

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-145-24-1 April 27, 2026

[Deer Valley Village Planning Committee Meeting Date:](#)

May 4, 2026

[Planning Commission Hearing Date:](#)

June 4, 2026

Request From:

[PSC](#) (Planned Shopping Center)
(2.58 acres)

Request To:

[C-2](#) (Intermediate Commercial) (2.58 acres)

Proposal:

Commercial uses

Location:

Approximately 200 feet north of the northwest corner of 35th Avenue and Bell Road

Owner:

Woodland Plaza, LLC, et.al.

Applicant/Representative:

Brian Greathouse, Burch & Cracchiolo, P.A.

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	35th Avenue	Arterial	55 feet west half street (right-of-way easement)
	Bell Road	Major Arterial	58 feet north half street
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</i></p> <p>The proposed C-2 zoning designation would allow for an expanded list of uses within the shopping center thereby fostering increased opportunities for businesses.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS – TRAFFIC; LAND USE PRINCIPLE: Locate major traffic-generating land uses on major streets in areas planned for such uses, or near parkway and freeway access and transit centers or light rail transit stations, and avoid use of local streets.

The proposal is located in an area that is currently developed as a retail shopping center, at the intersection of two arterial streets.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will require the replenishment of parking lot landscaping within the subject site and a detached sidewalk to be installed at a future date.

Applicable Plans, Overlays, and Initiatives

[Shade Phoenix Plan](#): Background Item No. 6.

[Complete Streets Guiding Principles](#): See Background Item No. 7.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Portion of commercial shopping center	PSC
North	Portion of commercial shopping center, single-family residential	PSC, R1-8
East (across 35th Avenue)	Commercial shopping center	PSC
South (across Bell Road)	Commercial shopping center	C-2
West	Portion of commercial shopping center	PSC

C-2 Intermediate Commercial		
Standards	Requirements	Site Plan Provisions
Maximum Building Height	2 stories, 30 feet	Single story less than 30 feet *
<i>Minimum Building Setbacks</i>		
East (adjacent to 35th Avenue)	Minimum 20 feet, average 25 feet	50 feet (Met) *
East (adjacent to PSC)	10 feet	N/A *
North (adjacent to PSC)	10 feet	23 feet (Met) *
South (adjacent to Bell Road)	Minimum 20 feet, average 25 feet	81 feet (Met) *
South (adjacent to PSC)	10 feet	N/A *
West (adjacent to PSC)	10 feet	0 feet (Not Met) *
<i>Minimum Landscape Setbacks</i>		
East (adjacent to 35th Avenue)	20 feet minimum, 25 feet average	0 feet (Not Met) *
East (adjacent to PSC)	10 feet	0 feet (Not Met) *
North (adjacent to PSC)	10 feet	0 feet (Not Met) *
South (adjacent to Bell Road)	20 feet minimum, 25 feet average	0 feet (Not Met) *
South (adjacent to PSC)	10 feet	0 feet (Not Met) *
West (adjacent to PSC)	10 feet	0 feet (Not Met) *
<i>Lot Standards</i>		
Maximum Lot Coverage	50 percent	30 percent (Met) *
Minimum Parking	Retail: 1 space per 300 square feet Restaurant: 1 space per 50 square feet	127 spaces *

* Existing condition

Background/Issues/Analysis

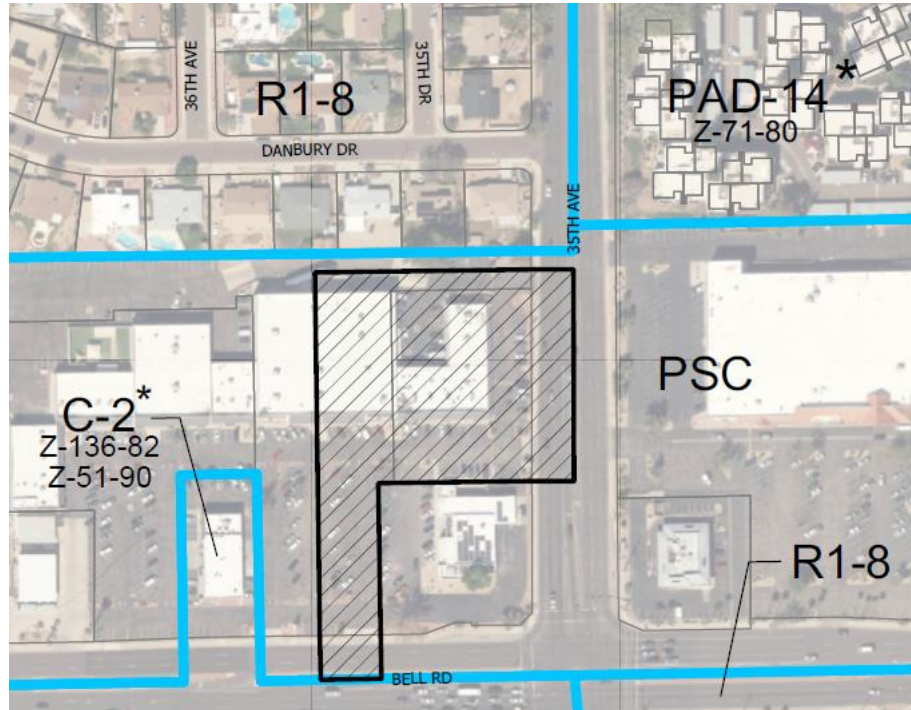
SUBJECT SITE

1. This request is to rezone a 2.58-acre site located approximately 200 feet north of the northwest corner of 35th Avenue and Bell Road from PSC (Planned Shopping Center) to C-2 (Intermediate Commercial) to allow commercial uses.

SURROUNDING LAND USES AND ZONING

2. The subject site is currently zoned PSC and is surrounded on all sides by either buildings or parking areas associated with the Woodland Plaza retail center with

the same zoning district. The Woodland Plaza retail center is bounded on the north and west by single-family residences zoned R1-8 (Single-Family Residence District). East of the site, across 35th Avenue, is another retail center also zoned PSC, while south of the site is a retail center zoned C-2. A portion of the Woodland Plaza retail center was previously rezoned to C-2 to accommodate automobile service.

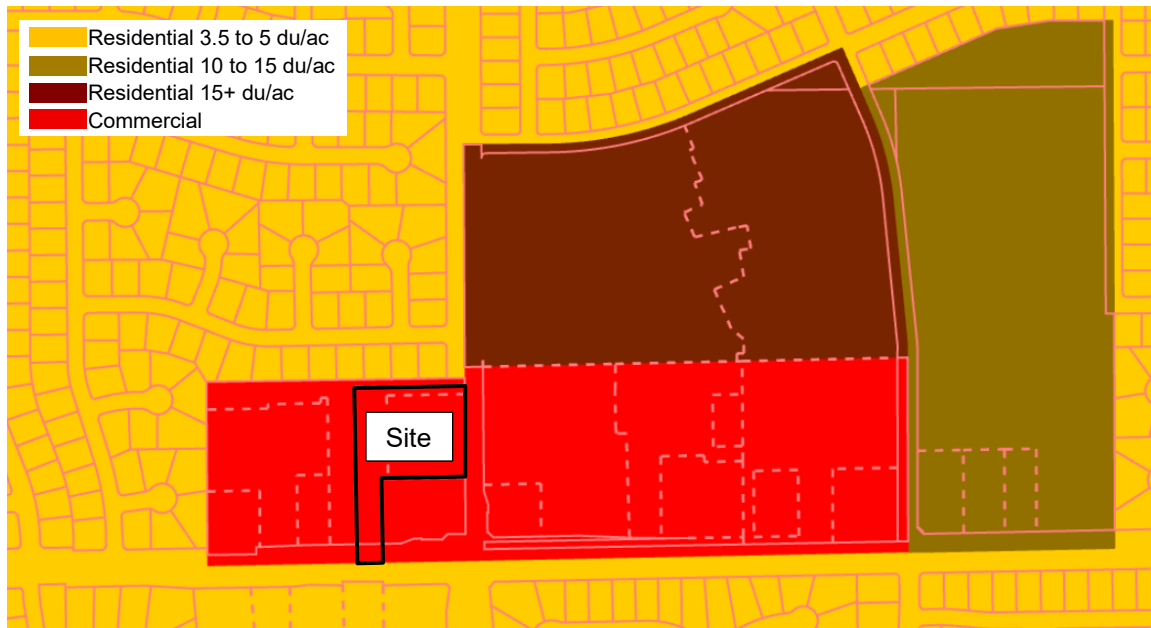


Existing Zoning Aerial Map

Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site, as well as the surrounding area to the north and east, is designated as Commercial on the General Plan Land Use Map. The area to the north, west, and south of the retail center is designated as Residential 3.5 to 5 dwelling units per acre. The requested C-2 zoning district is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map
Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

Aerial photography of the larger shopping center reveals a set of inline shops, three satellite buildings, parking, and minimal landscaping. Within the rezone area, depicted in the attached conceptual site plan attached as an exhibit, the applicant will be required to replace missing vegetation as part of any tenant improvements, which is addressed in Stipulation No. 1. Further, any new construction on the site that exceeds the area of the existing buildings located within the rezone area by 2,000 square feet will require detached sidewalks along 35th Avenue and Bell Road adjacent to the site (Stipulation No. 4).

5. **Elevations**

No elevations were provided with this application; however, the applicant proposes no changes to the existing facade.

PLANS, OVERLAYS, AND INITIATIVES

6. **Shade Phoenix Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontage should be detached from the curb to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect.

The proposal, as stipulated, will create a comfortable environment by restoring parking lot landscaping in accordance with the Phoenix Zoning Ordinance. This is addressed in Stipulation No. 1. In addition, Stipulations No. 4.a and 4.b require a shaded detached sidewalk for a portion of the site to be implemented upon the construction of 2,000 square feet or more.

7. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. As stipulated, the proposed development would enhance the streetscape for pedestrians by providing detached sidewalks along portions of 35th Avenue and Bell Road in the future. This is addressed in Stipulation No. 4.

COMMUNITY INPUT SUMMARY

8. Staff received correspondence from the owner of an adjacent parcel within the shopping center attached as an exhibit. Initially, this person expressed opposition to the request; however, staff explained the scope of the case and the neighboring property owner later stated they did not object to the request.

INTERDEPARTMENTAL COMMENTS

9. The Street Transportation Department has the following comments:
- Dedicate the 55-foot right-of-way easement for the west half of 35th Avenue as street right-of-way adjacent to the site (Stipulation No. 2);
 - A total of 70 feet of right-of-way will need to be dedicated for the north half of Bell Road (Stipulation No. 3);
 - A 6-foot-wide detached sidewalk separated by a minimum 10-foot wide landscape area to be constructed as part of any construction activities involving 2,000 square feet or more (Stipulation No. 4);
 - Replacement of unused driveways with sidewalk, curb and gutter, along with the replacement of any broken or out-of-grade curb, gutter, sidewalk, and curb ramps (Stipulation No. 5);
 - Right-of-way improvements to include curb, gutter, detached sidewalk, landscaping, etc. (Stipulation No. 6).

OTHER

10. The site has not been identified as being archeologically sensitive. However, 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 No. 7.
11. 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 final site plan approval. This is addressed in Stipulation No. 8.
12. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The proposal will allow for an expanded list of uses thereby fostering increased opportunities for small businesses.
3. The subject site is appropriate for general commercial use because of its proximity to an arterial street intersection and existing commercial zoning.

Stipulations

1. Prior to the issuance of a permit for tenant improvements for any C-2 use, the landscaping within the rezone area, shall be replenished in accordance with the C-2 zoning district 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 Accessor Parcel Number 207-19-006M.
3. A total of 70 feet of right-of-way shall be dedicated for the north half of Bell Road, adjacent to Accessor 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 a minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area to be constructed on the west side of 35th Avenue adjacent to Accessor Parcel Number 207-19-006M and along the north side of Bell Road adjacent to Accessor Parcel Number 207-19-006Q. The landscape areas shall be planted as follows, 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, on both sides of the sidewalk to achieve a minimum of 75% shade.
 - b. 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.

5. Adjacent to Accessor 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.
6. All streets within and adjacent to Accessor 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.
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.
8. 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.

Staff Report: Z-145-24-1

April 27, 2026

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Writer

Robert Kuhfuss

April 27, 2026

Team Leader

Racelle Escolar

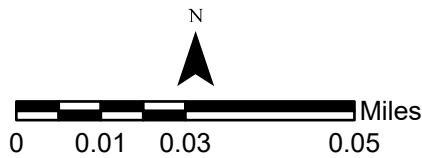
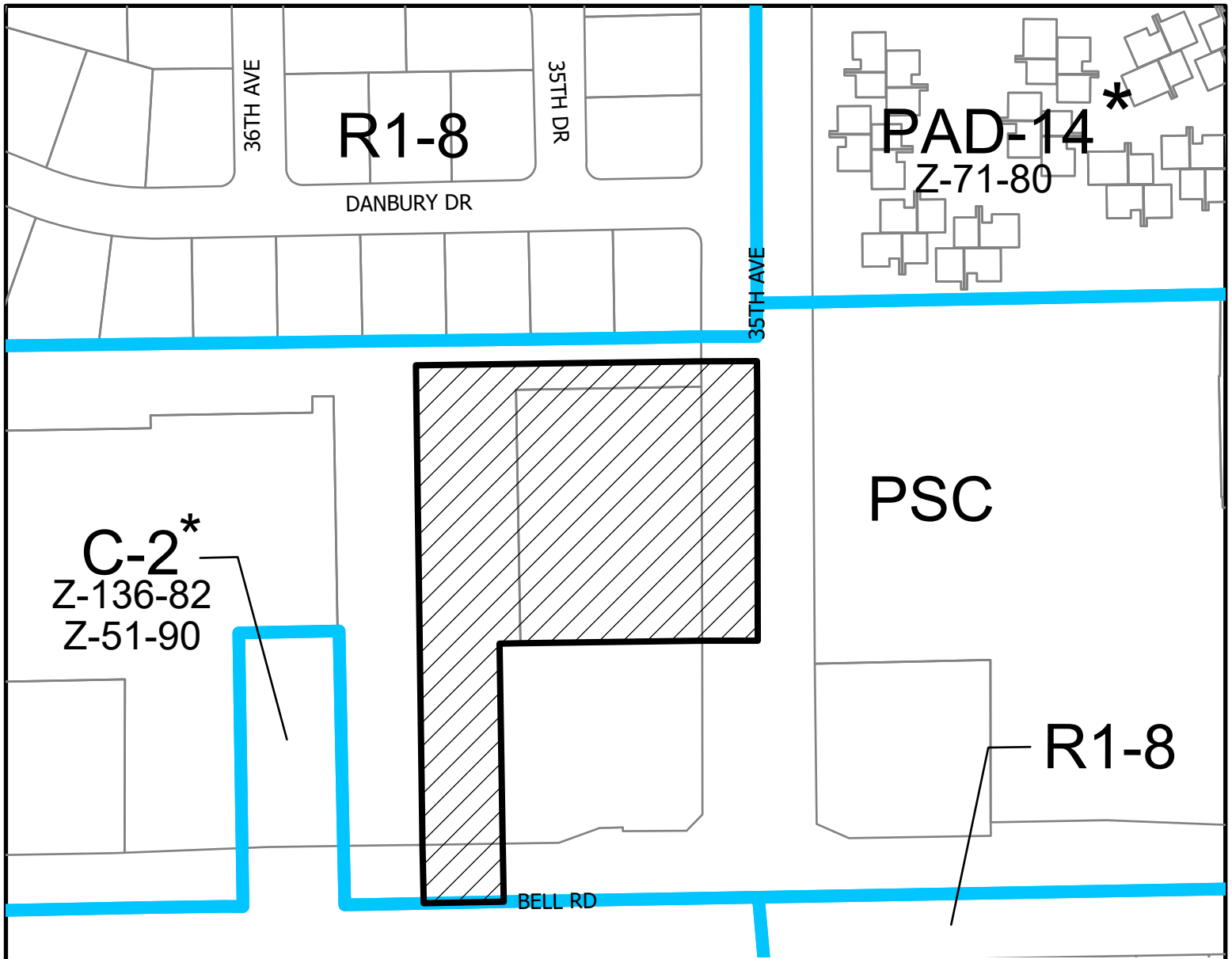
Exhibits

Sketch map

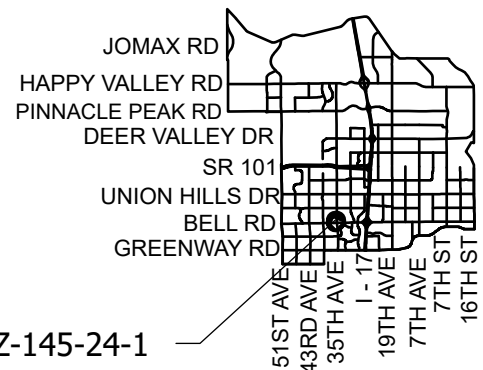
Aerial map

Conceptual Site Plan date stamped April 21, 2026

Community Correspondence (9 pages)

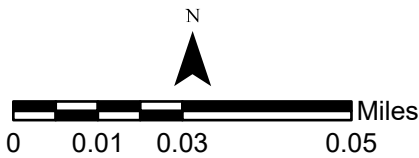
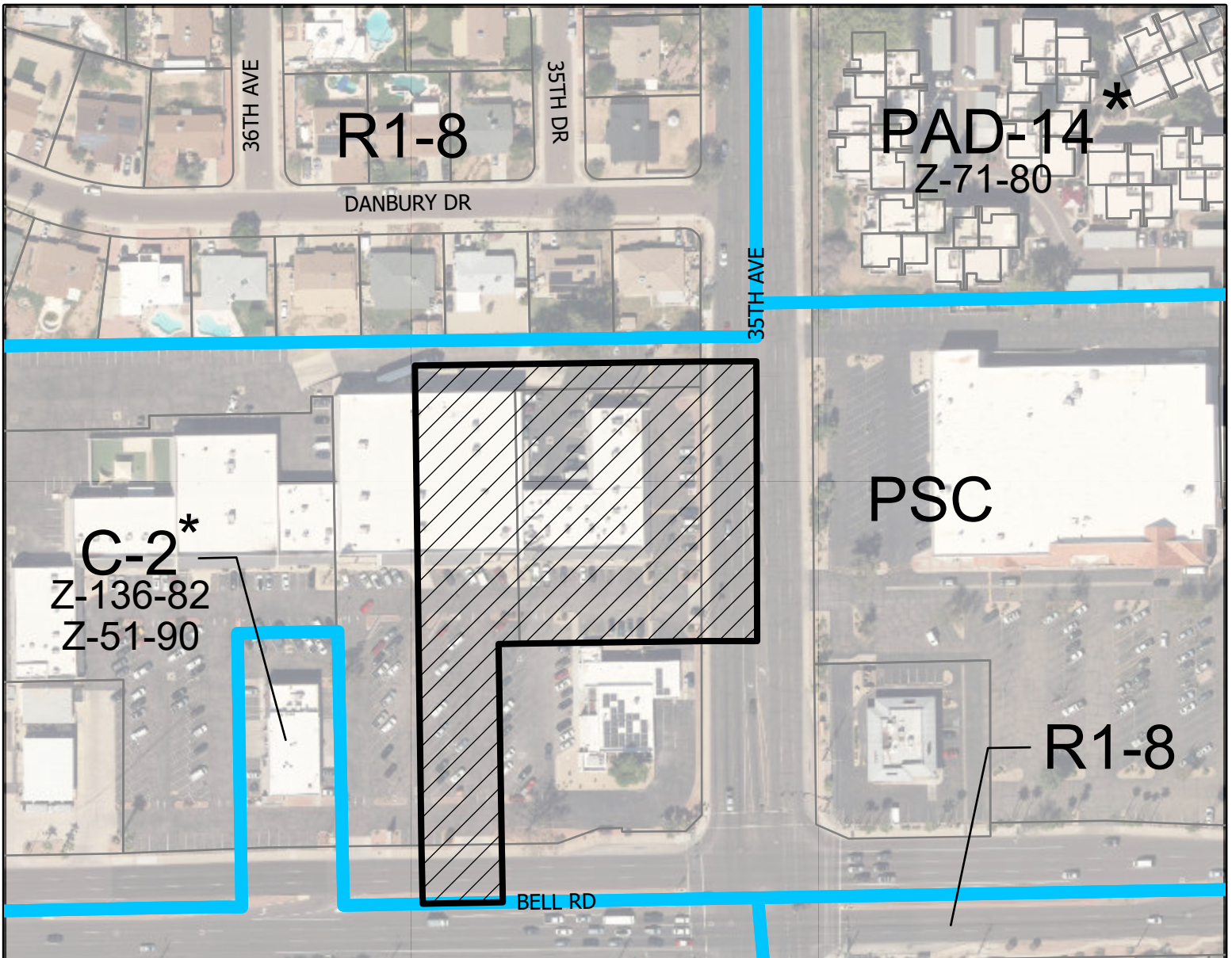


DEER VALLEY VILLAGE
COUNCIL DISTRICT: 1

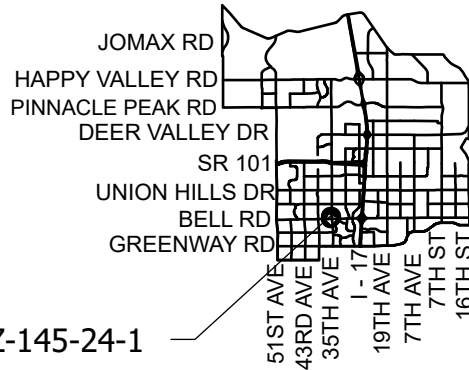


APPLICANT'S NAME: Nanas Smoke 2 LLC		REQUESTED CHANGE:	
APPLICATION NO: Z-145-24-1		FROM: PSC (2.58 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.58 Acres	DATE: 7/1/2025	TO: C-2 (2.58 ac.)	
	REVISION DATES: 3/16/2026		
	AERIAL PHOTO & QUARTER SEC. NO. QS 37-20	ZONING MAP M-6	
MULTIPLES PERMITTED PSC C-2	STANDARD OPTION N/A 37		* UNITS P.R.D OPTION N/A 45

* Maximum Units Allowed with P.R.D. Bonus



DEER VALLEY VILLAGE
COUNCIL DISTRICT: 1



Z-145-24-1

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	MULTIPLES PERMITTED PSC C-2		STANDARD OPTION N/A 37
		* UNITS P.R.D OPTION N/A 45	

* Maximum Units Allowed with P.R.D. Bonus

SITE PLAN

PARCELS 207-19-006M & 207-19-006Q

3510 W BELL STREET, GLENDALE ARIZONA 85308

PART OF WOODLAND PLAZA

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

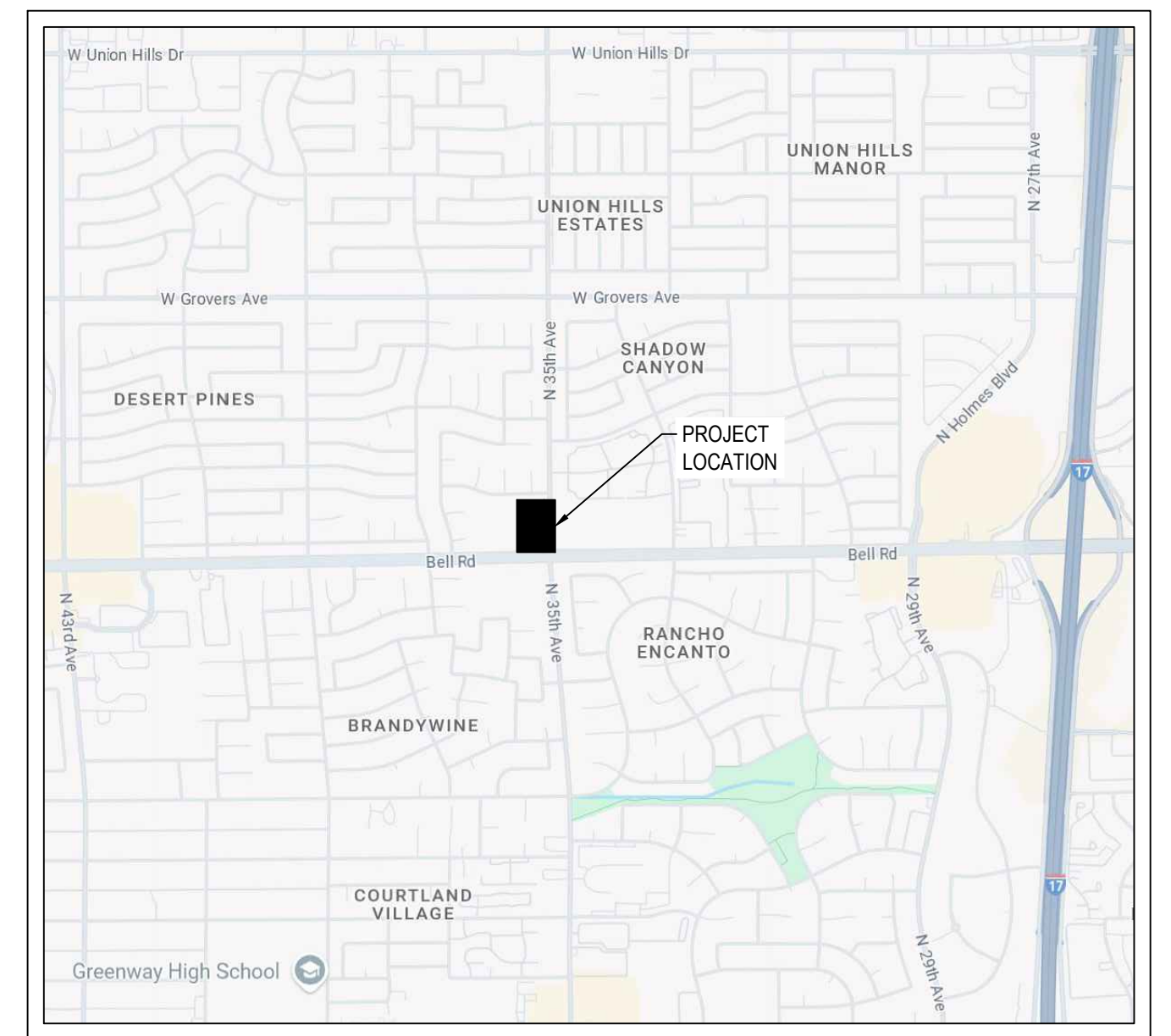
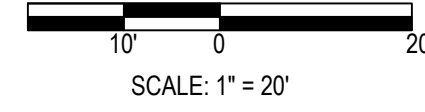
FLOOR AREA RATIO - PARCEL 207-19-006M
 - LOT - 45,748 SF
 - EXISTING BUILDING - 11300 SF
 FAR = 0.24

FLOOR AREA RATIO - PARCEL 207-19-006Q
 - LOT - 47,728 SF
 - EXISTING BUILDING - 16,000 SF
 FAR = 0.33

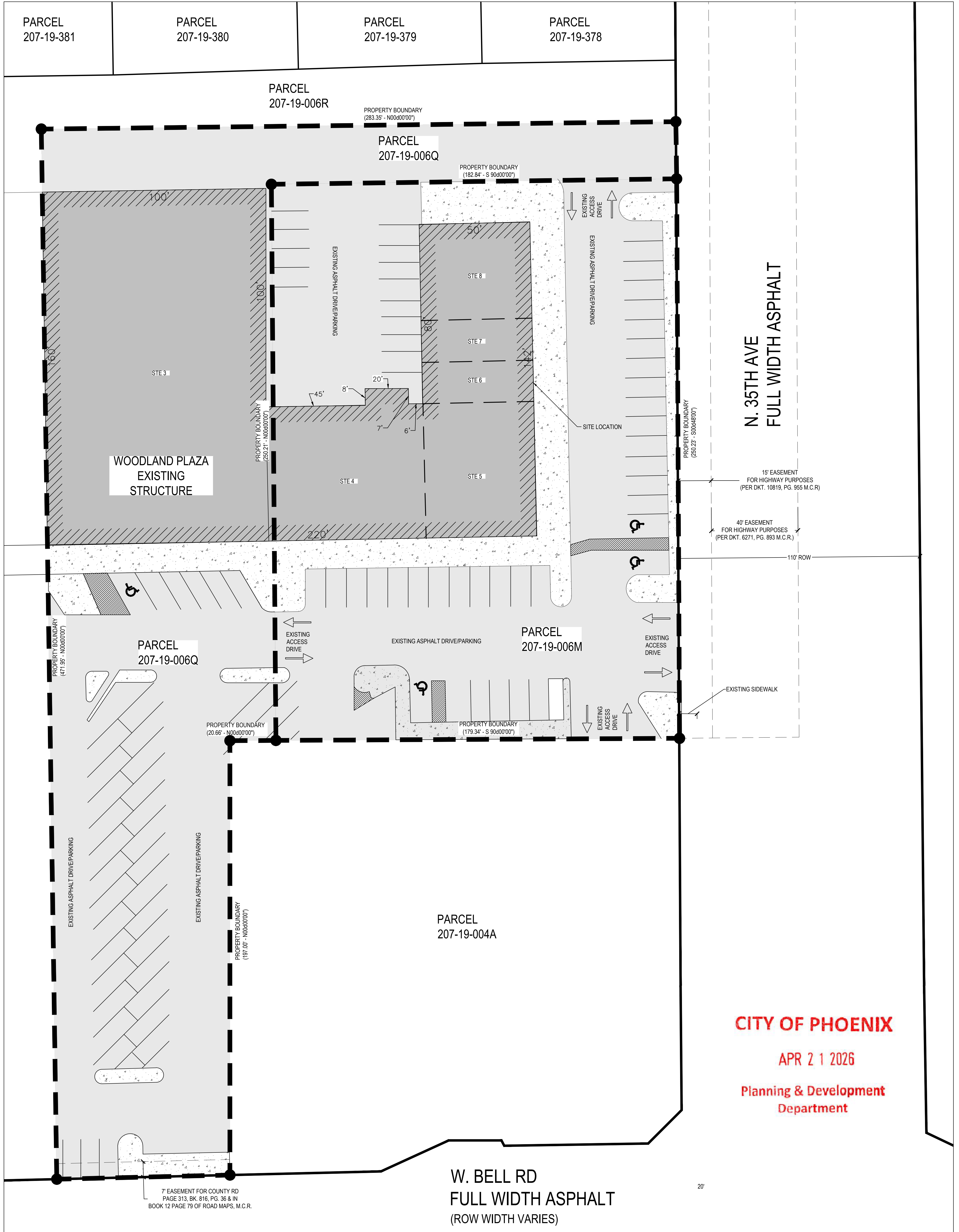
BUILDING SETBACKS
 Per city of Phoenix building ordinance section 637
 All buildings shall be located at a distance of not less than twenty-five (25) feet from any boundary of the P.S.C. zoning district on which the same are situated.

LOT COVERAGE (PARCELS 207-19-006M & 207-19-006Q)
 - BUILDINGS - 27,375 SF
 - LANDSCAPING - 0 SF
 - PARKING/ SIDEWALKS - 66,101 SF

PARKING REQUIREMENTS (PARCELS 207-19-006M & 207-19-006Q)
 - REQUIRED 1 SPACE / 250 SF RETAIL = 109
 - AVAILABLE = 110+ (OVERFLOW PARKING IN WOODLAND SHOPPING CENTER)
 - HANDICAP SPACES PROVIDED IN CLOSE PROXIMITY - 4



VICINITY MAP



CITY OF PHOENIX
 APR 21 2026
 Planning & Development
 Department

W. BELL RD
 FULL WIDTH ASPHALT
 (ROW WIDTH VARIES)

From: [Parthiban Sachi](#)
To: [Robert H Kuhfuss](#)
Cc: [Brian Greathouse](#); [Madison Leake](#)
Subject: Re: Woodland Plaza - Rezoning initiative
Date: Wednesday, April 22, 2026 9:04:45 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.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](#)

Thank you so much for your detailed explanation. I note that 207-19-006Q that is part of our common building can be categorized differently as a zone, as the your planning procedures, We are okay to let this proceed. Thanks again and have a nice day!

Sincerely

Parthiban Sachithanantham

On Tue, Apr 21, 2026 at 1:54 PM Robert H Kuhfuss <Robert.Kuhfuss@phoenix.gov> wrote:

Mr. Sachithanantham. Thank you again for the response. I just wanted to be clear that only two of the parcels that make up Woodland Plaza are included in the proposed rezone. These are:

207-19-006M

207-19-006Q



All of the remaining parcels, with the exception of 207-19-006P, are currently zoned PSC and will not change as a result of this proposal. APN 207-19-006P is currently zoned C-2 and also will not change as a result of this proposal.

Robert H. Kuhfuss, AICP, MPA

Village Planner

Deer Valley Village and North Mountain Village

City of Phoenix

Planning and Development Department

Long Range Planning Division

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

robert.kuhfuss@phoenix.gov

(602) 534-1608



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**



From: Parthiban Sachi <guadalajara12934@gmail.com>
Sent: Tuesday, April 21, 2026 12:03 PM
To: Robert H Kuhfuss <Robert.Kuhfuss@phoenix.gov>
Cc: mleake@beattorneys.com; brreathouse@beattorneys.com
Subject: Re: Woodland Plaza - Rezoning initiative

Thank you so much for your prompt response Sir.

I reviewed the map included in the rezoning application. I oppose this proposal because retaining just one parcel as a PSC does not serve the purpose with which we opposed this rezoning initially. In its current form, everything except our parcel is being rezoned as C2; therefore, having a stand-alone PSC makes no sense. Therefore, I request that the plaza be considered for monolithic zoning rather than cutting out a single parcel, which may lead to future administrative and management issues.

Sincerely

Parthiban Sachithanantham

On Tue, Apr 21, 2026 at 11:00 AM Robert H Kuhfuss <Robert.Kuhfuss@phoenix.gov> wrote:

Mr. Sachithanantham. Thank you for your email. Attached is a map of the proposed rezone boundary as currently filed. We were aware that you did not wish to participate in the rezoning process and your property is not part of the request. Please clarify whether you are opposed to the request as currently filed.

Robert H. Kuhfuss, AICP, MPA

Village Planner

Deer Valley Village and North Mountain Village

City of Phoenix
Planning and Development Department
Long Range Planning Division
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
robert.kuhfuss@phoenix.gov
(602) 534-1608



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**



From: Parthiban Sachi <guadalajara12934@gmail.com>
Sent: Tuesday, April 21, 2026 10:40 AM
To: Robert H Kuhfuss <Robert.Kuhfuss@phoenix.gov>
Cc: mleake@beattorneys.com; brreathouse@beattorneys.com
Subject: Woodland Plaza - Rezoning initiative

Mr Robert Kuhfuss AICP
Deer Valley Village Planner
City of Phoenix

Dear Sir

I am the 100% owner of Red Chillies Investments, LLC which owns one of the parcels (APN - 20719006R, 3522 W Bell Rd, Glendale, AZ 85308) in the Woodland Plaza that is being tabled for rezoning. Here is the link (<https://mcaassessor.maricopa.gov/mcs/?q=20719006R> [mcaassessor.maricopa.gov]) of Maricopa County Assessor's site that shows our ownership.

I strongly protest this initiative. I am very much surprised that the City Planning Department accepted this request without consent from all owners of the parcels in this plaza.

When this rezoning request was brought up, I clearly communicated in writing to all the parcel owners in the plaza that we do not agree to the rezoning. Please find attached a copy of the email that was sent in this regard. Our tenant, Dollar Tree, which has occupied this parcel since 2008, has strong reservations about this rezoning.

May I request you to investigate whether this rezoning request has followed proper procedure and whether our strong disagreement was not a factor in this review?

We would greatly appreciate your kind response to this matter and I am prepared to submit our protest in writing if needed. Appreciate in advance your kind attention and time,

Sincerely

Parthiban Sachithanatham

Owner, Red Chillies Investments LLC

3522 W Bell Road, Glendale, AZ-85308

--

Sincerely

Captain Sachi

--

Sincerely

Captain Sachi

BURCH & CRACCHIOLO, P.A.

1850 N. Central Ave., Ste 1700

Phoenix, Arizona 85004

(602) 234-9903

bgreathouse@bcattorneys.com

(602) 234-8791

mleake@bcattorneys.com

TO: Property Owners, Area Neighbors and Registered Groups
FROM: Brian Greathouse and Madison Leake
DATE: April 1, 2026
RE: Case No. Z-145-24-1
Approx. 200 feet north of the northwest corner of 35th Avenue and Bell Road
2nd Neighborhood Meeting

Dear Property Owner, Area Neighbor or Neighborhood Group Contact:

The purpose of this follow-up letter is to inform you that an application has been submitted to rezone approximately 2.58 acres within the Woodland Plaza Shopping Center. An Aerial of the Site and the Application pages are attached.

The following describes the request:

Proposed Change: The request is seeking to Rezone approximately 2.58 acres from PSC (Planned Shopping Center) to C-2 (Intermediate Commercial). The rezoning is to simply update the zoning designation from PSC (which is an outdated district) to C-2 commercial uses. The center is fully developed and all existing buildings in the commercial center will remain the same with no planned improvements.

Existing Use: The Site has been a commercial center since approximately 1982. It is currently zoned PSC and designated "Commercial" on the City's General Plan.

A neighborhood meeting will be held:

April 16, 2026 at 6:00 PM

Sunrise Elementary School - Media Center

17624 N. 31st Avenue

Phoenix, AZ 85023

(see attached meeting location map)

You are invited to attend this meeting to learn about the development and proposed rezoning. The City of Phoenix Deer Valley Village Planner assigned to the case is Robert Kuhfuss, AICP who can be reached at 602-534-1608 / robert.kuhfuss@phoenix.gov. Robert can answer your questions regarding the City's review and hearing processes as well as Staff's position once their report is complete. You may also make your feelings known on the case by writing to the City of Phoenix

Re: Zoning Help

1 message

Parthiban Sachi <guadalajara12934@gmail.com>

Wed, Jan 28, 2026 at 1:17 PM

To: Brooke Anderson <Banderson@bcattorneys.com>

Cc: Leslie Chatburn <lchatburn@bcattorneys.com>, Nanas smoke two <nanassmoke3510@gmail.com>, Madison Leake <mleake@bcattorneys.com>

I had a detailed discussion with the Dollar Tree Portfolio manager twice and I explained the rezoning application. Despite my appeal and the legal opinion, they would not like to allow rezoning due to their concern that this may affect their clientele. So I am sorry that I cannot agree to this rezoning request as this will impact renewal prospects next year. In case they don't renew next year, perhaps we can revisit this subject around July next year.

Sincerely

On Wed, Jan 28, 2026 at 10:35 AM Brooke Anderson <Banderson@bcattorneys.com> wrote:

Hello Parthiban,

I am following up on this to see if you have received Leslie's message below. Could you please let us know the status of these discussions with your tenant?

We would appreciate it if you could share any updates.

Thank you,

Brooke Anderson

Assistant to Madison Leake

Phone: (602) 234-8747

Email: banderson@bcattorneys.com

1850 N. Central Ave., Suite 1700

Phoenix, AZ 85004

**BURGH & CRACCHIOLO****From:** Leslie Chatburn <lchatburn@bcattorneys.com>**Sent:** Wednesday, January 21, 2026 11:10 AM**To:** Brooke Anderson <Banderson@bcattorneys.com>; Parthiban Sachi <guadalajara12934@gmail.com>**Cc:** Nanas smoke two <nanassmoke3510@gmail.com>; Madison Leake <mleake@bcattorneys.com>**Subject:** RE: Zoning Help

Hi Parthiban,

We had to request another extension from the City on moving forward with the rezoning case pending your discussions with Dollar Tree's representative. If there is anything more our office can do to help move things along with Dollar Tree, please let us know. We are happy to schedule a call with you and Dollar Tree's representative to answer any questions they may have to put their concerns at ease. The rezoning will have no impact on their lease.

If there is any way we can get an update from you by next Tuesday, it would be appreciated. Thank you. - Leslie

Leslie Chatburn

Paralegal to Madison Leake

Direct: 602.234.8787

Email: lchatburn@bcattorneys.com



From: Brooke Anderson <Banderson@bcattorneys.com>
Sent: Tuesday, January 20, 2026 4:25 PM
To: Parthiban Sachi <guadalajara12934@gmail.com>
Cc: Nanas smoke two <nanassmoke3510@gmail.com>; Madison Leake <mleake@bcattorneys.com>; Leslie Chatburn <lchatburn@bcattorneys.com>
Subject: RE: Zoning Help

Hello Parthiban,

I am checking in to see if you have been able to send this letter to your tenant, and if so, whether they have responded?

We hope the information provided will be helpful!

Brooke Anderson

Assistant to Madison Leake

Phone: (602) 234-8747

Email: banderson@bcattorneys.com

1850 N. Central Ave., Suite 1700

Phoenix, AZ 85004



From: Parthiban Sachi <guadalajara12934@gmail.com>
Sent: Wednesday, January 14, 2026 2:27 PM
To: Brooke Anderson <Banderson@bcattorneys.com>
Cc: Nanas smoke two <nanassmoke3510@gmail.com>; Madison Leake <mleake@bcattorneys.com>; Leslie Chatburn <lchatburn@bcattorneys.com>
Subject: Re: Zoning Help

Thank you so much. Will keep you posted.

Sincerely

Parthiban

On Wed, Jan 14, 2026 at 1:12 PM Brooke Anderson <Banderson@bcattorneys.com> wrote:

Hello Captain Sachi,

Attached is that same information on letterhead.

Brooke Anderson