



**City of Phoenix**  
PLANNING DEPARTMENT

October 10 2006

Cosmopolitan Greenfield LLC  
P O Box 10777  
Phoenix Arizona 85064

Dear Applicant

RE **Z-49-06-4**                      Approximately 660 feet north of the northeast corner of  
Thomas and SR-51

Please be advised that the Phoenix City Council in accordance with the provisions of Section 506 B 4 of the Zoning Ordinance as amended has on October 4 2006 concurred with the recommendation of the Planning Commission and the Zoning Hearing Officer and has ratified application Z-49-06-4 from C-2 To R 5 HR on approximately 2.64 acres subject to the following stipulations

STIPULATIONS

- 1        That the development shall be in general conformance with the site plan landscaping plan and elevations dated April 20 2006 as approved or modified by the Development Services Department
- 2        That no building in this development shall exceed 84 feet-10 inches in height
- 3        That the architectural treatment of all buildings in this development shall utilize a consistent architectural theme building materials and exterior colors as approved by the Development Services Department
- 4        That the applicant shall provide exterior planters with appropriate watering systems on at least 50 percent of the balconies facing the streets as approved by the Development Services Department
- 5        That the applicant shall submit a Traffic Impact Study to the City prior to or concurrent with preliminary site plan submittal

- 6 That the approval shall be conditional upon development commencing within 36 months of the City Council approval of this change of zoning in accordance with Section 506 B 1 of the Phoenix Zoning Ordinance For purposes of this stipulation, development shall commence with the issuance of building permits and erection of building walls on site
- 7 That the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of Phoenix Sky Harbor International Airport The form and content of the document shall be according to the template approved by the city attorney

*Development and use of the site is subject to compliance with all applicable codes and ordinances*

Sincerely

  
Carol R. Johnson AICP  
Principal Planner

CC Lynn West/PLN/PHX (e mail) Jay Neville/PLN/PHX (e-mail)  
Files Book  
Aubrey Anaya/PLN/PHX (e-mail) David Barrier/DSD/PHX (e-mail)  
Mark Melnychenko/PTD/PHX (e mail) Annie Alvarado/NSD/PHX (e-mail)  
Kelly Kvetko/DSD/PHX (e-mail) Kelly P Walker/PLN/PHX (e mail)  
Racelle Escolar/PLN/PHX (e-mail) Ed Keyser/PLN/PHX (e-mail)  
Frank Dancil/DSD/PHX (email) Gerard Silvani/DSD/PHX (e-mail)  
Tricia Gomes/PLN/PHX (e-mail)  
Cosmopolitan Greenfield LLC P O Box 10777 Phoenix AZ 85064  
Rich Baxter P O Box 10777 Phoenix AZ 85064



Owner/Property  
 LLC COSMOPOLITAN GREENFIELD  
 2940 N GREENFIELD RD  
 PHOENIX, AZ 85016-7749  
 Maricopa County

Tax Mailing Address  
 LLC COSMOPOLITAN GREENFIELD  
 PO BOX 8888  
 SCOTTSDALE, AZ 85252

APN	MCR#	Lot SqFt	Property Use	
11924041Z	NA	88383	0022 - VACANT-COMMERCIAL	
Lot/Blk	Township	Range	Section	Maps
	2N	3E	27	<a href="#">GIS Maps</a>
Census Tract	Block	Latitude	Longitude	
110702	4008	33.481610	-112.037026	

Legal Description

BEG S4 COR SEC TH N 52F TH E 30F N 518.01F TO TPOB TH E 527.65F TO SWLY R/W LN GREENFIELD RD TH N 46D 48M W ALG SD LN 371.88F TO PT TH CONT ALG SD LN ALG ARC OF CUR TO LEFT HAV RAD 375F DIST 268 .05F TH ALG ARC CUR TO LEFT HAV RAD 12F DIST 19.25F TO ELY R/W LN 20TH ST TH S 344.03F TO TPOB EX PT LY WLY OF FOLL DESC LN BEG S4 COR SEC TH N 201.07F TH E 248.14F TO POB TH N 14D 46M W 691.8 8F TH N 9D 52M W 57.09F TO PT OF END

Tax Valuation Trending: TaxAreaCode = 141300

Year	2004F	2005F	2006P	2007P
Limited Full Cash Value	223507	245858	310769	385577
Land Full Cash Value	278000	278000	505500	610000
Improve Full Cash Value	0	0	0	0
Total Full Cash Value	0	0	505500	610000
Percent of Change	-	0%	0%	20.67%
Current Taxes	\$5174.42	\$5472.46	NA	NA

Transaction History

To	Deed	RecDte	Price	Down	LoanAmt	Financing	Mortgage Co.	Fee#
COSMOPOLITAN GREENFIELD LLC	WD	06/28/2005	\$600000	\$210000	\$390000	CN	INSTITUTIONAL LENDER	889432

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 Information deemed reliable, but not guaranteed.  
 For help, please contact us at [armlssupport@netvaluecentral.com](mailto:armlssupport@netvaluecentral.com).

Quick Comp

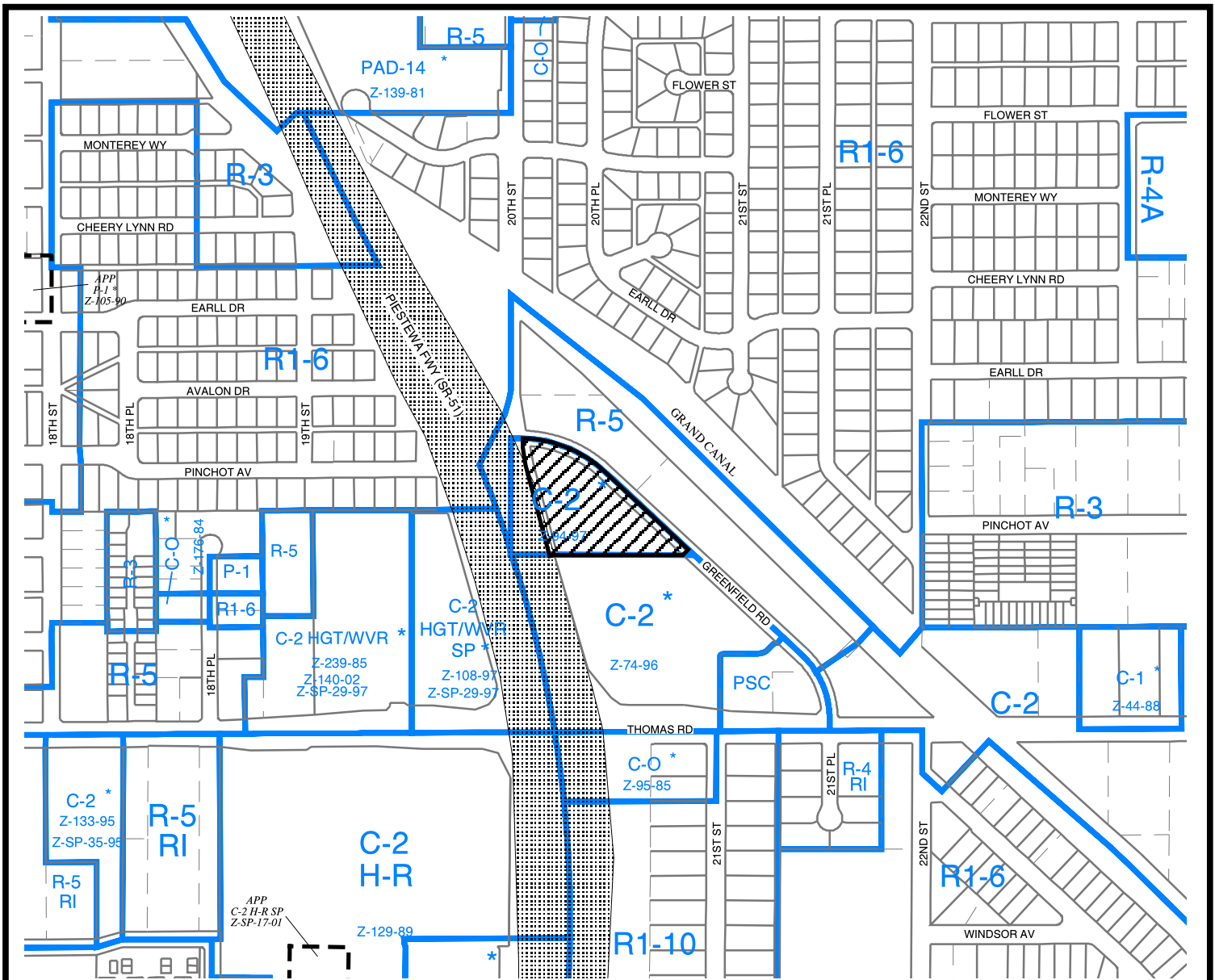
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CITY OF PHOENIX

APR 20 2006

PLANNING DEPT.





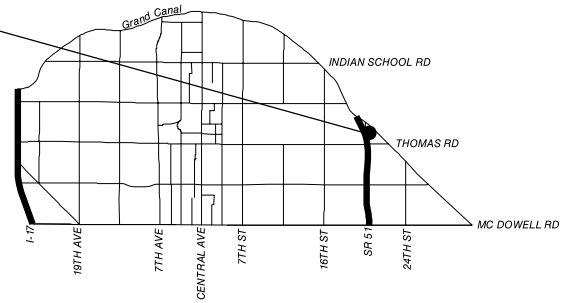
500 0 500 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

# Encanto Village

CITY COUNCIL DISTRICT: 4

Z-49-06



<b>APPLICANT'S NAME:</b> Cosmopolitan Greenfield, LLC		<b>REQUESTED CHANGE:</b> FROM: C-2 TO: R-5 H-R	
<b>APPLICATION NO.</b> Z-49-06	<b>DATE:</b> 4-28-2006 <b>REVISION DATES:</b>		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.64 Acres	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> Q15-32	<small>ZONING MAP</small> G9	
<b>MULTIPLES PERMITTED</b> C-2 R-5 H-R	<b>CONVENTIONAL OPTION</b> 38 256	<b>* UNITS P.R.D. OPTION</b> N/A N/A	

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