13
Sarah Fischetti	Goodyear	AZ	85338	United States	2026-05-13
Nubia Moreno	Glendale	AZ	85301	United States	2026-05-13
Kota Suazo	phoenix	AZ		United States	2026-05-13
Elizabeth Taylor	Tempe	AZ	85281	United States	2026-05-13
Robert Markus	Phoenix	AZ	85050	United States	2026-05-13
August H	Mesa	AZ	85204	United States	2026-05-13
John Johnson	Phoenix	AZ	85326	United States	2026-05-13
John Beesley	Peoria	AZ	85385	United States	2026-05-14
Kimmy Ochoa	Phoenix	AZ		United States	2026-05-14
Staley Trefry	Mesa	AZ	85210	United States	2026-05-14
Amanda Friederich	San tan	AZ	85143	United States	2026-05-14
Shannon Wills	Surprise	AZ	85374	United States	2026-05-14
Gregory Desmet	Phoenix	AZ	85054	United States	2026-05-14
Philip Ritter	Surprise	AZ	85388	United States	2026-05-14
Rebecca ROMINE	Cornville	AZ	86325	United States	2026-05-14
Heather Parenti	Litchfield par	AZ	85340	United States	2026-05-14
Daniel Gaspar	Phoenix	AZ	85051	United States	2026-05-15
kyle mcmahon	San Martin	CA	95046	United States	2026-05-15
Crystal Bathurst	Phoenix	AZ	85041	United States	2026-05-15
Marcie Lynn	Phoenix	AZ	850004	United States	2026-05-15
Shaun Carson	Sun Lakes	AZ	85248	United States	2026-05-15
Emmett Crowell	Peoria	AZ	85381	United States	2026-05-15
Loretta Thompson	Phoenix	AZ	85117	United States	2026-05-15
Olga Ibarra	Casagrande	AZ	85122	United States	2026-05-15

Isaac Ponce	Rosamond	CA	93560	United States	2026-05-16
Cindy Miller	Glendale	AZ	85308	United States	2026-05-16
Melissa Call	Phoenix	AZ	85001	United States	2026-05-16
Michael Padilla	Phoenix	AZ	85212	United States	2026-05-16
Kathleen Kramer	Phoenix	AZ	85018	United States	2026-05-16
Brittainy Fields		TX		United States	2026-05-16
Nancy Mckampson	Phoenix	AZ	85008	United States	2026-05-16
Nickia Latimore	Nashville	TN	37222	United States	2026-05-16
Sumant Kharbanda	Scottsdale	AZ	85260	United States	2026-05-16
Melanie French	Phoenix	AZ	85029	United States	2026-05-16
Danuta Trzop	Phoenix	AZ	85014	United States	2026-05-16
Denise Arrieta	Phoenix	AZ	85053	United States	2026-05-16
PM Hawkins	Phoenix	AZ	85254	United States	2026-05-16
Alex Garcia	Phoenix	AZ	85036	United States	2026-05-16
Vicki Richman	Glendale	AZ	85308	United States	2026-05-16
Mary Elliott	Phoenix	AZ	85018	United States	2026-05-17
Kari Kelsey	Scottsdale	AZ	85262	United States	2026-05-17
lesly gonzales	Avondale	AZ	85392	United States	2026-05-17
Cassandra Begay	Tempe	AZ	85285	United States	2026-05-17
Danielle Loras	Phoenix	AZ	85022	United States	2026-05-17
Betzi Cristell Perez Me	McAllen	TX	78504	United States	2026-05-17
Alam Castillo	Phoenix	AZ	85021	United States	2026-05-17
Diane Beelman	Chandler	AZ	85248	United States	2026-05-17
Abigail murguia	Phoenix	AZ	85043	United States	2026-05-17
Kait Meza	McAllen	TX	78501	United States	2026-05-17
Samyog rai	Pheonix	AZ	85041	United States	2026-05-17
Michael Arcaro	Chandler	AZ	85225	United States	2026-05-17
Randall Roddy	Phoenix	AZ	85050	United States	2026-05-17
Alexandra Rowe	Phoenix	AZ	85044	United States	2026-05-17
Johana Gonzalez	New York	NY	10017	United States	2026-05-18
Kirsten Phillips	Cave Creek	AZ	85331	United States	2026-05-18
Tania Carbajal	Phoenix	AZ	85008	United States	2026-05-18
Victoria tinajero	Mercedes	TX	78570	United States	2026-05-18
Ximena Reyes				United States	2026-05-18
Esmeralda Nabor	Phoenix	AZ	85037	United States	2026-05-18

Ana calel	Jacksonville	FL	32211	United States	2026-05-18
Olivia Dixon	Apache junc	AZ	85119	United States	2026-05-18
Candice Dunn	Phoenix	AZ	85053	United States	2026-05-18
Antonia Flores	Brooklyn	NY	11226	United States	2026-05-18
Lucia Eggerstedt	El Paso	TX	79934	United States	2026-05-18
Aime Lopez Soto	Phoenix	AZ	85027	United States	2026-05-18
Kenia Rodriguez	Phoenix	AZ	85021	United States	2026-05-18
Ariel Perez	Phoenix	AZ	85032	United States	2026-05-18
cecilia gonzalez	Gilbert	AZ	85295	United States	2026-05-18
Andreanna Ritcie	Phoenix	AZ	85001	United States	2026-05-18
David Luna	Ogden	UT	84404	United States	2026-05-18
Jesus Briceno	Phoenix	AZ	85282	United States	2026-05-19
Amaya Alvarez	Phoenix	AZ	85037	United States	2026-05-19
Vermillion Litchey	Phoenix	AZ	85054	United States	2026-05-19
Megan Wessel	Phoenix	AZ	85051	United States	2026-05-19
Sydney Rodriguez	Phoenix	AZ	85031	United States	2026-05-19
Heather Trainor	Phoenix	AZ	85083	United States	2026-05-19
Priscilla Quintero	Tolleson	AZ	85353	United States	2026-05-20
Mikhail Ryskin	Phoenix	AZ	85027	United States	2026-05-22
alicia fraire	Phoenix	AZ	85006	United States	2026-05-23



Village Planning Committee Meeting Summary Z-15-26-2

Date of VPC Meeting	April 7, 2026
Request From	S-1 DRSP
Request To	R1-6 DRSP
Proposal	Single-family residential
Location	Southwest corner of 56th Street and Ranger Drive
VPC Recommendation	Denial
VPC Vote	6-4

VPC DISCUSSION:

Fourteen members of the public registered to speak on this item, in opposition or with concerns. Three members of the public registered to speak on this item, in favor, with concerns. Two members of the public registered in opposition but did not wish to speak.

Staff Presentation:

Adrian Zambrano, staff, provided an overview of Rezoning Case No. Z-15-26-2, including the location of the request, surrounding land uses and zoning, and the General Plan Land Use Map designation. Mr. Zambrano provided background on the Desert Ridge Specific Plan, noting that the request is consistent with the Desert Ridge Specific Plan. Mr. Zambrano summarized the proposal and displayed the site plan, elevations, and renderings. Mr. Zambrano stated that at the time the staff report was written, the request received one letter with concerns and three letters with general inquiries, and after the staff report was published, the request received one letter of support and two letters of opposition. Mr. Zambrano summarized the concerns. Mr. Zambrano then shared the staff findings and stated that staff recommends approval, subject to stipulations. Mr. Zambrano shared the recommended stipulations and upcoming hearing schedule.

Applicant Presentation:

Nick Wood, with Snell & Wilmer LLP, introduced himself and provided an overview of the site. Mr. Wood provided background on Ranger Drive and the surrounding context. Mr. Wood discussed the Desert Ridge Specific Plan, noting that the request for R1-6 is consistent with what the Desert Ridge Specific Plan calls for and that Development Parcel 4.L will end up being developed with less dwelling units than is permitted. Mr.

Wood noted that the request is consistent with the General Plan Land Use Map designation; thus, a General Plan Amendment is not required. Mr. Wood displayed and discussed the site plan, landscape plan, and renderings, noting that an abundance of open space is proposed. Mr. Wood discussed required street improvements. Mr. Wood stated that they have heard support from the community for the proposed single-family residential subdivision, but the community does not want Ranger Drive extended to 56th Street. Mr. Wood stated that the applicant does not have a choice of whether or not to extend Ranger Drive to 56th Street, noting that it is on the adopted Street Classification Map. Mr. Wood concluded by discussing the traffic trip generation and trip distribution of the proposed development.

Questions from Committee:

Committee Member Reginald Younger asked if he would have a conflict of interest since he is the president of the Desert Ridge Community Association. **Mr. Wood** responded that the statute says that a conflict of interest exists only if there is a personal financial interest in the outcome. Committee Member Younger expressed concerns with traffic, noting that there will be many future developments coming and creating bottlenecks. Committee Member Younger also expressed concerns with pedestrian safety along Ranger Drive. Committee Member Younger stated that the request seems too easy. Mr. Wood responded that the Desert Ridge Specific Plan has been planned and established since the 1990s. Mr. Wood noted that there have been many times in the past that his firm has come to request a change to the Desert Ridge Specific Plan. Mr. Wood stated that this time they are not requesting to change the Desert Ridge Specific Plan, which is why it is so easy. Mr. Wood stated that the proposed 234 dwelling units will not generate much traffic and there will be significant improvements made to help with traffic flow. Mr. Wood added that traffic is currently congested on Tatum Boulevard because there is no other way for residents to get in and out of their neighborhoods off of Ranger Drive. Committee Member Younger stated that there have been other builders that have promised parks or play areas for kids, which never came to fruition. Committee Member Younger asked if the builder is committed to building park areas. Mr. Wood responded affirmatively, noting that K. Hovnanian Homes is a national company and builds family-oriented communities.

Vice Chair Louis Lagrave stated that Ranger Drive is going through, no matter how many people speak for it or against it. Vice Chair Lagrave stated that the issue is how to make it work. Vice Chair Lagrave stated that JW Marriott submitted a request that two golf cart tunnels be constructed for the adjacent golf holes crossing Ranger Drive. Vice Chair Lagrave asked if the applicant has any suggestions on how to mitigate traffic speeds. Vice Chair Lagrave added that the building elevations do not look like Phoenix. **Mr. Wood** stated that there is a way that speed humps could be installed on Ranger Drive, but it would have to be supported by the community. Vice Chair Lagrave asked if tunnels could be installed for the golf holes, as requested by JW Marriott. Mr. Wood responded that they have not thought about it, noting that it would have to be engineered appropriately.

Chair Steven Bowser stated that with the amount of utilities that are involved, tunnels under Ranger Drive is likely out of the question financially. Chair Bowser stated that there is a process for installing traffic calming measures along streets with the City.

Committee Member George Birchby asked if it is a fair statement that a future proposal could request a much higher density than what is currently proposed. **Mr. Wood** responded affirmatively.

Committee Member Richard Carlucci asked what the Deer Valley Drive improvements would look like. **Mr. Wood** responded that the entire southern half street would be constructed from 40th Street to Tatum Boulevard, which would add additional lanes. Committee Member Carlucci asked if it would include a turning lane. Mr. Wood responded affirmatively. Committee Member Carlucci asked for clarification that there would only be a traffic signal installed but no street widening at the 56th Street and Pinnacle Peak Road intersection. Mr. Wood responded that he believes that is correct. Committee Member Carlucci asked for clarification that 56th Street adjacent to the site would be widened and would include three lanes on the west side of the street. Mr. Wood responded affirmatively. Committee Member Carlucci asked for clarification that Ranger Drive would be completed as well. Mr. Wood responded affirmatively. Committee Member Carlucci asked what the cost of these infrastructure improvements is. Mr. Wood responded that he does not know the exact number but noted that it is millions of dollars. Committee Member Carlucci asked if these infrastructure improvements would be required for whoever develops this site. Mr. Wood responded affirmatively. Committee Member Carlucci stated that one question that has been raised is why Ranger Drive cannot be gated to prevent cut-through traffic, noting that Ranger Drive to the west of Tatum Boulevard is gated. Mr. Wood responded that this section of Ranger Drive is identified as a public street and will be dedicated as such. Mr. Wood stated that the City does not gate public streets.

Chair Bowser asked if the off-site improvements are included as conditions of the Arizona State Land Department (ASLD) sale of the land. **Mr. Wood** responded affirmatively. Mr. Wood stated that when ASLD begins the process for a land auction, the City issues an infrastructure letter, which is part of the auction due diligence materials. Mr. Wood stated that the infrastructure letter advises that if a bidder buys land through an auction, certain public infrastructure improvements are required. Chair Bowser asked for clarification that the Street Transportation Department is trying to get ahead and require certain street improvements from other parcels, rather than waiting on the adjacent parcels to develop. Mr. Wood responded affirmatively.

Committee Member Jason Israel asked Mr. Wood to clarify Stipulation No. 23.d regarding the \$3 million in regional funding contribution. **Mr. Wood** responded that whoever the successful bidder is will take some time to get through the entitlement and permitting process. Mr. Wood stated that if Deer Valley Drive is already constructed or is going to be constructed by someone else by the time construction is ready to begin, then the regional funding contribution will be made.

Committee Member Younger stated that there was a lot of opposition when Black Mountain Boulevard was going to be constructed, and now that it is built, there is better traffic flow. Committee Member Younger asked if Ranger Drive would have a similar result, what the projected speed limit is, and how wide it would be. **Mr. Wood** responded that there would be two lanes and it would match the rest of Ranger Drive.

Public Comments:

Neal Peterson introduced himself as a nearby neighbor of 28 years in Desert Ridge, opposed to the project. Mr. Peterson stated that public hearing signs were not posted along Ranger Drive further west. Mr. Peterson stated that the public hearing signs that were posted only refer to the rezoning request and do not mention Ranger Drive. Mr. Peterson stated that there should have been more publicity for the Ranger Drive component. Mr. Peterson stated that most people did not receive a notice and were only able to be notified of the request by walking down Ranger Drive and seeing the public hearing signs. Mr. Peterson stated that Ranger Drive is beautifully designed and is a minor collector street, prioritizing neighborhood access. Mr. Peterson expressed concerns with pedestrian and bicyclist safety along Ranger Drive.

Rick Fields introduced himself as a nearby neighbor in the Toscana of Desert Ridge community, with concerns. Mr. Fields asked for clarification that the proposal is for single-family residential with 234 lots and would not be multi-family residential.

David Hurst introduced himself as a nearby neighbor in Desert Ridge, with concerns. Mr. Hurst stated that the neighborhoods east of Tatum Boulevard and north of Marriott Drive do not have any parks. Mr. Hurst stated that the proposal includes parks within the development, which is great; however, since it is a gated community, there will be no public access to the parks. Mr. Hurst suggested that the parks within the development be relocated along Ranger Drive and the lots along Ranger Drive be relocated to the prior location of the parks. Mr. Hurst expressed concerns with golfers for the adjacent golf course crossing of Ranger Drive. Mr. Hurst stated that all the other golf holes for the golf course have tunnels for golfers to cross underneath the street. Mr. Hurst stated that this should be a mandatory requirement for this development.

Claudia Garza introduced herself as a nearby neighbor of 25 years in Desert Ridge, in favor of the project, and opposed to the extension of Ranger Drive. Ms. Garza stated that Ranger Drive is not built for heavy traffic. Ms. Garza stated that Ranger Drive is a two-lane road that has a 30 miles per hour speed limit, that curves seven times, and that has 12 local streets that feed onto it. Ms. Garza expressed concerns with additional traffic on Ranger Drive. Ms. Garza expressed concerns with Ranger Drive being used for cut-through traffic and vehicle speeding if Ranger Drive is extended to 56th Street. Ms. Garza expressed concerns with noise from additional traffic, noting that the homes adjacent to the golf course can currently hear traffic noise inside the homes with all windows and doors closed.

Dee Proceller introduced herself as a nearby neighbor of 27 years in Desert Ridge, opposed to the project. Ms. Proceller stated that Desert Ridge is in gridlock north to

south and east to west. Ms. Proceller stated that Ranger Drive is a community street. Ms. Proceller expressed concerns with additional traffic and cut-through traffic on Ranger Drive if it is extended to 56th Street. Ms. Proceller expressed concerns with the lack of parks in the neighborhoods east of Tatum Boulevard. Ms. Proceller emphasized that the Desert Ridge community is for families and not for traffic.

John McNamara introduced himself as a nearby neighbor and president of the Expedition Point HOA in Desert Ridge, in favor of the project, with concerns. Mr. McNamara stated that he is a retired professional planner and has worked on Desert Ridge and master plans for over 20 years. Mr. McNamara stated that his HOA agrees with staff that the proposal is consistent with the permitted land uses and density within the Desert Ridge master plans. Mr. McNamara stated that the applicant has made a good effort on open space, amenities, pedestrian connectivity, walkability, and architectural design. Mr. McNamara encouraged the Committee and staff to hold the applicant to the proposed standards to ensure the best design. Mr. McNamara stated that two of their concerns were addressed by requirements from ASLD and the City, regarding the installation of a traffic signal at 56th Street and Pinnacle Peak Road and construction of the full width of Ranger Drive, connecting Ranger Drive on the other side of the golf course to 56th Street. Mr. McNamara stated that Ranger Drive currently functions as one of the nicest minor collector streets in the City of Phoenix, in terms of walkability and low vehicular speeds. Mr. McNamara stated that the community requests that this be maintained. Mr. McNamara stated that the section of Ranger Drive that goes through the golf course will need to be improved, since it has existed for many years with no traffic on it, and it is in bad shape. Mr. McNamara stated that a traffic signal must be installed at the intersection of 56th Street and Ranger Drive right from the beginning. Mr. McNamara added that golfers need a safe crossing across Ranger Drive, which could be accomplished with traffic calming measures.

Bart Fesperman introduced himself as a nearby neighbor in Desert Ridge, with concerns. Mr. Fesperman stated that his questions have been answered by the applicant. Mr. Fesperman stated that he was seeking clarity on the plans for Ranger Drive. Mr. Fesperman stated that Ranger Drive has been enjoyed as somewhat of a private street for many years; however, he understands the need to relieve traffic congestion. Mr. Fesperman stated that his only concern was the quality of the construction of Ranger Drive, and if it would be the same as the rest of Ranger Drive to the west. Mr. Fesperman added that golfer safety for the golf hole crossings along Ranger Drive is a valid concern.

Paul Cunningham introduced himself as a nearby neighbor of 27 years in Desert Ridge, opposed to the project. Mr. Cunningham stated that he lives a quarter mile from the entry to the proposed subdivision. Mr. Cunningham expressed concerns with golfer safety for the golf hole crossings on Ranger Drive, noting that tunnels should be constructed for safety. Mr. Cunningham expressed concerns with traffic and speeding on 56th Street, noting that vehicles may begin speeding on Ranger Drive. Mr. Cunningham suggested roundabouts to slow down traffic.

Bruce Milem introduced himself as a nearby neighbor in Desert Ridge, with concerns. Mr. Milem expressed concerns with traffic, speeding, and safety on Ranger Drive once connected to 56th Street. Mr. Milem stated that the singular entrance and exit from Tatum Boulevard onto Ranger Drive to access the existing communities to the west does concentrate traffic.

Victoria Garoukian introduced herself as a nearby neighbor in Desert Ridge, with concerns. Ms. Garoukian stated that the hearing notice states that the maximum number of units allowed would be increasing from 53 units to 346 units. Ms. Garoukian expressed concerns with there being no mention of the increase to 346 units. Ms. Garoukian expressed concerns with traffic, property values, pedestrian safety on Ranger Drive, and speeding on Ranger Drive. Ms. Garoukian expressed concerns with limited time for individuals to speak during public comment when the applicant and staff had additional time for their presentations.

Edward Michalosky introduced himself as a nearby neighbor in Desert Ridge, opposed to the project. Mr. Michalosky reiterated concerns with traffic congestion. Mr. Michalosky suggested that the zoning remain as S-1 and that the site be developed as a park.

Cheryl Polmatier introduced herself as a nearby neighbor in Desert Ridge, opposed to the project. Ms. Polmatier expressed concerns with the public hearing sign posting, noting that it was hidden within the desert landscape across the golf course, and not where the residents can see it further west on Ranger Drive. Ms. Polmatier stated that a majority of her neighbors did not receive the notice. Ms. Polmatier stated that there needs to be solutions for Ranger Drive. Ms. Polmatier expressed concerns with traffic and safety on Ranger Drive once it is connected to 56th Street. Ms. Polmatier expressed concerns with property values, noting that the proposed homes are on smaller lots compared to the rest of Desert Ridge.

Brandy Staab introduced herself as the resort manager for the adjacent property JW Marriott Phoenix Desert Ridge Resort & Spa, in favor of the project, with concerns. Ms. Staab stated that JW Marriott is not opposed to the proposal or the extension of Ranger Drive. Ms. Staab stated that their request is narrowly focused on safety and proportional mitigation for impacts that would be created by this proposal. Ms. Staab stated that Ranger Drive is currently closed for through-traffic and extending it to 56th Street would change traffic volume, speed, and driver behavior in a location where there is currently no traffic. Ms. Staab stated that this change would directly affect two established crossing points on the Faldo Golf Course between Holes 11 and 12 and between Holes 15 and 16, where approximately 36,000 golfers cross annually, in addition to daily crossings by grounds and maintenance staff, beverage carts, and player assistants. Ms. Staab stated that JW Marriott's request is that the approval of the rezoning case include a stipulation requiring the developer to construct two grade-separated tunnels under Ranger Drive to allow golfers and associates to cross safely. Ms. Staab stated that this solution already exists at the Palmer Golf Course, where three tunnels run under Ranger Drive. Ms. Staab stated that this solution separates vehicle and golf traffic and has proven to be the safest and most effective mitigation. Ms. Staab stated that signage

and flashing lights may reduce risk, but it does not eliminate it, particularly on streets with more traffic and higher speeds.

Brian Olson introduced himself as a nearby neighbor in Desert Ridge, opposed to the project. Mr. Olson expressed concerns with pedestrian safety. Mr. Olson stated that he would like to see what a traffic study would show if Ranger Drive was open to 56th Street. Mr. Olson expressed concerns with there being cut-through traffic on Ranger Drive to avoid the traffic signal. Mr. Olson stated that he is not opposed to Ranger Drive being extended to 56th Street, but he is concerned with traffic mitigation. Mr. Olson added that the design of the proposed homes does not seem to be compatible with the existing homes on the other side of the golf course.

Margaret Simmons-Cross introduced herself as a nearby neighbor of the adjacent Bella Monte at Desert Ridge community, opposed to the project. Ms. Simmons-Cross expressed concerns with the proposed density, noting that it does not seem compatible with other surrounding communities. Ms. Simmons-Cross stated that she is glad to see that there will be a shared-use path along 56th Street, which will replace the unofficial trail that people use across the property. Ms. Simmons-Cross expressed concerns with perimeter walls, noting that other surrounding developments have view fences, which also allows for passage of wildlife. Ms. Simmons-Cross expressed concerns with drainage.

Brian Compton introduced himself as a nearby neighbor in Desert Ridge since 1999, opposed to the project. Mr. Compton expressed concerns with Ranger Drive extending to 56th Street. Mr. Compton suggested an easement be granted to Marriott and that Ranger Drive be terminated at the east side of the golf course. Mr. Compton suggested an alternative for the site to be developed as open space for the community. Mr. Compton expressed concerns with cut-through traffic on Ranger Drive to avoid waiting at traffic signals.

Kathryn Swanson introduced herself as a nearby neighbor of the adjacent Bella Monte at Desert Ridge community, opposed to the project. Ms. Swanson expressed concerns with traffic and speeding. Ms. Swanson stated that just because this was the plan from the 1990s does not mean it still makes sense today.

Applicant Response:

Mr. Wood stated that the proposed number of dwelling units is only 234 units, and they will stick to that number, even though they could build more units based on what the R1-6 zoning district would allow. Mr. Wood stated that Ranger Drive is a minor collector street from 56th Street to Tatum Boulevard and it becomes a private street after Tatum Boulevard. Mr. Wood stated that the remainder of Ranger Drive would be constructed with a six-foot-wide detached sidewalk separated by an eight-foot-wide landscape area on both sides, with enhanced landscaping and 75 percent shade of the sidewalk, noting that it would be a better experience than what people experience on the remainder of Ranger Drive today. Mr. Wood stated that most of the time, applicants are requesting to change the zoning from what it was always anticipated to be. Mr. Wood stated that this

time, they are not requesting to change the zoning from what it was anticipated to be, noting that the permitted land uses and potential zoning were already planned and established in the Desert Ridge Specific Plan when people bought their homes in the area. Mr. Wood stated that Development Parcel 4.L will likely not reach the maximum number of units permitted, even when taking into account the remaining areas to be developed in Development Parcel 4.L. Mr. Wood stated that K. Hovnanian Homes is not trying to max out the property like most developers, reiterating that the proposed number of dwelling units is less than what the R1-6 zoning district would allow. Mr. Wood added that the minimum amount of open space required is five percent of the gross area of the site, and the proposed amount of open space is 26 percent. Mr. Wood stated that the open space is interior to the site and is gated, noting that past developers may have not provided this kind of open space for the other neighborhoods, but K. Hovnanian Homes does. Mr. Wood emphasized that K. Hovnanian Homes builds high-quality communities. Mr. Wood reiterated all the improvements that will be made as part of this development. Mr. Wood reiterated that the proposal is building less than what was originally anticipated and planned. Mr. Wood stated that the City notification requirements for hearing notice letters are for all property owners within 600 feet of the site, noting that they did 700 feet. Mr. Wood added that they sent notification letters to all neighborhood organizations registered with the City that are within one mile of the site, as required by the City. Mr. Wood added that the City provides applicants with the language to put on the hearing notice signs and provides the locations of where to post the signs. Mr. Wood reiterated that this is a single-family residential subdivision that will have view fencing, not a perimeter wall, and it was always anticipated to be built. Mr. Wood stated that it is not the developer's idea to build Ranger Drive, noting that it will be very expensive to build. Mr. Wood stated that the developer does not have a choice whether or not to build Ranger Drive. Mr. Wood added that Ranger Drive connecting to 56th Street has always been planned since the 1990s as part of the Street Classification Map. Mr. Wood stated that the improvements that will be made will create better conditions for traffic than the impact that the development would be creating.

Discussion:

Vice Chair Lagrave stated that the S-1 zoning district is considered a holding zoning district throughout the City, noting that the majority of land is initially given S-1 zoning and is rezoned before getting developed. Vice Chair Lagrave stated that the Village Planning Committee is a recommending body that can suggest changes, noting that the members are all volunteers. Vice Chair Lagrave added that the Committee is not in charge of notification requirements. Vice Chair Lagrave stated that there will likely be more traffic on Ranger Drive than most people think. Vice Chair Lagrave stated that there are issues with cut-through traffic in other areas. Vice Chair Lagrave stated that there needs to be traffic mitigation on Ranger Drive. Vice Chair Lagrave stated that he is in favor of the tunnels under Ranger Drive for the Faldo Golf Course. Vice Chair Lagrave suggested roundabouts also be installed for traffic mitigation. Vice Chair Lagrave expressed enthusiasm for the traffic signal at 56th Street and Pinnacle Peak Road, noting that the majority of the Committee members have written to the City to request that this traffic signal be installed.

Committee Member Barbara Reynolds asked if there will be a brick wall, view fencing, or partial view fencing along the golf course. **Mr. Wood** responded that it will be wrought iron view fencing. Committee Member Reynolds stated that the golf course tunnels should be considered, since there are approximately 36,000 golfer crossings annually over Ranger Drive. Committee member Reynolds suggested that JW Marriott could pay part of the expenses for the tunnels.

Chair Bowser stated that with underground utilities, it could get very expensive to build these tunnels.

Mr. Zambrano stated that staff would have concerns with adding this stipulation, since it involves improvements on another property that is not owned by this developer.

Vice Chair Lagrave stated that the property is owned by JW Marriott, who asked for the stipulation, noting that it would not be an issue.

Committee Member Reynolds asked if Ranger Drive has to go all the way through. **Chair Bowser** responded that the Street Classification Map shows it as a through minor collector street. Committee Member Reynolds stated that there should be some kind of traffic calming on Ranger Drive.

Committee Member Carlucci stated that the developer is not purchasing the property on the golf course. Committee Member Carlucci stated that JW Marriott could fund the golf course tunnels. Committee Member Carlucci stated that the developer will already be installing a significant amount of infrastructure, especially in other critical areas that are not directly adjacent to the site. Committee Member Carlucci stated that he would not be opposed to someone installing the golf course tunnels, but it does not seem appropriate to require this developer to install them, given all the other contributions for infrastructure improvements. Committee Member Carlucci stated that there are many traffic mitigation measures that can be considered for Ranger Drive, but it does not seem appropriate for this proposal.

Vice Chair Lagrave disagreed. Vice Chair Lagrave stated that the south side of Deer Valley Drive has much less to do with this project than Ranger Drive does. Vice Chair Lagrave asked if the developer will also be buying the land on the south side of Deer Valley Drive. **Mr. Wood** responded that ASLD already made a dedication for the south side of Deer Valley Drive. Mr. Wood stated that if this development is built before any development on the south side of Deer Valley Drive, then this developer would be responsible for widening Deer Valley Drive. Mr. Wood stated that if another developer develops the land on the south side of Deer Valley Drive before this proposed development is built, then this developer would be responsible for contributing \$3 million in regional funding. Mr. Wood added that they cannot be relieved of this requirement to use those funds to install golf course tunnels under Ranger Drive instead.

Committee Member Birchby asked for clarification that the requested golf course tunnels would be on JW Marriott's property. **Mr. Wood** responded that the tunnel would

partially be underneath the public right-of-way, noting that the Street Transportation Department would have to agree to this. Mr. Wood added that the entrance and exits of the tunnels would be on JW Marriott's property. Committee Member Birchby asked Mr. Wood to discuss community outreach that has been done. Mr. Wood responded that a neighborhood meeting was held, and notice letters of the meeting were sent to all property owners within 700 feet of the site, and all registered neighborhood organizations within one mile of the site. Mr. Wood added that they also went knocking on doors within any non-gated communities.

Committee Member Gary Kirkilas asked what the Committee and the developer can do to mitigate issues on Ranger Drive, such as if a roundabout can be constructed. **Chair Bowser** responded that ASLD, the Street Transportation Department, and the applicant would not want to be involved with the golf course tunnels. Chair Bowser added that there is not enough right-of-way for a roundabout, noting that it has to be a certain size to allow for one. Chair Bowser stated that the answer would be traffic calming measures. Chair Bowser encouraged the community to engage with their City Council member to see if traffic calming measures can be installed on Ranger Drive. Chair Bowser stated that his neighborhood had traffic calming measures installed on Ramuda Drive, which is the same street classification. Committee Member Kirkilas asked if traffic calming could be included in the stipulations. Chair Bowser stated that it is probably a reasonable stipulation.

Committee Member Carlucci asked if traffic calming measures could be imposed further west on Ranger Drive. **Chair Bowser** responded that for this development, it would likely only be applicable to the portion of Ranger Drive adjacent to the site. Chair Bowser added that further west, the community should engage with their City Council member to install traffic calming measures on Ranger Drive down to Tatum Boulevard.

Vice Chair Lagrave stated that the Verdin development was required to install many off-site improvements, noting that off-site traffic calming should be able to be stipulated for Ranger Drive further west. Vice Chair Lagrave suggested bridges over the golf course paths as another solution.

Chair Bowser stated that the City of Phoenix Street Transportation Department would have to approve any modifications to Ranger Drive since it would be within their right-of-way.

Committee Member Younger asked if it is a possibility to eliminate the Ranger Drive extension to 56th Street. **Mr. Zambrano** responded that the only way to eliminate the extension of Ranger Drive to 56th Street would be through a Street Classification Map Amendment, which is processed as a General Plan Amendment. Mr. Zambrano stated that a General Plan Amendment is not the subject of this request.

Committee Member Birchby asked who paid for the installation of the existing tunnels for the Palmer Golf Course between Holes 11 and 12. **Ms. Staab** responded that Marriott did. Ms. Staab stated that the resort created the condition that necessitated this

mitigation. Ms. Staab stated that the need is arising only if Ranger Drive is opened to 56th Street.

Vice Chair Lagrave asked if there could be one tunnel installed instead of two for the Faldo Golf Course crossing. **Ms. Staab** responded that both would be needed since they are two different holes. Vice Chair Lagrave stated that the same result could likely be achieved with one tunnel across the fairway.

MOTION #1 – Z-15-26-2:

Vice Chair Lagrave made a motion to recommend approval of Z-15-26-2, per the staff recommendation, with additional stipulations to require the developer to construct one tunnel for the adjacent Faldo Golf Course golf hole crossings on Ranger Drive, and two traffic calming measures to be installed on Ranger Drive as decided by the City.

Committee Member Reynolds seconded the motion.

VOTE #1 – Z-15-26-2:

1-9; the motion to recommend approval of Z-15-26-2, per the staff recommendation, with additional stipulations failed with Committee Member Lagrave in favor and Committee Members Barto, Birchby, Carlucci, Israel, Kirkilas, Nowell, Reynolds, Younger, and Bowser opposed.

MOTION #2 – Z-15-26-2:

Committee Member Birchby made a motion to recommend approval of Z-15-26-2, per the staff recommendation, with an additional stipulation for traffic calming measures to be installed along Ranger Drive, as deemed appropriate by the City. **Vice Chair Lagrave** seconded the motion.

VOTE #2 – Z-15-26-2:

3-7; the motion to recommend approval of Z-15-26-2, per the staff recommendation, with an additional stipulation failed with Committee Members Birchby, Israel, and Bowser in favor and Committee Members Barto, Carlucci, Kirkilas, Nowell, Reynolds, Younger, and Lagrave opposed.

Discussion:

Committee Member Kirkilas asked if it is possible to have more discussion about Ranger Drive at a later date. **Chair Bowser** stated that the Committee has to pass some kind of motion, either for approval, denial, or a continuance.

MOTION #3 – Z-15-26-2:

Committee Member Carlucci made a motion to recommend approval of Z-15-26-2, per the staff recommendation. **Committee Member Birchby** seconded the motion.

VOTE #3 – Z-15-26-2:

5-5; the motion to recommend approval of Z-15-26-2, per the staff recommendation failed with Committee Members Barto, Birchby, Carlucci, Israel, and Bowser in favor and Committee Members Kirkilas, Nowell, Reynolds, Younger, and Lagrave opposed.

Discussion:

Chair Bowser stated that he thinks a motion for a continuance would be doing the community a disservice, noting that this will go to the Planning Commission next month, and then will go to City Council for the final determination. Chair Bowser stated that the point of the Committee's recommendation is to provide community feedback to the Planning Commission, noting that a motion for a continuance may not do that.

Committee Member Kirkilas asked for clarification that a motion for a continuance would basically be a lost opportunity for providing input. **Chair Bowser** responded that in his opinion he believes so.

MOTION #4 – Z-15-26-2:

Vice Chair Lagrave made a motion to recommend denial of Z-15-26-2. **Committee Member Younger** seconded the motion.

VOTE #4 – Z-15-26-2:

6-4; the motion to recommend denial of Z-15-26-2 passed with Committee Members Barto, Kirkilas, Nowell, Reynolds, Younger, and Lagrave in favor and Committee Members Birchby, Carlucci, Israel, and Bowser opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.



Village Planning Committee Meeting Summary Z-15-26-2

Date of VPC Meeting	June 2, 2026
Request From	S-1 DRSP
Request To	R1-6 DRSP
Proposal	Single-family residential
Location	Southwest corner of 56th Street and Ranger Drive
VPC Recommendation	Approval, per the staff recommendation in Addendum A, with additional stipulations
VPC Vote	9-0

VPC DISCUSSION:

Seven members of the public registered to speak on this item but did not register in favor or in opposition. Four members of the public registered to speak on this item, in favor. Three members of the public registered in favor of this item but did not wish to speak. Two members of the public registered to speak on this item, in opposition.

Staff Presentation:

Adrian Zambrano, staff, provided an overview of Rezoning Case No. Z-15-26-2, including the location of the request, surrounding land uses and zoning, and the General Plan Land Use Map designation. Mr. Zambrano provided background on the Desert Ridge Specific Plan, noting that the request is consistent with the Desert Ridge Specific Plan. Mr. Zambrano summarized the proposal and displayed and discussed the revised site plan, the Ranger Drive exhibits, and elevations. Mr. Zambrano shared community input that has been received and summarized concerns. Mr. Zambrano then shared the staff findings and stated that staff recommends approval, subject to stipulations. Mr. Zambrano shared the recommended stipulations and upcoming hearing schedule.

Applicant Presentation:

Nick Wood, with Snell & Wilmer LLP, introduced himself and provided an overview of how he has worked with the Phoenix City Council District 2 office, the Street Transportation Department, and the Planning and Development Department to come up with a solution for Ranger Drive since the last time the Committee heard this case. Mr. Wood displayed a context aerial image and a site aerial image, noting that Ranger Drive

to the west of the site is paved but is closed off with barricades. Mr. Wood stated that since this portion of Ranger Drive is closed off, no one can cross the golf course crossings over Ranger Drive. Mr. Wood displayed the existing and proposed zoning map. Mr. Wood displayed the Desert Ridge Specific Plan and Development Parcel 4.L and discussed the size, permitted uses, density range, maximum number of units, and potential zoning to be applied. Mr. Wood shared the existing dwelling units, proposed dwelling units, maximum permitted dwelling units, and remaining dwelling units permitted in Development Parcel 4.L. Mr. Wood displayed the General Plan Land Use Map, noting that the request is consistent with the designation. Mr. Wood displayed and discussed the original site plan and the revised site plan. Mr. Wood discussed offsite improvements required. Mr. Wood displayed and discussed the revised secondary access from Ranger Drive and the Doug Dickson Memorial Park. Mr. Wood then discussed the revisions to the stipulations regarding Ranger Drive. Mr. Wood shared how the Capital Improvement Plan works. Mr. Wood stated that the existing barricades for Ranger Drive to the west will be left up, per the Street Transportation Department.

Questions from Committee:

Committee Member George Birchby asked how members of the public will access the public park if the barricades are left up on Ranger Drive to the west. **Mr. Wood** responded that they would have to walk. Committee Member Birchby asked where they would leave their vehicles if they are driving there, noting that the area by the barricades is marked as a no parking area. Committee Member Birchby added that it seems counterintuitive to leave the barricades up when the purpose of the cul-de-sac is for emergency vehicle turnaround. Mr. Wood responded that the Street Transportation Department manages their right-of-way and has decided to leave the barricades up for now. Committee Member Birchby thanked Mr. Wood for the work he has done on this case.

Committee Member Richard Carlucci asked for clarification that the required offsite improvements remain the same as the last time that the Committee heard this case. **Mr. Wood** responded affirmatively. Committee Member Carlucci asked for clarification that the development will not be constructing the connection of Ranger Drive to 56th Street and that it may be funded and constructed by the City in the future if determined necessary through a future budget approval, which will be subject to a separate public process. Mr. Wood responded affirmatively.

Committee Member Reginald Younger thanked the applicant for making concessions and for the additional work that has been done on this case. Committee Member Younger asked if the Doug Dickson Memorial Park would be a City of Phoenix owned park. **Mr. Wood** responded that it would not be. Mr. Wood stated that it would be privately owned and maintained but will be open to the public. Committee Member Younger asked which HOA would be responsible for the park maintenance. Mr. Wood responded that it would only be this development's HOA responsibility. Committee Member Younger asked for clarification that the park maintenance responsibility does not fall onto the existing homes or onto the Desert Ridge Community Association. Mr. Wood responded that it does not.

Committee Member Gary Kirkilas asked how the discussions with JW Marriott went regarding the golf course crossings. **Mr. Wood** responded that they met with the ownership and management and they were very appreciative of this solution.

Chair Steven Bowser asked if the applicant would be open to the additional engagement for the future construction of Ranger Drive west of the subject property including an informational presentation to the Desert View Village Planning Committee. **Mr. Wood** responded that he thinks this is a great addition to the stipulation. Chair Bowser asked for clarification that the applicant has no issues with this addition. Mr. Wood responded that he does not.

Public Comments:

Al Carrino introduced himself as a nearby neighbor, opposed to the connection of Ranger Drive to 56th Street. Mr. Carrino expressed concerns with cut-through traffic, safety, and character of the community. Mr. Carrino shared the intent of the local street network in the Desert Ridge Specific Plan and the City's neighborhood policy. Mr. Carrino stated that many residents are not opposed to the proposed development. Mr. Carrino stated that the residents' opposition is to the Ranger Drive extension to 56th Street.

Claudia Garza introduced herself as a nearby neighbor, in favor of the project. Ms. Garza stated that she does not have a concern with the proposed development, noting that it is compatible with the surrounding development. Ms. Garza stated that she does have an issue with the extension of Ranger Drive. Ms. Garza stated that leaving up the existing barricades on Ranger Drive is good, but it counteracts the purpose of the cul-de-sac. Ms. Garza stated that emergency vehicles have not had an issue with turning around on Ranger Drive since the neighborhoods to the west have been built. Ms. Garza expressed concerns with Ranger Drive still connecting to 56th Street in the future.

Danny Mazza introduced himself as a resident of Council District 2 and a candidate for Phoenix City Council, in favor of the project. Mr. Mazza stated that the project looks good, but Ranger Drive should not connect to 56th Street. Mr. Mazza stated that if he were elected to the Phoenix City Council and this were to come to his office, he would not be supportive of Ranger Drive connecting to 56th Street. Mr. Mazza stated that K. Hovnanian Homes has done a great job with other developments throughout the City of Phoenix.

Linsay Miller introduced herself as a nearby neighbor, in favor of the project. Ms. Miller stated that many of the residents that are in support of the Ranger Drive connection to 56th Street are not showing up to meetings because they knew it was always supposed to happen. Ms. Miller stated that it was part of the General Plan and part of the required infrastructure of the area. Ms. Miller stated that they knew this when they bought their home. Ms. Miller stated that their silence has been mistaken as indifference or consent to change. Ms. Miller expressed concerns with safety, noting that there was recently a major accident at Tatum Boulevard and Pinnacle Peak Road that created a gridlock.

Ms. Miller stated that she could not get to her home from Ranger Drive for over an hour. Ms. Miller stated that if this occurred again, there would be no way for emergency services to get into their neighborhood. Ms. Miller added that there are many planned or upcoming auctions of surrounding State Trust Land and many planned developments that will all bring additional traffic congestion into the area. Ms. Miller noted that a study by the Maricopa Association of Governments estimates that there will be 100 percent growth in this area in the next 10 to 15 years and it highlights lack of connectivity, traffic congestion, and forced traffic flow levels. Ms. Miller asked for the Committee to reconsider opening the connection of Ranger Drive to 56th Street for the reasons previously mentioned.

Matt Mooney introduced himself as a nearby neighbor, opposed to the connection of Ranger Drive to 56th Street. Mr. Mooney stated that the temporary turnaround solution is just delaying the connection of Ranger Drive to 56th Street. Mr. Mooney stated that he does not believe the solution being offered is in the best interest of all the residents.

Brian Olson introduced himself as a nearby neighbor, opposed to the connection of Ranger Drive to 56th Street. Mr. Olson stated that he has not heard that the cul-de-sac would be temporary and is disappointed this was not brought to anyone's attention. Mr. Olson shared the intent of the collector and local street system in the Desert Ridge Specific Plan. Mr. Olson expressed concerns with the temporary solution and encouraged that Ranger Drive meet the intent of the Desert Ridge Specific Plan. Mr. Olson stated that residents are not opposed to the development itself. Mr. Olson stated that residents are concerned with safety of the community. Mr. Olson stated that the traffic signal at the intersection of 56th Street and Pinnacle Peak Road is much more critical for traffic in the area than Ranger Drive.

Neal Peterson introduced himself as a nearby neighbor, opposed to the project. Mr. Peterson expressed appreciation for community engagement, noting that he is now positive the word is out. Mr. Peterson stated that Ranger Drive is a winding street and it is safely designed. Mr. Peterson stated that the speed limit along Ranger Drive was originally 25 miles per hour, which was raised to 30 miles per hour. Mr. Peterson stated that Pinnacle Peak Road needs to be widened to help with the traffic congestion in the area.

Andrew Spillum introduced himself as a nearby neighbor, in favor of the project. Mr. Spillum stated that there is traffic congestion on Tatum Boulevard, and by forcing all the residents in the neighborhood out onto Tatum Boulevard from Ranger Drive, it causes a lot of traffic congestion. Mr. Spillum stated that the connection of Ranger Drive to 56th Street would provide some relief at the Tatum Boulevard and Ranger Drive intersection. Mr. Spillum expressed concerns with emergency response times with only one access point into the neighborhood from Tatum Boulevard. Mr. Spillum stated that there are alternatives to discourage cut-through traffic on Ranger Drive rather than eliminating the connection altogether. Mr. Spillum added that Pinnacle Peak Road being widened would also deter people from using Ranger Drive as an alternative route.

Brandy Staab introduced herself as the resort manager of the adjacent JW Marriott Phoenix Desert Ridge Resort & Spa. Ms. Staab expressed appreciation for the applicant's willingness to revisit the plan and come forward with this revised approach. Ms. Staab stated that this proposal is greatly preferred over opening Ranger Drive to 56th Street at this time. Ms. Staab stated that they would recommend that the existing barricades on Ranger Drive be left. Ms. Staab stated that should the barricades be removed, that there be a stipulation added for there to be signage for golf cart crossings, flashing beacons, speed control measures, and pavement markings. Ms. Staab stated that 36,000 golfers a year cross Ranger Drive.

Cheryl Polmatier introduced herself as a nearby neighbor, opposed to the connection of Ranger Drive to 56th Street. Ms. Polmatier stated that a homeowner's established access to a roadway is a constitutional protected property right, even when other access routes exist. Ms. Polmatier expressed concerns with safety and neighborhood character. Ms. Polmatier stated that it was not shared that the cul-de-sac would be a temporary solution. Ms. Polmatier expressed concerns with Ranger Drive connecting to 56th Street in the near-term.

Santo Graziano introduced himself as a nearby neighbor, opposed to the connection of Ranger Drive to 56th Street. Mr. Graziano expressed concerns with the five-year Capital Improvement Plan budget and the potential for the Ranger Drive connection to 56th Street to be revisited. Mr. Graziano stated that he is opposed to the Ranger Drive connection to 56th Street.

Steve Burns introduced himself as a nearby neighbor, member of the Desert Ridge Community Association Board of Directors, and member of the City of Phoenix Vision Zero Community Advisory Committee. Mr. Burns stated that there has been a lot of misinformation spread around, such as widening Ranger Drive with additional lanes. Mr. Burns expressed support for the proposed solution. Mr. Burns stated that the Azara development, north of Pinnacle Peak Road, is planned for 55,000 residences. Mr. Burns added that Desert Ridge is only about 45 percent built out. Mr. Burns stated that if the City allows Ranger Drive to not connect to 56th Street, there will be a problem once all the surrounding planned developments get built out and add additional traffic congestion onto the surrounding arterial streets. Mr. Burns stated that the temporary solution for Ranger Drive is a good alternative for the residents that do not want it to connect to 56th Street. Mr. Burns stated that he is not in support or in opposition to the proposal. Mr. Burns stated that he is in support of the infrastructure for Desert Ridge and for the City of Phoenix. Mr. Burns added that Superblock 8 of the Desert Ridge Specific Plan was recently sold, planned for an additional 4,200 residences to the area, which will add to traffic congestion in the area. Mr. Burns stated that the Ranger Drive connection may be necessary in 10 to 15 years when all the surrounding development is built out. Mr. Burns stated that the Street Transportation Department is also trying to find solutions for Pinnacle Peak Road between Tatum Boulevard and 56th Street. Mr. Burns stated that as a resident, he really likes the proposed plan.

Bryan Compton introduced himself as a nearby neighbor, opposed to the connection of Ranger Drive to 56th Street. Mr. Compton stated that Ranger Drive west of Tatum Boulevard was supposed to go through to 40th Street, noting that plans change.

Applicant Response:

Mr. Wood stated that the Street Classification Map is part of the General Plan and has been around for decades. Mr. Wood stated that the City amends the General Plan every 10 years and it is voted on by the voters. Mr. Wood stated that Ranger Drive ends at Tatum Boulevard on the Street Classification Map and it was always intended to end there. Mr. Wood stated that Ranger Drive has always been classified as a minor collector street to connect to 56th Street. Mr. Wood stated that he cannot change this, noting that it has been there for decades, and that is how it was always intended. Mr. Wood stated that the traffic engineers looked forward into the future, just as the General Plan does, and the Street Classification Map is based on development patterns which are out of his control. Mr. Wood stated that he worked with the City Council District 2 office, the Planning and Development Department, and the Street Transportation Department to come up with this solution. Mr. Wood stated that this is not a perfect solution but will provide a temporary solution that solves the problem today and will hopefully last long into the future. Mr. Wood stated that the decision of Ranger Drive connecting to 56th Street will be done by the Street Transportation Department with an analysis based on traffic patterns as they occur in the coming years. Mr. Wood stated that as more development is built out in Desert Ridge, it will bring additional traffic, and there will be a point for safety purposes that the Street Transportation Department will determine that Ranger Drive will need to connect to 56th Street. Mr. Wood added that if the decision is ever made for Ranger Drive to go through, it will be a public process. Mr. Wood reemphasized that Ranger Drive will have to connect to 56th Street sometime in the future. Mr. Wood stated that he cannot control the barricades but noted that they are up today. Mr. Wood stated that the project should not be denied over a street which they have no control over. Mr. Wood concluded that they have done the best they can to come up with a solution, even though it may be temporary.

Discussion:

Chair Bowser stated that the ultimate buildout of Pinnacle Peak Road per the Street Classification Map is a six-lane arterial street and a scenic corridor. Chair Bowser stated that widening Pinnacle Peak Road is driven by the development of the adjacent land, although it would be helpful to have now. Chair Bowser added that the Street Transportation Department is trying to advance as much infrastructure as possible. Chair Bowser stated that Pinnacle Peak Road will ultimately be a six-lane arterial street from Cave Creek Road to Scottsdale Road.

Committee Member Kirkilas suggested a future roundabout to minimize cut-through traffic when Ranger Drive is connected to 56th Street.

Vice Chair Louis Lagrave stated that the Street Transportation Department will go through public engagement when Ranger Drive is proposed to go through. Vice Chair Lagrave stated that this engagement process would be the time to request certain traffic

mitigation measures along Ranger Drive. Vice Chair Lagrave stated that this is not the perfect solution for anyone, but it gives the City some time to work it out before it goes through.

MOTION – Z-15-26-2:

Committee Member Birchby made a motion to recommend approval of Z-15-26-2, per the staff recommendation in Addendum A, with additional stipulations for the Street Transportation Department to provide an informational presentation to the Desert View Village Planning Committee when it is decided to connect Ranger Drive through, and should the existing barricades on Ranger Drive to the west come down, that there be appropriate markings and safety provisions for golf course crossings, as approved by the Street Transportation Department. **Vice Chair Lagrave** seconded the motion.

VOTE – Z-15-26-2:

9-0; the motion to recommend approval of Z-15-26-2, per the staff recommendation in Addendum A, with additional stipulations, passed with Committee Members Birchby, Carlucci, Flanery, Kirkilas, Kollar, Reynolds, Younger, Lagrave and Bowser in favor.

VPC RECOMMENDED STIPULATIONS:

1. The development shall be in general conformance with the site plan date stamped ~~January 30~~ May 28, 2026, and the elevations and renderings date stamped March 30, 2026, with specific regard to the inclusion of direct pedestrian pathways connecting the sidewalk to the front entries of homes, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The primary entry/exit shall incorporate enhanced landscaping on both sides within minimum 250-square-foot landscape areas, planted with a variety of at least three plant materials, as approved by the Planning and Development Department.
3. All landscape setbacks adjacent to public streets, open space areas, and retention areas shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Landscape Setbacks: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. Open Space/Retention Areas: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the open space/retention area.
 - c. A mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

4. Minimum 5-foot-wide pedestrian pathways shall be provided to connect the internal sidewalks to the public sidewalk along 56th Street an average of every 600 feet, as approved by the Planning and Development Department.
5. Bicycle parking spaces shall be provided at a minimum of three U-racks for the primary amenity area and two U-racks for the secondary amenity areas. Bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
6. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department.
7. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
8. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.
9. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
10. Only landscape materials listed in the Desert Ridge Plant List, per Appendix A.2 of the Desert Ridge Specific Plan, shall be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
11. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.

12. Natural turf shall not be utilized on individual single-family lots (including the side and rear yards). This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
13. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
14. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
15. If a community pool is proposed, swimming pools shall be prohibited on individual single-family lots less than 6,000 square feet.
16. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
17. All bicycle parking and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
18. Within the development, if detached sidewalks are provided to meet the minimum 75% shade requirement for sidewalks, they shall include minimum 5-foot-wide detached sidewalks separated by minimum 5-foot-wide landscape areas located between the back of curb and sidewalk, planted to the following standards, and as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade.
 - b. A minimum of five, 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

19. A minimum of 70 feet of right-of-way shall be dedicated for the west side of 56th Street.
20. A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be

constructed on the west side of 56th Street, adjacent to the development, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
- b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility and existing drainage infrastructure conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

21. ~~A total of a minimum 80 feet of right-of-way shall be dedicated for the full width of Ranger Drive.~~ THE DEVELOPER SHALL DEDICATE FOR THE LENGTH OF THE DEVELOPMENT A MINIMUM OF 60 FEET OF RIGHT-OF-WAY FOR RANGER DRIVE FLARING TO 80 FEET AT THE INTERSECTION OF 56TH STREET TO MATCH THE EAST LEG. A TEMPORARY TURNAROUND SHALL BE DEDICATED AND CONSTRUCTED WITH A BARRICADE AT THE WESTERN LIMITS OF THE RANGER DRIVE TERMINUS IN GENERAL CONFORMANCE WITH THE RANGER DRIVE EXHIBITS DATE STAMPED MAY 22, 2026, AS MODIFIED AND APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. THE DEVELOPER SHALL ONLY CONSTRUCT THE FULL WIDTH AND LIMITS OF RANGER DRIVE TO FACILITATE ACCESS TO AND FROM 56TH STREET AND LOCAL NEIGHBORHOOD STREETS OF THE SUBJECT DEVELOPMENT. NO CONNECTION TO THE EXISTING RANGER DRIVE TO THE WEST BEYOND TRACT A, AS SHOWN ON THE RANGER DRIVE EXHIBITS DATE STAMPED MAY 22, 2026, SHALL BE DONE BY THE DEVELOPER. ANY CONSTRUCTION OF RANGER DRIVE WEST OF THE SUBJECT PROPERTY WILL BE DONE BY THE STREET TRANSPORTATION DEPARTMENT AFTER CITY COUNCIL APPROVAL FOR FUNDING IN A FUTURE CAPITAL IMPROVEMENT PLAN BUDGET AND ADDITIONAL ENGAGEMENT WITH THE NEIGHBORHOOD RESIDENTS, THE POLICE AND FIRE DEPARTMENTS.
22. THE DEVELOPER SHALL ESTABLISH WITHIN THE SUBDIVISION CC&R'S THAT MAINTENANCE OF ANY IMPROVEMENTS CONSTRUCTED WITHIN THE DEDICATED RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE ESTABLISHED HOA UNTIL SUCH TIME IT IS DETERMINED THAT THE CONNECTION OF RANGER DRIVE IS APPROVED FOR CONSTRUCTION.

- ~~22.~~ Minimum 6-foot-wide detached sidewalks, separated by minimum 8-foot-wide
23. landscape areas located between the back of curb and sidewalk, shall be constructed on both sides of Ranger Drive, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalks to achieve a minimum of 75% shade.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- ~~23.~~ Per the Intergovernmental Agreement between the City of Phoenix and the
24. Arizona State Land Department (Ordinance S-49239), the development shall be responsible for the following right-of-way dedication and improvements:
- a. Design and construction of a traffic signal located at the intersection of 56th Street and Pinnacle Peak Road and/or be responsible for the full reimbursement to the city if the traffic signal exists at the time of development.
 - b. Acquisition and dedication of a minimum 70 feet of right-of-way, or dedication of a right-of-way easement if owned by ASLD, for the south half of Deer Valley Drive between 40th Street east to Tatum Boulevard.
 - c. Design and construction of the ultimate Deer Valley Road between 40th Street east to Tatum Boulevard.
 - d. In the event Deer Valley Drive, from 40th Street to Tatum Boulevard has been constructed or is under obligation to be constructed from an adjacent parcel, the purchaser of Development Parcel 4.L will be obligated to provide regional funding in the amount of \$3 million, which amount shall be applied to reduce the Regional Funding contribution required to be paid by the purchaser of Superblock 6 pursuant to Section 11 of the Mayo Flyover IGA.
- ~~24.~~ A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide
25. landscape area located between the back of curb and sidewalk, shall be constructed on the south side of Deer Valley Drive between 40th Street to Tatum

Boulevard, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
- b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- ~~25.~~ All mitigation improvements shall be constructed and/or funded as identified in
26. the accepted Traffic Impact Analysis dated November 24, 2025.
- ~~26.~~ Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any
27. broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
- ~~27.~~ All streets within and adjacent to the development shall be constructed with
28. paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- ~~28.~~ If determined necessary by the Phoenix Archeology Office, the applicant shall
29. conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
- ~~29.~~ If Phase I data testing is required, and if, upon review of the results from Phase I
30. data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
- ~~30.~~ In the event archeological materials are encountered during construction, the
31. developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

31. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
- 32.
- 33. WHEN THE ADDITIONAL ENGAGEMENT WITH THE NEIGHBORHOOD RESIDENTS IS DONE BY THE STREET TRANSPORTATION DEPARTMENT FOR CONSTRUCTION OF RANGER DRIVE WEST OF THE SUBJECT PROPERTY, IT SHALL INCLUDE AN INFORMATIONAL PRESENTATION TO THE DESERT VIEW VILLAGE PLANNING COMMITTEE.**
- 34. IF THE EXISTING BARRICADES ON RANGER DRIVE TO THE WEST COME DOWN, THERE SHALL BE APPROPRIATE MARKINGS AND SAFETY PROVISIONS FOR GOLF COURSE CROSSINGS, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.**

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has concerns with the added stipulations. It is not appropriate to add Stipulation No. 33 to the rezoning of the subject site. Per Stipulation No. 21 the developer would not be responsible for the full build out of Ranger Drive. This responsibility would fall on the Street Transportation Department rather than the developer. Additionally, as written, Stipulation No. 34 does not address funding of the additional improvements. Staff recommends the language be modified to require the developer to provide funds to be held in an escrow account for the future construction of these improvements.

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION MAY 7, 2026

ITEM NO: 4	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-15-26-2
Location:	Southwest corner of 56th Street and Ranger Drive
From:	S-1 DRSP
To:	R1-6 DRSP
Acreage:	53.20
Proposal:	Single-family residential
Applicant:	Francisco Castell, K Hovnanian Great Western Homes Building Company, LLC
Owner:	Arizona State Land Department
Representative:	Nick Wood, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Continuance to the June Planning Commission Hearing, without fee.

Village Planning Committee (VPC) Recommendation:

Desert View 4/7/2026 Denial. Vote: 6-4.

Planning Commission Recommendation: Continued to June 4, 2026 Planning Commission Hearing, without fee, and remanded back to the Desert View Village Planning Committee for reconsideration.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to continue Z-15-26-2 to the June 4, 2026 Planning Commission Hearing, without fee; and remand the item back to the Desert View Village Planning Committee for reconsideration.

Maker: Matthews
Second: Gorraiz
Vote: 8-0
Absent: Hu
Opposition Present: Yes

Findings: The applicant requested a continuance and to be remanded back to the Village Planning Committee for reconsideration.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

REPORT OF PLANNING COMMISSION ACTION
June 4, 2026

ITEM NO: 6	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-15-26-2 (Continued from May 7, 2026)
Location:	Southwest corner of 56th Street and Ranger Drive
From:	S-1 DRSP
To:	R1-6 DRSP
Acreage:	53.20
Proposal:	Single-family residential
Applicant:	Francisco Castell, K Hovnanian Great Western Homes Building Company, LLC
Owner:	Arizona State Land Department
Representative:	Nick Wood, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Desert View 4/7/2026 Denial. Vote: 6-4.

Desert View 6/2/2026 Approval, per the staff recommendation in the Addendum A Staff Report, with additional stipulations. Vote: 9-0.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Ammon made a MOTION to approve Z-15-26-2, per the Addendum A Staff Report.

Maker: Ammon
Second: James
Vote: 7-0
Absent: Matthews, Soronson
Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation and the Desert Ridge Specific Plan.
2. The proposal is compatible with surrounding land uses and zoning.
3. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Peripheral Areas C and D General Plan, the Desert Ridge Specific Plan, the Comprehensive Bicycle Master Plan, the Complete Streets Design Guidelines, the Zero Waste PHX initiative, the Housing Phoenix Plan, the Monarch Butterfly Pledge, the Phoenix Climate Action Plan, the Conservation Measures for New Development policy, and the Shade Phoenix Plan.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped ~~January 30~~ May 28, 2026, and the elevations and renderings date stamped March 30, 2026, with specific regard to the inclusion of direct pedestrian pathways connecting the sidewalk to the front entries of homes, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The primary entry/exit shall incorporate enhanced landscaping on both sides within minimum 250-square-foot landscape areas, planted with a variety of at least three plant materials, as approved by the Planning and Development Department.
3. All landscape setbacks adjacent to public streets, open space areas, and retention areas shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Landscape Setbacks: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. Open Space/Retention Areas: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the open space/retention area.
 - c. A mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
4. Minimum 5-foot-wide pedestrian pathways shall be provided to connect the internal sidewalks to the public sidewalk along 56th Street an average of every 600 feet, as approved by the Planning and Development Department.
5. Bicycle parking spaces shall be provided at a minimum of three U-racks for the primary amenity area and two U-racks for the secondary amenity areas. Bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
6. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department.
7. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
8. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.

9. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
10. Only landscape materials listed in the Desert Ridge Plant List, per Appendix A.2 of the Desert Ridge Specific Plan, shall be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
11. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
12. Natural turf shall not be utilized on individual single-family lots (including the side and rear yards). This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
13. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
14. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
15. If a community pool is proposed, swimming pools shall be prohibited on individual single-family lots less than 6,000 square feet.
16. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
17. All bicycle parking and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
18. Within the development, if detached sidewalks are provided to meet the minimum 75% shade requirement for sidewalks, they shall include minimum 5-foot-wide detached sidewalks separated by minimum 5-foot-wide landscape areas located between the back of curb and sidewalk, planted to the following standards, and as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade.
 - b. A minimum of five, 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

19. A minimum of 70 feet of right-of-way shall be dedicated for the west side of 56th Street.
20. A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the west side of 56th Street, adjacent to the development, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility and existing drainage infrastructure conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

21. ~~A total of a minimum 80 feet of right-of-way shall be dedicated for the full width of Ranger Drive.~~ THE DEVELOPER SHALL DEDICATE FOR THE LENGTH OF THE DEVELOPMENT A MINIMUM OF 60 FEET OF RIGHT-OF-WAY FOR RANGER DRIVE FLARING TO 80 FEET AT THE INTERSECTION OF 56TH STREET TO MATCH THE EAST LEG. A TEMPORARY TURNAROUND SHALL BE DEDICATED AND CONSTRUCTED WITH A BARRICADE AT THE WESTERN LIMITS OF THE RANGER DRIVE TERMINUS IN GENERAL CONFORMANCE WITH THE RANGER DRIVE EXHIBITS DATE STAMPED MAY 22, 2026, AS MODIFIED AND APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. THE DEVELOPER SHALL ONLY CONSTRUCT THE FULL WIDTH AND LIMITS OF RANGER DRIVE TO FACILITATE ACCESS TO AND FROM 56TH STREET AND LOCAL NEIGHBORHOOD STREETS OF THE SUBJECT DEVELOPMENT. NO CONNECTION TO THE EXISTING RANGER DRIVE TO THE WEST BEYOND TRACT A, AS SHOWN ON THE RANGER DRIVE EXHIBITS DATE STAMPED MAY 22, 2026, SHALL BE DONE BY THE DEVELOPER. ANY CONSTRUCTION OF RANGER DRIVE WEST OF THE SUBJECT PROPERTY WILL BE DONE BY THE STREET TRANSPORTATION DEPARTMENT AFTER CITY COUNCIL APPROVAL FOR FUNDING IN A FUTURE CAPITAL IMPROVEMENT PLAN BUDGET AND ADDITIONAL ENGAGEMENT WITH THE NEIGHBORHOOD RESIDENTS, THE POLICE AND FIRE DEPARTMENTS.
22. THE DEVELOPER SHALL ESTABLISH WITHIN THE SUBDIVISION CC&R'S THAT MAINTENANCE OF ANY IMPROVEMENTS CONSTRUCTED WITHIN THE DEDICATED RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE ESTABLISHED HOA UNTIL SUCH TIME IT IS DETERMINED THAT THE CONNECTION OF RANGER DRIVE IS APPROVED FOR CONSTRUCTION.
- ~~22.~~ Minimum 6-foot-wide detached sidewalks, separated by minimum 8-foot-wide
23. landscape areas located between the back of curb and sidewalk, shall be constructed on both sides of Ranger Drive, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalks to achieve a minimum of 75% shade.
- b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

~~23.~~ 24. Per the Intergovernmental Agreement between the City of Phoenix and the Arizona State Land Department (Ordinance S-49239), the development shall be responsible for the following right-of-way dedication and improvements:

- a. Design and construction of a traffic signal located at the intersection of 56th Street and Pinnacle Peak Road and/or be responsible for the full reimbursement to the city if the traffic signal exists at the time of development.
- b. Acquisition and dedication of a minimum 70 feet of right-of-way, or dedication of a right-of-way easement if owned by ASLD, for the south half of Deer Valley Drive between 40th Street east to Tatum Boulevard.
- c. Design and construction of the ultimate Deer Valley Road between 40th Street east to Tatum Boulevard.
- d. In the event Deer Valley Drive, from 40th Street to Tatum Boulevard has been constructed or is under obligation to be constructed from an adjacent parcel, the purchaser of Development Parcel 4.L will be obligated to provide regional funding in the amount of \$3 million, which amount shall be applied to reduce the Regional Funding contribution required to be paid by the purchaser of Superblock 6 pursuant to Section 11 of the Mayo Flyover IGA.

~~24.~~ 25. A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the south side of Deer Valley Drive between 40th Street to Tatum Boulevard, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
- b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

~~25.~~ 26. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated November 24, 2025.

26. Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken
27. or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced
and all off-site improvements shall be upgraded to be in compliance with current ADA
guidelines.
27. All streets within and adjacent to the development shall be constructed with paving,
28. curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other
incidentals, as per plans approved by the Planning and Development Department. All
improvements shall comply with all ADA accessibility standards.
28. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct
29. Phase I data testing and submit an archaeological survey report of the development
area for review and approval by the City Archeologist prior to clearing and grubbing,
landscape salvage, and/or grading approval.
29. If Phase I data testing is required, and if, upon review of the results from Phase I data
30. testing, the City Archeologist, in consultation with a qualified archeologist, determines
such data recovery excavations are necessary, the applicant shall conduct Phase II
archeological data recovery excavations.
30. In the event archeological materials are encountered during construction, the developer
31. shall immediately cease all ground-disturbing activities within a 33-foot radius of the
discovery, notify the City Archeologist, and allow time for the Archeology Office to
properly assess the materials.
31. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of
32. claims form. The waiver shall be recorded with the Maricopa County Recorder's Office
and delivered to the City to be included in the rezoning application file for record.
33. ~~WHEN THE ADDITIONAL ENGAGEMENT WITH THE NEIGHBORHOOD
RESIDENTS IS DONE BY THE STREET TRANSPORTATION DEPARTMENT FOR
CONSTRUCTION OF RANGER DRIVE WEST OF THE SUBJECT PROPERTY, IT
SHALL INCLUDE AN INFORMATIONAL PRESENTATION TO THE DESERT VIEW
VILLAGE PLANNING COMMITTEE.~~
34. ~~IF THE EXISTING BARRICADES ON RANGER DRIVE TO THE WEST COME
DOWN, THERE SHALL BE APPROPRIATE MARKINGS AND SAFETY PROVISIONS
FOR GOLF COURSE CROSSINGS, AS APPROVED BY THE STREET
TRANSPORTATION DEPARTMENT.~~

This publication can be made available in alternate format upon request. Please contact
Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT F

CITY OF PHOENIX PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC			
I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:			
APPLICATION NO/ LOCATION	Z-15-26-2 Southwest corner of 56th Street and Ranger Drive	<i>(SIGNATURE ON ORIGINAL IN FILE)</i>	
		opposition	X
APPEALED FROM:	PC 6/4/2026	22046 North 55th Street Phoenix, AZ 85054	
	<i>PC DATE</i>	<i>STREET/ADDRESS/CITY/STATE/ZIP</i>	
TO PC/CC HEARING	CC 7/1/2026 (10:00 a.m.)	Doug Miller 520-271-7622 doug0506@gmail.com	
	<i>CC DATE</i>	<i>NAME / PHONE / EMAIL</i>	
REASON FOR REQUEST:			
Request to reinstate original stipulations in case Z-15-26-2, as heard in the June 2, 2026 Village Planning Committee meeting. (Please read attached letter and map).			
RECEIVED BY:	Aaron Reid	RECEIVED ON:	6/10/2026

Joshua Bednarek
Tricia Gomes
Racelle Escolar
Adam Stranieri
Heather Klotz
Stephanie Vasquez

Bradley McNish
Micah Alexander
PDD GIS
Byron Easton (for PHO appeals only)
Village Planner - Adrian Zambrano
Applicant



JUN 10 2026

Planning & Development Department

The PLANNING COMMISSION agenda for MONDAY, June 4, 2026 is attached.

The CITY COUNCIL may approve the recommendation of the Planning Commission without further hearing unless:

- 1. A REQUEST FOR A HEARING by the CITY COUNCIL is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. Thursday, June 11, 2026.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., Thursday, June 11, 2026.

- 2. A WRITTEN PROTEST is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. June 11, 2026.

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

- 3. A CONTINUANCE is granted at the PLANNING COMMISSION. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. Thursday, June 18, 2026.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

APZ-34-24 (2-15-24)

APPLICATION NO.

Southwest corner of 56th Street and Ranger Drive

LOCATION OF APPLICATION SITE

6/10/2024

DATE APPEALED FROM

OPPOSITION APPLICANT

Aaron Reich

PLANNER (PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

DOUG MILLER

PRINTED NAME OF PERSON APPEALING

[Signature]

SIGNATURE

22046 N 55th St

STREET ADDRESS

6/10/26

DATE OF SIGNATURE

PHOENIX, AZ 85054

CITY, STATE & ZIP CODE

520 271 7622

TELEPHONE NO.

Doug.0506@gmail.com

EMAIL ADDRESS

REASON FOR REQUEST

REQUEST TO REINSTATE ORIGINAL STIPULATIONS IN CASE 2-15-26

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

As heard in June at Village Planning 2nd

JUN 10 2026

Planning & Development
Department

Dear Mayor, Council Members, and Planning Staff,

I am writing regarding Case Z-15-26-2 and the planned Ranger Drive connection at 56th Street.

My intent is not to debate neighborhood preferences or dismiss the concerns expressed by other residents. Reasonable people can disagree on issues involving traffic, safety, neighborhood character, and property values. As a community resident, I also have a vested interest in maintaining a safe neighborhood for my family and protecting long-term property values. However, I would like to focus on the planning framework, transportation objectives, and long-term fiscal implications of the recommendation before the City.

To better understand the recommendation, I would appreciate clarification on the following:

- Was the Ranger Drive connection shown in any adopted Desert Ridge planning documents, transportation plans, plats, or street classification maps, studies, etc.?
- Was a new Traffic Impact Analysis completed, evaluating whether the additional proposed residential/commercial density could be accommodated without the planned connection?
- What emergency access, network resiliency, and circulation considerations were evaluated as part of the recommendation?
- How does the recommendation align with the goals and transportation framework of the Desert Ridge Specific Plan?
- What planning, engineering, or policy considerations ultimately support the recommendation to maintain the closure despite the continued development in the area?

As a former employee in the City of Scottsdale's long-range planning department, I appreciate the importance of public outreach and community input. However, I was surprised by the number of statements in a public forum suggesting that the connection was never intended to be completed, or that it currently serves its intended purpose, which does not appear consistent with the planning documents I have reviewed.

Based on information provided by Planning staff, Ranger Drive remains identified in the Desert Ridge Specific Plan, Street Classification Map, and approved Traffic Impact Analysis as a future minor collector connection to 56th Street. My understanding is that the connection has not been removed from the City's plans. Rather, the revised stipulations identify the proposal as "temporary," delay its construction, and shift responsibility from the developer to a future City-funded Capital Improvement Program project.

This distinction is important. The connection was deferred for years because the parcel had not yet been developed, and the expectation was that the eventual developer would complete the planned infrastructure. Now that development is occurring, the City has an opportunity to complete the connection while the developer remains responsible for the associated improvements.

The recently released MAG Northeast Valley Transportation Study anticipates substantial population, employment, and development growth throughout the area through 2050 and highlights the importance of transportation connectivity and infrastructure planning to support that growth. With that in mind, it is reasonable to ask what benefit is gained by postponing a planned improvement when infrastructure costs rarely decrease over time and the connection will ultimately need to be built at a higher cost in the future.

Ultimately, my hope is that the final decision reflects the long-term vision, transportation data, engineering analysis, and planning principles that have guided Desert Ridge's development for decades. One of the primary purposes of long-range planning is to anticipate future growth before it becomes a problem. Consistent with that principle, I respectfully encourage the City Council to approve the case pursuant to the stipulations contained in the original staff report dated April 1, 2026, rather than the revised stipulations contained in Addendum A.

More than 30 years ago, Desert Ridge planners identified this connection as part of the area's transportation network, long before much of the surrounding development existed. Today, as residential, commercial, and employment growth continues, that vision appears more relevant than ever. If Ranger Drive remains part of the City's future transportation network, now seems to be the most practical and cost-effective opportunity to complete the connection while development is underway and the developer remains responsible for the associated infrastructure improvements.

Thank you for your consideration and continued service to our community.

Doug Miller
22046 N 55th St
Phoenix, AZ 85054

INRIX TRAFFIC VOLUMES SUPPORT RANGER DRIVE'S INTENDED FUNCTION

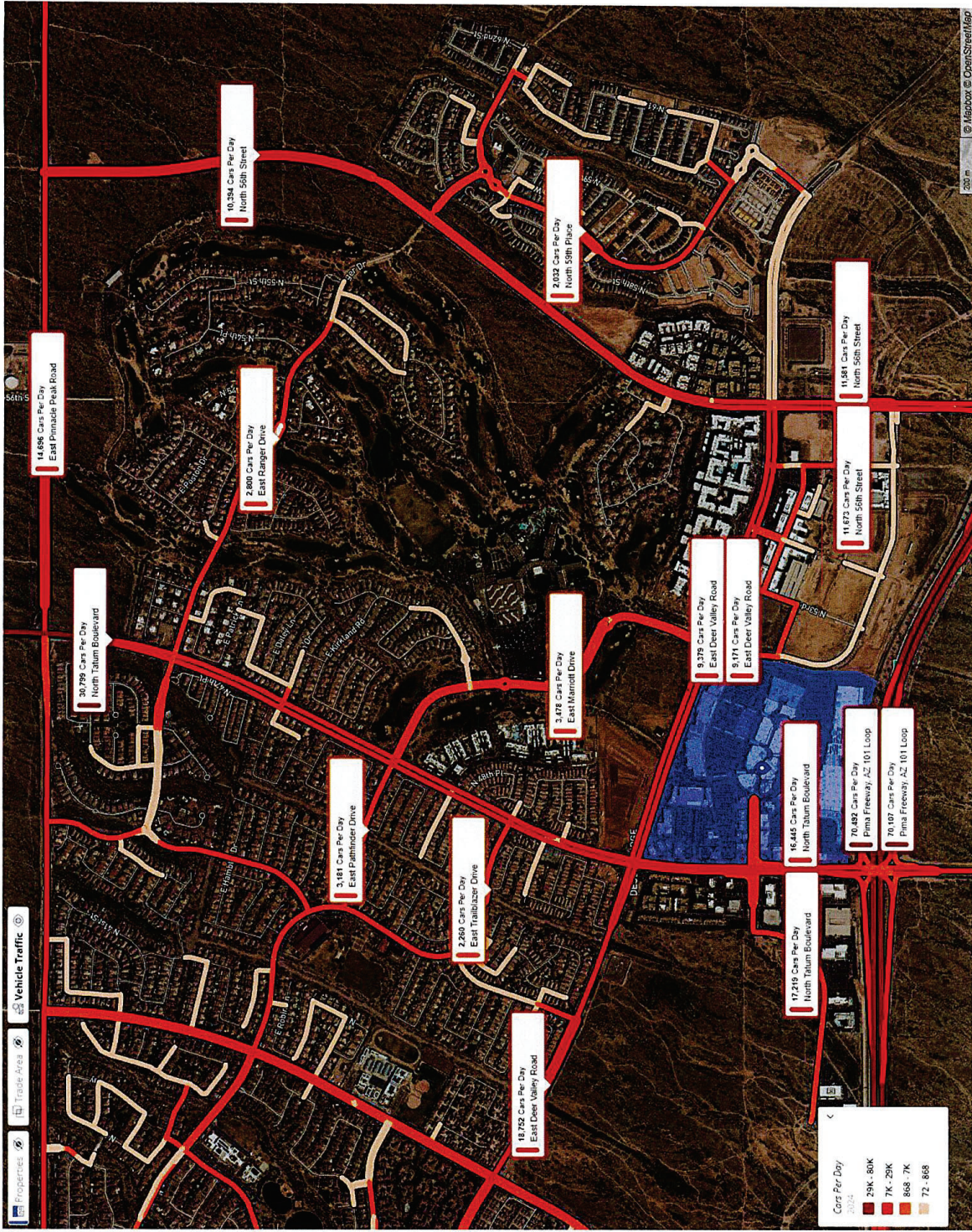
Traffic data indicates that Ranger Drive carries approximately **2,800 vehicles per day**, despite being closed at 56th Street. Comparable collector streets within Desert Ridge carry similar traffic volumes and are connected:

- Pathfinder Drive: **3,181 VPD**
- Marriott Drive: **3,478 VPD**
- Trailblazer Drive: **2,260 VPD**
- Ranger Drive: **2,800 VPD** - despite being closed

These traffic volumes indicate that comparable collector streets have remained neighborhood-serving roadways rather than major regional thoroughfares, supporting their intended function of providing local access and connectivity for residents.

As development along the Loop 101 continues and the area approaches buildout, the importance of maintaining multiple access routes will only increase. Concentrating access for Wildfire Golf Club residents onto a single primary corridor (Tatum Blvd) will reduce the resiliency of the transportation network and eliminates alternatives during periods of congestion, accidents, or emergency situations.

Data Source: [Placer.ai](https://www.placer.ai)



ATTACHMENT G

Support and Opposition/Concern correspondence
received after the Addendum A Staff Report is available on the Staff Report website:
<https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports.html>

- 2026 -

Z-15-26-2



Consideration of a Citizen Petition Submitted by Mr. Jerry Van Gasse - District 8

This report provides the City Council with information in response to a citizen petition submitted by Jerry Van Gasse at the June 17, 2026 Formal City Council meeting regarding the renaming of the Cesar Chavez Park and Community Center located at 7858 S. 35th Avenue (**Attachment A**).

Summary

The petitioner requests the City Council to take specific actions regarding the renaming of the former Cesar Chavez Park and Community Center. The petition requests the City Council formally communicate its preference for the names Jesse Owens Park and Jesse Owens Community Center. It further asks the City Council to direct staff to advance that name, reject the existing survey as an accurate measure of public sentiment, and ensure full transparency about how the six proposed names were selected and how the survey was designed and distributed.

On March 18, 2026, Mayor Kate Gallego, Councilwoman Betty Guardado, and Councilwoman Laura Pastor submitted a Formal Meeting Item Request outlining three actions in response to recent public reports alleging misconduct by Cesar Chavez. Their request asked the City Council to rename the March 31 holiday as Farmworker's Day, begin the process of renaming all City facilities that currently bear the name Cesar Chavez, and remove City installed signage honoring him. The Phoenix City Council approved these actions on March 25, 2026.

On March 26, 2026, per the Parks and Recreation Board Park Naming Policy 3.3, the Parks and Recreation Board approved staff to begin the formal renaming process for Cesar Chavez Park and Cesar Chavez Community Center.

The Park, located at 7858 S. 35th Avenue, covers over 180 acres and features a wide range of amenities, including ball fields, basketball courts, a dog park, drinking fountains, grill and picnic areas, playgrounds, racquetball courts, a community center, restrooms, shade structures, a skate park, soccer fields, tennis courts, urban fishing areas, and volleyball courts.

Classified as a regional park, it also has a five-mile service radius used to gather community input during public engagement processes. This feedback helps guide facility improvements, and in this case, the potential renaming of both the park and the community center.

To collect public input on new name options, the Parks and Recreation Department created an electronic survey and presented six suggested names, each selected for its historical or cultural relevance to the area. The proposed names and their meanings were as follows:

Arizona Sunset Park and Arizona Sunset Community Center: Reflects the striking colors of Arizona’s sunsets, which illuminate the surface of the park’s 28-acre lake and offers scenic views enjoyed by the community.

Desert Oasis Park and Desert Oasis Community Center: Highlights the park’s lake as a natural refuge for Arizona wildlife, providing a safe habitat for more than 100 fowl and a variety of fish.

Aguila Park and Aguila Community Center: “Aguila,” Spanish for “eagle,” aligns with the adjacent Aguila Golf Course.

Laveen Park and Laveen Community Center: Emphasizes the strong connection between the park and the surrounding Laveen community.

Holstein Heritage Park and Holstein Heritage Community Center: Honors Laveen’s long standing dairy farming history, symbolized by the Holstein cow sculptures displayed within the park.

Farm Workers Park and Farm Workers Community Center: Recognizes the farm workers who once cultivated the area’s agricultural fields, where crops such as alfalfa, cotton, and produce were grown and harvested.

Additionally, survey respondents were given the opportunity to propose their own name suggestions in a write-in area on the survey.

Staff promoted the survey through multiple channels, including posting signs with QR codes throughout the park, distributing flyers and a message board at the community center, sending more than 14,500 emails to community center participants with the survey link, and sharing announcements on the Parks and Recreation social media pages, Nextdoor, and the Mayor and Council pages.

The survey ran from May 15 to June 14, 2026, and received a total of 1,843 responses. Of these, 1,365 responses (74 percent) came from within the park's service radius. The name that received the highest number of votes, both overall (565 votes) and within the service area (445 votes) was Aguila Park and Aguila Community Center, as shown in **Attachment B**.

Request for Approval of New Name for the Park and Community Center at 35th Avenue and Baseline Road is an agenda item for discussion and possible action at the June 25, 2026 Parks and Recreation Board meeting.

Staff Recommendation

Staff recommends the citizen petition be rejected.

Location

7858 S. 35th Avenue
Council District 8

Responsible Department

This item is submitted by Deputy City Manager Cynthia Aguilar and the Parks and Recreation Department.



CITIZEN PETITION

Submitted Pursuant to Phoenix City Charter, Chapter IV, Section 22

2026 JUN 17 PM 5:41
CITY CLERK DEPT.

Date of Formal City Council Meeting: June 17, 2026

Submitted to: Honorable Mayor and Members of the Phoenix City Council

Submitted by: [Name], a resident of the City of Phoenix, on behalf of Good Goat

Re: Petition to Name the Park Formerly Known as Cesar Chavez Park in Honor of Jesse Owens

Honorable Mayor and Councilmembers,

This is a **citizen petition** submitted under Chapter IV, Section 22 of the Phoenix City Charter, which provides that “any citizen of this City may appear before the Council at any regular meeting and present a written petition” and that “such petition shall be acted upon by the Council in the regular course of business, within fifteen (15) days.” I respectfully ask the Council to act on the request below within that period.

On March 23, 2026, this Council directed City staff to begin renaming all municipal facilities named after Cesar Chavez. The Parks and Recreation Board then voted on March 26 to begin the formal renaming process — expressly because the Council directed it. This renaming exists because the Council willed it into being. The Council cannot set a renaming in motion and then treat the outcome as none of its concern. While the Parks and Recreation Board holds final approval authority over park names under Board Policy 3.3, that same policy expressly invites the very name this petition proposes: it directs the Board to consider a name where the individual “is accepted by the general public as being a local, state, or national hero,” and reserves renaming for “extraordinary circumstances of local or national interest.” The body that started this process can, and should, state plainly the outcome it prefers.

Which brings us to the survey. The City’s survey to rename the park (open May 19 through June 14, 2026, with a Parks Board recommendation set for June 25) asked residents to choose from six predetermined names:

1. Arizona Sunset Park
2. Desert Oasis Park
3. Aguila Park
4. Laveen Park
5. Holstein Heritage Park (a tribute to dairy cows)
6. Farmworkers Park

Jesse Owens — named by USA TODAY in May 2026 as “the most important athlete in our nation’s history,” and a man who made Phoenix his home — was not among them. Residents who wanted him had to already know to write his name in. Put plainly: the City reserved a place on the ballot for a tribute to dairy cows, but not for the Olympic hero who lived here. That is not a close call; it is an embarrassment.

Why a Write-in Is Not a Fair Contest

This matters because a write-in option is not the equal of a printed one, and the research on this is not in dispute. When a choice is printed on a ballot, the respondent need only recognize it; when it is omitted, the respondent must recall it unprompted and take the extra step of writing it in. Decades of survey methodology show that this gap is large. In a controlled Pew Research Center experiment, 58% of respondents selected an option when it was listed for them, but only 35% named that same answer when they had to volunteer it — and just 8% of those given a printed list offered any answer beyond the options in front of them.¹

The order of the listed names compounds the problem: options presented earlier in a list are chosen more often than those lower down, an effect strongest in exactly this kind of multi-item, self-administered format.² In short, the City built a contest in which six printed names — including a cow — enjoyed a measurable structural advantage, while the most qualified candidate in the field was buried in a blank write-in box. A survey designed this way does not measure public sentiment so much as shape it. It should not be treated as a fair or reliable basis for naming this park.

¹ Pew Research Center, “Writing Survey Questions.” In a Pew experiment, 58% of respondents chose “the economy” when it was offered as a listed option, versus only 35% who named it on their own in the open-ended version; just 8% of those given the closed list offered any answer beyond the options printed for them. [pewresearch.org/writing-survey-questions](https://www.pewresearch.org/writing-survey-questions)

² Howard Schuman & Stanley Presser, *Questions and Answers in Attitude Surveys: Experiments on Question Form, Wording, and Context* (1981). Primacy effects — listed options appearing earlier are selected more often — are strongest in longer, visually presented lists, and question form and order can shift results by roughly 10–25%.

A process meant to invite public participation should also be willing to explain how it works. Good Goat has formally requested public records showing who selected these six names, when they were finalized, and how the survey was distributed. Transparency and a worthy namesake are not in tension; they reinforce one another.

Why Jesse Owens

At the 1936 Berlin Olympics, a regime built on a rhetoric of hate sought to use the world's stage to broadcast a myth of racial supremacy. One Black American athlete answered it — winning four gold medals as Hitler and his officials watched their theory left in Jesse Owens's dust. He is not only an American hero; he is a hero to everyone, everywhere, who stands for democracy and equality over division. As the nation marks its 250th anniversary this July 4, his legacy is being honored across the country.

And he is ours. Owens made Phoenix his home from 1972 until his death in 1980. He co-chaired the campaign that built South Phoenix's first medical center, became the first Black member of the Phoenix 40, and spoke to students in schools across the Valley. When he died on March 31, 1980 — the very calendar date the City has now set aside as it moves away from the Chavez holiday — Governor Bruce Babbitt declared a day of mourning and Owens's body lay in state at the Arizona Capitol, an honor afforded to only a handful of private citizens in our state's history. Arizona already honors him with the Jesse Owens Olympic Parkway. A park in the city he chose as home is overdue.

WHEREFORE, I respectfully petition the Phoenix City Council to:

1. At a minimum, formally communicate to the Parks and Recreation Board — before its June 25, 2026 recommendation — that the Council's preferred name for the facilities formerly known as Cesar Chavez Park and Cesar Chavez Community Center is "**Jesse Owens Park**" and "**Jesse Owens Community Center**";
2. Direct City staff to advance "Jesse Owens Park" as the recommended name for the Board's consideration — or, to the fullest extent of the Council's authority, direct that the park be so named;
3. Decline to treat the existing survey as a fair or reliable measure of public sentiment, given the structural disadvantage imposed on write-in candidates; and
4. Ensure the remainder of the renaming process is conducted transparently, including prompt and complete disclosure of how the six proposed names were selected and how the survey was designed and distributed.

Because this is a citizen petition under Section 22, I respectfully request that the Council act on it within fifteen (15) days and that I be notified in writing of the date on which it will be heard.

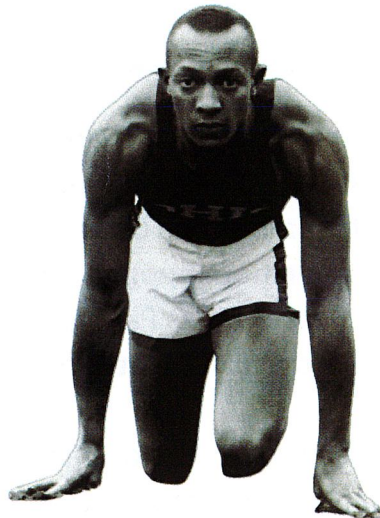
Thank you for your service to our City and for your consideration of this petition.

Respectfully submitted,



Jerry Van Gasse
4610 E. Via Estrella
Phoenix, AZ 85028

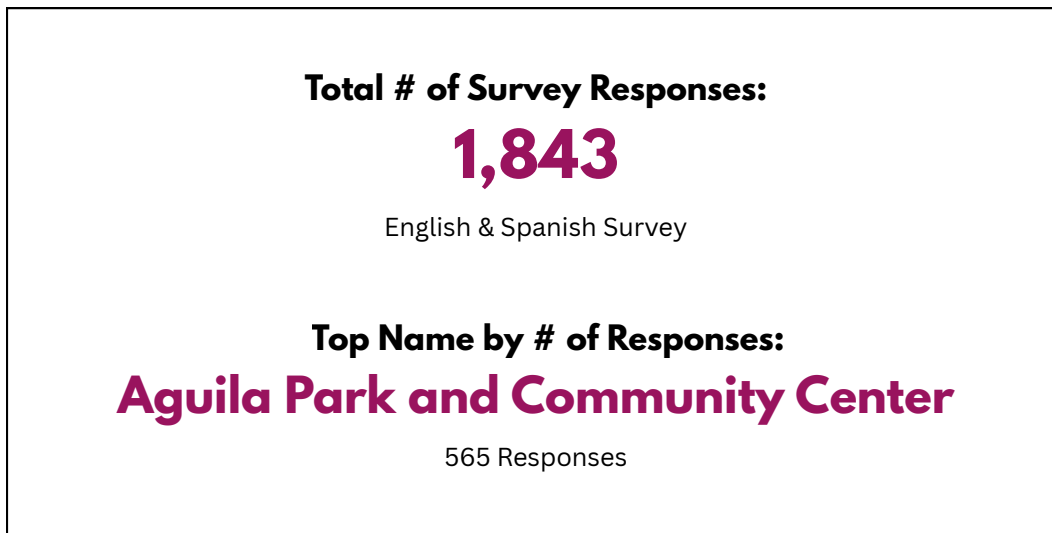
Resident, City of Phoenix &
Board President, **GOOD|GOAT**
board@goodgoat.net



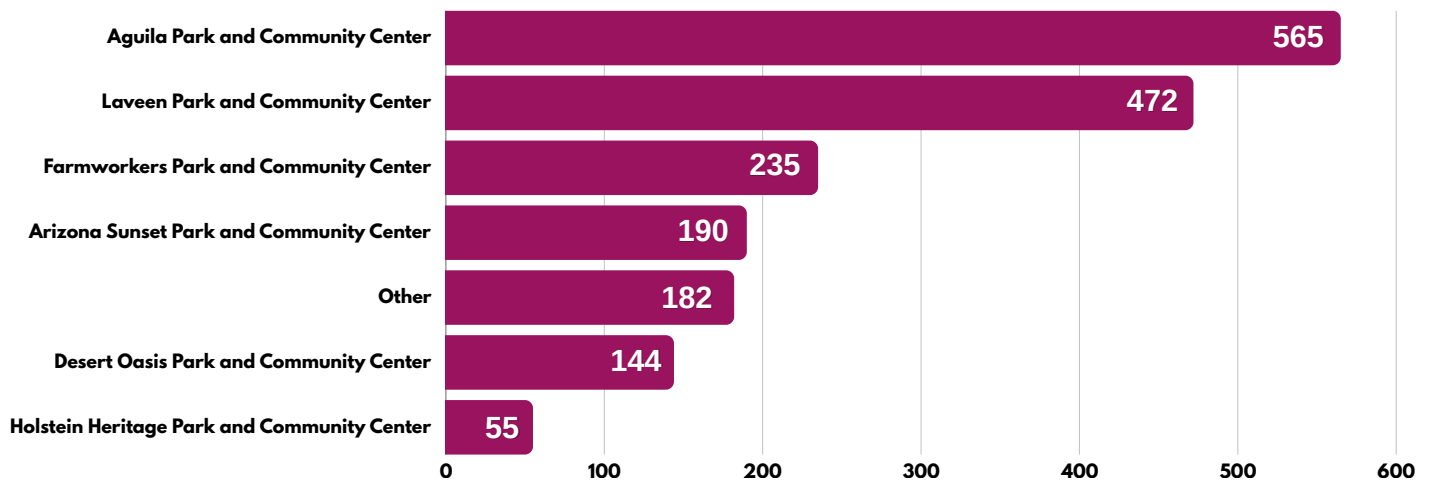


Community Survey Results

This summary presents survey results regarding the renaming of the park and community center at 35th Avenue and Baseline Road, formerly known as Cesar Chavez Park and Community Center.

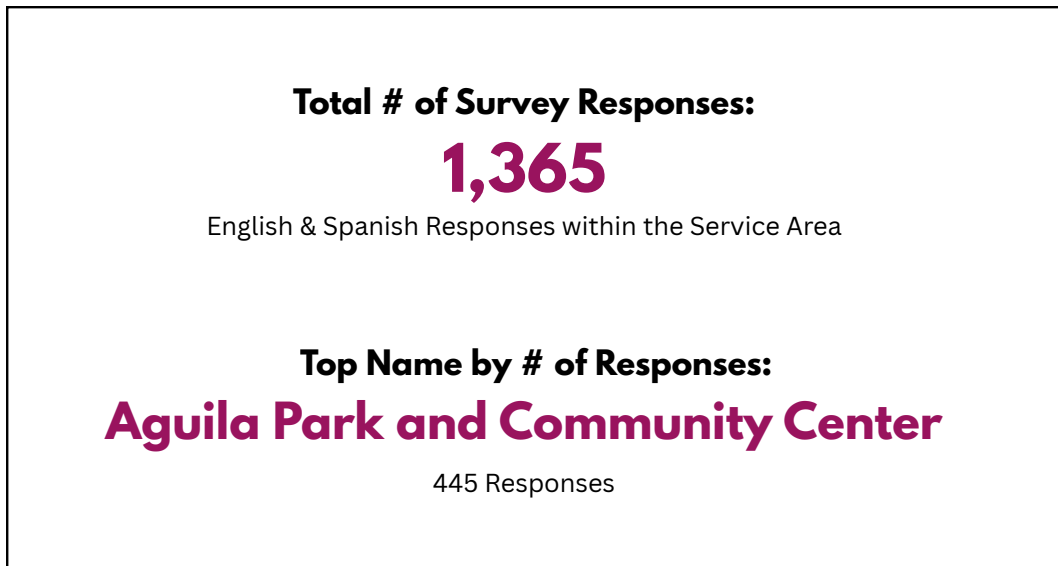


Results Summary



Service Area Survey Results

The below results include only responses from residents whose ZIP codes place them within the park and community center’s service area, defined as a 5-mile radius around 35th Avenue and Baseline Road.



Results Summary

