

# ATTACHMENT C

PLEASE RESPOND ELECTRONICALLY TO LOGAN ZAPPOLO 2ND FLOOR, 602-256-3322



## City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT

**To:** Departments Concerned  
**From:** Joshua Bednarek  
Planning & Development Department Director  
**Date:** April 14, 2026

**Subject: P.H.O. APPLICATION NO. PHO-2-26--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 **May 20, 2026**.
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](mailto: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 **April 21, 2026**.

### **DISTRIBUTION**

Mayor's Office (Tony Motola), 11th Floor  
City Council (Stephanie Bracken), 11th Floor  
City Council District 6 - Jennifer Wingenroth and staff ([council.district.6@phoenix.gov](mailto:council.district.6@phoenix.gov))  
Aviation (Jordan D. Feld)  
CED (Michelle Pierson), 20th Floor  
Fire Prevention (Joel Asirsan), 2nd Floor  
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor  
Parks & Recreation (Todd Shackelford), 16th Floor  
Public Transit (Skitch Kitchen)  
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor  
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor  
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor  
Water Services (Don Reynolds, Victor Romo), 8th Floor  
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor  
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor  
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor  
Planning Hearing Officer (Byron Easton, Logan Zappolo), 2nd Floor  
Village Planner (Anthony Grande, Camelback East Village), 3rd Floor  
Village Planning Committee Chair (William Fischbach, Camelback East Village)



# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-26--Z-275-84-6

Council District: 6

**Request For:** Stipulation Modification

**Reason for Request:** 1) Deletion of Stipulation 1 regarding an alley dedication.

### HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	05-20-2026	10:00 AM	Meetings to be held virtually

### Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Leodra Bowdell, Phoenix Permit Services LLC	Applicant	3515 East 300 North Anderson IN 46012	4802054828		leodra@phoenixpermitservices.com
Tor Stuart, ArchitecTor PC	Representative	2930 East Northern Avenue Suite A-100 Phoenix AZ 85028	(602) 750-8800		tor@architector.com
Avtar Verma, Camelback View Apartments LLC	Owner	5474 E Desert Jewel Dr Paradise Valley Arizona 85253	602-770-7990		avtar.verma@soifashions.com

**Property Location:** Approximately 575 feet east of the intersection of 48th Street and Virginia Avenue.

**Acreage:** 0.62

### Geographic Information

Zoning Map	APN	Quarter Section
G11	126-14-015	Q14-39
Village:		
Camelback East		

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@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

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

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: \_\_\_\_\_ DATE: \_\_\_\_\_

### Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$1,080.00	\$0.00	03/26/26	PHO (1-2 stipulations)



4840 E Virginia

Project Information

The original PHO 1-22 was approved in 2022. The PHO 1-22 was done to amend or delete stipulations from the zoning case Z-275-89 to rezone to R-3 on parcel 4840 E. Virginia; now this parcel is part of the overall project. The project Virginia Townhomes is comprised of replat of 5 lots into one lot to include this parcel the PHO pertains to.

There are 28 – two story unit town homes proposed. The current alley is unproportionate dedicated and is not used for anything other than neighboring parcel’s personal use and public utilities. A Public Utility Easement will be dedicated with the right of way abandonment legal description. This conditional approval letter is attached. There was a lengthy amount of work done to contact with the neighbors and City staff that took us to get the Conditional Approval for the alley abandonment as it became a much bigger area to abandon than originally thought. The site plan is attached for your review along with the proposed elevations.

Request:

To DELETE the following Stipulation:

- ~~1.—Sufficient right-of-way shall be dedicated within one year of final City Council action provide:~~
- ~~a.—An eight-foot south half alley dedication along the north property line.~~

Rationale:

The stipulation is no longer needed due to the approval of the entire alley being approved to be abandoned and returned to the adjacent property owners.



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

September 7, 2022

Leodra Bowdell  
Phoenix Permit Service  
1241 East Washington Street, Suite 101  
Phoenix, Arizona 85034

RE: PHO-1-22—Z-275-84-6 – Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506 of the Zoning Ordinance, has on August 31, 2022, considered a request for 1) Deletion of Stipulation 1 limiting development to eight units. 2) Deletion of Stipulation 2 limiting building height to one story.

The City Council ratified application PHO-1-22--Z-275-84-6 as recommended by the Planning Hearing Officer for approval.

**STIPULATIONS**

Del.

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.
2. 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.

Sincerely,

A handwritten signature in black ink, appearing to read 'AS', written over a large, light-colored oval scribble.

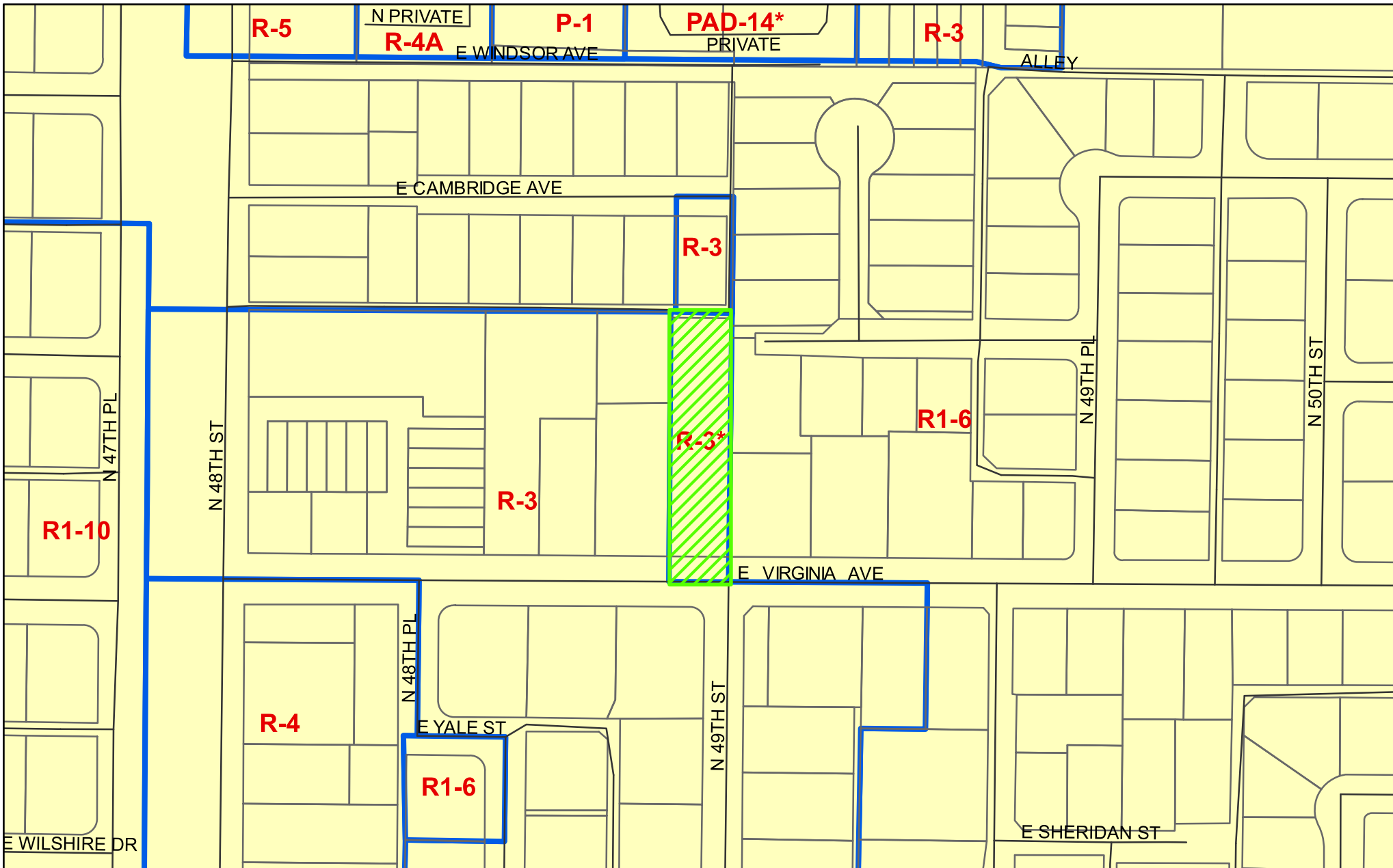
Adam Stranieri  
Planner III

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

September 7, 2022

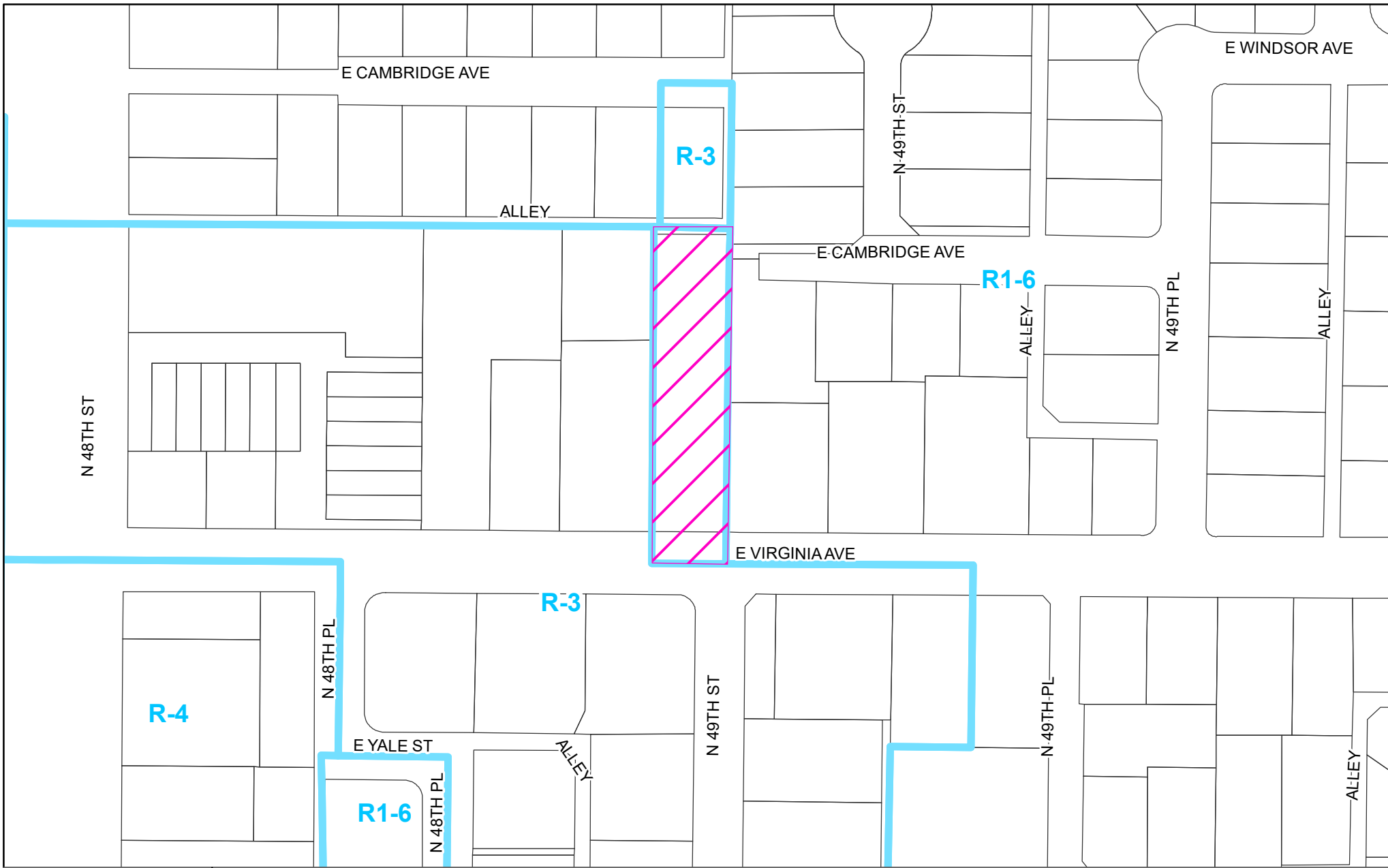
Page 2

cc: Camelback View Apartments LLC  
Bradley Wylam, PDD-Planning (Electronically)  
Joshua Bednarek, PDD-Development (Electronically)  
Greg Gonzales, NSD (Electronically)  
Sina Matthes, City Council (Electronically)  
Tony Motola, Mayor's Office (Electronically)  
Book  
Case File



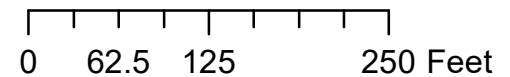
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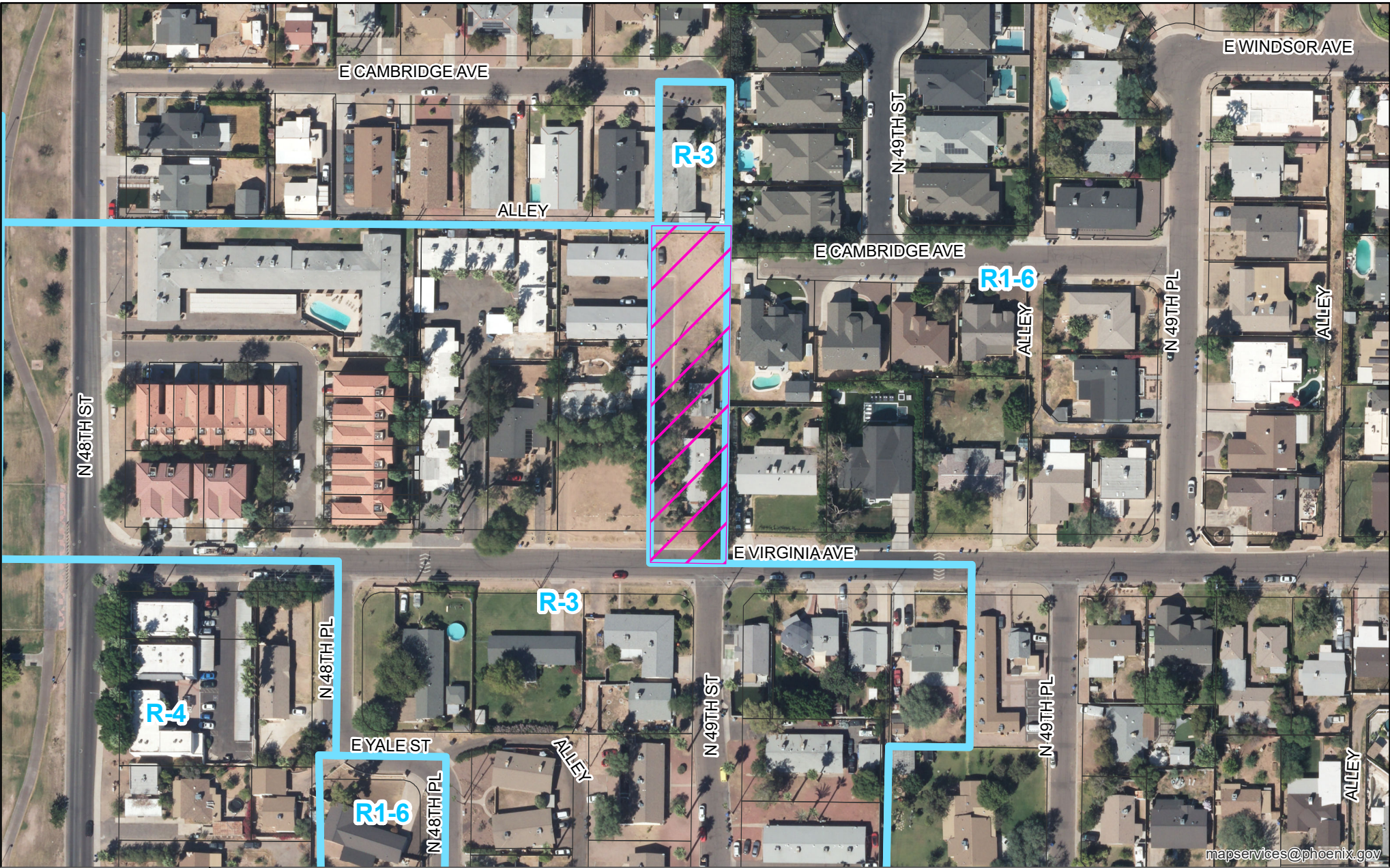
**Property Location: Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue**



PHO-2-26--Z-275-84-6

**Property Location: Approximately 575 feet east of the intersection of 48th Street and Virginia Avenue**





PHO-2-26--Z-275-84-6

Property Location: Approximately 575 feet east of the intersection of 48th Street and Virginia Avenue

**SITE PLAN NOTES**

- 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.
- 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 APP'D PLANS.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- 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.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- 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'.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE EQUIPMENT.
- 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.
- BARBED RAZOR, OR CONCRETINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- 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	PROPOSED	
MINIMUM LOT DIMENSIONS DEPTH X WIDTH	NONE	576.87 X 180.17'	
DWELLING UNIT DENSITY (UNITS/GROSS ACRE)	15.23; 17.40 WITH BONUS	11.52	
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.	20' ADJACENT TO A PUBLIC STREET; 15' ADJACENT TO PROPERTY LINE.	
BUILDING SETBACKS	10' FRONT	20' FRONT, 15' REAR, AND 15' SIDES	
BUILDING HEIGHT	2 STORIES OR 30' FOR FIRST 150'; 1' IN 5' INCREASE TO 48' HEIGHT, 4 STORY MAXIMUM	2 STORIES AND 28'-7"	
LOT COVERAGE	4.5%	FOOTPRINT UNDER ROOF / NET LOT AREA = LOT COV% 33,013 S.F. / 96,538 SF = 34.2%	
COMMON AREAS	MINIMUM 5.0% OF GROSS AREA	5.1%	
ALLOWED USES	SINGLE-FAMILY ATTACHED AND MULTIFAMILY	MULTIFAMILY	
REQUIRED STREET HEIGHT	PUBLIC STREET OR STREET ACCESSWAY	STREET ACCESSWAY	

**SQUARE FOOTAGES**

PROJECT SUMMARY	LIVABLE			GAR, STG, MECH	COV'D PATIOS	TOTAL UNDER ROOF	FOOTPRINT UNDER ROOF
	1ST FLR	2ND FLR	TOTAL LIVABLE				
4 BR (TYP OF 10 END UNITS)	625	1,225	1,850	425/12	103/20	2,390	1,153
4 BR (TYP OF 18 INT. UNITS)	620	1,220	1,840	425/12	103/0	2,380	1,148
RAMADA	N/A	N/A	N/A	N/A	120	120	120
AMENITY BLDG (EXERCISE/WC)	609 (565/144)		609	90	N/A	699	699
<b>PROJECT TOTALS</b>	<b>18,019</b>	<b>34,210</b>	<b>52,229</b>	<b>12,326</b>	<b>3,004</b>	<b>67,559</b>	<b>33,013</b>

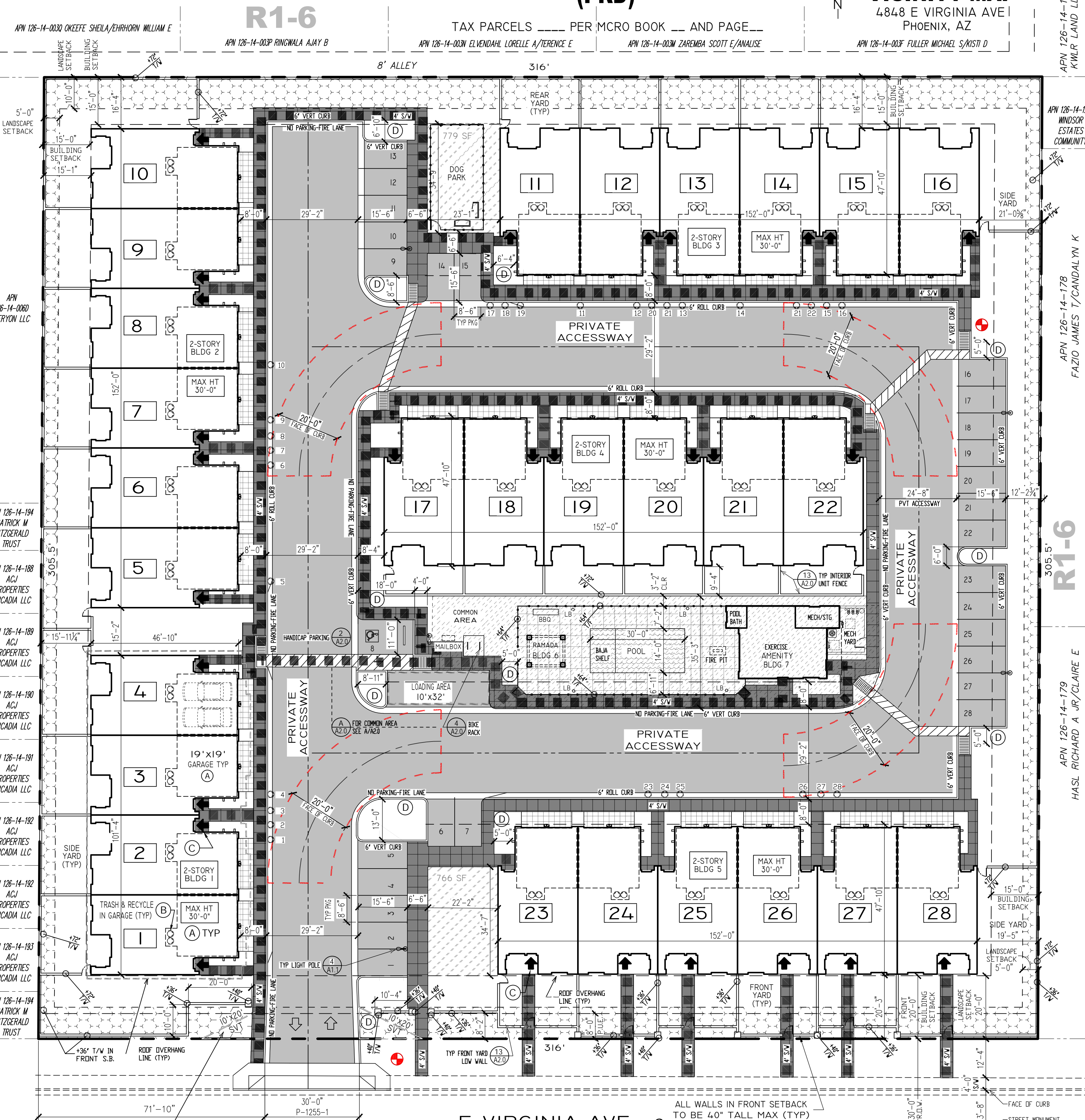
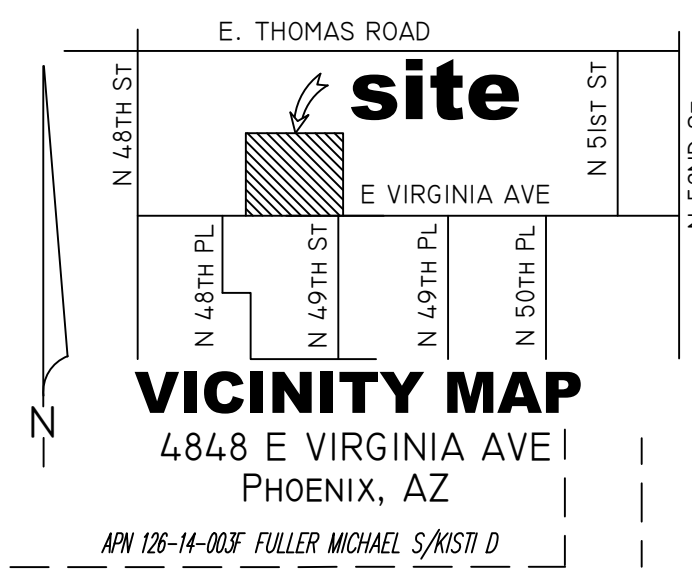
**TABLE OF OPTIONS**

BASIC PLAN	BASIC SF
4-BR	1,850
OPTION	OPTION SF
4-BR UNITS ARE ALL SIMILAR	+ 0
MAXIMUM FOOTPRINT REVIEWABLE	= 1,850

**LEGAL DESCRIPTIONS \*LEGAL UPDATED POST REPLAT**  
 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 RE-PLATTED INTO A ONE-LOT SUBDIVISION

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



**R-3 Shading Designation**

- PERIMETER LANDSCAPE: ASPHALT
- COMMON AREA: CONG. SIDEWALK
- CONCRETE D/W APPROACH

**Linetype Legend**

- PROPERTY LINE: ———
- SETBACK/EASEMENT LINE: - - - - -
- EXISTING SIDEWALK/GUTTER: ———
- 36-INCH ROUTE TO PUBLIC RIGHT OF WAY ACCESSIBLE WHERE REQUIRED: [Symbol]

**Keyed Notations:**

- LB LIGHT BOLLARD PER ELECTRICAL PLANS
- 10'X10' CLR AREA FOR TWO CAR PARKING
- (A) 3'X6' AREA FOR GARBAGE BINS (TYP)
- (B) FRONT DOOR
- (C) LANDSCAPE PLANTER AREA
- (D) SELF-CLOSING SELF-LOCKING DOOR PER POOL BARRIER REQ'S (TYP)
- (E) PROPOSED FIRE HYDRANT
- (F) HOUSE MOUNTED SITE LIGHTING PER ELECTRICAL PLANS
- (G) FREESTANDING LIGHT POLE PER ELECT PLANS (TYP OF 5)

**Site Lighting Note**

NOTE: ALL LIGHTING (EXCEPT STREET LIGHTS) ARE UNDER COVERED PATIO ROOFS COMPLIANT WITH DESIGN GUIDELINES 5.1.5 AND 5.1.11.

**A Site Plan**

ANY NEW OR RELOCATED POLES UNDER 12X TO BE UNDERGROUND

ALL SITE WALLS TO BE FINISHED TO MATCH THE BUILDINGS (TYP)

EMERGENCY ACCESS PERMIT

AN EMERGENCY ACCESS PERMIT SHALL BE REQUIRED AND SHALL BE A SEPARATE SUBMITTAL

**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)

28 Units @ (14) 3 BR & (14) 4 BR	Required (provided)	x 2 = 56 (56)
28 Units Unreserved parking	x 1 = 28 (28)	
<b>Total parking =</b>	<b>84 (84)</b>	
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): POOL, RAMADA PER I/A.I., BENCH @ DOG  
 PROVIDED 779 + 4,578 + 766 = 5,433 S.F. = 5.1%

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

**ZONING & DEVELOPMENT OPTION:**  
 R-3 PRD (USE PERMIT REQUIRED)

**BUILDING CODE INFO**

TYPE OF CONSTRUCTION: V-B  
 OCCUPANCY: R-3

**FIRE SPRINKLER REQUIREMENT**

NFPA 13R FIRE SPRINKLERS REQ'D BY SEPARATE PERMIT

**UTILITY NOTE:**

LOCATION OF ALL UTILITIES ON THESE PLANS ARE BASED 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 of Copyright Owner: *Tor Stuart* Date: 8/8/2025

TOR STUART  
 Printed name of Copyright Owner

**CITY OF PHOENIX**  
 MAR 23 2026  
 Planning & Development Department

**ZA-678-21-6 - APPROVED / STIPULATIONS**

USE PERMIT TO ALLOW PRO DEVELOPMENT OPTION STIPULATIONS:

- ONE YEAR TO APPLY AND PAY FOR BUILDING PERMITS
- DEVELOPMENT TO BE CONSISTENT WITH PLANS DATE STAMPED FEBRUARY 17, 2022 BY THE CITY OF PHOENIX
- 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: MARCH 25, 2022

PLAT REQUIRED  
 A SEPARATE LANDSCAPE PLAN SUBMITTAL IS REQUIRED PER 615 TABLE B(1) AND 608.F.8.C

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

- DELETION OF STIPULATION 1 LIMITING DEVELOPMENT TO EIGHT UNITS.
- DELETION OF STIPULATION 2 LIMITING BUILDING HEIGHT TO ONE STORY.

STIPULATIONS:

- 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.
  - B. 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 ZONING APPLICATION FILE FOR RECORD.

APPROVAL DATE: SEPT. 7, 2022

ARCHITECT:

**ARCHITECTOR**  
 2930 E. Northern Avenue Suite A-100  
 Phoenix, AZ 85028 602.750.8800  
 Tor@Architector.com www.architector.com

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 of Copyright Owner: *Tor Stuart* Date: 8/8/2025

TOR STUART  
 Printed name of Copyright Owner

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**4848 E Virginia Ave**  
**Amenity Building**  
**Phoenix, AZ**

OWNER:  
 Paradise View 5474, LLC  
 5474 E Desert Jewel Dr  
 Paradise Valley Arizona 85253  
 Av1@pv5474.com  
 Tel: 602.770.7990  
 ojayverma@seawintl.com  
 olvar.vermo@soifashions.net

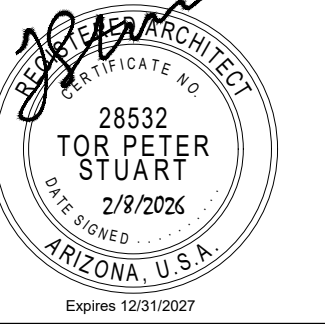
PHOENIX February 8, 2026

Site Plan  
 SHEET NO. 002



**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  
 ojayverma@sawaintl.com  
 avtar.verma@sawifashions.net  
 GENERAL CONTRACTOR:

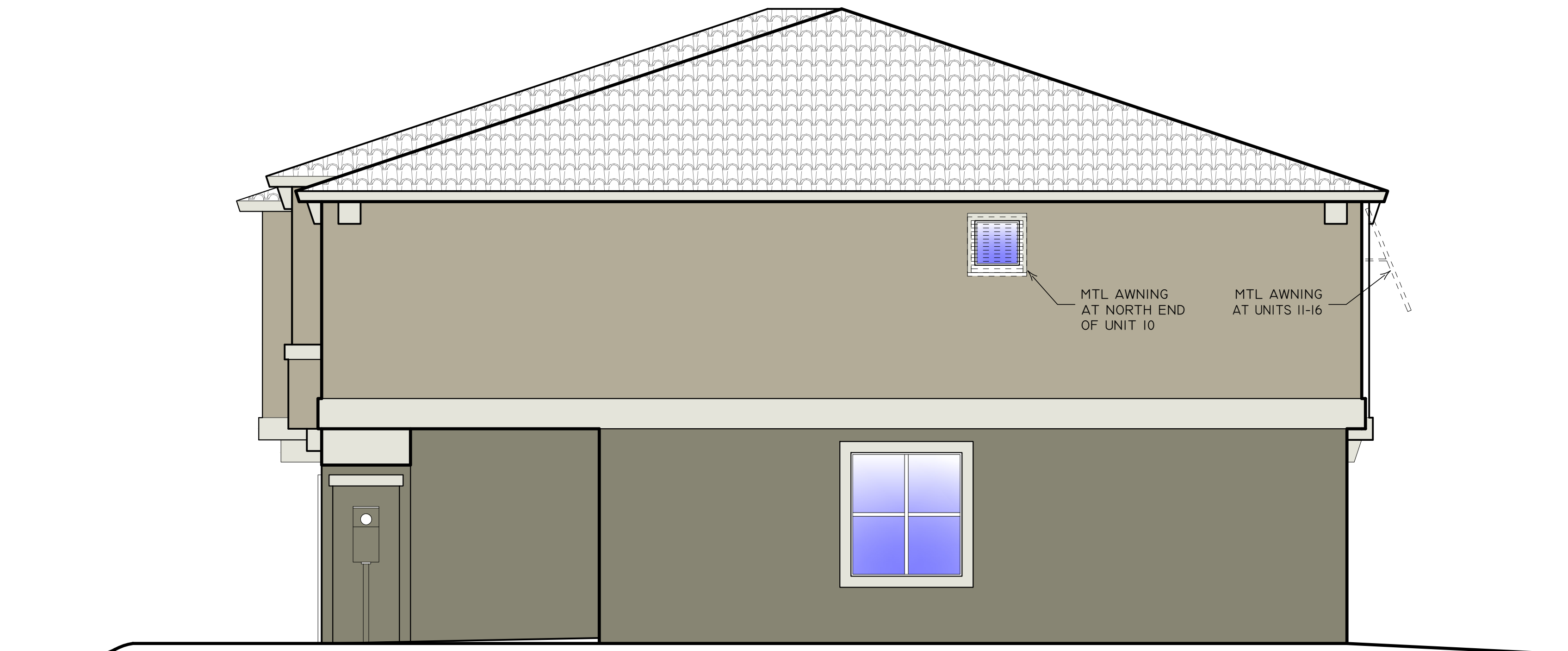
● SITE PLAN  
 DATE: FEBRUARY 8, 2026

**CITY OF PHOENIX**  
 MAR 23 2026  
 Planning & Development  
 Department

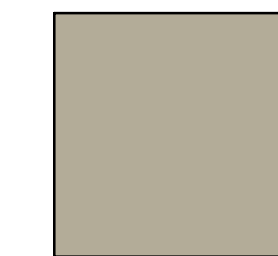
KIVA # 21-5626  
 SDEV # 2100556  
 PRLM #  
 PAPP # 2200255  
 Q.S. 14-39

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

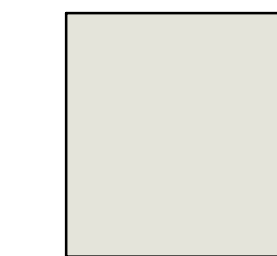
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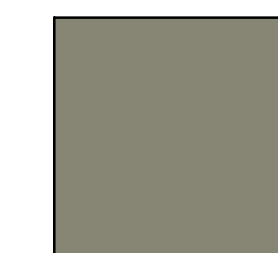
DUNN EDWARDS SHAGGY BARKED  
DEC771 LRV 38  
2ND FLOOR MASSING



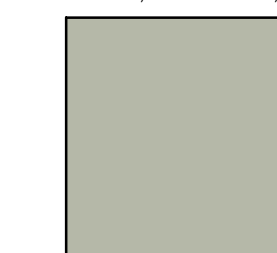
DUNN EDWARDS PEARLY STAR  
DE6268 LRV 71  
TRIM, FASCIAS & CORBELS



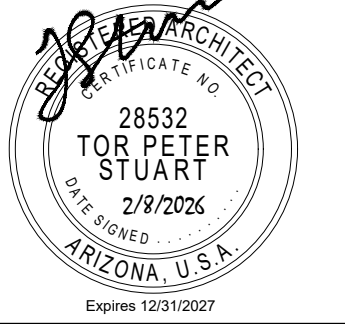
DUNN EDWARDS GUNSMOKE  
DET510 LRV 23  
1ST FLOOR MASSING



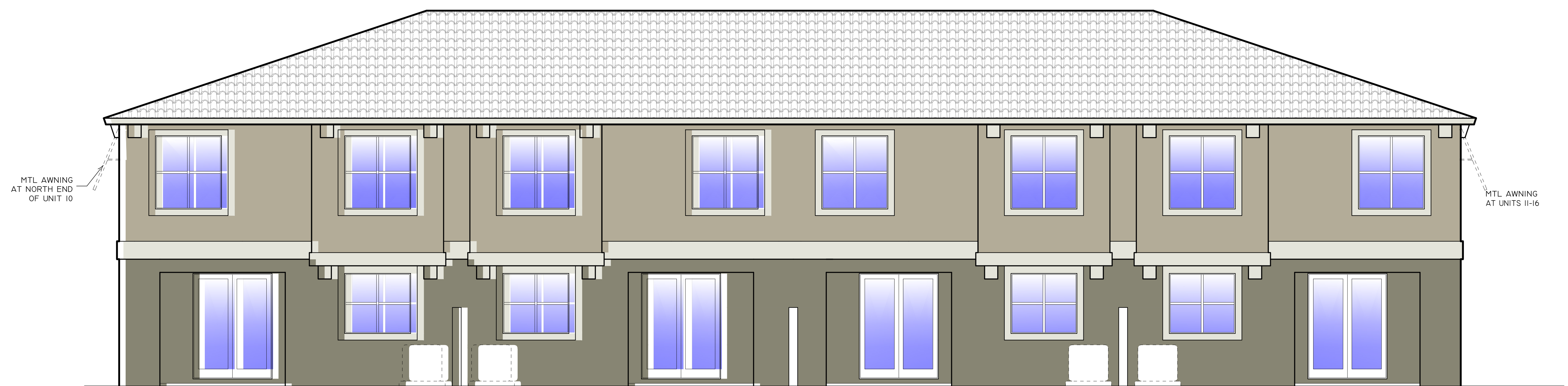
DUNN EDWARDS ANTIQUE COIN  
DE6270 LRV 44  
GATES, GARAGES, & DOORS



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Paradise Valley Arizona 85253  
Avtar Verma  
Tel 602.770.7990  
ojoyverma@sowaintl.com  
avtar.verma@sowaintl.com  
GENERAL CONTRACTOR:



● SITE PLAN  
DATE: FEBRUARY 8, 2026



LIGHT SB PER 9/AI.1

LIGHT SB PER 9/AI.1

LIGHT SB PER 9/AI.1

LIGHT SB PER 9/AI.1

**CITY OF PHOENIX**  
**MAR 23 2026**  
**Planning & Development Department**

KIVA # 21-5626  
SDEV # 2100556  
PRLM #  
PAPP # 2200255  
Q.S. 14-39

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

Colored Elevations  
SHEET NO. 006 **A5.1**

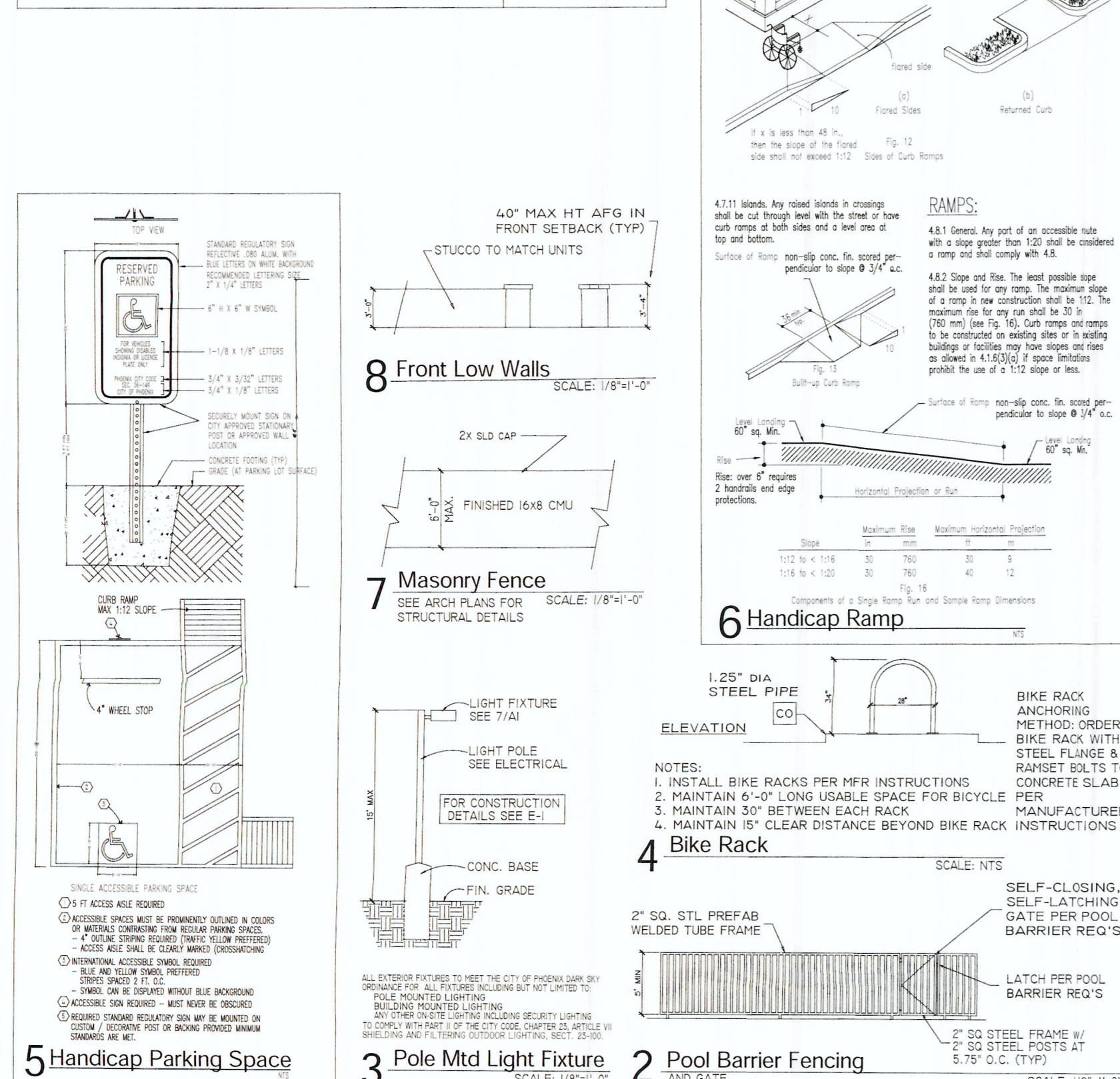
SITE PLAN NOTES

- 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 APP'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 PROPOSED
MINIMUM LOT DIMENSIONS DEPTH X WIDTH NONE 576.87 X 180.17'
DWELLING UNIT DENSITY (UNITS/GROSS ACRE) 15.23; 17.40 WITH BONUS 10.45
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. 20' ADJACENT TO A PUBLIC STREET; 15' ADJACENT TO PROPERTY LINE.

SQUARE FOOTAGES
LIVABLE 1ST FLR 2ND FLR TOTAL GAR, STG, MECH COV'D PATIOS TOTAL ROOF DECKS FOOTPRINT UNDER ROOF
(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

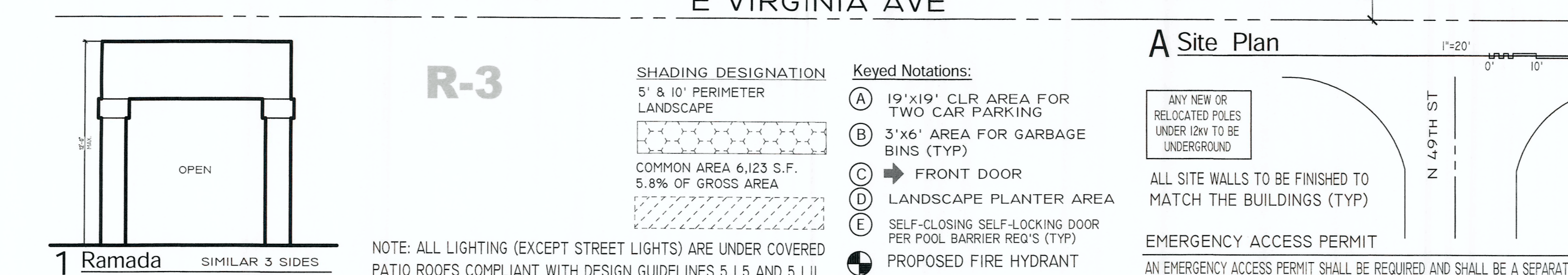
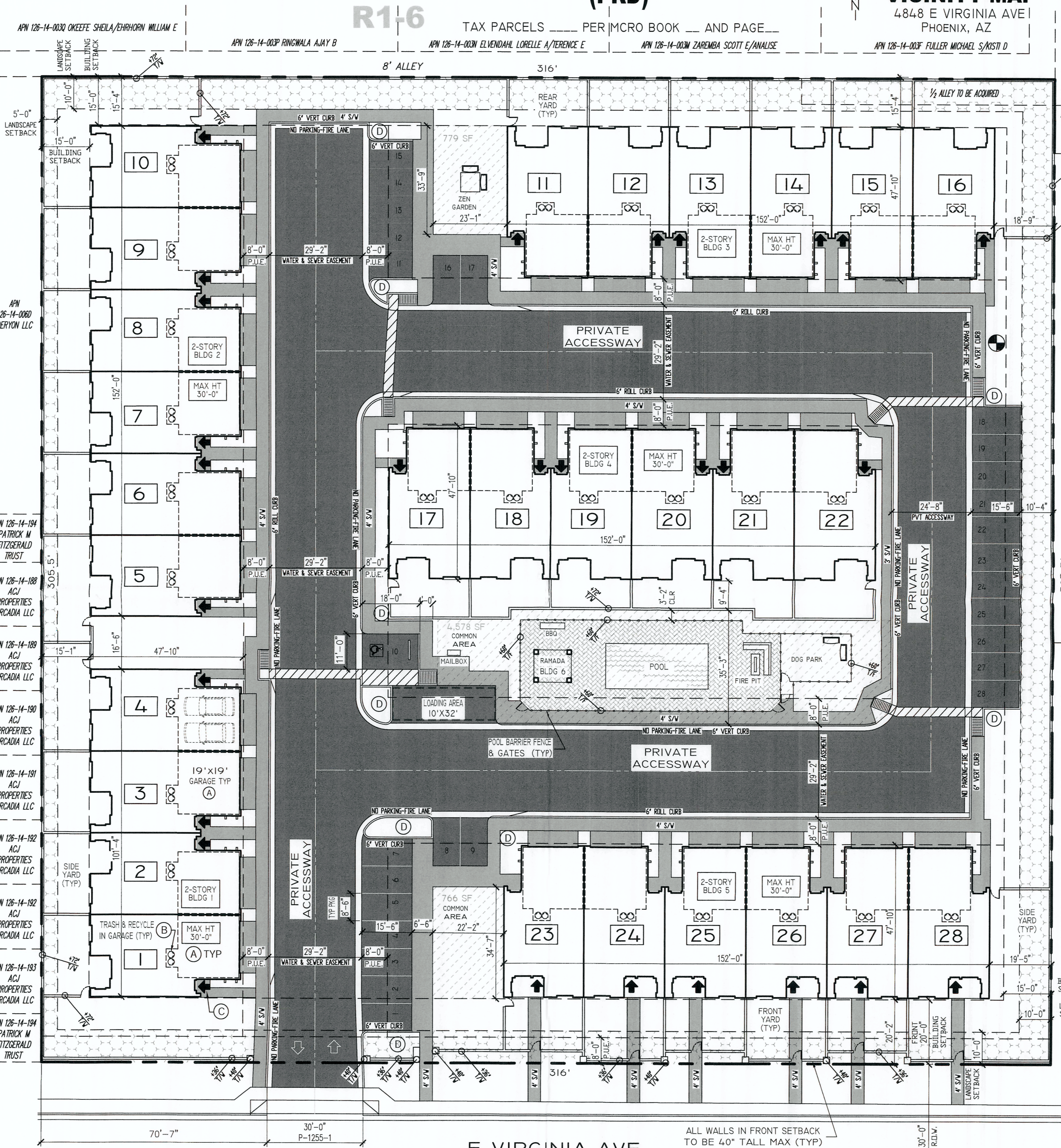
TABLE OF OPTIONS
BASIC PLAN BASIC SF
3-BR 1,639
4-BR 1,737
OPTION OPTION SF
3-BR UNITS ARE ALL SIMILAR + 0
4-BR UNITS ARE ALL SIMILAR + 0
MAXIMUM FOOTPRINT REVIEWABLE = 1,737



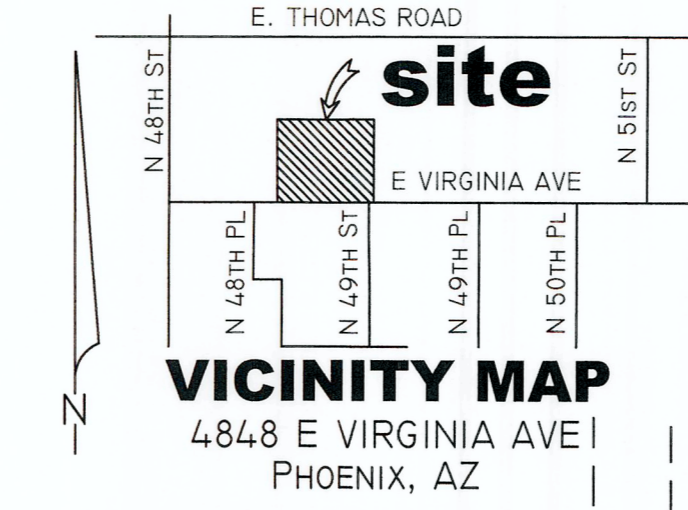
LEGAL DESCRIPTIONS

- 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



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

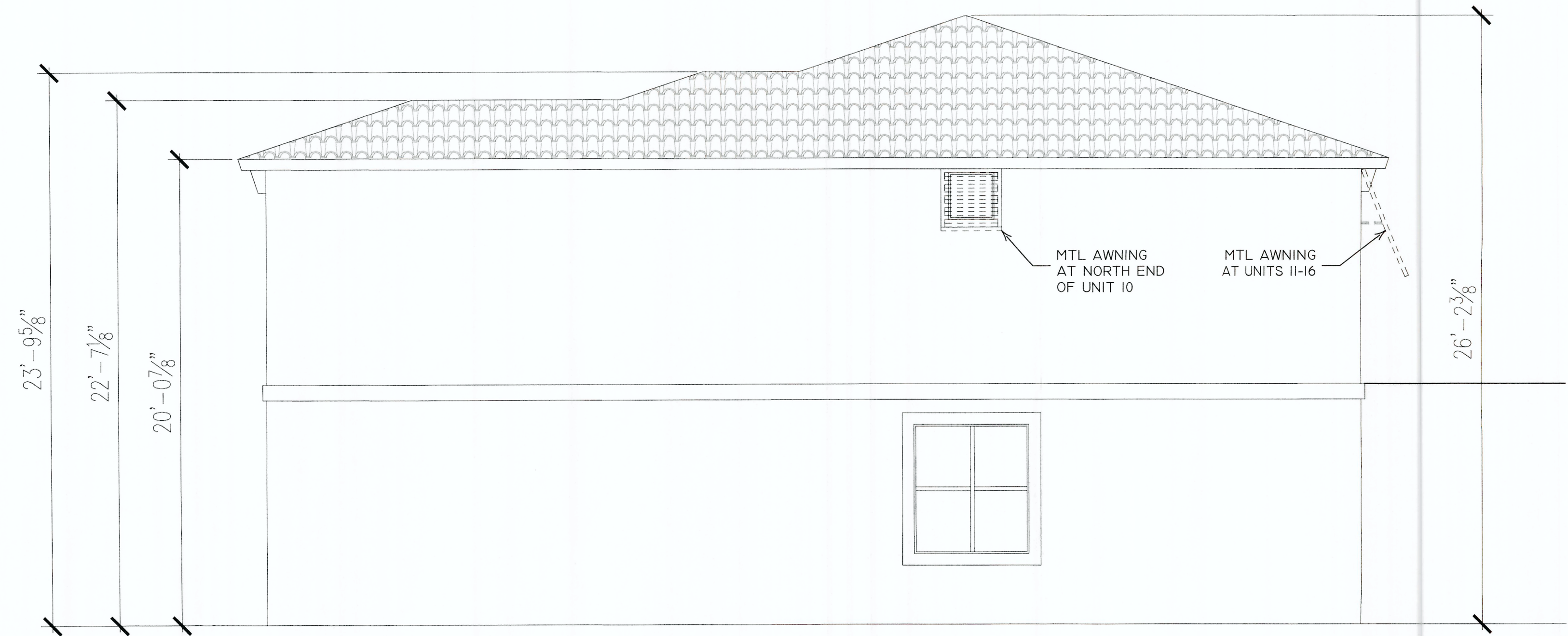


PROJECT DATA
PROJECT NARRATIVE
28 Townhouse Units
28 units are 4 BR, 3-1/2 Bath 2-story floor plans. Accessible units not required or provided.
INDIVIDUAL LOT SALES ARE NOT PROPOSED WITH THIS DEVELOPMENT
(1) 4-plex (Bldg 1), & (4) 6-plexes (Bldgs 2-5)
(1) Amenity Area including Pool, BBQ & Ramada.
PARKING
Parking Calculation (City of Phoenix section 702.c Multi-Family)
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'

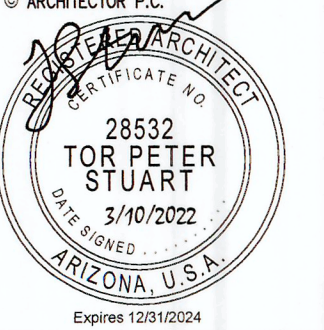
I consent to the reproduction of this site plan provided that if modifications are made, the professionals who make such changes assume full responsibility and liability for the modified portions of the plan.
Signature of Copyright Owner: [Signature] Date: 11/22/2021
TOR STUART
Printed name of Copyright Owner
CITY OF PHOENIX
APR 18 2022
Planning & Development Department
PROJECT NAME AND ADDRESS:
4848 E Virginia Ave
A PRD Condominium Development
Phoenix, AZ
TITLE:
Site Plan
A1.0

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Tor Stuart Architect
2930 E. Northern Avenue Suite A-100
Phoenix, Arizona 85028 602.750.6800
www.architector.com
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28532
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3/31/2022
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GENERAL CONTRACTOR:



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 avtar.verma@soifashions.net  
 GENERAL CONTRACTOR:

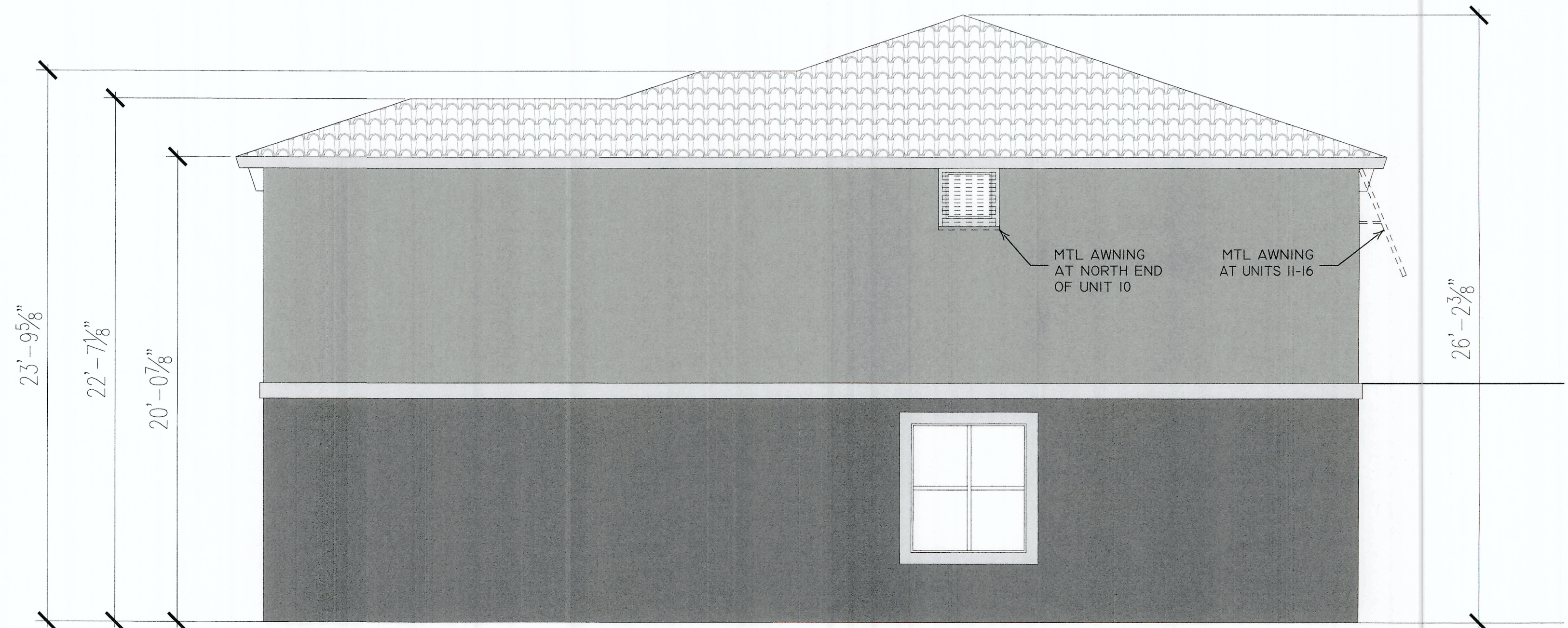
● CONCEPTUAL DESIGN  
 DATE: MARCH 10, 2022



**CITY OF PHOENIX**  
 APR 18 2022  
 Planning & Development  
 Department

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

MED-DARK		<b>Shaggy Barked</b> DEZTY PL456 Color: Medium, Texture: Medium, Material: Synthetic Stone, Finish: Matte, Application: Exterior Walls, Siding, Trim, Porch Columns, Perforated Panels LRY 36 Material: HSE-4307 / VALUE-47 / CHROMA-13 TINT: ACCENT Secondary Color: DEZTY PL456
DARKEST		<b>Gunsmoke</b> DEZTY PL457 Color: Medium, Texture: Medium, Material: Synthetic Stone, Finish: Matte, Application: Exterior Walls, Siding, Trim, Porch Columns, Perforated Panels LRY 36 Material: HSE-4307 / VALUE-47 / CHROMA-13 TINT: ACCENT Secondary Color: DEZTY PL457
LIGHTEST		<b>Pearly White</b> DEZTY PL458 Color: Light, Texture: Medium, Material: Synthetic Stone, Finish: Matte, Application: Exterior Walls, Siding, Trim, Porch Columns, Perforated Panels LRY 71 Material: HSE-4307 / VALUE-47 / CHROMA-45 TINT: ACCENT Secondary Color: DEZTY PL458
MED-LIGHT		<b>Antique Coin</b> DEZTY PL459 Color: Medium, Texture: Medium, Material: Synthetic Stone, Finish: Matte, Application: Exterior Walls, Siding, Trim, Porch Columns, Perforated Panels LRY 44 Material: HSE-4307 / VALUE-47 / CHROMA-13 TINT: ACCENT Secondary Color: DEZTY PL459

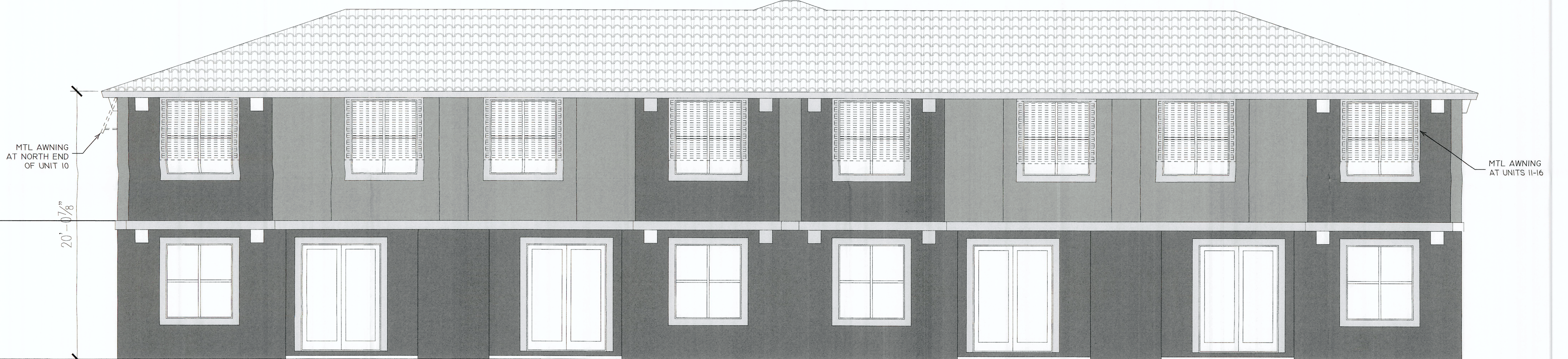


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avtor.verma@sewaintl.com  
GENERAL CONTRACTOR:

● 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:

Parcel Address: 33555 N. North Valley Pkwy.

**This item was approved.**

**156 Modification of Stipulation Request for Ratification of June 15, 2022 Planning Hearing Officer Action - PHO-1-22--Z-275-84-6 - Approximately 550 Feet East of the Northeast Corner of 48th Street and Virginia Avenue**

Request to authorize the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on June 15, 2022. This ratification requires formal action only.

**Summary**

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

Existing Zoning: R-3

Acreage: 0.62

Owner: Camelback View Apartments LLC

Applicant/Representative: Leodra Bowdell, Phoenix Permit Service

**Proposal:**

1. Deletion of Stipulation 1 limiting development to eight units.
2. Deletion of Stipulation 2 limiting building height to one story.

**Concurrence/Previous Council Action**

Village Planning Committee (VPC) Recommendation: The Camelback East Village Planning Committee opted not to hear this request.

Planning Hearing Officer Recommendation: The Planning Hearing Officer heard this case on June 15, 2022, and recommended approval with an additional stipulation. Please see **Attachment A** for a complete list of the Planning Hearing Officer's recommended stipulations.

**Location**

Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue.

Council District: 6

Parcel Address: 4840 E. Virginia Ave.

**This item was approved.**

REPORT OF PLANNING HEARING OFFICER ACTION  
Adam Stranieri, Planner III, Hearing Officer  
Bradley Wylam, Planner I, Assisting

June 15, 2022

ITEM NO: 4

DISTRICT 6

SUBJECT:

Application #: PHO-1-22--Z-275-84-6  
Location: Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue  
Zoning: R-3  
Acreage: 0.62  
Request: 1) Deletion of Stipulation 1 limiting development to eight units.  
2) Deletion of Stipulation 2 limiting building height to one story.  
Applicant: Leodra Bowdell, Phoenix Permit Service  
Owner: Camelback View Apartments LLC  
Representative: Leodra Bowdell, Phoenix Permit Service

**ACTIONS:**

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with an additional stipulation.

Village Planning Committee (VPC) Recommendation: The Camelback East Village Planning Committee opted not to hear this request.

**DISCUSSION:**

Leodra Bowdell, representative with Phoenix Permit Services, stated the subject site is one of five parcels included in a larger 28-unit multifamily residential development. She stated that the multifamily development proposed in the original rezoning case was never developed. She stated that the proposed deletion of Stipulation 1 limiting the development to 8 units, as well as the deletion of Stipulation 2 limiting the building height to one story, would allow the larger development to occur according to R-3 standards. She stated that they had correspondence with neighbors during a recent Zoning Adjustment hearing process concerning utility constraints, but there were no issues with the development itself. She noted that the alley to the north would be abandoned prior to development.

Rich Hasl stated that he had concerns regarding traffic and how traffic issues are reviewed throughout the City's development processes. Mr. Stranieri and Ms. Bowdell noted that traffic studies may be completed depending on Street Transportation Department recommendations and that traffic impacts are considered as the developer continues through the development process.

Edgar Assaker raised concerns regarding homeless communities and traffic near 51st Avenue and Cactus Road. Mr. Stranieri asked if the subject site for the case he is referring to is related to Item 2 (PHO-1-22—Z-147-06-1). Mr. Assaker stated that Item 2 is what he is concerned with. Mr. Stranieri stated that Item 2 had been approved with modifications and additional stipulations earlier in the hearing.

Adam Stranieri, Planning Hearing Officer, stated that no public correspondence was received, and the Camelback East Village Planning Committee opted not to hear the case. He noted that there are no department comments of note regarding the request. He stated that the proposed site plan may comply with Stipulation 1 limiting the development to eight units, however he noted that the deletion would only allow for a maximum of 9 units comparatively if developed to the hypothetical maximum per R-3 standards. He stated that the proposed deletion of Stipulation 1 is recommended for approval. He stated that Stipulation 2 limiting the development to one story, would only restrict the number of stories and not the maximum building height. Therefore, he recommended approval of its deletion. He stated that a Recorded Proposition 207 Waiver is still required prior to preliminary site plan approval and is recommended to be added as a stipulation.

### **FINDINGS:**

- 1) The request to delete Stipulation 1 limiting development to eight units is recommended for approval. In the original rezoning case, this restriction was not based on any development plan and historic aerials indicate no new structures have been developed since the original approval. The underlying zoning would otherwise permit only up to nine units (based on 0.62 gross acres utilizing the R-3, Table B, PRD development option at 15.23 dwelling units per gross acre). The requested modification does not represent a significant deviation from the original stipulation.
- 2) The request to delete Stipulation 2 restricting height to a single-story is recommended for approval. The original stipulation was not prescriptive regarding the building height measurement and would otherwise permit a single-story building at a maximum of 30-feet in height. The proposal is compatible with the land use pattern in the surrounding area which includes similar two-story multifamily residential development along Virginia Avenue, west of the 49th Street alignment. Finally, the applicant

noted that the request would allow consistency in design as the property is proposed to develop in conjunction with property adjacent to the west.

**STIPULATIONS:**

1.	<del>That development be limited to eight units developed with joint access through the parcel to the west to Virginia Avenue.</del>
2.	<del>That building height not exceed one story.</del>
1.	Sufficient right-of-way SHALL be dedicated within one year of final City Council action to provide:
3.	
a.	An eight-foot south half alley dedication along the north property line.
2.	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.

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