

PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-256-3322



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Alan Stephenson
Planning & Development Department Director
Date: May 11, 2022
Subject: **P.H.O. APPLICATION NO. PHO-1-22--Z-275-84-6** – Notice of Pending Actions
by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **June 15, 2022**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **May 18, 2022**.

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Public Transit (Michael Pierce)
Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor
Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor
Village Planner (Sarah Stockham, Camelback East Village)
Village Planning Committee Chair (Jay Swart, Camelback East Village)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-22--Z-275-84-6

Council District: 6

Request For: Stipulation Modification

Reason for Request: Deletion of Stipulation 1 limiting development to eight units. Deletion of Stipulation 2 limiting building height to one story.

Owner	Applicant	Representative
Camelback View Apartments LLC	Leodra Bowdell, Phoenix Permit Service	Leodra Bowdell, Phoenix Permit Service
5474 East Desert Jewel Drive	1241 East Washington Street, Suite 101	1241 East Washington Street, Suite 101
Paradise Valley AZ 85253	Phoenix AZ 85034	Phoenix AZ 85034
(602) 770-7990	(480) 205-4828	P: (480) 205-4828 F:
avtar.verma@soifashions.net	leodra@phoenixpermitservices.com	leodra@phoenixpermitservices.com

Property Location: Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue

Zoning Map: G-11 Quarter Section: 14-39 APN: 126-14-015 Acreage: 0.62

Village: Camelback East

Last Hearing: CC HEARING

Previous Opposition: No

Date of Original City Council Action: 09/19/1984

Previous PHO Actions: _____

Zoning Vested: R-3

Supplemental Map No.: 839

Planning Staff: 077303

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

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

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,080.00	\$0.00	04/18/2022	22-0036915	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>06/15/2022 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	
Action: _____	Action: _____	Action: _____

PHOENIX PERMIT SERVICE LLC

1241 E. Washington Ste 101

Phoenix, AZ 85034

PHONE: 480-205-4828

EMAIL: leodra@phoenixpermitservices.com

April 18, 2022

City of Phoenix
Planning and Development
Zoning Hearing Officer
200 W. Washington 2nd Fl
Phoenix AZ 85034

Dear Sir or Madame:

Please find a request to modify two stipulations from a previously approved rezoning case Z-275-84. The subject parcel is being combined into a larger project for a new condominium community (Site Plan Attached with Elevations). This particular parcel was not developed under the previous zoning case. The subject parcel did dedicate the alley (Stipulation #3) so this is not being included in this request, however, our project will seek to abandon that since it is not needed. The request is to Delete or Omit both Stipulations #1 and #2 entirely. In order for this parcel to be developed with the larger project, the one story maximum would make for inconsistency in the new overall development. The overall development includes this property (.62acre) in addition to 126-14-016F (.26 net ac), 126-14-016E (.19 net ac), 126-14-016D (.28 net ac), and 126-14-016C (.73 net ac).

Recently we did obtain a Use Permit for the PRD option (ZA-678-21-6) in which there were stipulations associated with it, these are also attached for review and information. The elevations have been modified to address the concerns for the neighbors to the North who were concerned with 2nd story privacy issues. We feel we have complied with the stipulations.

Please consider the following:

Stipulations:

- ~~1. That the development be limited to eight units developed with joint access through the parcel to the west to Virginia Avenue.~~

Rational: The subject property was never developed under this case. The property is being combed into a larger development project to build a new community. The stipulation would prevent the project to be consistent with design review and continuity if it were not deleted.

- ~~2. That building height not exceed one story.~~

Rational: This stipulation was pertaining to another development that was never built. This parcel is being combined and developed in a larger project. The limitation to one story would create design inconsistency for the larger project. The zoning allows for height higher than this stipulation. Keeping this stipulation would prevent the new proposed development be interconnected with design standards as it is part of a much larger project with the combination of this property into the new development.

3. That sufficient right-of-way 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.

The stipulations were made to a specific development plan that is no longer in consideration for development; therefore, we ask for the removal of these two stipulations as both would create difficulty in consistent design and continuity within the larger project.

Sincerely,

Leodra Bowdell

Leodra Bowdell



CITY OF PHOENIX
PLANNING DEPARTMENT
125 EAST WASHINGTON
PHOENIX, ARIZONA 85004
TELEPHONE (602) 262-6655

December 14, 1984

Ilse Hirst
4840 East Virginia
Phoenix, Arizona 85008

Re: Rezoning Application No. 275-84

Dear Ilse,

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 108-J of the Zoning Ordinance, as amended, has on September 19, 1984, concurred in the recommendation of the Planning Commission and approved R-3 for Rezoning Application No. 275-84, a parcel located on the north side of Virginia Avenue, the west side of 49th Street extended (approximately 79' x 314') subject to stipulations.

Stipulations

1. That development be limited to eight units developed with joint access through the parcel to the west to Virginia Avenue.
2. That building height not exceed one story.
3. That sufficient right-of-way 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.

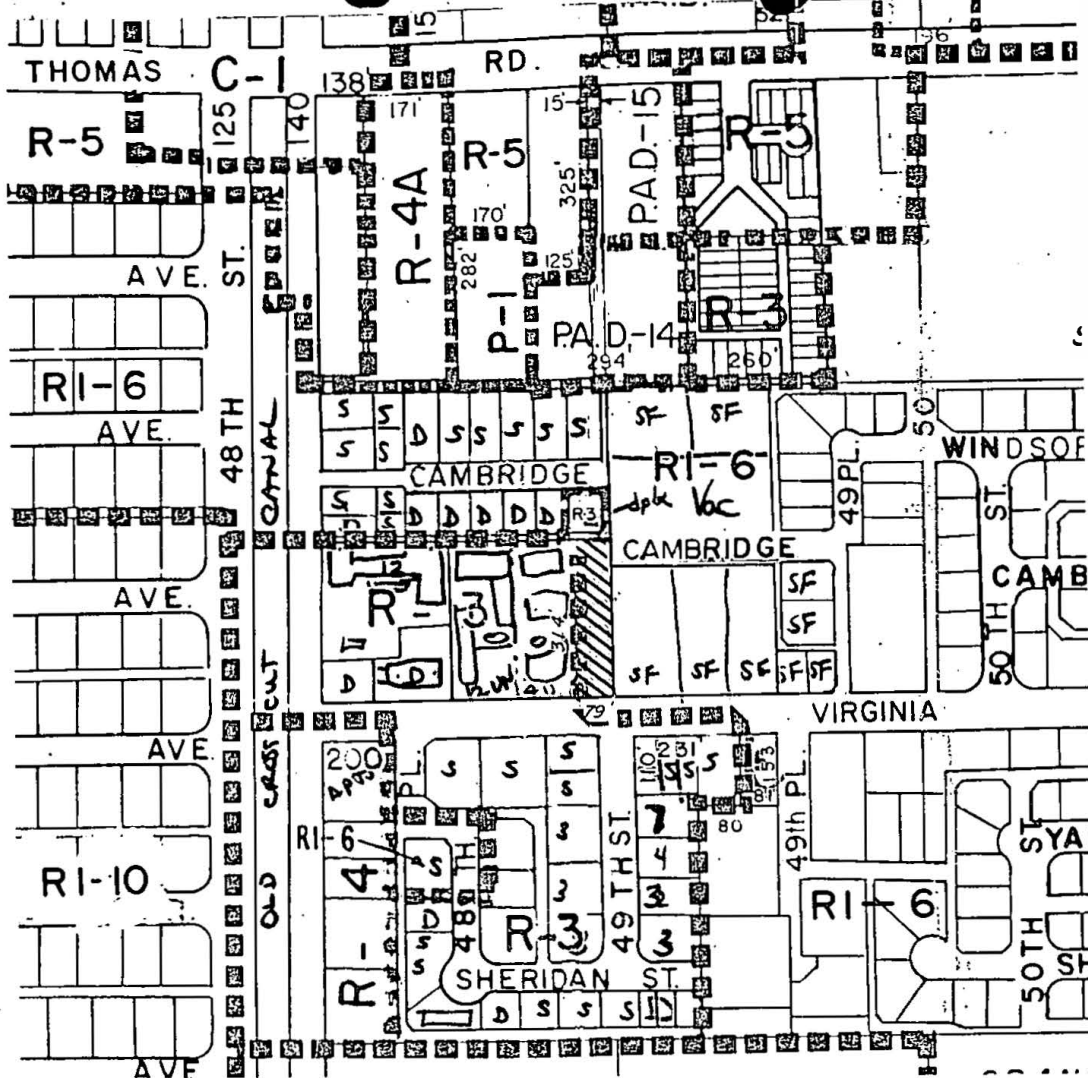
Sincerely,

David E. Richert
Deputy Planning Director

DER:cf

cc: City Clerk
Mr. Crawford
Mr. Muenker
File ✓

75C Thomas Mall.



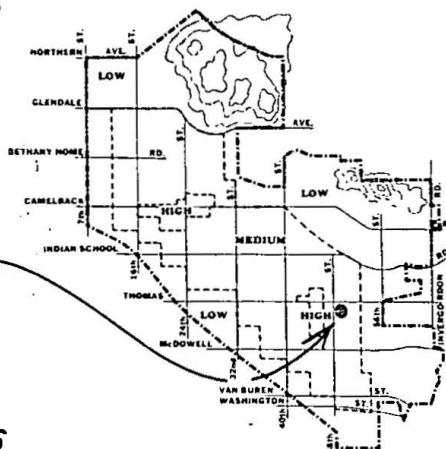
Access from adjacent west property



SCALE 1" = 300'

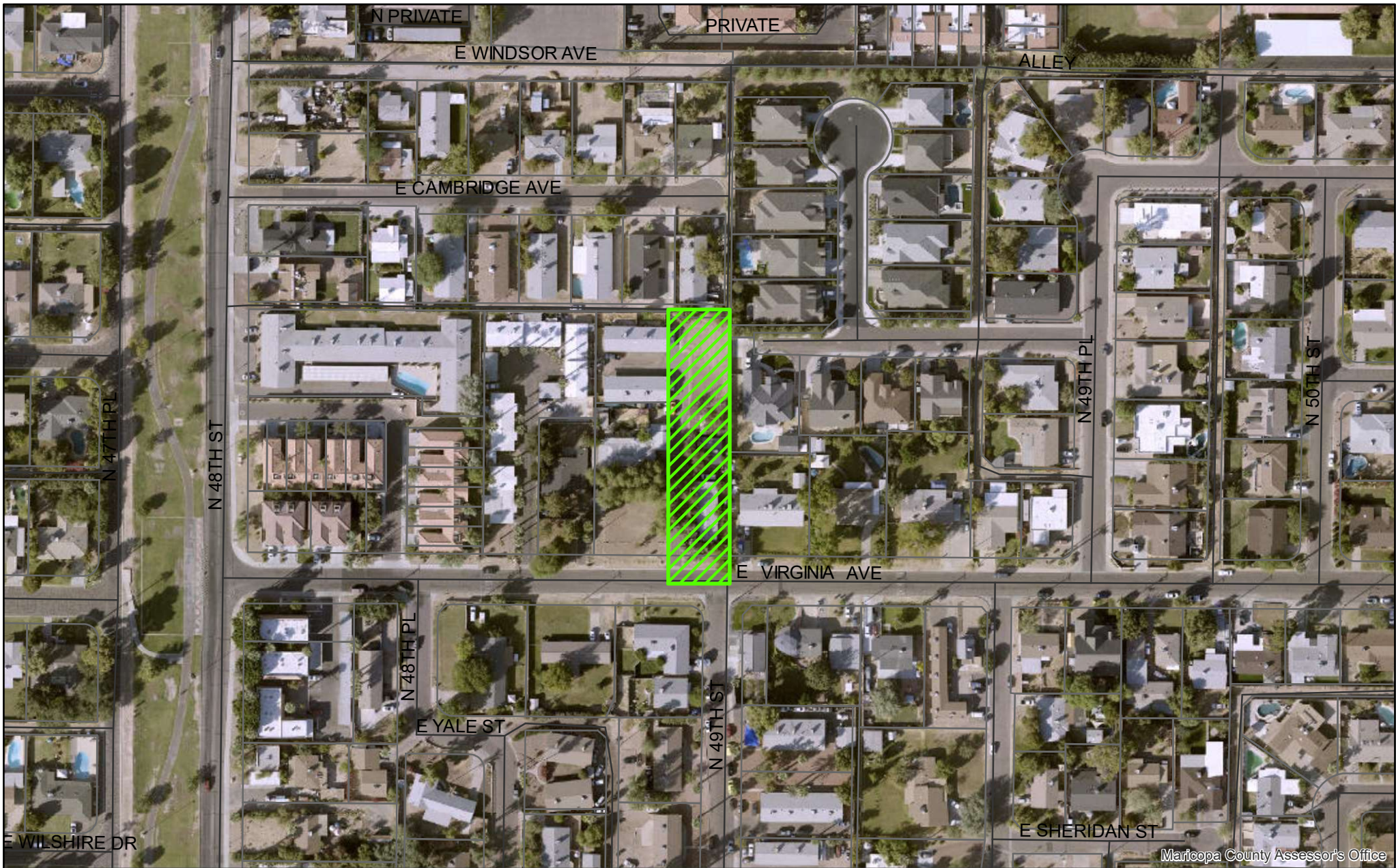
CITY OF PHOENIX
PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT 6

275-84



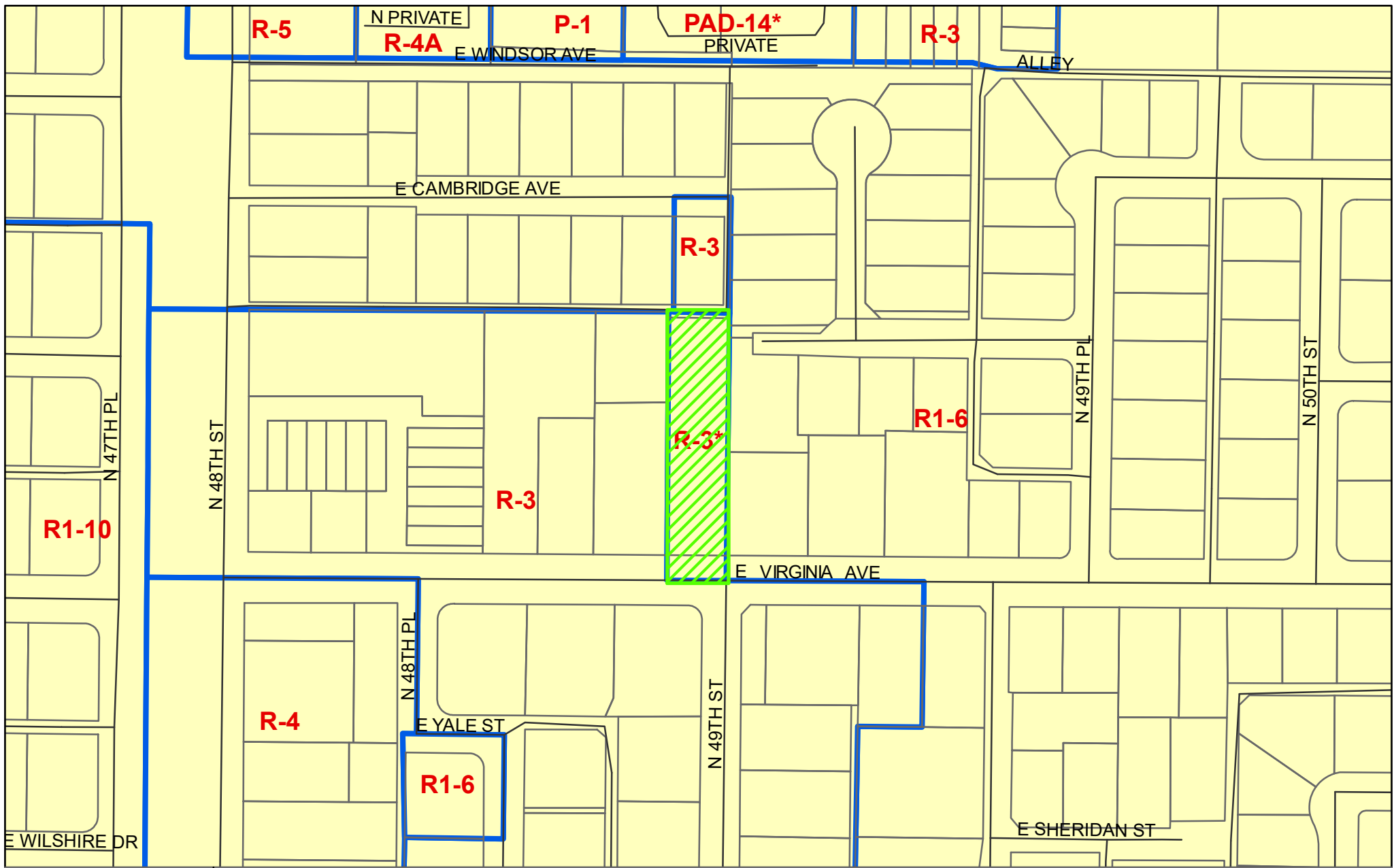
APPLICANT'S NAME <i>ILSE HIRST</i>			REQUESTED CHANGE FROM TO	
APPLICATION NO. <i>275-84</i>	HEARING DATES <i>8-29-84</i>	P.C.	C.C.	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <i>.62</i> ACRES	AERIAL PHOTO & QUARTER SEC. NO. <i>14-39</i>	ZONING MAP. <i>F-9</i>	<i>R1-6 R-3</i>	
MULTIPLES PERMITTED <i>R1-6</i> <i>R-3</i>	UNITS STANDARD OPTION <i>3</i> <i>9</i>	* UNITS P.R.D. OPTION <i>4</i> <i>10</i>		

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



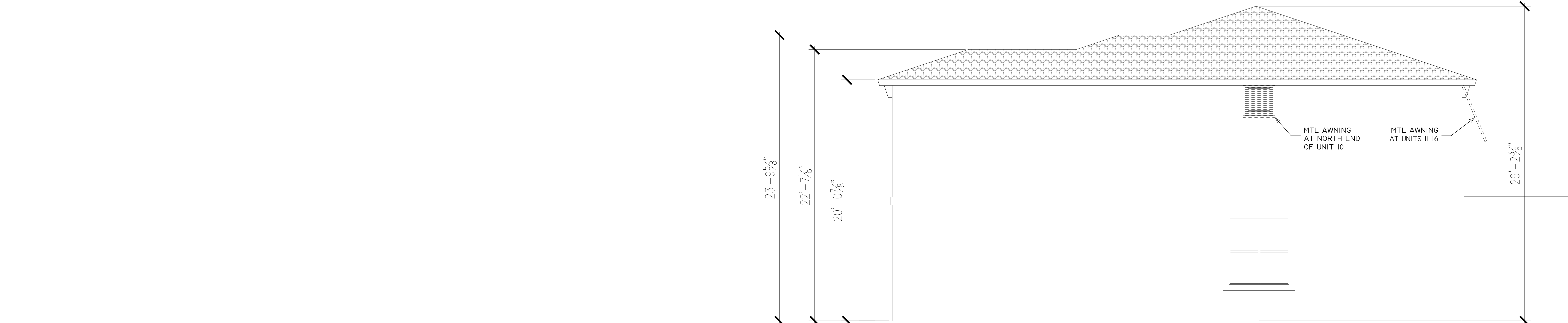
PHO-1-22--Z-275-84-6

Property Location: Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue



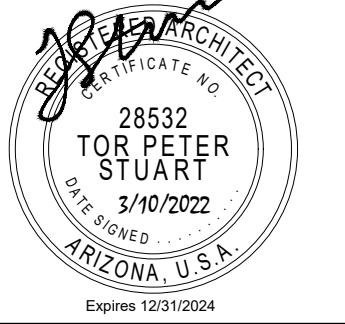
PHO-1-22--Z-275-84-6

Property Location: Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue



ARCHITECTOR PC
Tor Stuart Architect
2930 E. Northern Avenue Suite A-100
Phoenix, Arizona 85028 602.750.8800
www.architector.com

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OWNER:
Paradise View 5474, LLC
5474 E Desert Jewel Dr
Paradise Valley Arizona 85253
Avtar Verma
Tel 602.770.7990
ajayverma@sewaintl.com
avtar.verma@soifashions.net
GENERAL CONTRACTOR:

● CONCEPTUAL DESIGN
DATE: MARCH 10, 2022

CITY OF PHOENIX

APR 18 2022

**Planning & Development
Department**

PROJECT NAME AND ADDRESS:
**4848 E Virginia Ave
Townhomes
Phoenix, AZ**
TITLE:

Elevations
SHEET NO. 003

A5

PHO-1-22--Z-275-84-6

Proposed Elevations

Hearing Date: June 15, 2022

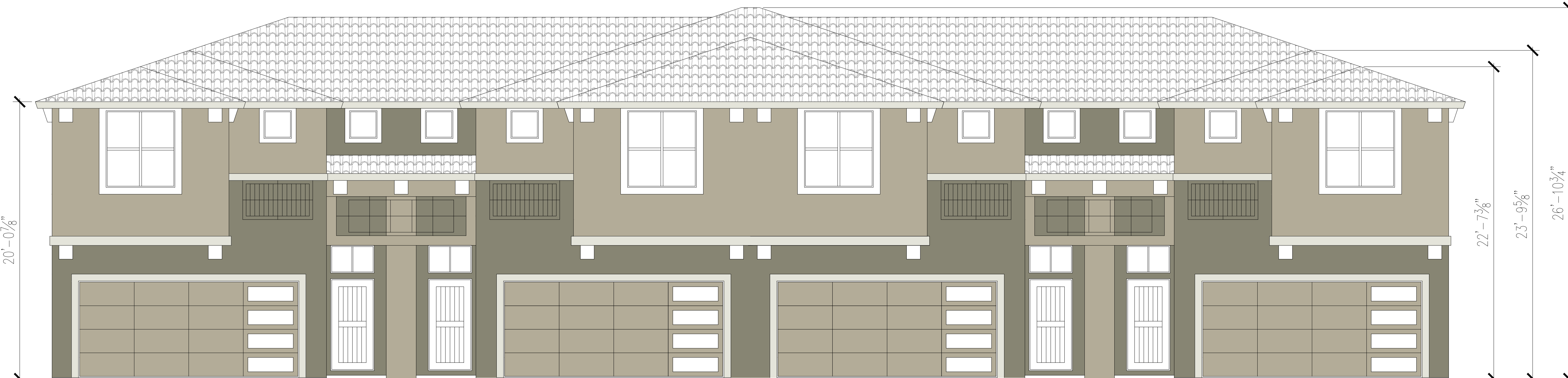
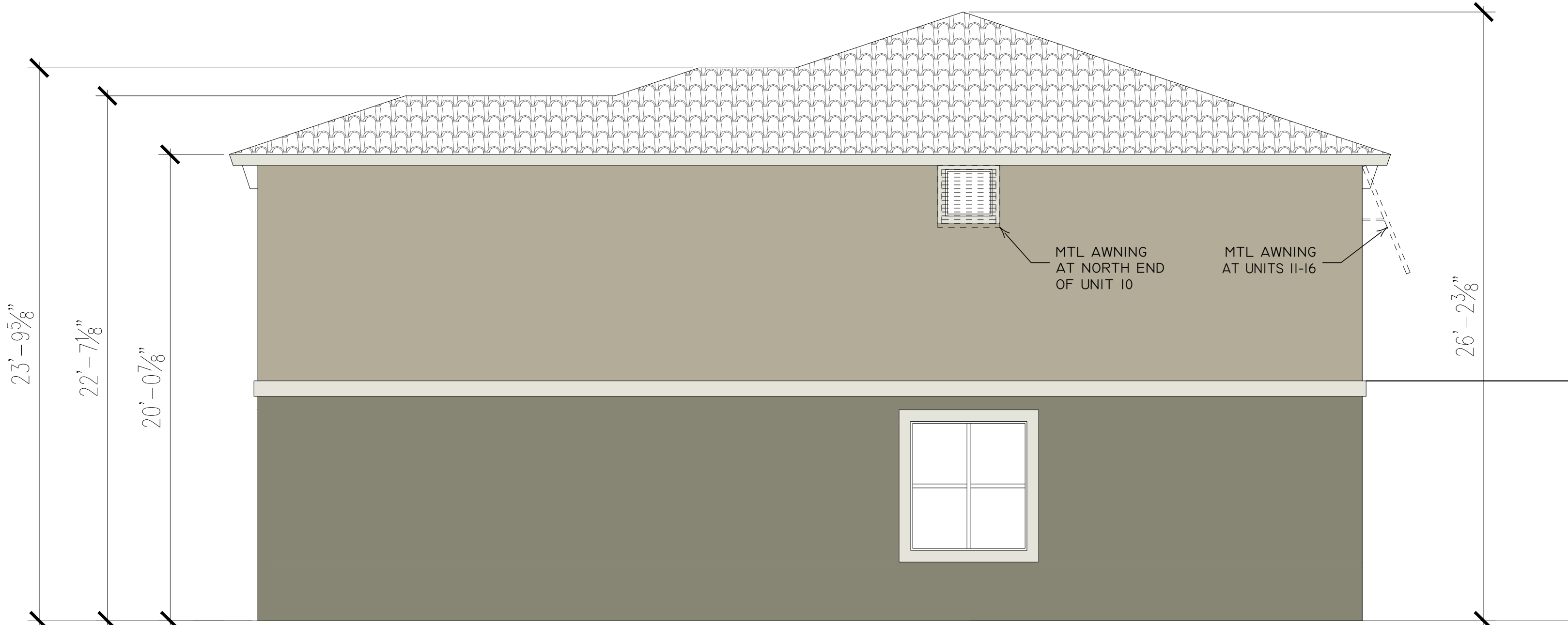
MED-DARK

DARKEST

LIGHTEST

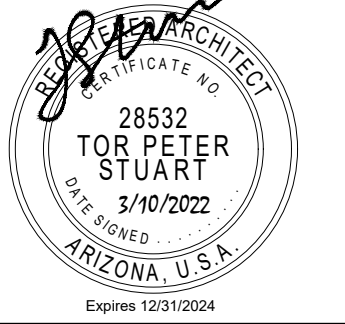
MED-LIGHT

Shaggy Barked DESIGN BLANKS Cool Neutral, Classic Neutral, Warm Neutral, Architectural Stone, Radiant, Exterior, Warm Cool Neutral, Spanish Mediterranean, Charismatic, Traditional, Classic, Modern LEV 38 Manual: HUE-4.50Y / VALUE-4.7 / CHROMA-1.3	TRIM Luminary DESIGN ACCENT Mystic Blue DESIGN
Gunsmoke DESIGN BLANKS Cool Neutral, Architectural Stone, Exterior, Cool Tone Charismatic, Warm, Radiant & Warm LEV 23 Manual: HUE-4.50Y / VALUE-5.6 / CHROMA-1.3	TRIM Pueblo White DESIGN ACCENT Rust Brown DESIGN
Pearly Star DESIGN BLANKS Cool Neutral, Perfect Pastel LEV 71 Manual: HUE-5.50Y / VALUE-6.7 / CHROMA-0.5	TRIM Warm White DESIGN ACCENT Antique Coin DESIGN
Antique Coin DESIGN BLANKS Cool Neutral, Perfect Pastel LEV 61 Manual: HUE-5.50Y / VALUE-7.8 / CHROMA-0.8	TRIM Dove's Wing DESIGN ACCENT Mica Creek DESIGN



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Phoenix, Arizona 85028 602.750.8800
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avtar.verma@soifashions.net
GENERAL CONTRACTOR:

● CONCEPTUAL DESIGN
DATE: MARCH 10, 2022

CITY OF PHOENIX

APR 18 2022

Planning & Development
Department

PROJECT NAME AND ADDRESS:
**4848 E Virginia Ave
Townhomes
Phoenix, AZ**
TITLE:

Colored Elevations
SHEET NO. 006
A5.1

SITE PLAN NOTES

1. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
2. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY, OR A PROPERTY OWNER'S ASSOCIATION, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPV'D PLANS.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
5. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
6. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE-LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. BARBED RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. UPDATE ALL EXISTING OFF-SITE STREET IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS) TO CURRENT ADA GUIDELINES IF NOT IN CONFORMANCE. ALL EXISTING UNUSED DRIVEWAYS, BROKEN, OR OUT OF GRADE CURB AND SIDEWALK ON THE PROJECT SITE WILL NEED TO BE REPLACED, AS WELL AS ANY NEW CURB OR SIDEWALK DAMAGED DURING CONSTRUCTION.

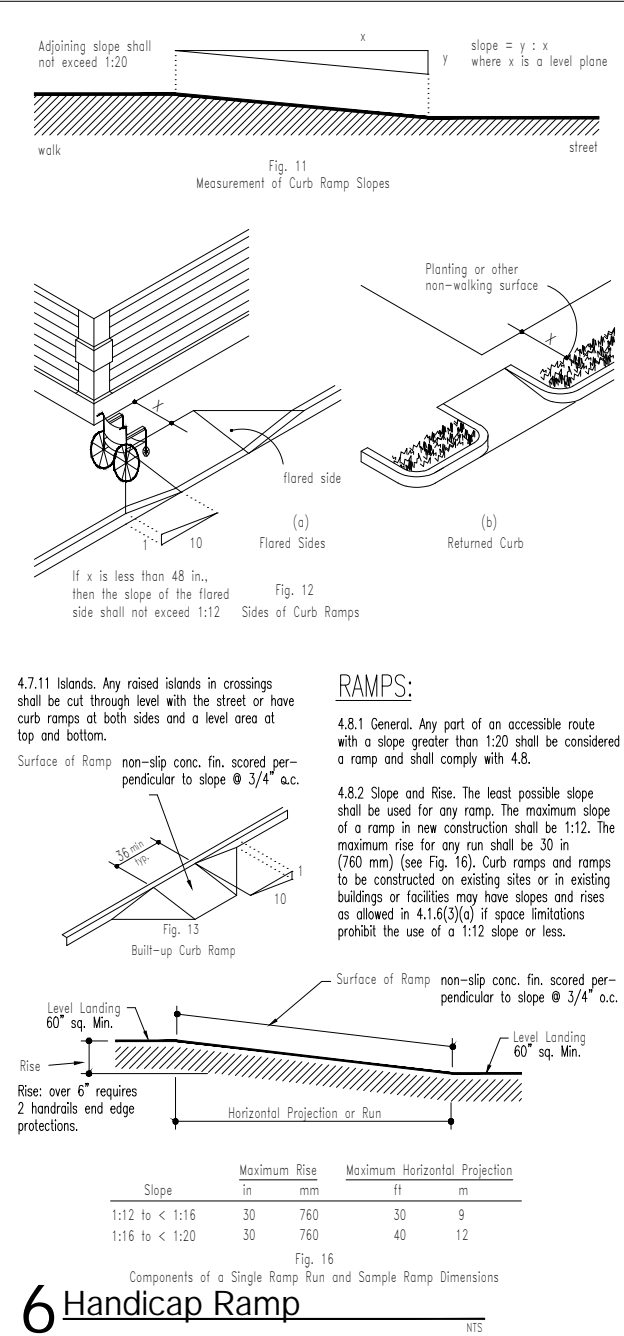
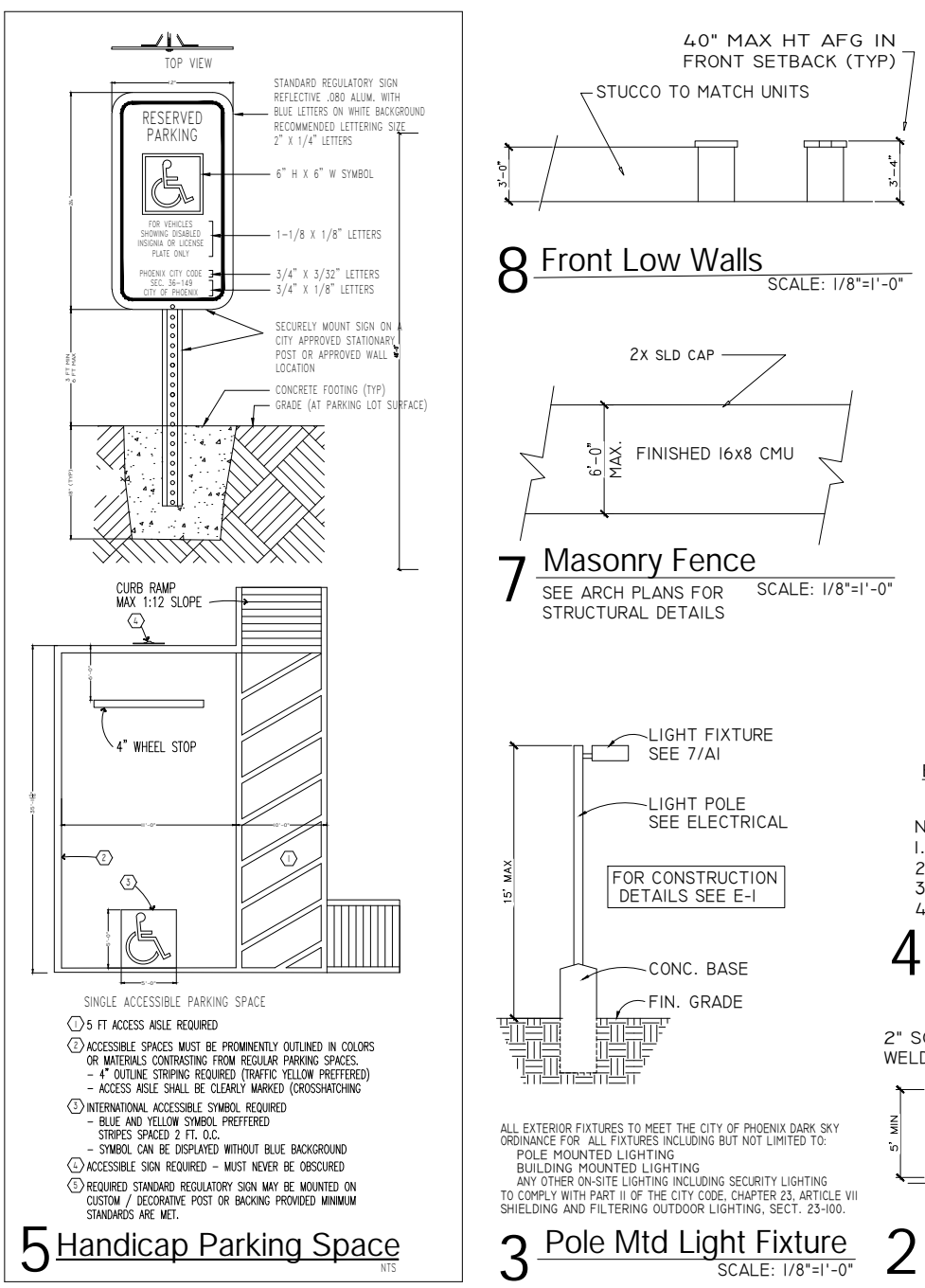
DISTRICT COMPARISON TABLE

R-3 DEVELOPMENT OPTION	SUBDIVIDED PRIOR TO MAY 1, 1998
STANDARDS	(C) PLANNED RESIDENTIAL DEVELOPMENT
MINIMUM LOT DIMENSIONS DEPTH X WIDTH	NONE
DWELLING UNIT DENSITY (UNITS/GROSS ACRE)	15.23; 17.40 WITH BONUS
PERIMETER STANDARDS	20' ADJACENT TO A PUBLIC STREET; THIS AREA TO BE IN COMMON OWNERSHIP UNLESS LOTS FRONT ON THE PERIMETER PUBLIC STREET; 15' ADJACENT TO PROPERTY LINE.
BUILDING SETBACKS	10' FRONT
BUILDING HEIGHT	2 STORIES OR 30' FOR FIRST 150'; 1' IN 5' INCREASE TO 48' HEIGHT, 4 STORY MAXIMUM
LOT COVERAGE	45%
COMMON AREAS	MINIMUM 5.0% OF GROSS AREA
ALLOWED USES	SINGLE-FAMILY ATTACHED AND MULTIFAMILY
REQUIRED STREET	PUBLIC STREET OR STREET ACCESSWAY
PROPOSED	
MINIMUM LOT DIMENSIONS DEPTH X WIDTH	576.87 X 180.17'
DWELLING UNIT DENSITY (UNITS/GROSS ACRE)	10.45
PERIMETER STANDARDS	20' ADJACENT TO A PUBLIC STREET; 15' ADJACENT TO PROPERTY LINE.
BUILDING SETBACKS	20' FRONT, 15' REAR, AND 35' & 67' SIDE
BUILDING HEIGHT	2 STORIES AND 25'-8"
LOT COVERAGE	FOOTPRINT UNDER ROOF / NET LOT AREA + LOT COV'G 32,876 S.F. / 96,538 SF = 34.0%
COMMON AREAS	5.1%
ALLOWED USES	MULTIFAMILY
REQUIRED STREET	STREET ACCESSWAY

SQUARE FOOTAGES	LIVABLE 1ST FLR	2ND FLR	TOTAL LIVABLE	GAR, STG, MECH 1ST/2ND	COV'D PATIOS 1ST/2ND	TOTAL UNDER ROOF	ROOF DECKS 1ST/2ND	FOOTPRINT UNDER ROOF
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PROJECT SUMMARY								
(14) 3-BR UNITS	8,820	14,126	22,946	5,894/42	686/602	30,170	0/826	16,366
(14) 4-BR UNITS	8,820	15,498	24,318	5,894/42	686/602	31,542	0/0	16,366
GAZEBO	-	-	-	-	144	144	-	144
PROJECT TOTALS	17,640	29,624	47,264	11,788/1,176	1,372/1,348	61,856	0/826	32,876

TABLE OF OPTIONS		
BASIC PLAN	BASIC SF	
3-BR	1,639	
4-BR	1,737	
OPTION		OPTION SF
3-BR UNITS ARE ALL SIMILAR		+ 0
4-BR UNITS ARE ALL SIMILAR		+ 0
MAXIMUM FOOTPRINT REVIEWABLE		= 1,737

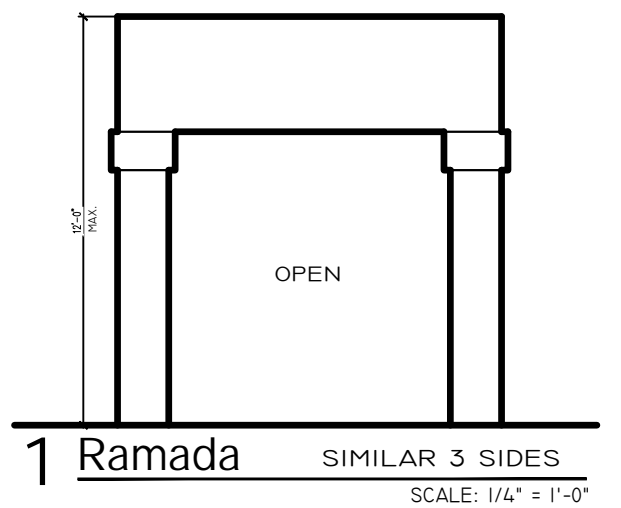
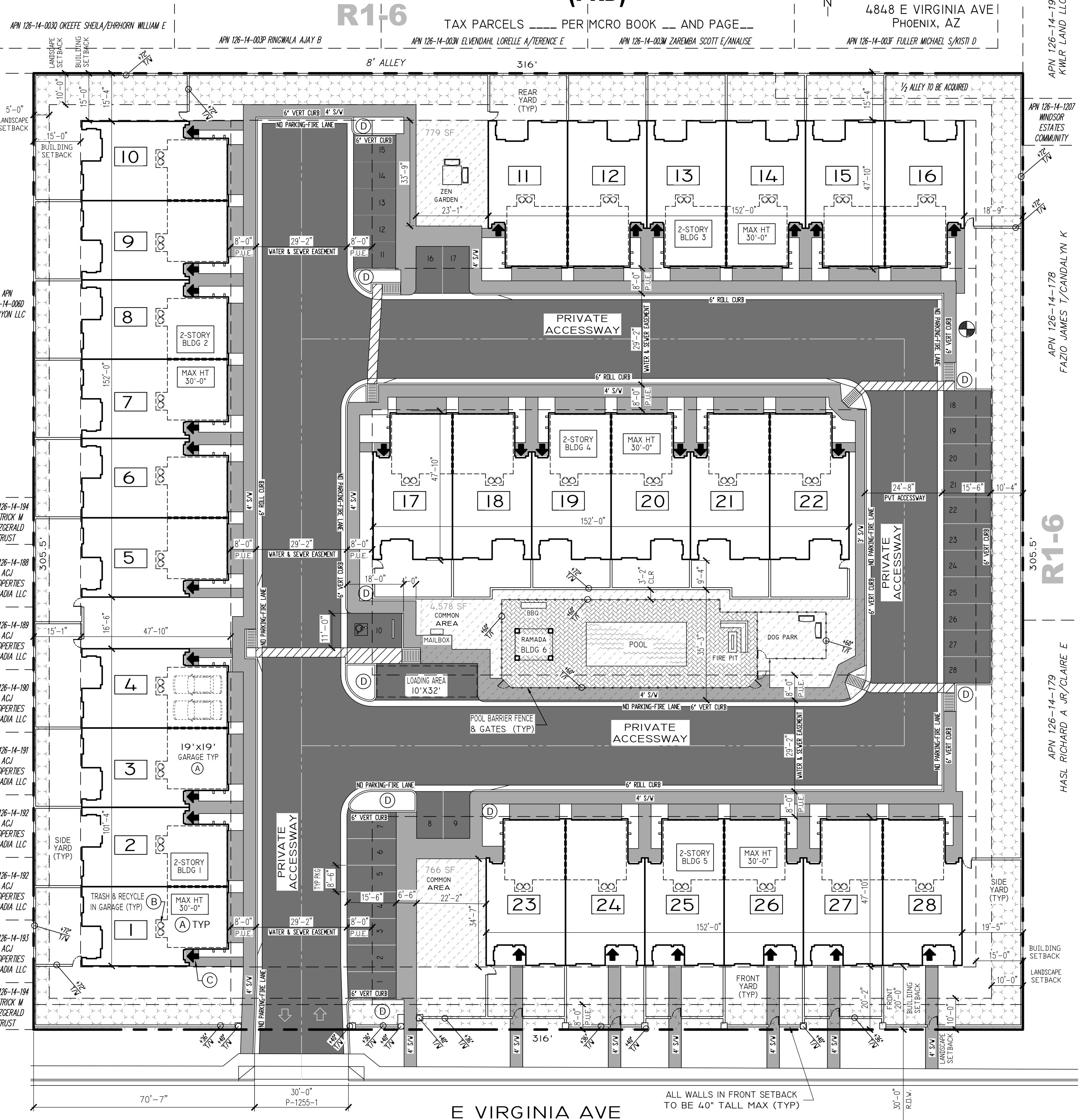


LEGAL DESCRIPTIONS

APN 126-14-016C: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
 APN 126-14-016D: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
 APN 126-14-016E: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
 APN 126-14-016F: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
 APN 126-14-015: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25

ONE LOT SUBDIVISION

THIS PROJECT TO BE TIED INTO A ONE-LOT SUBDIVISION

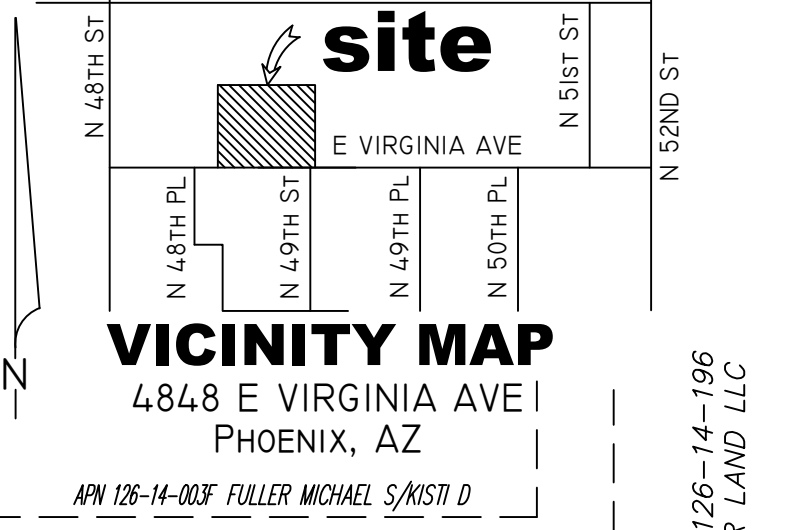


R-3

NOTE: ALL LIGHTING (EXCEPT STREET LIGHTS) ARE UNDER COVERED PATIO ROOFS COMPLIANT WITH DESIGN GUIDELINES S.1.5 AND S.1.11.

Proposed Site Plan

Site Plan for "4848 E Virginia Ave" A Planned Residential Development (PRD)



PROJECT DATA

PROJECT NARRATIVE

28 Townhouse Units
 28 units are 4 BR, 3-1/2 Bath 2-story floor plans.
 Accessible units not required or provided.

INDIVIDUAL LOT SALES ARE NOT PROPOSED WITH THIS DEVELOPMENT
 (1) 4-plex (Bldg 1), & (4) 6-plexes (Bldgs 2-5)
 (1) Amenity Area including Pool, BBQ & Ramada.

PARKING

Parking Calculation (City of Phoenix section 702.c Multi-Family)

	Required (provided)
28 Units @ 4 bedroom	x 2 = 56 (56)
28 Units Unreserved parking	x 1 = 28 (28)
Total parking =	84 (84)
Handicap Parking	Required (provided) 1 (1)

SITE DATA

GROSS LOT AREA: 2.43 ACRES (106,018 S.F.)
 NET LOT AREA: 2.22 ACRES (96,538 S.F.)

COMMON AREA CALCULATION

COMMON AREA (BASED ON GROSS LOT AREA):

REQUIRED 106,018 X (0.05%) 5,309 S.F. %

PROVIDED 6,123 S.F. = 5.8%

OCCUPANT LOAD:

3 BEDROOM UNITS: 5.0 OCCUPANTS (1 EXIT REQ'D.) 2 EXITS PROVIDED

ZONING & DEVELOPMENT OPTION:

R-3 PRD

BUILDING CODE INFO

TYPE OF CONSTRUCTION: V-B

OCCUPANCY: R-3

FIRE SPRINKLER REQUIREMENT

NFPA 13D FIRE SPRINKLERS REQ'D BY SEPARATE PERMIT

UTILITY NOTE:

LOCATION OF ALL UTILITIES ON THESE PLANS ARE BASED ON INFORMATION SUPPLIED BY THE SURVEYOR ACCORDING TO HIS PLANS. ARCHITECT DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE UTILITIES PRIOR TO CONSTRUCTION.

APPLICABLE BUILDING CODES

- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2018 INTERNATIONAL BUILDING CODE (SPRINKLERED)
- 2018 INTERNATIONAL RESIDENTIAL CODE (SPRINKLERED)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2017 NATIONAL ELECTRIC CODE (NEC)

MECHANICAL SCREENING:

ALL ROOFTOP MOUNTED EQUIPMENT TO BE SCREENED BY A PARAPET WALL TO THE MINIMUM HEIGHT OF THE EQUIPMENT (TYP)

LANDSCAPE SUBMITTAL

- LANDSCAPE PLANS BY SEPARATE PERMIT
- INVENTORY/SALVAGE REQUIRED FOR TREES WITHIN 10'

I consent to the reproduction of this site plan provided that if modifications are made, the professionals who make such changes assume full responsibility and liability for the modified portions of the plan.

[Signature]
 Signature of Copyright Owner
 Date: 11/22/2021
TOR STUART
 Printed name of Copyright Owner

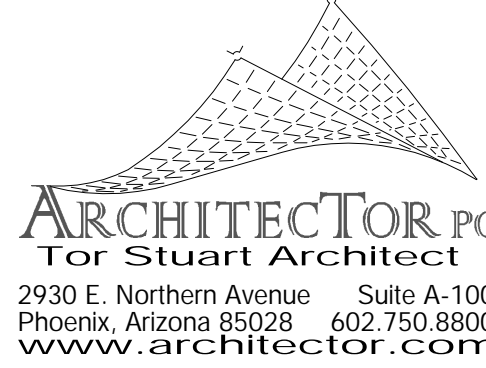
CITY OF PHOENIX

APR 1 8 2022

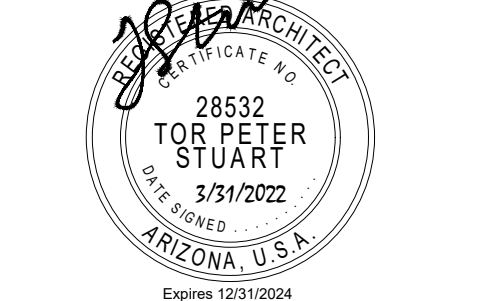
Planning & Development
 Department

KIVA #
 SDEV #
 PRLM #
 PAPP #
 Q.S.

Hearing Date: June 15, 2022



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OWNER:
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 Paradise Valley Arizona 85253
 Avtar Verma
 Tel 602.770.7990
 ojayverma@seawallt.com
 avtar.verma@soifashions.net

GENERAL CONTRACTOR:

● CITY OF PHOENIX SITE PLAN

DATE:

MARCH 31, 2022

ZA-678-21-6 - APPROVED / STIPULATIONS

USE PERMIT TO ALLOW PRO DEVELOPMENT OPTION

STIPULATIONS:

- 1) ONE YEAR TO APPLY AND PAY FOR BUILDING PERMITS
- 2) DEVELOPMENT TO BE CONSISTENT WITH PLANS DATE STAMPED FEBRUARY 17, 2022 BY THE CITY OF PHOENIX
- 3) NORTH FACING WINDOWS ON THE SECOND STORIES OF UNITS #10-16 SHALL BE SCREENED WITH LOUVERS OR OTHER MATERIALS TO PROTECT THE PRIVACY OF ADJACENT HOMES. DESIGN TO BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

APPROVAL DATE: 2022
 MARCH 25, 2022

PLAT REQUIRED
 A SEPARATE LANDSCAPE PLAN SUBMITTAL IS REQUIRED PER 615 TABLE 5(b) AND 608.F.8.C

PROJECT NAME AND ADDRESS:
4848 E Virginia Ave
 A PRD Condominium Development
Phoenix, AZ

TITLE:

Site Plan

SHEET NO. 001

A1.0

PHO-1-22--Z-275-84-6

September 19, 1984

Mr. Korrick agreed with Mr. Goode that the private sector should be asked for support. Downtown merchants formerly paid for their own holiday decorations, and it saved the City a great deal of money. When downtown merchants were no longer involved, the City took over the entire responsibility. He was not against the decorations themselves, but felt it was not fair for taxpayers to foot the entire bill.

Dr. Parks was in accord with the statements made by Mr. Goode and Mr. Korrick and would not support the motion.

Mr. Rhone clarified that the contract was for the storage and installation of the decorations that were currently owned by the City. Funds were expended last year to refurbish the decorations, and it was anticipated that they would last at least several more years.

Mr. Adams felt efforts should be made immediately to work with the private sector in developing a new partnership between the City and the merchants.

Mr. Rhone advised Council that the Fiesta Bowl Committee had informally approached the City with requests to augment decorations up and down Central Avenue utilizing the alternate poles. They want to put up banners similar to the banners that were used in Los Angeles in the Olympics in order to enhance Central Avenue for the national television coverage of the Fiesta Bowl Parade.

Mayor Goddard said there had been substantial private sector cooperation in the Festival of Lights which was done in conjunction with downtown redevelopment. He thought they were on the verge of combining the privately financed Festival of Lights with the Fiesta Bowl.

Mr. Korrick said he would support the motion but in the future would hesitate to vote for spending \$60,000 of taxpayer funds for this without getting a considerable amount of help from the private sector.

Roll Call: Ayes: Adams, Korrick, Nelson, Pell,
Wilcox, and Mayor Goddard
Nays: Parks, Starr, and Vice Mayor Goode
Absent: None

MOTION CARRIED.

PETITIONS, COMMUNICATIONS, AND PUBLIC HEARINGS

ZONING CASES SCHEDULED FOR RATIFICATION OF PLANNING COMMISSION ACTION - F-2700

The Council heard request to approve recommendations made on zoning matters heard by the Planning Commission on August 29, 1984.

There being no one present in opposition, **MOTION** WAS made by Mr. Adams, SECONDED by Mr. Korrick, that the following zoning cases be ratified as recommended. MOTION CARRIED UNANIMOUSLY.

September 19, 1984

DISTRICT 1 -
PAUL E. GILBERT

Application 273-84: Request of Paul E. Gilbert, on behalf of James H. Hamel, to rezone the southeast corner of 54th Street and Hearn Road extended (approximately 5 acres) from R1-14 to R1-10.

Planning Commission recommended approval subject to stipulations.

DISTRICT 5 -
THIRD PLACE PARTNERS,
JAMES M. MURPHY

Application 296-84: Request of Third Place Partners, James M. Murphy, on behalf of David-Land Association, Inc., Clarice L. Gillespie, to rezone the southwest corner of Fairmount Avenue and 4th Street (approximately 180' x 150') from R-3 to C-2.

Planning Commission recommended approval subject to stipulations.

DISTRICT 1 -
MILES STAHM

Application 299-84: Request of Miles Stahm, on behalf of William and Lucerne Markey, to rezone the northeast corner of 17th Avenue extended and Sahuaro Drive (approximately 2.48 acres) from R-3 to R-3A.

Planning Commission recommended approval subject to stipulations.

DISTRICT 5 -
MARTIN T. JONES

Application 303-84: Request of Martin T. Jones, on behalf of Frank and Sue Yee Tang and William and Louise Gray, to rezone a parcel on the south side of Osborn Road, beginning 184' east of 3rd Street (approximately 110' x 133') from R1-6 to C-1.

Planning Commission recommended approval subject to stipulations.

DISTRICT 7 -
MARC W. WIDOFF, D.C., P.C.,
A PROFESSIONAL CORP.

Application 267-84: Request of Marc W. Widoff, D.C., P.C., A Professional Corp., to rezone the southeast corner of 52nd Avenue and Thomas Road (approximately 112' x 156') from R-3 to C-1.

Planning Commission recommended approval subject to stipulations.

DISTRICT 5 -
ST. JOSEPH'S HOSPITAL,
JAMES NOVAK

Special Permit 22-84: Request of St. Joseph's Hospital, James Novak, on behalf of Sisters of Mercy, for special permit to allow a helistop at the northwest corner of Catalina Drive extended and 3rd Avenue (approximately 0.68 acre) (Zoned C-2 H-R).

September 19, 1984

Planning Commission recommended approval subject to stipulations.

DISTRICT 6 -
ILSE HIRST

Application 275-84: Request of Ilse Hirst to rezone a parcel located on the north side of Virginia Avenue, the west side of 49th Street extended (approximately 79' x 314') from R1-6 to R-3.

Planning Commission recommended approval subject to stipulations.

DISTRICT 1 -
HAROLD SHUMWAY

Application 318-84: Request of Harold Shumway, on behalf of J. William Moore, to rezone the northeast corner of 16th Street and Bell Road (approximately 5.4 acres) from R1-6 and C-1 to C-2.

Planning Commission recommended approval subject to stipulations.

DISTRICT 4 -
CITY OF PHOENIX
PLANNING COMMISSION

Application 322-84: Request of City of Phoenix Planning Commission, on behalf of Anna F. Revel, to rezone 4219 West Whitton Avenue (approximately 75' x 138') from C-1 to A-1.

Planning Commission recommended approval.

LIQUOR LICENSE APPLICATIONS

The Council held public hearing on applications for liquor licenses for which there were no departmental objections and not projects. All have complied with City procedures designated by State law.

There being no one present in opposition, MOTION was made by Mr. Adams, SECONDED by Mr. Nelson, that the following liquor license applications be recommended for approval. MOTION CARRIED UNANIMOUSLY.

<u>Applicant</u>	<u>Series</u>	<u>District</u>
Gary A. Voorhees, Agent El Gringo 16048 North Cave Creek Road	16	1

Original application for a liquor license. This business was formerly known as the Green Garden Restaurant.

Charles E. Misfeldt, Agent Village Inn Pizza Parlor 3549 West Thunderbird Road	2
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Ownership transfer of a business with the same name.

ITEM 17

Application No. 275-84

Applicant: Ilse Hirst (Owner: Same)

Subject: To rezone a parcel located on the north side of Virginia Avenue,
the west side of 49th Street extended (approximately 79' x 314')
from R1-6 to R-3.

The granting of this application will increase the number
of dwelling units allowed on this parcel from 3 to 9,
approximately.

The Planning Commission and staff recommend approval with stipulations.
There was no opposition.

Ms. Ilse Hirst agreed with the staff recommendation.

Ms. Drake made the motion. Mr. Rivera seconded. Mr. Bookbinder absent.

Stipulations

1. That development be limited to 8 units developed with joint access through
the parcel to the west to Virginia Avenue.
2. That building height not exceed one-story.
3. That sufficient right-of-way be dedicated within one year of final City
Council action to provide:
 - a. An 8' south half for the alley along the north property line.

Commission Vote: 6-0