

# ATTACHMENT B



## City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

**\*REVISED**  
**Staff Report: Z-84-23-3**  
April 11, 2024

[Paradise Valley Village Planning Committee Meeting Date:](#) April 8, 2024

[Planning Commission Hearing Date:](#) May 2, 2024

**Request From:** [R1-6](#) (Single-Family Residence District) (1.36 acres)

**Request To:** [R-2](#) (Multifamily Residence District) (1.36 acres)

**Proposal:** Multifamily residential

**Location:** Approximately 675 feet west of the southwest corner of 20th Street and Campo Bello Drive

**Owner:** 1851 E Campo Bello, LLC

**Applicant/Representative:** Joshua Ursu

**Staff Recommendation:** Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Designation</a>		Residential 10 to 15 dwelling units per acre	
<a href="#">Street Map Classification</a>	Campo Bello Drive	Local	25-foot south half street
<b><i>CONNECT PEOPLE &amp; PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></b>			
The proposal is a reasonable level of increased intensity considering there is existing higher-density housing in the immediate vicinity of the site. Additionally, as stipulated, a wider landscape buffer with enhanced tree planting standards will be provided adjacent to abutting single-family residential to be respectful of the adjacent neighborhood.			
<b><i>CONNECT PEOPLE &amp; PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i></b>			
The proposal, as stipulated, will provide secured bicycle parking and guest bicycle parking to encourage use of the nearby 16th Street and 20th Street established bicycle			

corridors. This bicycle parking will provide residents and guests with an alternative mode of transportation to the site.

***BUILD THE SUSTAINABLE DESERT CITY; 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 provide pedestrian walkways shaded to a minimum of 75 percent, a detached tree-shaded sidewalk along Campo Bello Drive, and uncovered surface parking shaded by drought-tolerant shade trees to a minimum of 25 percent.

**Applicable Plan, Overlays, and Initiatives**

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

[Tree and Shade Master Plan](#): See Background Item No. 7.

[Complete Streets Guidelines](#): See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 9.

[Zero Waste PHX](#): See Background Item No. 10.

[Transportation Electrification Action Plan](#): See Background Item No. 11.

[Phoenix Climate Action Plan](#): See Background Item No. 12.

[Conservation Measures for New Development](#): See Background Item No. 13.

**Surrounding Land Uses/Zoning**

	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Single-family residence	R1-6
<b>North (across Campo Bello Drive)</b>	Single-family residence	R1-6
<b>South</b>	Single-family residential	R1-6
<b>East</b>	Single-family residential	R1-6 (Approved R-2)
<b>West</b>	Single-family residence	R1-6

<b>R-2 – Multifamily Residence District (Planned Residential Development Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
Gross Acreage	-	1.36 acres
Maximum Number of Units	14; 16 with bonus	14 (Met)
Maximum Density (dwelling units/acre)	10.5 dwelling units per acre; 12 with bonus	10.29 dwelling units per acre (Met)
Maximum Lot Coverage	50%, plus an additional 10% for an ADU and/or attached shade structures; Total: 60%	16.6% (Met)
Maximum Building Height	2 stories and 30 feet for first 150 feet; 1-foot increase in height for every additional 5- foot increase in setback to a maximum of 48 feet high and 4-story; 15-foot maximum height within 10 feet of a single-family zoned district and 1-foot increase in height for each additional 1-foot of building setback	2-story and 23 feet, 8 inches high; 22 feet high within 17 feet of a single- family zoned district (Met)
<b><i>Minimum Building Setbacks</i></b>		
Adjacent to Public Street	20 feet	North (Campo Bello Drive): 58 feet (Met)
Adjacent to Property Line	15 feet	East: 23 feet, 7 inches (Met)
		*South: 23 feet, 7 inches (Met)
		West: 50 feet (Met)
<b><i>Minimum Landscape Setbacks</i></b>		
Adjacent to Public Street	20 feet	North (Campo Bello Drive): 20 feet (Met)
Adjacent to Property Line	5 feet	East: 10 feet (Met)
		South: 10 feet (Met)
		West: 5 feet (Met)
Minimum Open Space	5% of gross area	6.96% (Met)
Minimum Parking	21 spaces required 1.5 spaces per dwelling unit 14 units proposed	34 spaces provided (Met)

## **Background/Issues/Analysis**

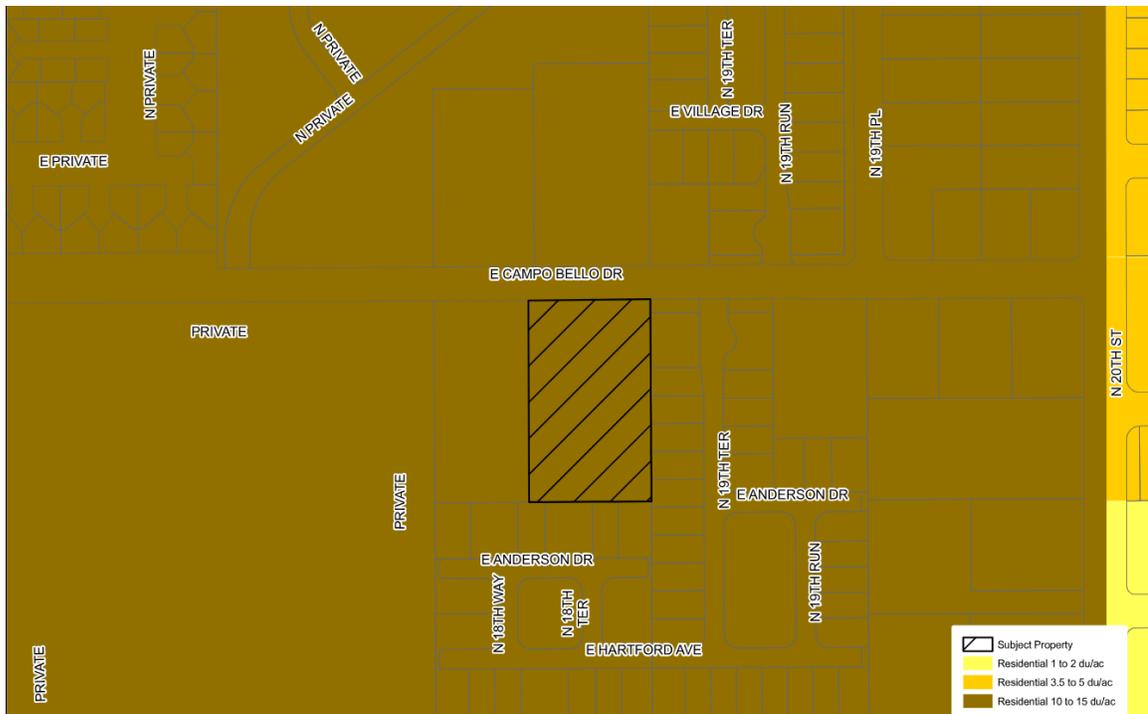
### **SUBJECT SITE**

1. This request is to rezone 1.36 acres located approximately 675 feet west of the southwest corner of 20th Street and Campo Bello Drive from R1-6 (Single-Family Residence District) to R-2 (Multifamily Residence District) to allow multifamily residential. Upon initial filing of the rezoning request, the applicant requested to rezone the site to R-3A (Multifamily Residence District). Since the request was filed and received a recommendation of denial from the Paradise Valley Village Planning Committee for the R-3A request, the applicant has modified their requested zoning district to R-2 and was remanded back to the Village Planning Committee by the Planning Commission for a recommendation on the R-2 request.

### **GENERAL PLAN LAND USE MAP DESIGNATION**

2. The General Plan Land Use Map designation for the subject site is Residential 10 to 15 dwelling units per acre. The proposal is consistent with the General Plan Land Use Map designation.

The General Plan Land Use Map designations surrounding the site to the north, east, south, and west are also Residential 10 to 15 dwelling units per acre. The proposal is also consistent with surrounding designations.



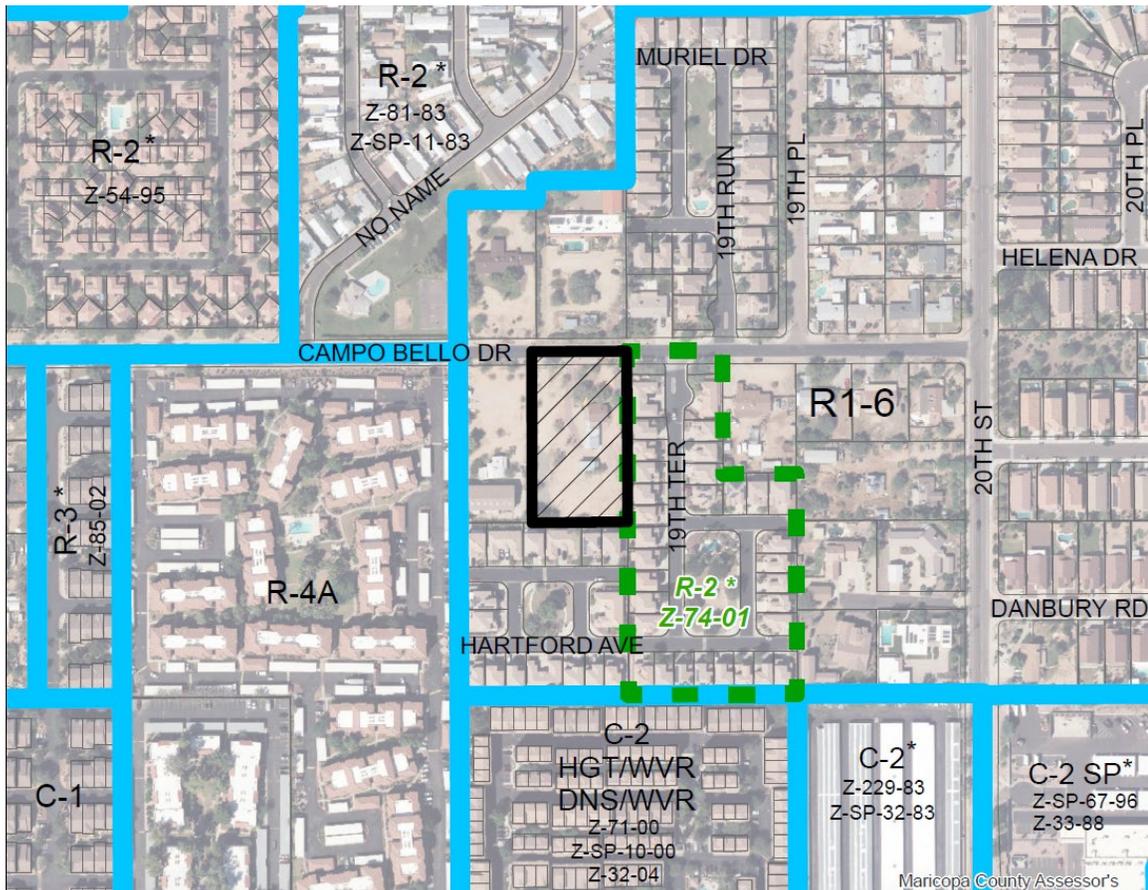
*General Plan Land Use Map*

*Source: Planning and Development Department*

### SURROUNDING LAND USES AND ZONING

3. The subject site contains a single-family residence and is currently zoned R1-6 (Single-Family Residence District).

To the north of the subject site, across Campo Bello Drive, and to the south and west of the subject site is single-family residential, all zoned R1-6 (Single-Family Residence District). To the east of the subject site is single-family residential, zoned R1-6 (Approved R-2) (Single-Family Residence District, Approved Multifamily Residence District). The proposal is compatible with the Approved R-2 zoning to the east.



Zoning Sketch Map

Source: Planning and Development Department

### PROPOSAL

4. **Site Plan**

The site plan, attached as an exhibit, proposes a new 14-unit multifamily residential development with two buildings. Vehicular access is proposed along the northwest portion of the site from Campo Bello Drive. The proposal includes 34 parking spaces, three of which are reserved for accessible parking spaces, and two of which are reserved for electric vehicle charging spaces. Additionally, a

driveway connection to the property to the west, where there is an existing gate to access the property, is planned on the southwest corner of the site, to allow the adjacent property owner to continue to access their property through that gate (via an access easement). Refuse bins are proposed to be located near the center of the site, south of the six-unit building. Two common open space areas are proposed with a total area of 4,096 square feet.

The site meets or exceeds lot coverage, building setback, landscape setback, and parking requirements; therefore, staff recommends general conformance to the site plan date stamped March 21, 2024. This is addressed in Stipulation No. 1.

To provide a larger buffer between the single-family residences to the east and south, and to provide enhanced landscaping, staff recommends a minimum 10-foot landscape setback be provided along the east and south property lines and that the landscape setbacks be planted with minimum two-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center. This is addressed in Stipulation Nos. 3 and 4 and is shown on the site plan and landscape plan attached as exhibits.

To increase shade in uncovered surface parking lot areas and reduce the amount of pavement in the direct sunlight, staff recommends that all the landscape area on the east side of the driveway located on the west side of the site be planted with minimum two-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, and that uncovered surface parking lot areas be landscaped with minimum two-inch caliper, large canopy, drought-tolerant, shade trees, dispersed throughout the parking lot area to achieve a minimum of 25 percent shade at maturity. This is addressed in Stipulation Nos. 5 and 6.

To enhance pedestrian comfort, visibility, and safety, staff recommends the following:

- Where pedestrian walkways cross a vehicular path, the pathway be constructed of alternative materials or pavement treatments that visually contrasts the parking and drive aisle surfaces.
- All pedestrian walkways, including sidewalks, be shaded by a structure, landscaping at maturity, or a combination of the two to achieve a minimum of 75 percent shade.
- The sidewalk adjacent to Campo Bello Drive be detached and include minimum two-inch caliper shade trees planted 20 feet on center, or in equivalent groupings, within the landscape strip located between the back of curb and sidewalk.

These are addressed in Stipulation Nos. 6, 7, and 17.

To promote bicycling as an alternative mode of transportation to nearby 16th Street and 20th Street, which are established bicycle corridors, staff recommends the project include secured bicycle parking at a rate of 0.25 spaces per unit, guest bicycle parking spaces at a rate of 0.05 spaces per unit installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, and a bicycle repair station. To enhance bicyclist comfort, staff also recommends the bicycle parking spaces and bicycle repair station be shaded a minimum of 75 percent. These are addressed in Stipulation Nos. 7, 8, and 9.

5. **Elevations**

The building elevations, attached as an exhibit, proposes two-story buildings with a maximum height of 23 feet and 8 inches to the top of the parapet, with a variety of four different materials, including horizontal siding and trim, stucco, exposed metal, and horizontal metal accent, and four varying colors. Staff recommends general conformance to the elevations date stamped March 13, 2024. This is addressed in Stipulation No. 2.

PLANS, OVERLAYS, AND INITIATIVES

6. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposal supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

7. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree planting standards, including planting minimum two-inch caliper trees 20 feet on center, or in equivalent groupings, within the landscape setbacks, on the east side of the driveway located on the west side of the site, and dispersed throughout uncovered surface parking lot areas to achieve 25 percent shade at maturity. Staff is also recommending that all pedestrian walkways and bicycle

infrastructure be shaded a minimum of 75 percent. This is addressed in Stipulation Nos. 4 through 6 and 18.

8. **Complete Streets Guidelines**

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. Staff is recommending the sidewalk adjacent to Campo Bello Drive be detached and separated by a landscape strip planted with drought-tolerant shade trees. This is addressed in Stipulation No. 18. Additionally, to enhance pedestrian comfort, visibility, and safety, staff recommends that where pedestrian walkways cross a vehicular path, the pathway be constructed of alternative materials or pavement treatments that visually contrasts the parking and drive aisle surfaces. This is addressed in Stipulation No. 7.

9. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide secured bicycle parking spaces at a rate of 0.25 spaces per unit, guest bicycle parking spaces at a rate of 0.05 spaces per unit and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, and a bicycle repair station. This is addressed in Stipulation Nos. 9 and 10.

10. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal materials indicated that the proposal would provide a separate dumpster for recycling.

11. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within

the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This goal is addressed in Stipulation Nos. 11 and 12, which requires a minimum of 10 percent of required bicycle parking to include standard electrical receptacles for electric bicycle charging capabilities and a minimum of five percent of the required parking spaces to include EV Installed infrastructure.

12. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 13, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

13. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 14 through 17, which addresses the following:

- Natural turf to only be utilized in required retention areas (at the bottom of the basin) and functional turf areas within common areas.
- Pressure regulating sprinkler heads and drip lines to be utilized in any turf areas to reduce water waste.
- Landscaping to be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and

offsite landscape irrigation.

- Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List to be utilized.

#### COMMUNITY INPUT SUMMARY

14. For the R-3A request, before the case was continued by the Planning Commission for the R-2 request, staff has received 89 letters of opposition, two letters with concerns, and 25 letters of support. For the R-2 request, at the time this staff report was written, staff has received 17 letters of opposition and two letters with concerns. Many letters received were from the same individuals that had previously sent letters. Concerns shared included density, traffic, parking, crime, land use compatibility, sign posting location on the site, a private vehicular access easement which allows vehicular access across the subject property to the property to the west, property values, school capacity, political donations, community character, and pedestrian safety.

#### INTERDEPARTMENTAL COMMENTS

15. **Street Transportation Department**

The Street Transportation Department requested the following:

- That all existing overhead utilities adjacent to the development within the public right-of-way be undergrounded.
- That unused driveways be replaced with sidewalk, curb and gutter.
- That any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets be replaced.
- That all off-site improvements be upgraded to be in compliance with current ADA guidelines.
- That all streets be constructed with all required elements and to ADA requirements.

These are addressed in Stipulation Nos. 18 through 21.

16. **Aviation Department**

The Aviation Department requested that the property owner record documents that disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. This is addressed in Stipulation No. 22.

#### OTHER

17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet 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. 23.

18. 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. 24.
19. 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 is compatible with approved R-2 zoning to the east and is compatible with other multifamily residential land uses and zoning within the surrounding area.
3. The proposal will provide a transition from higher-density R-4A zoning to the west to lower-density R1-6 zoning to the east and, as stipulated, will provide an enhanced buffer adjacent to single-family residences.
4. As stipulated, the proposal supports efforts from various plans, policies, initiatives, such as the Housing Phoenix Plan, the Tree and Shade Master Plan, the Complete Streets Guidelines, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and Conservation Measures for New Development.

### **Stipulations**

- \*1. The development shall be in general conformance with the site plan date stamped ~~January 25, 2024~~ **MARCH 21, 2024**, as modified by the following stipulations and approved by the Planning and Development Department.
- \*2. The development shall be in general conformance with the elevations date stamped ~~January 25, 2024~~ **MARCH 13, 2024**, as approved by the Planning and Development Department.
3. A minimum 10-foot-wide landscape setback shall be provided along the east and south property lines.
4. The landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, and drought-tolerant shrubs, accents, and vegetative

groundcovers to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.

- ~~5.~~ **A MINIMUM 5-FOOT-WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE EAST SIDE OF THE DRIVEWAY LOCATED ON THE WEST SIDE OF THE SITE, AS DEPICTED ON THE SITE PLAN DATE STAMPED MARCH 21, 2024, AND SHALL BE PLANTED WITH MINIMUM 2-INCH CALIPER, LARGE CANOPY, DROUGHT-TOLERANT, SHADE TREES, PLANTED 20 FEET ON CENTER, OR IN EQUIVALENT GROUPINGS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- ~~6.~~ All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
- ~~6.~~ 7. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
- ~~7.~~ 8. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
- ~~8.~~ 9. Secured bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit. Guest bicycle parking shall be provided through Inverted U and/or artistic racks located in open space and amenity areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
- ~~9.~~ 10. A bicycle repair station ("fix it station") shall be provided and maintained on site. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
- ~~10.~~ 11. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

- ~~41.~~ **12.** A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
- ~~42.~~ **13.** A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
- ~~43.~~ **14.** Natural turf shall only be utilized in required retention areas (bottom of basin) and functional turf within common areas, as approved by the Planning and Development Department.
- ~~44.~~ **15.** Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
- ~~45.~~ **16.** Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- ~~46.~~ **17.** Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
- ~~47.~~ **18.** A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the south side of Campo Bello Drive, adjacent to the development, planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
  - b. Drought-tolerant shrubs, accents, and vegetative groundcovers maintained to a maximum mature height of two feet 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.

- ~~18.~~ **19.** All existing overhead utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with all affected utility companies for their review and permitting.
- ~~19.~~ **20.** Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
- ~~20.~~ **21.** All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- ~~21.~~ **22.** The property owner shall record documents that disclose the existence, and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
- ~~22.~~ **23.** In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
- ~~23.~~ **24.** Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Adrian Zambrano

April 11, 2024

**Team Leader**

Racelle Escolar

**Exhibits**

Zoning Sketch Map

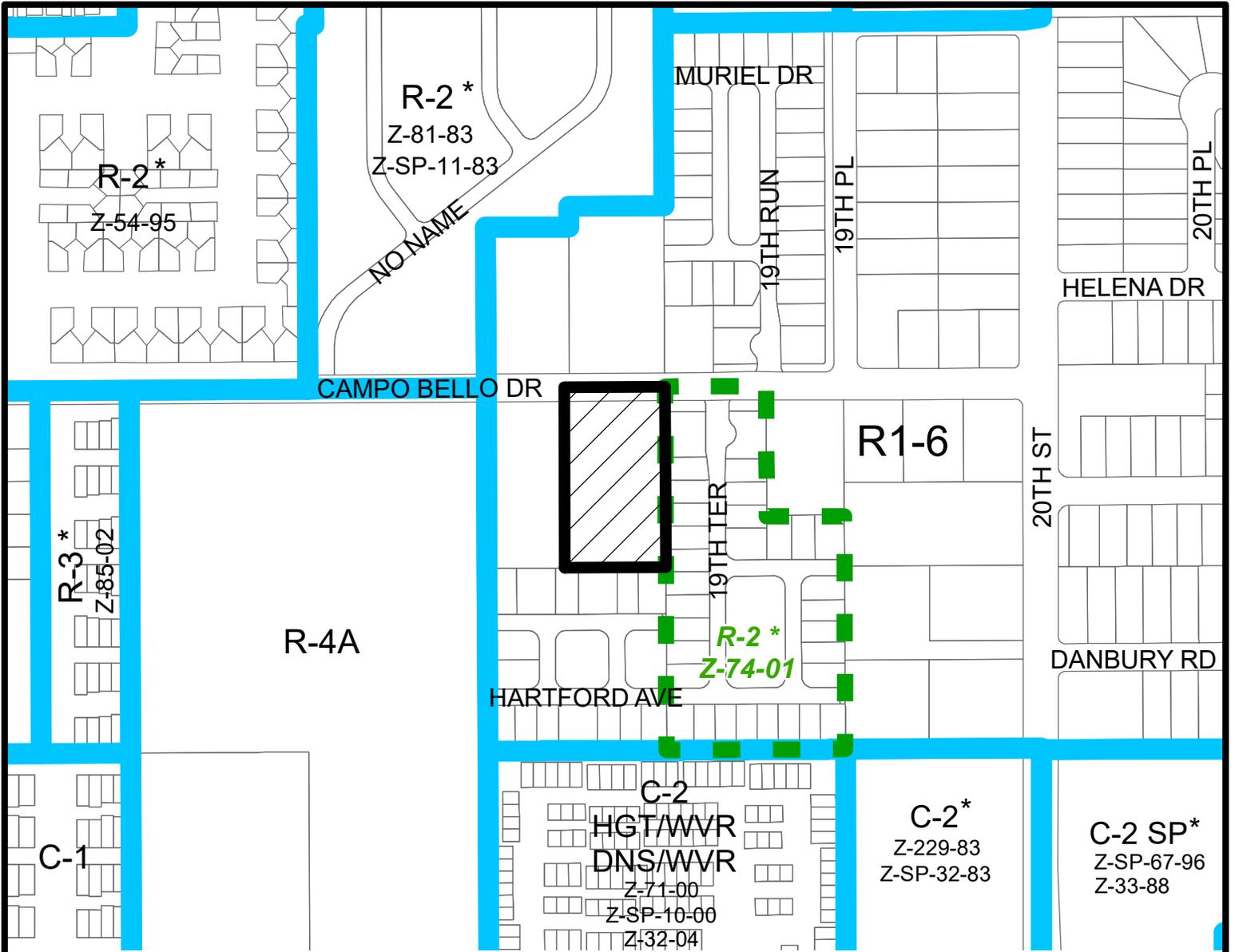
Aerial Sketch Map

Site Plan date stamped March 21, 2024

Landscape Plan date stamped March 26, 2024

Elevations date stamped March 13, 2024

Correspondence (147 pages)



Miles

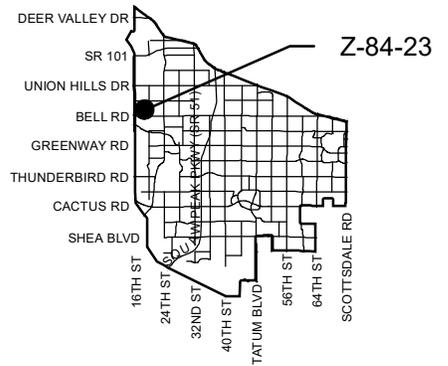
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**PARADISE VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 3

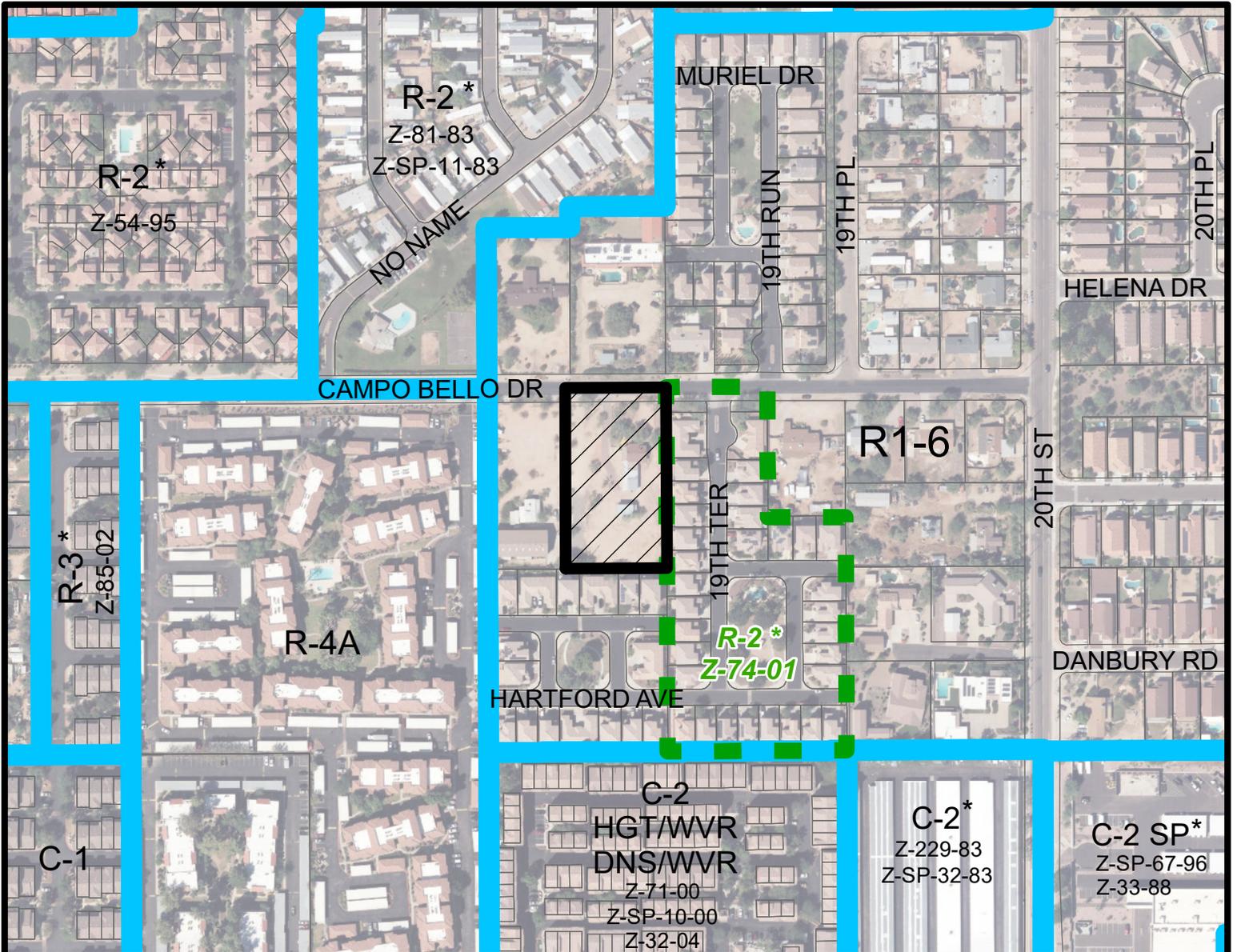


**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



<b>APPLICANT'S NAME:</b> Joshua Ursu		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-84-23		<b>FROM:</b> R1-6 ( 1.36 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>1.36 Acres</b>		<b>TO:</b> R-2 ( 1.36 a.c.)	
<b>MULTIPLES PERMITTED</b> R1-6 R-2		<b>CONVENTIONAL OPTION</b> 7 13	
		<b>* UNITS P.R.D. OPTION</b> 9 16	

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



Miles

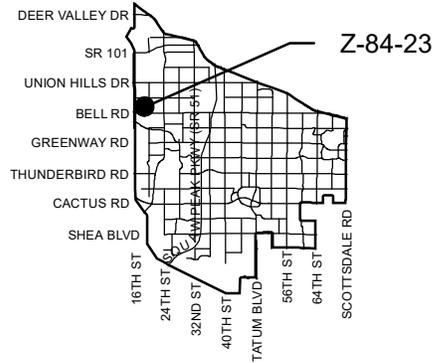
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**PARADISE VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 3



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Joshua Ursu**

**REQUESTED CHANGE:**

FROM: **R1-6 ( 1.36 a.c.)**

APPLICATION NO. **Z-84-23**

DATE: **12/12/2023**

2/28/2024

REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

**1.36 Acres**

AERIAL PHOTO & QUARTER SEC. NO. **QS 37-31**

ZONING MAP **M-9**

TO: **R-2 ( 1.36 a.c.)**

**MULTIPLES PERMITTED**

**R1-6**  
**R-2**

**CONVENTIONAL OPTION**

**7**  
**13**

**\* UNITS P.R.D. OPTION**

**9**  
**16**

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







Josh Ursu  
10338 E. Running Deer Trail  
Scottsdale AZ 85262

Potential owner,

I am one of many neighbors that a zoning change will affect from the property you are attempting to purchase at 1851 E. Campo Bello Drive.

My position on this matter (and I believe many of the neighbors) is that I will attend and speak at every variance meeting in the City of Phoenix to oppose your proposed changes. This neighborhood does not need any more apartments, vehicle traffic, parking issues, or any other issues associated with high density living. The property is zoned R-7 and I will argue for the zoning to remain as is, residential on a large lot with horse privileges.

There are several properties that are for sale on Bell Road that I would support your developing. If you choose one of those you have my support. I will not support ANY modifications to the zoning in this neighborhood.

After viewing your address, I found that there are several lots in the area of your residence that are available. Maybe one of those will meet your needs.

This is not a debate and I will not discuss this further. Just know, I will not support ANY changes to the zoning.

Allen Tigges

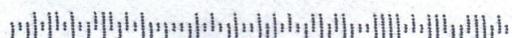
A.J. Tigges  
828 E. Campo Bello Dr.  
Phoenix AZ 85022

PHOENIX AZ 852  
28 AUG 2023 PM 9 L



Josh Ursu  
10338 E. Running Deer Trail  
Scottsdale AZ 85262

85262-895938



# CITY OF PHOENIX

OCT 04 2023

## Planning & Development Department

Paradise Valley Village Planning Committee

As a local business owner, I am in support of the proposed 30-unit apartment complex at 1851 E Campo Bello Dr Phoenix Arizona.

Our business and others in the immediate area would benefit from having more local potential customers and employees.

Thank you.

Henry Peng



Hornbill Sushi



**CITY OF PHOENIX**

**OCT 04 2023**

**Planning & Development  
Department**

Paradise Valley Village Planning Committee

As a local business owner, I am in support of the proposed 30-unit apartment complex at 1851 E Campo Bello Dr Phoenix Arizona.

Our business and others in the immediate area would benefit from having more local potential customers and employees.

Thank you.

my hair barber

Zev Shams



Paradise Valley Village Planning Committee

As a local business owner, I am in support of the proposed 30-unit apartment complex at 1851 E Campo Bello Dr Phoenix Arizona.

Our business would benefit from having more local potential customers and employees.

Thank you.

*Shayne A. Ward*  
MBA, CPCU  
ALLSTATE AGENCY OWNER

**CITY OF PHOENIX**

**OCT 04 2023**

**Planning & Development  
Department**



24-hour  
Customer Service

**Shayne A. Ward MBA, CPCU**  
Agency Owner  
SW Insurance Agency

**Allstate Insurance Company**  
1618 E. Bell Road  
Suite 105  
Phoenix, AZ 85022

Office 602-867-9622  
Cell 480-399-4803  
shayneward@allstate.com  
Auto, Home, Business, Life

# CITY OF PHOENIX

NOV 11 2023

Planning & Development  
Department

Steven Wolf  
Marymsd@aol.com  
Fax 602 867 1941  
Phone 602 570 1828

1840 E. Campbell

Not against but  
not ready to sign  
letter of support.

---

~~MSD~~

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned at 1851 E Campo Bello Dr in Phoenix.

Abril Espino

1802 E Campo bello dr #1

abril espino  
aespino40504@gmail.com

# **CITY OF PHOENIX**

**NOV 11 2023**

**Planning & Development  
Department**

To City of Phoenix planning departments,

As a local property owner, I am in support of the new 30 unit apartment community being planned at 1851 E Campo Bello Dr in Phoenix.

Alexander Coronel 1802 E Campo Bello dr. Lot. 104  
602 562 8291

---

**CITY OF PHOENIX**

**NOV 11 2023**

**Planning & Development  
Department**

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned  
at 1851 E Campo Bello Dr in Phoenix.

Annabel Ramos

1802 E Campo Bello Dr Phoenix AZ 85032 Lot #19

[Signature]

**CITY OF PHOENIX**

**NOV 11 2023**

**Planning & Development  
Department**

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned at 1851 E Campo Bello Dr in Phoenix.

Elizabeth Mar

1802 e Campo bello dr

104 120 phoenix AZ

*Elm*

---

I would support the apartment project at 1851 E. Campo Bello Dr if the city would install sidewalks on Campo Bello from 16<sup>th</sup> st to 20<sup>th</sup> st on both sides.

Philip Hudrea

1902 E. Campo Bello Dr

*Philip Hudrea*

602 366 5684

**CITY OF PHOENIX**

**NOV 11 2023**

**Planning & Development  
Department**

# CITY OF PHOENIX

NOV 11 2023

## Planning & Development Department

To Phoenix City Council and Planning Department,

As a local property owner, and or resident,

I am in support of the New potential Apartment Complex being built at 1851 E Campo Bello Dr, Phoenix, Arizona.

Fredi Gregorio 

Name

17412 N 20th ST

Address

480-859-9354 FrediGregorio@gmail.com

Phone number and Email address

# CITY OF PHOENIX

NOV 11 2023

## Planning & Development Department

To Phoenix City Council and Planning Department,

As a local property owner,

I am in support of the New potential Apartment Complex being built at 1851 E Campo Bello Dr, Phoenix, Arizona.

GAVIN HAZELDENE

Name

1935 E CONTINENTAL MINE RD  
PHOENIX AZ 85022

Address

480 819 1443. HAZELDENE GM @ OUTLOOK.COM

Phone number and Email address

X 

# CITY OF PHOENIX

NOV 11 2023

## Planning & Development Department

To Phoenix City Council and Planning Department,

As a local property owner, and or resident,

I am in support of the New potential Apartment Complex being built at 1851 E Campo Bello Dr, Phoenix, Arizona.

Grudelis Martinez Grudelis Martinez

Name

17431 N 19 Place Phoenix AZ 85022

Address

602 740.92.05

Phone number and Email address

**CITY OF PHOENIX**

**NOV 11 2023**

**Planning & Development  
Department**

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned  
at 1851 E Campo Bello Dr in Phoenix.

IVAN OLIVAS

1915 E CAMPO BELLO DR. PHX. AZ 85022

 602-206-8092

**CITY OF PHOENIX**

**NOV 11 2023**

**Planning & Development  
Department**

To City of Phoenix planning departments,

As a local property owner, I am in support of the new 30 unit apartment community being planned at 1851 E Campo Bello Dr in Phoenix.



J. Greer Swarbrick

Rosa Menugh

101 unit 1802 E. Campo Bello

owns

# CITY OF PHOENIX

NOV 11 2023

## Planning & Development Department

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned at 1851 E Campo Bello Dr in Phoenix.

as long as there is sufficient parking and rules.

---

Jose Mara.

1802 E. Campo Bello Unit 119 Phoenix, AZ

---

JOSE S. MORA

Resident since 2006.

# CITY OF PHOENIX

NOV 11 2023

## Planning & Development Department

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned  
at 1851 E Campo Bello Dr in Phoenix.

Marcelino Padeco

1802 E Campo Bello Dr Unit 11

Marcelino Padeco

602 461 9143

marzthe16th@gmail.com

# CITY OF PHOENIX

NOV 11 2023

## Planning & Development Department

To Phoenix City Council and Planning Department,

As a local property owner,

I am in support of the New potential Apartment Complex being built at 1851 E Campo Bello Dr, Phoenix, Arizona.

Michael Herman

Name

17306 N. 19th Terrace

Address

630-803-9432 mjherman31@gmail.com

Phone number and Email address

# CITY OF PHOENIX

NOV 11 2023

## Planning & Development Department

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned  
at 1851 E Campo Bello Dr in Phoenix.

changetoday4u@gmail.com (602) 507-2000  
Monica Williams - 1641 East Groves Ave #26 Phx 85022

---

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# **CITY OF PHOENIX**

**NOV 11 2023**

**Planning & Development  
Department**

To City of Phoenix planning departments,

As a local property owner, I am in support of the new 30 unit apartment community being planned at 1851 E Campo Bello Dr in Phoenix.

*Nancy Spurlock  
2622 E. Acoma Dr  
85032*

---

**CITY OF PHOENIX**

**NOV 11 2023**

**Planning & Development  
Department**

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned  
at 1851 E Campo Bello Dr in Phoenix.

Petra Romo

1802 E Campo Bello dr #38

Petra Romo

---

# CITY OF PHOENIX

NOV 11 2023

## Planning & Development Department

To Phoenix City Council and Planning Department,

As a local property owner, and or resident,

I am in support of the New potential Apartment Complex being built at 1851 E Campo Bello Dr, Phoenix, Arizona.

Yenifer Alonzo Ramirez

Name



Address

17475 N 19 Pl Phoenix AZ 85022

Phone number and Email address

---

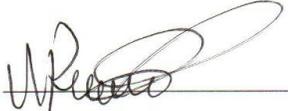
**CITY OF PHOENIX**

**NOV 11 2023**

**Planning & Development  
Department**

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned at 1851 E Campo Bello Dr in Phoenix.



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## Adrian G Zambrano

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**From:** Bodie Hull <hullbodie@gmail.com>  
**Sent:** Tuesday, December 12, 2023 4:18 PM  
**To:** Adrian G Zambrano  
**Subject:** Case# or application NO. Z-84-23-3

Please tell the city planner.

Adrian Zambrano

We ARE Opposed to any rezoning.

Case# or application NO. Z-84-23-3

PLEASE KEEP THE ZONING AS IS!!

With Gratitude,

Bodie Hull



\*please excuse any grammatical errors\* sent from my iPhone 🤖

## **Adrian G Zambrano**

---

**From:** Claudia Williams <cmeaz58@gmail.com>  
**Sent:** Tuesday, December 12, 2023 12:21 PM  
**To:** Adrian G Zambrano

Dear Adrian Zambranono, my name is Claudia.

I am writing in opposition to Case or Application No. Z- 84 -23-3 rezoning on property. My partner & I believe this will directly effect our neighborhood in a negative way. We are absolutely in opposing this happening now or ever with a 30 unit apartment complex.

Sincerely, Claudia Williams

## **Adrian G Zambrano**

---

**From:** Bryce Hull <brycehullaz@gmail.com>  
**Sent:** Wednesday, December 13, 2023 4:51 PM  
**To:** Adrian G Zambrano  
**Subject:** Case # or application NO. Z-84-23-3

Adrian,

I am writing to oppose any rezoning on the 1 acre to add 30 apartments on Case # or application NO. Z-84-23-3. This would be detrimental for the neighborhood.

Best regards  
Bryce

## **Adrian G Zambrano**

---

**From:** Bonnie Brommer <bonbrommer@gmail.com>  
**Sent:** Thursday, December 14, 2023 9:33 AM  
**To:** Adrian G Zambrano  
**Subject:** Case # Z-84-23-3

Dear Adrian Zambrano,

We are Opposed to any rezoning.  
Case# or application NO. Z-84-23-3

Thank you,  
Bonnie Brommer

Sent from my iPhone

**From:** [Brendon Zastrow](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** 1851 E Campo Bello Case number Z-84-23-3  
**Date:** Monday, December 18, 2023 2:02:27 PM

---

I am writing to support the Apartment project located at 1851 E Campo Bello, Case number Z-84-23-3.

As Phoenix continues its unprecedented growth it is imperative that housing development continues, especially from developers with integrity who have a lifelong commitment to Phoenix.

Sincerely,



**Brendon Zastrow**  
**Chief Operations Officer**

**Dream City Church Phoenix Campus**  
**13613 N Cave Creek Rd.**  
**Phoenix, AZ 85022**

**[bzastrow@dreamcitychurch.us](mailto:bzastrow@dreamcitychurch.us)**  
**(602) 761-9470**

[\[?\]](#) [\[dreamcitychurch.us\]](#) [\[?\]](#)  
[\[facebook.com\]](#) [\[?\]](#) [\[twitter.com\]](#) [\[?\]](#)  
[\[instagram.com\]](#)

## Adrian G Zambrano

---

**From:** Curtis Mitchell <curtis.mitchell@bhhsaz.com>  
**Sent:** Monday, December 18, 2023 12:07 PM  
**To:** Adrian G Zambrano  
**Subject:** Campo Bello Case Number Z-84-23-3

Hi Adrian,

Wanted to let you know that I fully support the apartment complex project at 1851 E Campo Bello (case number Z-84-23-3).

Thanks so much!

Warm Regards,



**CURTIS MITCHELL**  
Associate Broker, REALTOR®  
602.758.1795  
Curtis.Mitchell@bhhsaz.com  
TheMitchellGroupAZ.com  
@CurtMitchell

**MITCHELL GROUP**  
REAL ESTATE

**BERKSHIRE HATHAWAY**  
HomeServices  
Arizona Properties

**LUXURY**  
COLLECTION

## Adrian G Zambrano

---

**From:** Emily Alexander <cactusump@icloud.com>  
**Sent:** Monday, February 12, 2024 12:48 PM  
**To:** Adrian G Zambrano  
**Subject:** Re: Case: Z-84-23-3. change zoning R1-6 to R3-A

Yes. I live just down the road north.  
17435 N. 19th Place

> On Feb 12, 2024, at 11:18 AM, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

>

> Hi Emily,

>

> Could you please provide your address for reference?

>

> Best regards,

>

> Adrian Zambrano,

> Planner II\*Village Planner

> Phone: 602-534-6057

> E-mail: adrian.zambrano@phoenix.gov

>

> City of Phoenix

> ► Planning & Development Department

> Long Range Planning Division, 3rd Floor

> 200 West Washington Street

> Phoenix, AZ 85003

>

> Mission: Planning, Development and Preservation for a Better Phoenix

>

>

> -----Original Message-----

> From: Adrian G Zambrano

> Sent: Friday, December 22, 2023 1:53 PM

> To: Emily Alexander <cactusump@cox.net>

> Subject: RE: Case: Z-84-23-3. change zoning R1-6 to R3-A

>

> Hi Emily,

>

> Thank you for your email. I have saved it to the case file.

>

> Best regards,

>

>

> Adrian Zambrano,

> Planner II\*Village Planner

> Phone: 602-534-6057

> E-mail: adrian.zambrano@phoenix.gov

>  
> City of Phoenix  
> ► Planning & Development Department  
> Long Range Planning Division, 3rd Floor  
> 200 West Washington Street  
> Phoenix, AZ 85003  
>  
> Mission: Planning, Development and Preservation for a Better Phoenix  
>  
>  
> -----Original Message-----  
> From: Emily Alexander <cactusump@cox.net>  
> Sent: Friday, December 22, 2023 12:28 PM  
> To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>  
> Subject: Case: Z-84-23-3. change zoning R1-6 to R3-A  
>  
> Adrian,  
> I am a neighbor of the property in question. My only real concern about these apartments being built is parking.  
>  
> It seems to be fixed now but for a few years the 'overflow parking' from the apartments just west of these proposed ones lined both sides of the street. It was difficult for two cars to pass without fear of hitting a car parked on the street. Campobello sees quite a bit of traffic and that was just unacceptable.  
>  
> These days every couple has two cars and maybe a child has a car as well. Any apartments being built must be able to accommodate this.  
>  
> I would like to see the number of proposed units (30 I believe) reduced so that each unit has two dedicated parking spaces and a third space for guests or a child's car. Basically that would be three parking spots for each unit.  
> If this can be done so that no tenant is forced to park on the street, then I am fine with the apartments being built.  
>  
> Emily Alexander  
>  
>

## Adrian G Zambrano

---

**From:** Kelly Kelly <kellykelly6483@gmail.com>  
**Sent:** Tuesday, January 23, 2024 10:05 PM  
**To:** Adrian G Zambrano  
**Subject:** Zoning Hearing Z-84-23-3

Hi Adrian,

I have a couple of concerns and called the number on the board that was posted on the property (602 262-7131 #6) and was told you were the person to direct my concerns.

In my opinion, the placement of the posting sign on the property is not visible from anyone driving down the street. The sign is parallel to the street instead of perpendicular and is placed pretty far back off the street. I know the sign is there because I happened to be at our property next door and heard the sign being put up. If I had not been home at that time I would not know it was there.

Based on the Site Posting Requirements on [www.phoenix.gov/pdd/planning-zoning](http://www.phoenix.gov/pdd/planning-zoning) page 28 "Such notice shall be clearly legible, double-sided, and placed at a prominent location on the site, perpendicular to the street, generally adjacent to the public right-of-way, unless otherwise directed." Is the sign placement incorrect or were they "otherwise directed"? If "otherwise directed" what were their directions and why?

My next concern is the easement document recorded April 12, 1967 with Recording number 19670259200. The easement runs over and across the West forty feet of the East one hundred eighty-one feet of the North one-half of Lot Nineteen, ANDREW ESTATES, according to the plat of record in the office of the County Recorder of Maricopa County, state of Arizona, in Book 34 of Maps, at page 33. This easement document states in part "The Parties to this Easement, their successors in title and/or possession, all parties owning or in possession of the property on the south, east or west side of the Easement, as well as any and all invitees of or successors to any of the above, shall have full access to, use of, and enjoyment of this easement and any and all improvements thereto, including the roadway." We are currently, and have been since 2000, the party owning the property on the west side of the Easement. We have used this easement as the sole access point to enter and exit our property for almost 24 years now. An attorney representing 1851 E Campo Bello, LLC sent us a QUIT CLAIM DEED on November 20, 2023 requesting that we execute within (20) days of the date of the letter. The letter states "In doing so, you will relinquish all interest concerning any alleged interest of yours in the Easement concerning the 1851 Property (other than for public utilities)." "If we do not receive the fully executed original of the Quit Claim Deed from you by the stated deadline, 1851 ECB will be forced to proceed with the filing of a civil lawsuit (or special action) for quiet title in the Maricopa County Superior Court." Someone also got Desert Winds Estates Homeowners Association (the property to the south of the easement) to sign a document titled Abandonment Of Ingress and Egress Easement Solely. 1851 ECB now claims the signing on September 6, 2023 and recording on September 19, 2023 makes the easement document "null and void and invalid for some time." We have informed Josh Ursu from 1851 ECB directly and through our attorney to his attorney we will not sign the Quit Claim Deed and asked that they sign and return an Easement Acknowledgement or a civil lawsuit to quiet title to an ingress and egress easement will be filed with the courts. Neither of us has filed a lawsuit yet however 1851 ECB has approached us asking if we will meet with them and together rewrite the easement agreement making most of the easement narrower than the current forty foot width. This past Friday, January 19, 2024 I replied by email to Josh Ursu "Hi Josh - There is no need to meet about this matter. Because Jason approached me at the meeting asking to discuss the easement I asked you for his name and email so I could respond to you both. Jason asked me to discuss with Tim the possibility of narrowing the 40 foot width of the existing easement in the area just north of our rolling gate up to Campo Bello Dr. We are not open to making any changes to the dimensions or placement of the existing easement as written in the Easement Agreement document dated and recorded with the Maricopa County Recorder's Office in April 1967.

Thanks,  
Kelly

I now see on the site plan from 1851 ECB 19 parking spaces and what looks like curbing, trash dumpsters, a 3' screen wall, sidewalk, and possibly other things (site plan is scaled do extremely small and very difficult to read) on the west approx. 20' and a driveway on the east approx. 20' of the easement. The entire 40' of the easement is required be open to drive upon.

Are you aware of this easement on the property and based on the site plan, the intent of 1851 ECB to try to interfere with the easement that serves our property? If so, please explain why the city would even consider this rezoning request.

Thank you,  
Kelly Kelly

## **Adrian G Zambrano**

---

**From:** Aleks Nikolov <aleks12.bg@hotmail.com>  
**Sent:** Friday, January 26, 2024 10:51 PM  
**To:** Adrian G Zambrano

Hi Adrian

My name is Aleks Nikolov and I live near 1851 E Campo Bello Dr in Phoenix. I'm writing regarding the zoning case Z-84-23 and want to let you know that I'm excited about new apartments being planned at this location.

Thanks,  
Aleks Nikolov  
16647 N 19<sup>th</sup> st

## Adrian G Zambrano

---

**From:** Bryce Patrick <brycepatrick08@icloud.com>  
**Sent:** Thursday, February 1, 2024 3:49 PM  
**To:** Adrian G Zambrano  
**Subject:** Rezoning

I'm writing this in opposition of rezoning of 1851 e. Campbell dr

## Adrian G Zambrano

---

**From:** Dwn N Out Motorcycles <fee@dwnnout.com>  
**Sent:** Thursday, February 1, 2024 3:14 PM  
**To:** Adrian G Zambrano  
**Subject:** Apartment issues

How do I help to make sure apartments do not go into 1851 E. Campobello dr.

The last thing we need in our area is another low end apartment complex.

Please let me know  
Frank Estes

Sent from my iPhone

## Adrian G Zambrano

---

**From:** Johnny Estes <johnny@cmigs.com>  
**Sent:** Thursday, February 1, 2024 3:20 PM  
**To:** Adrian G Zambrano  
**Subject:** Re-Zoning at 1851 E Campobello Dr

To whom it may concern,

Please be aware that I oppose the rezoning at or near 1851 E Campobello Dr.

It is important to understand that allowing this change will have an adverse effect on our property values.

Thanks for your consideration,



**Johnny Estes**

*VP Operations*

602.845.7037 | 800.528.1380

3800 N Central Ave, Ste 1100 | Phoenix, AZ 85012

[CMIGS.com](http://CMIGS.com) [\[cmi-gold-silver.com\]](http://cmi-gold-silver.com)



[\[instagram.com\]](https://www.instagram.com)



[\[facebook.com\]](https://www.facebook.com)



[\[linkedin.com\]](https://www.linkedin.com)

[\[cmi-gold-silver.com\]](http://cmi-gold-silver.com)

## **Adrian G Zambrano**

---

**From:** Christie Shaffer <christie\_shaffer@yahoo.com>  
**Sent:** Friday, February 2, 2024 11:31 AM  
**To:** Adrian G Zambrano  
**Subject:** Opposed to 1851 E. Campobello Dr apartment complex build

Hello,

I am opposed to the 26 apartment complex on 1851 E. Campobello Drive.

Thanks for listening to my request

Christie Shaffer

**From:** [Claudette Gronski](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Fwd: Deb Stark--Planned Apartments  
**Date:** Thursday, February 1, 2024 4:19:43 PM

---

Begin forwarded message:

**From:** "cgronski@cox.net" <cgronski@cox.net>  
**Subject:** **Deb Stark--Planned Apartments**  
**Date:** October 20, 2023 at 1:12:09 PM MST  
**To:** <Council.district3@phoenix.gov>

Planned apartments are not affordable quality of life units. They are not senior or vet friendly. They will also impact overcrowded schools. Is it true that Mr. Ursu has said his political donations will allow this apartment approval to be pushed through? This is not acceptable.

**From:** [Don & Thelma Hatton](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Do not rezone.  
**Date:** Thursday, February 1, 2024 6:13:15 PM

---

We opposed to rezoning at 1851 E Campo Bello Dr , Phoenix, AZ 85022

This lot is not big enough to build a two story 30 unit apartments.

Already have too much traffic on this road from existing apartment and with them parking on both sides of the street along Campo Bello Dr. because the apartment do not have enough spaces of their own.

Please do not rezone.

Thank you.

**From:** [Jeff Daniels](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Fw: Campo Bello  
**Date:** Thursday, February 1, 2024 5:14:00 PM

---

**Subject:** Campo Bello

Dear Josh:

I'd like to take this opportunity to inform you that my family STRONG OPPOSES the high density housing project you propose at Campo Bello. We are a close community and enjoy an almost rural environment on our little hidden gem of a street. A high density housing project is the exact opposite of what our community "feels" like.

Should you wish to purchase the property and move in with your family, we shall welcome you with open arms. My wife will bake you a pie. However, you should know that if you attempt to rezone the property as you propose, we will fight you with every ounce of strength we have. We will pack the zoning hearings with small children, elderly folks with walkers, probably a wheelchair or two as this is our community as it currently exists. These hearings will be a spectacle to behold with standing room only and parking full for blocks in every direction. I will bring popcorn for the crowd. You will not succeed.

We look forward to welcoming you as our neighbor. If you have other plans for the property, well, you have been warned.

Have a great day!

Jeff

**From:** [Kevin P](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** oppose rezoning 1851 e campobello  
**Date:** Thursday, February 1, 2024 7:35:32 PM

---

To who it may concern that I am opposed to the rezoning of 1851 E Campobello to multi -purpose  
Room

Thankyou

Kevin Patrick

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows

**From:** [Radmanptr](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Oppose 1851  
**Date:** Thursday, February 1, 2024 7:34:56 PM

---

I oppose the multi use rezoning at 1851 Campobello  
Thankyou  
Kevin Patrick  
602-465-2232

Thank you

**From:** [Nicole](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** No rezoning  
**Date:** Thursday, February 1, 2024 5:32:40 PM

---

Keep Camp Bello a residential neighborhood! Apartment buildings in that area will create riffraff in the area

Nicole Hatton

**From:** [Go Go Performance](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Screenshot Oppose 1851  
**Date:** Friday, February 2, 2024 2:40:29 PM

---

My response to OPPOSE Rezoning at 1851E. Campobello Dr.  
I passed out 43 Opposed name tags at Josh's first meeting and know one, let Josh or Jason speak about rezoning for high density Apartments, attendees were 100% OPPOSED  
Josh's has told multiple Neighbors there is no reason to fight him, Josh can get this pushed through, he has rezoning in his pocket. If this is passes, We will appeal.  
Not in our neighborhood

Sent from my T-Mobile 5G Device  
Get [Outlook for Android \[aka.ms\]](#)

1851 East Campbell potential buyer.

I will not relinquish my easement access, I have maintained, weeded, planted trees, gravel, etc, etc. Built and installed all fences and gates at the front of this property for the past 23+ years. This has been used as the only means of access for the property since the '60s. I have started a rigorous campaign to let the neighbors know how this will truly impact them.

If you decide to pursue this property, We will place signage opposing the molestation of our neighborhood for your commercial gain. There's also drainage issues on the property resulting in flooding since they have added fill material. the trustee Michael Lucero is not responding. If this issue is not addressed, I will go to litigation over this matter against the Lucero Trust for the property of 1851 East Campobello

Sincerely not your neighbor Tim Kelly

Sent from my T-Mobile 5G Device

Hello  
my name is

Opposed

Opposed

Hello  
my name is

Oppose

Hello  
my name is

Oppose

**From:** [zebko \(null\)](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Fwd: oppose rezoning at 1851 E Campo Bello Dr 85022  
**Date:** Saturday, February 3, 2024 5:00:06 PM

---

To Paradise Valley Village Planning,  
I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.  
It needs to remain R1-6.

NAME. STACY ZBYTEK

ADDRESS: 17224 N 19th Terrace, 85022

PHONE# or EMAL: zebko@aol.com

**From:** [Dan Lucas](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Campo Bello Dr  
**Date:** Monday, February 5, 2024 5:14:09 PM  
**Attachments:** [image173748.png](#)  
[image877976.png](#)  
[image123138.png](#)  
[image703000.png](#)  
[image636240.png](#)  
[image390032.png](#)

---

I oppose Rezoning at 1851 E. Campo Bello dr.  
My kids have friends in this neighborhood and I don't want to see multi unit apartments/homes here. There is enough traffic as it is.  
Thanks  
Dan



**Dan Lucas**  
Trauma Territory Manager

**Phone:** 610-930-1800 | **Mobile:** 602-332-8977

**Globus Medical, Inc.**  
2560 General Armistead Ave. Audubon, PA 19403



**Confidentiality Note:** This email is confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please contact the sender. Any views or opinions presented are solely those of the author and do not necessarily represent those of Globus Medical, Inc. Although this email and any attachments are believed to be free of any virus or other defects which might affect any computer or IT system into which they are received, no responsibility is accepted by Globus Medical, Inc. for any loss or damage arising in any way from the receipt or use thereof.

A banner with a blue-to-purple gradient background. On the left is the Globus Medical logo. In the center is the Nuvasive logo. To the right of the Nuvasive logo is the text "Uniting to advance patient care". On the far right is a rounded rectangular button with the text "Learn more".

**From:** [Jose Mora](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Opposition  
**Date:** Monday, February 5, 2024 2:47:30 PM

---

I'm opposed to reasoning at Campo bello dr

Enviado desde mi iPhone

**From:** [Richie C.](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Rezoning opposed  
**Date:** Monday, February 5, 2024 1:01:51 PM

---

I completely oppose the Rezoning at 1851 E. Campobello .

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Alan J. Vian

ADDRESS 17415 N 16<sup>th</sup> Place

PHONE# or EMAIL bentbiker1056@gmail.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME ANGELA WILSON

ADDRESS 1834 E ANDERSON DR

PHONE# or EMAIL 760-920-5501

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Arlene Weber

ADDRESS 1967 E. Village Dr

PHONE# or EMAIL 936-676-4495

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Brandi Letterly

ADDRESS 17225 N. 17<sup>th</sup> St. Phx. Az 85022

PHONE# or EMAIL 602.909.4687 or Brandi8511@yahoo.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME BRIAN TRAPAMOTTO

ADDRESS 17404 N 19TH RUM PHOENIX AZ 85022

PHONE# or EMAIL 480 234-7070 1941vtc@protonmail.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Carla Ward

ADDRESS 17412 N 16th PL PHX 85022

PHONE# or EMAIL 603 826 9254

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Chelsea Gerdt

ADDRESS 17406 N. 16th Place Phoenix, AZ 85022

PHONE# or EMAIL (559) 593-5792 chelseamgerdts@gmail.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Christian Ruckdashel

ADDRESS 17310 N 19th Ter Phoenix AZ 85022

PHONE# or EMAIL cruckdashel@live.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Christina Anderson

ADDRESS 2007 E. Helena Dr. Phoenix, AZ 85022

PHONE# or EMAIL (602) 485-7819

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Darnelle Dunn

ADDRESS 1620 East Angela Drive

PHONE# or EMAIL stanleydunn@hotmail.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Delainey Ducey

ADDRESS 839 E. Marconi Ave Phoenix, AZ 85022

PHONE# or EMAIL (602) 762-6294

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Derek GerdtS

ADDRESS 17406 N 16<sup>th</sup> Pl, Phoenix 85022

PHONE# or EMAIL 559-643-7860 derekwyerdts@gmail.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

**From:** [douglas.mangum](mailto:douglas.mangum)  
**To:** [Adrian G Zambrano](mailto:Adrian.G.Zambrano)  
**Subject:** Campo Bello Dr Rezoning  
**Date:** Tuesday, February 6, 2024 5:45:59 PM

---

Mr. Zambrano,

My apologies for the late email, I did not get your email address until last night's community meeting. My hope is that I am not too late to have this put into record.

I am completely against any rezoning, especially to high density tenements, on East Campo Bello Dr. Like many other people I have concerns about traffic, flooding, and parking. I also have concerns regarding safety and crime which have barely been addressed.

This leads me to my biggest concern and that is the cultural shift within the neighborhood that these apartments would bring.

Homeowners, whether they own single family homes, condos, or townhomes, are typically regarded as respectable, hard working, and upstanding citizens that are rooted in the community; while apartment dwellers move more frequently and care less about individual municipalities. Having an increased number of apartments would create a higher density of residents that wouldn't care about the community. Apartment complexes are additionally a magnet for crime due to population density and oftentimes socio-economic levels. Even nicer apartment complexes with high rents and a wide range of amenities do not generally display the moral and social equivalency of a single family home neighborhood.

This cultural change would not only affect the current residents, but property values and the social and economic demographics of future residents.

Thank you  
Douglas Mangum  
1936 E Campo Bello Dr.

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Emerald Lamy

ADDRESS 10888 N 70th St. Scottsdale, AZ

PHONE# or EMAIL (602) 789-7841

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Eric Van Obsten

ADDRESS 17227 19th Ave

PHONE# or EMAIL 480-544-7709

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME FILIP HUREA

ADDRESS 1902 E. CAMPO BELLO DR

PHONE# or EMAIL (602) 366-5684

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Gabrielle Stanford

ADDRESS 17437 N. 19th Run

PHONE# or EMAIL gng2005@yahoo.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Glenda Norris

ADDRESS 17431 N 16<sup>th</sup> PL Phoenix, AZ 85022

PHONE# or EMAIL 360-624-6450

*Glenda Norris*

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Haben Tewolde

ADDRESS 1842 E Anderson dr Phx Arizona

PHONE# or EMAIL 480-334-7642

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Jacob Tingle

ADDRESS 610 E Bell Rd

PHONE# or EMAIL 602-798-3734

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Janed Forst

ADDRESS 17212 N<sup>th</sup> 19<sup>th</sup> Street

PHONE# or EMAIL 267-407-1985

**CITY OF PHOENIX**  
FEB 06 2024  
**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Josh Lettely

ADDRESS 17225 N 17th St PHX 85022

PHONE# or EMAIL 602-549-8841 Junkyard946@gmail.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME JUAN M. Tapia

ADDRESS 1801 e Campo TR

PHONE# or EMAIL \_\_\_\_\_

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Kelsey Webb

ADDRESS 1850 E Anderson Dr

PHONE# or EMAIL kmath08@gmail.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Dr Mark Matheson

ADDRESS 1850 E Anderson

PHONE# or EMAIL dr Mark Matheson@gmail.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME LIGIA HUDREA

ADDRESS 1902 E. CAMPO BELLO DR.

PHONE# or EMAIL (602) 653-3922

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME MARIE FURPLE' ROYNDY

ADDRESS 17208 N. 17<sup>th</sup> ST.

PHONE# or EMAIL 602 541-6588

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Marlee Holley

ADDRESS 1851 E Campo Bello Dr Phx, AZ

PHONE# or EMAIL (602) 480-6850

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME MARTHA JOYCE

ADDRESS 1622 E ANGELA

PHONE# or EMAIL 602 278 6130

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

1

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Melanie Hunt

ADDRESS 17417 N. 16<sup>th</sup> Pl, Phoenix AZ 85022

PHONE# or EMAIL melbie72@yahoo.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Michelle Greco

ADDRESS 17420 N. 19th Ter. Phx

PHONE# or EMAIL michg819@gmail.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Michelle Humble

ADDRESS 1616 E. Angela Dr. Phoenix, AZ, 85022

PHONE# or EMAIL 760-899-6075 michellehumble103@gmail.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Mike Pomerantz

ADDRESS 1801 E Campo Bello Dr

PHONE# or EMAIL mikep3d@aol.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Nicole Rockdashel

ADDRESS 17310 N 19th Ter Phoenix, AZ 85027

PHONE# or EMAIL 928-716-6752

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

sisters  
Live in

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Raquel A Perdue

ADDRESS 15412 N Central Ave Phoenix AZ 85022

PHONE# or EMAIL Z.Perdue@cox.net

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Roger Anzini

ADDRESS 1616 E. ANGELA DR, PHOENIX, AZ 85022

PHONE# or EMAIL TWINKLESCOPE@YAHOO.COM

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME ROSALINE J. HUFF

ADDRESS 17620 N. 17<sup>th</sup> Place Unit #35 PHX, AZ 85022

PHONE# or EMAIL 413-397-4425

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Rosaura Diaz.

ADDRESS 1814 E Bell Road

PHONE# or EMAIL 602 559 8371

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Ruth Tekstar

ADDRESS 17418 N. 16<sup>th</sup> PL

PHONE# or EMAIL 602-992-8572

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Salma Tashjian

ADDRESS 17214 N. 18th Way Phx, AZ 85022

PHONE# or EMAIL 480.492.2047 / special.spice  
@yahoo.com

**CITY OF PHOENIX**

**FEB 06 2024**

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Scott Anderson

ADDRESS 2007 E. Helena Dr. Phoenix, AZ 85022

PHONE# or EMAIL (602)485-7819

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Seamus McQuinn

ADDRESS 1913 e. village dr

PHONE# or EMAIL (602) 315 - 0190

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Shane Sullivan

ADDRESS 1834 E. Anderson Dr., Phoenix Az 85022

PHONE# or EMAIL 210-557-4125

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

89.81070  
88.88

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Spencer Kelly

ADDRESS 1841 E. Campo Bello Dr Phoenix, Az 85022

PHONE# or EMAIL 602 931 4004

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Stanley Dunn

ADDRESS 1620 Angela Dr

PHONE# or EMAIL stanleydunn@hotmail.com

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Terry Karbrough

ADDRESS \_\_\_\_\_

PHONE# or EMAIL 17424 19th terr, ...

tyarb83@yahoo

**CITY OF PHOENIX**  
FEB 06 2024  
**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Letina Harris

ADDRESS 24113 N 16<sup>th</sup> Ave

PHONE# or EMAIL hm1551623@aol.com

*Need  
more*

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME VINOD BALAKUMAR.

ADDRESS 1845 E Hartford Ave, Phoenix, AZ - 85022

PHONE# or EMAIL 678-697-1680.

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

To Paradise Valley Village Planning,

I oppose any rezoning at the address of 1851 E Campo Bello Dr in Phoenix.

It needs to remain R1-6.

NAME Xavier Larry

ADDRESS 839 E Marconi Ave

PHONE# or EMAIL 562-480-5860

**CITY OF PHOENIX**

FEB 06 2024

**Planning & Development  
Department**

## Adrian G Zambrano

---

**From:** shane sullivan <shanesullivantt@gmail.com>  
**Sent:** Monday, February 12, 2024 11:36 AM  
**To:** Adrian G Zambrano  
**Subject:** Re: 1851 E Campobello Rezoning

My address is  
1834 e Anderson Dr. Phoenix AZ 85022

Sent from my iPhone

> On Feb 12, 2024, at 11:31 AM, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

>

> Hi Shane,

>

> Could you please provide your address for reference?

>

> Best regards,

>

> Adrian Zambrano,

> Planner II\*Village Planner

> Phone: 602-534-6057

> E-mail: adrian.zambrano@phoenix.gov

>

> City of Phoenix

> ► Planning & Development Department

> Long Range Planning Division, 3rd Floor

> 200 West Washington Street

> Phoenix, AZ 85003

>

> Mission: Planning, Development and Preservation for a Better Phoenix

>

>

> -----Original Message-----

> From: Adrian G Zambrano

> Sent: Thursday, February 8, 2024 9:07 AM

> To: shane sullivan <shanesullivantt@gmail.com>

> Subject: RE: 1851 E Campobello Rezoning

>

> Hi Shane,

>

> Thank you for your email. I have saved it to the case file.

>

> Best regards,

>

>

> Adrian Zambrano,

> Planner II\*Village Planner

> Phone: 602-534-6057  
> E-mail: adrian.zambrano@phoenix.gov  
>  
> City of Phoenix  
> ► Planning & Development Department  
> Long Range Planning Division, 3rd Floor  
> 200 West Washington Street  
> Phoenix, AZ 85003  
>  
> Mission: Planning, Development and Preservation for a Better Phoenix  
>  
>

> -----Original Message-----

> From: shane sullivan <shanesullivanTT@gmail.com>  
> Sent: Wednesday, February 7, 2024 5:49 PM  
> To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>  
> Subject: Fwd: 1851 E Campobello Rezoning  
>

> Hi Adrian,  
>

> I wanted to send an email to have it in writing that I strongly oppose the rezoning attempts for 1851 E Campobello. This property backs up to mine and I wish to vote to keep it as it is currently zoned. I will plan to attend any necessary meetings needed to make sure my position of opposing is known. If there is any necessary information, dates, locations, meetings, etc that I need to be aware of please let me know.  
>  
>

> Thank you,  
>

> --  
>

> Shane V. Sullivan  
> Mobile: (210) 557-4125  
> ShaneSullivanTT@gmail.com  
>  
>

> --  
>

> Best Regards,  
>

> Shane V. Sullivan  
> Mobile: (210) 557-4125  
> ShaneSullivanTT@gmail.com

## Adrian G Zambrano

---

**From:** douglas mangum <douglas.m.mangum@gmail.com>  
**Sent:** Thursday, February 29, 2024 4:23 PM  
**To:** Adrian G Zambrano  
**Subject:** Re: Campo Bello rezoning

Adrian

Thank you very much for the update and keeping us informed. Sadly, I will be out of town for work for both of those dates but my views and opinions have not changed. I still oppose any rezoning of the neighborhood at this time.

On Thu, Feb 29, 2024 at 14:50 Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)> wrote:

Hi Douglas,

Thank you for your email. I have saved it to the case file.

FYI, the applicant is requesting a continuance from the March 7 Planning Commission hearing date to the April 4 Planning Commission hearing date, and the case is listed on the continuance agenda on the Planning Commission agenda, which is now posted on the Public Meeting Notices website: <https://www.phoenix.gov/cityclerk/publicmeetings/notices>. The applicant has also amended their application to request the R-2 zoning district instead of the R-3A district and is working on updating their plans to decrease the density.

Best regards,

**Adrian Zambrano,**

Planner II\*Village Planner

Phone: 602-534-6057

E-mail: [adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)  
City of Phoenix

► Planning & Development Department

Long Range Planning Division, 3<sup>rd</sup> Floor

[200 West Washington Street \[google.com\]](#)

[Phoenix, AZ 85003 \[google.com\]](#)



[\[google.com\]](#)

**Mission:** Planning, Development and Preservation for a Better Phoenix

---

**From:** douglas mangum <[douglas.m.mangum@gmail.com](mailto:douglas.m.mangum@gmail.com)>  
**Sent:** Thursday, February 29, 2024 1:58 PM  
**To:** Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>  
**Subject:** Campo Bello rezoning

Mr. Zambrano

Please see the attached for opposing the revoking on Campo Bello.

Thank you

Douglas Mangum



## Thank You Campo Bello Neighbors!!

We want to thank everyone who mailed letters and took time out of their schedules to go to the rezoning meeting on February 5<sup>th</sup>. OUR numbers were great! It was a good showing of a neighborhood coming together.

Unfortunately, even with a 15-0 vote opposing the rezoning, the builder is going to attempt to sway the actual board on March 7<sup>th</sup> 2024 at 6 PM at 200 W. Jefferson Street. We understand with busy schedules, this may be difficult for people to attend. The city made provisions so people can attend virtually if they would like. Hopefully we can get even more people who oppose this business venture in OUR neighborhood to attend either virtually or in person. If we can persuade the board to side with us, the rezoning should be DOA, but they still have an appeal with the City Council after that.

The bottom line is the builder who does not live in our area is trying to force this project on us, even though the majority of residents are against it.

If you cannot attend in person, and you are unable to attend virtually, PLEASE complete the form at the bottom of the page and send it in to Adrian Zambrano who is gathering information for the board on the project at 1851 E. Campo Bello. If you need to attend virtually, please contact Adrian Zambrano for information on how to attend virtually.

Adrian's email address is [adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)

If you are unsure how to email or you need assistance with getting your opposition to Adrian, please call Tim Kelly at 602-576-1043. He will pick your letter up from you and ensure it goes to Adrian.

Thank you in advance for your participation in protecting our neighborhood!

---

To the City of Phoenix Rezoning/Planning Commission

I Erica Schoron am unable to attend the rezoning meeting due to other commitments. I live at 1936 E. Campo Bello Dr. and I am opposed to rezoning the property located at 1851 E. Campo Bello Drive in Phoenix.

If further information is needed to verify my opposition, please contact me by phone at 586-899-8081.

Signed:



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## Thank You Campo Bello Neighbors!!

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If you cannot attend in person, and you are unable to attend virtually, PLEASE complete the form at the bottom of the page and send it in to Adrian Zambrano who is gathering information for the board on the project at 1851 E. Campo Bello. If you need to attend virtually, please contact Adrian Zambrano for information on how to attend virtually.

Adrian's email address is [adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)

If you are unsure how to email or you need assistance with getting your opposition to Adrian, please call Tim Kelly at 602-576-1043. He will pick your letter up from you and ensure it goes to Adrian.

Thank you in advance for your participation in protecting our neighborhood!

---

To the City of Phoenix Rezoning/Planning Commission

I JACKSON DSWING am unable to attend the rezoning meeting due to other commitments. I live at 1931 E HAWKWOOD AVE PHOENIX AZ 85022 and I am opposed to rezoning the property located at 1851 E. Campo Bello Drive in Phoenix.

If further information is needed to verify my opposition, please contact me by phone at 480 528 6514

Signed:



## Racelle Escolar

---

**From:** A Google User <dbortness@gmail.com>  
**Sent:** Tuesday, March 5, 2024 5:49 PM  
**To:** PDD Planning Commission  
**Subject:** Rezoning Project Z-84-23

My comments to the rezoning:

A while ago, I was a consultant for traffic and traffic air quality studies for DRI's submitted to the Planning Commission in Hillsborough County, Florida. It was common to almost guess the daily traffic (VDT) on a road in small communities such as those along Campo Bello. It is a best guess answer based upon the traffic of nearby roads, peak hour, and conditions not shown on a plat. Campo Bello, in my opinion, cannot handle the additional traffic an apartment building will add not only to traffic movement but parking. There is an apartment on Bell Road that has parking spaces on the property, but those with added cars must park on Campo Bello road. There are many nights when everyone is home from work and the trip to the store, through the cars parked on both sides of the road is very hazardous. I am surprised we have not had some serious accidents. With additional parking on the east side of Campo Bello, the situation will worsen. We will be making sidewalks, already in need of repair, part of the road itself.

Additionally, I have noticed many projects here in Phoenix have roads so narrow that by measurement, if cars park on each side of the roadway or even if they park with one side on the embankment, fire trucks (trucks, not rescue vans) will have a gauntlet to drive through to get to a fire. Narrow streets like this help the developer build more and make a higher profit.

The character of the community will be changed as well. With a big apartment complex planned on 20<sup>th</sup> and Bell, I cannot see how an apartment building is justified in the name of inadequate housing for the area.

Respectfully submitted,  
David L. Bortness

## Racelle Escolar

---

**From:** zebko (null) <zebko@aol.com>  
**Sent:** Tuesday, March 5, 2024 4:35 PM  
**To:** PDD Planning Commission  
**Subject:** Opposed to rezoning case # Z-84-23-3

I am opposed to the rezoning of the property located at 1851 E. Campo Bello Drive in Phoenix 85022.

I live in Desert Wind Estates right next-door to this property. This project is nothing more than an investment for the developer. The minute that you approve his project you are saying that his profit is more important than our peaceful neighborhood and the equity in our homes. This project would no doubt lower our current property values. By approving this project you are allowing the developers to make a profit, but you are stealing from those of us who live here. You are stealing our equity in our homes, and you are stealing our peace. I 100% oppose this project. I'm speaking for myself, but I'm sure I am not alone when I say my home is the biggest investment that I will ever make. Please put our community wants and needs above the profits of a developer that lives in a big house on a hill and drives a luxury car. That is not the case for most of us in this community. Please do not put his profits above our equity and peaceful neighborhood.

Thank you,  
Stacy Zbytek  
Desert Wind Estates  
602-616-2458

**From:** Tristan Gragg <[tristan.gragg@gmail.com](mailto:tristan.gragg@gmail.com)>  
**Sent:** Tuesday, March 5, 2024 4:59:45 PM  
**To:** Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>  
**Subject:** Opposing Z-84-23

Hello,

My name is Tristan Gragg, and my family has lived at 1802 E Campo Bello Dr Lot 88 since 1984, and we **vehemently oppose** the apartments planned for 1851 E Campo Bello Dr, as we fear the loss of our own home from the owner of the Shadow Hills trailer park deciding to sell the land for redevelopment.

We also have major concerns about the street parking, as we already have a bottle neck slightly further down Campo Bello from the Villa Milano Condominiums that have the rear exit on Campo Bello. This has almost caused a great many accidents, as those vehicles obstruct the view of the west exit from the La Serena Apartments, almost causing head on collisions of those traveling eastbound on Campo Bello multiple times a day. We fear that the proposed apartments will begin to cause a similar issue.

--

From:  
Tristan A Gragg

## Racelle Escolar

---

**From:** Connie Gragg <connie.gragg@yahoo.com>  
**Sent:** Wednesday, March 6, 2024 3:17 PM  
**To:** Racelle Escolar  
**Subject:** Rezoning at 1851 E Campo Bello

Hello,

This email is regarding Case No. Z-84-23-3.

I understand that the applicant has changed their zoning request to R-2. In light of this change, I think that the case should be sent back to Village Planning Committee to start the process all over again, including requiring him to send out new notices that include a site map and giving ample time for the neighborhood to review this before any meeting.

Thank you,

Connie Gragg  
1802 E Campo Bello Dr Lot 88  
Connie.gragg@yahoo.com  
OPPOSING ALL REZONING

## Racelle Escolar

---

**From:** STAN <stanleydunn@hotmail.com>  
**Sent:** Wednesday, March 6, 2024 3:40 PM  
**To:** Racelle Escolar  
**Subject:** Case#z-84-23-3

Case #z-84-23-3

Seeing that the applicant has made a totally different request, I believe that the only logical option is to go back and start the process all over. Each of us will need a new sketch of the potential structures as well as an idea of how the parking will be planned. Also the entrance and exit paths for first responder vehicles, especially for fire trucks. The road in that area is very narrow and I am concerned about any tight turns the long fire trucks would have to make.

Thank you for your attention to this matter.

Stanley Dunn

Darnelle Dunn

1620 East Angela Drive.

Get [Outlook for Android \[aka.ms\]](#)

## Racelle Escolar

---

**From:** Kelsey Webb <kmath08@gmail.com>  
**Sent:** Wednesday, March 6, 2024 3:04 PM  
**To:** Racelle Escolar  
**Subject:** Case # Z-84-23-3

Hi Racelle,

I just found out through a neighbor that the applicant for case Z-84-23-3 has changed their rezoning request to R-2. Since this is a change from their original rezoning request, I think it should be reviewed by the Village Planning Committee again with new notices sent out. Since we weren't notified of this change through those original channels, it hasn't given the neighborhood enough time to review the new updates before the meeting process starts.

Thank you,  
Kelsey Webb  
1850 E Anderson Dr., Phoenix AZ, 85022

## Racelle Escolar

---

**From:** Martha Joyce <mjoyce15@cox.net>  
**Sent:** Wednesday, March 6, 2024 12:42 PM  
**To:** Racelle Escolar  
**Subject:** Zoning

The applicant who wants to rezone property on East Campo Bello Drive has changed the rezoning Request to R-2. I believe the case needs to be directed back to the Village Planning Committee and start the process all over again. The applicant needs to send out new notices that include site map, giving plenty of time for the neighborhood to review before the meeting process starts.

Thank you

Martha Joyce  
Sent from my iPhone

## Racelle Escolar

---

**From:** S G <slgragg@cox.net>  
**Sent:** Wednesday, March 6, 2024 4:14 PM  
**To:** Racelle Escolar  
**Subject:** Case # Z-84-23-3

Since applicant has changed their rezoning request to R-2 send the case back to Village Planning Committee to start over and send out new notices that include a site map, giving plenty of time for the neighborhood to review before the meeting process starts.

thank you

scott gragg  
1802 E Campobello DR

## Racelle Escolar

---

**From:** zebko (null) <zebko@aol.com>  
**Sent:** Wednesday, March 6, 2024 3:03 PM  
**To:** Racelle Escolar  
**Subject:** Case # Z-84-23-3

regarding Case # Z-84-23-3

Regarding 1851 E Campo Bello Rd rezoning.

Since applicant has changed their rezoning request to R-2 I believe the case should be sent back to Village Planning Committee and start the process over requiring the applicant to send out new notices that include a site map, giving plenty of time for the neighborhood to review before the meeting process starts.

Thank you,  
Stacy Zbytek  
17224 N 19th Terr  
Desert Wind Estates  
602-616-2458

## Racelle Escolar

---

**From:** cubbietoddnphx@aol.com  
**Sent:** Wednesday, March 6, 2024 8:24 PM  
**To:** Racelle Escolar  
**Subject:** Case Z-84-23-3

Ms. Escolar,

Good morning.

Re: Case # Z-84-23-3

Due to applicant's change w/rezoning request to R-2, please consider next course of action with return to Village Planning Committee and start the process over requiring applicant to send out new notices which include site map, allowing opportunity for the neighborhood to review before the meeting process commences.

Thank you in advance.

Mr. Todd Russ  
Resident of neighborhood

## Racelle Escolar

---

**From:** Tristan Gragg <tristan.gragg@gmail.com>  
**Sent:** Wednesday, March 6, 2024 1:10 PM  
**To:** Racelle Escolar  
**Subject:** Regarding Case # Z-84-23-3

Since applicant has changed their rezoning request to R-2 I believe the case should be sent back to Village Planning Committee and start the process over requiring the applicant to send out new notices that include a site map, giving plenty of time for the neighborhood to review before the meeting process starts.

## Adrian G Zambrano

---

**From:** Joshua Thompson <JThompson@lgohospitality.com>  
**Sent:** Thursday, March 7, 2024 4:09 PM  
**To:** Adrian G Zambrano  
**Subject:** In Opposition to the zoning of 1851 East Campo Bello Drive

Hi Adrian,

I was hoping to make it to the zoning meeting tonight but cannot, so I am writing this email instead. I live at 1942 East Campo Bello Drive, Phoenix, AZ 85022 and I am opposed to the rezoning of the property located at 1851 East Campo Bello Drive, Phoenix, AZ 85022. The street simply cannot handle any more cars/traffic on the street to include parking down the sides of East Campo Bello Drive. The street simply isn't big enough. This rezoning would make Campo Bello even more dangerous to live on. I would be afraid for kids to walk to and from school on East Campo Bello and people to walk their dogs on with all the extra traffic if this rezoning was approved. At the last hearing we also discussed the issues with the building design itself including drainage issues, increased crime and the easement of the property next door owned by Tim Kelly and his wife. I urge you to oppose the rezoning of this property. Please leave our little community alone and keep it safe. You have many residents that have lived here for years and years, do not destroy my neighborhood with a new apartment building. If you need further testimony or information from me, please feel free to reach out via email or phone. Thank you for your time.

Joshua E. Thompson | Director – Operations | Partner  
Cakeshop by LGO Hospitality • Grateful Spoon Gelato • LGO Bake Shop.  
Cell: [602.363.7306](tel:602.363.7306)  
PH: [602.254.5440](tel:602.254.5440)  
[gratefulspoon.com](http://gratefulspoon.com) [[protect-us.mimecast.com](mailto:protect-us.mimecast.com)]  
[lgobakeshop.com](http://lgobakeshop.com) [[protect-us.mimecast.com](mailto:protect-us.mimecast.com)]  
[lgocakeshop.com](http://lgocakeshop.com) [[protect-us.mimecast.com](mailto:protect-us.mimecast.com)]

Follow us @lgobakeshop and @lgocakeshop on Instagram!

To the City of Phoenix Rezoning/Planning Commission

I WAYNE CLOUD am unable to attend the rezoning meeting due to other commitments. I live at 17214 N. 20th St and I am opposed to rezoning the property located at 1851 E. Campo Bello Drive in Phoenix.

If further information is needed to verify my opposition, please contact me by phone at 602-300-0504

Signed:

Wayne Cloud

**CITY OF PHOENIX**

**MAR 08 2024**

**Planning & Development  
Department**

## Adrian G Zambrano

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**From:** Bodie Hull <surfshck@gmail.com>  
**Sent:** Wednesday, March 27, 2024 9:56 PM  
**To:** Adrian G Zambrano  
**Subject:** Case # Z-84-23-3.

Mr. Zambrano,  
I can imagine this isn't your neighborhood being rezoned!!!!  
So Let me be very clear!!  
I Oppose this and any rezoning at 1851 E. Campobello.  
Case # Z-84-23-3.

Make it a great day,

Bodie Hull  
With Gratitude,



[Click here to download my e-card and learn more :\) \[linko.page\]](#)

Cell- 602-315-4859

\*please excuse any grammatical errors\* sent from my iPhone

## Adrian G Zambrano

---

**From:** douglas mangum <douglas.m.mangum@gmail.com>  
**Sent:** Wednesday, March 27, 2024 10:59 PM  
**To:** Adrian G Zambrano  
**Subject:** Re: Rezoning Case No: Z-84-23-3

Douglas Mangum  
1936 E Campo Bello Dr, Phoenix, AZ 85022  
717-377-4293

I oppose ANY rezoning from the R1-6

## Adrian G Zambrano

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**From:** Kelly Kelly <kellykelly6483@gmail.com>  
**Sent:** Thursday, March 28, 2024 10:40 AM  
**To:** Adrian G Zambrano  
**Subject:** Fwd: Rezoning Case No: Z-84-23-3  
**Attachments:** 1851 E Campo Bello Dr Recorded Easement.pdf

Good morning Adrian,

I have one more thing I would like to have included in the staff report if possible. I honestly think I have already sent this to you but didn't want to take the time to see if I can find where I might have previously sent this and get this to you too late.

Attached is a copy of the Easement Agreement as recorded with Maricopa County in 1967 and is still in effect for the parcels to the east (1851 E Campo Bello Dr) and to the west (1841 E Campo Bello Dr). The land as stated included in the easement is "The West forty feet of the East one hundred eighty-one feet of the North one-half of Lot Nineteen, ANDREW ESTATES, according to the plat of record in the office of the County Recorder of Maricopa County, State of Arizona, in Book 34 of Maps, at page 33."

The previous site map submitted by the party requesting rezoning showed them wanting to use the easement area as a driveway and parking spaces for their tenants along with an area for trash receptacles. Parking and placing anything in the easement area would impede our ability to use the entire easement area for its intended use as stated in the Easement Agreement and is not permitted. As of the typing of this, we have not been provided with a new site map so we don't know if they are still intending on trying to use the easement for anything other than what is permitted. We have retained counsel and have had to wait for 1841 E Campo Bell LLC (Josh Ursu) to actually purchase the property before filing paperwork to sue them over this easement if they still do not wish to sign and have recorded the paperwork acknowledging the easement. This morning I was able to verify that the Warranty Deed transferring ownership to 1851 E Campo Bello LLC, an Arizona limited liability company was recorded March 15, 2024.

Thank you,  
Kelly Kelly

----- Forwarded message -----

From: **Kelly Kelly** <[kellykelly6483@gmail.com](mailto:kellykelly6483@gmail.com)>  
Date: Thu, 28 Mar 2024 at 09:48  
Subject: Re: Rezoning Case No: Z-84-23-3  
To: Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

Hi Adrian,

Thank you!!

Kelly Kelly

On Thu, 28 Mar 2024 at 09:22, Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)> wrote:

Hi Kelly,

I can save these videos to the case file and can forward them to the VPC members, but it won't save as a playable video in my staff report since it would just be a PDF.

Best regards,

**Adrian Zambrano,**

Planner II\*Village Planner



Phone: 602-534-6057

E-mail: [adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)  
City of Phoenix

PLANNING & DEVELOPMENT  
**PRESERVE  
SHAPE  
BUILD**

► Planning & Development Department

Long Range Planning Division, 3<sup>rd</sup> Floor

200 West Washington Street

Phoenix, AZ 85003

**Mission:** Planning, Development and Preservation for a Better Phoenix

---

**From:** Kelly Kelly <[kellykelly6483@gmail.com](mailto:kellykelly6483@gmail.com)>

**Sent:** Wednesday, March 27, 2024 2:37 PM

**To:** Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

**Subject:** RE: Rezoning Case No: Z-84-23-3

Hi Adrian,

Here are the traffic videos we are hoping to have included in the staff report.

Thank you,

Kelly Kelly

John Currie  
1851 E. Campo Bello Dr.  
Phoenix, Arizona 85022

DKT 6519 REC 103

10/14

1-2  
245202

EASEMENT

THIS AGREEMENT, made and entered into the 5<sup>th</sup> day of ~~March~~ <sup>April</sup>, 1967, by and between JOHN W. CURRIE and EDITH M. CURRIE, his wife, Parties of the First Part, and RONALD W. MITCHELL and HOLLY E. MITCHELL, his wife, not as tenants in common and not as community property estate, but as joint tenants with the right of survivorship, Parties of the Second Part,

W I T N E S S E T H :

WHEREAS, the Party of the First Part owns and has title to that real estate and real property located in the County of Maricopa, State of Arizona, described as follows:

The North one half of Lot Nineteen, ANDREW ESTATES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 34 of Maps, at page 33, except the South fifteen feet thereof;

WHEREAS, the Party of the First Part has heretofore sold and agreed to convey by agreement for sale of real estate to the party of the Second Part, the real property located in the County of Maricopa, State of Arizona, described as follows:

The South one half of Lot Nineteen, ANDREW ESTATES, and the South fifteen feet of the North one half of Lot Nineteen, ANDREW ESTATES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 34 of Maps at page 33; and

WHEREAS, as a material part and condition of said agreement for sale of real estate, the Party of the First Part agreed to and now desires to furnish Party of the Second Part an easement for ingress and egress over the North one half of Lot Nineteen, ANDREW ESTATES, except the South fifteen feet thereof;

DKT 6519 PAGE 104

WHEREAS, the Party of the Second Part caused to be recorded on February 5, 1966 in Docket 5908 pages 520-521, a Notice of Claim of Easement dated January 28, 1966 and the parties desire to supersede and amend said Notice of Claim of Easement in all its particulars by this Easement Agreement:

NOW, THEREFORE, Parties of the First Part in consideration of adequate value in hand paid and the covenants heretofore made between these parties in the Agreement for Sale of real estate dated August 18, 1965, do hereby grant, assign and set over to parties of the Second Part not as tenants in common and not as community property estate, but as joint tenants with right of survivorship, an easement for and the right of ingress to and egress <sup>from the</sup> South one half and the South fifteen feet of the North one half of Lot Nineteen, ANDREW ESTATES, and for public utilities, over and across the following described property:

The West forty feet of the East one hundred eighty-one feet of the North one-half of Lot Nineteen, ANDREW ESTATES, according to the plat of record in the office of the County Recorder of Maricopa County, State of Arizona, in book 54 of Maps, at page 55.

Party of the Second Part shall have the right to construct, repair and maintain a roadway for ingress and egress over and upon said easement, provided the same be at Party of the Second Part's own cost. Party of the Second Part shall have the right from time to time to trim and to cut down and clear away any and all trees and brush which now or hereafter in the opinion of Party of the Second Part may be a hazard to or interfere with the reasonable and intended use of said easement.

The Parties to this Easement, their successors in title and/or possession, all parties owning or in possession of property on the south, east or west side of this Easement, as well as any and all invitees of

**DKT 6519 PAGE 105**

or successors to any of the above, shall have full access to, use of, and enjoyment of this easement and any and all improvements thereto, including the roadway.

This Easement Agreement supersedes, fully amends and replaces of record and otherwise that certain Notice of Claim of Easement dated January 28, 1966, recorded February 5, 1966 in Docket 5908 at pages 520-521 in the Records of the County Recorder of Maricopa County, Arizona.

The provisions hereof shall inure to the benefit of and bind the heirs, successors, personal representatives and assigns of the respective parties hereto.

Parties of the Second Part of their execution hereof evidence their intention to acquire the rights granted and conveyed herein not as tenants in common and not as community property estate, but as joint tenants with right of survivorship.

IN WITNESS WHEREOF, the parties have executed these presents this day and year first above written.

PARTIES OF THE FIRST PART

John W. Currie  
JOHN W. CURRIE

Edith M. Currie  
EDITH M. CURRIE

PARTIES OF THE SECOND PART

Ronald W. Mitchell  
RONALD W. MITCHELL

Holly E. Mitchell  
HOLLY E. MITCHELL

STATE OF ARIZONA )  
                          ) ss.  
County of Maricopa)

On this, the 5<sup>th</sup> day of March, 1967, before me, the undersigned NOTARY PUBLIC, personally appeared JOHN W. CURRIE and EDITH M. CURRIE, Husband and Wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Linda M. [Signature]  
Notary Public

My commission expires: (NOTARIAL SEAL)

My Commission Expires Jan. 26, 1970

DKT 6519 PAGE 106

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa)

On this, the 31<sup>st</sup> day of March, 1967, before me, the under-  
signed NOTARY PUBLIC, personally appeared RONALD W. MITCHELL and HOLLY  
E. MITCHELL, Husband and Wife, known to me to be the persons whose  
names are subscribed to the foregoing instrument and acknowledged that  
they executed the same for the purposes therein contained.

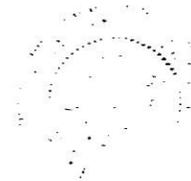
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Edw. J. Roper*  
Notary Public

My commission expires: (NOTARIAL SEAL)

Ariz. Const. Art. 18, Sec. 20

Unofficial Document



OL-DEED

61623

STATE OF ARIZONA  
County of Maricopa

I hereby certify that the with-  
in instrument was filed and re-  
corded at request of

ARIZONA TITLE

APR 12 1967 8:30 AM

103 6519/06  
Official  
said.

By *Edw. J. Roper*  
Deputy Recorder

200

## **Adrian G Zambrano**

---

**From:** Kelsey Webb <kmath08@gmail.com>  
**Sent:** Wednesday, March 27, 2024 8:14 PM  
**To:** Adrian G Zambrano  
**Subject:** Rezoning Case No: Z-84-23-3

Hello,

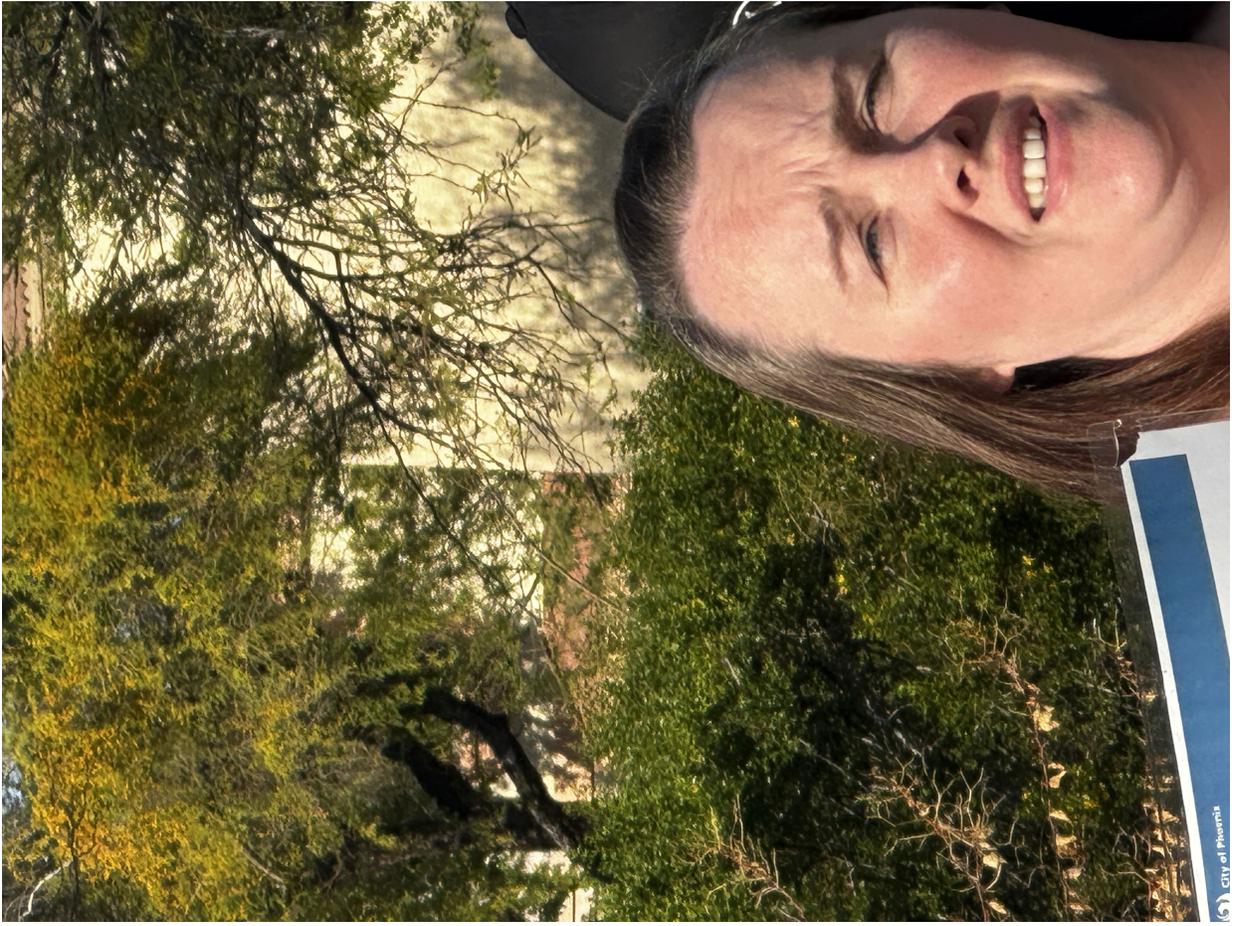
My name is Kelsey Webb and I live at 1850 E Anderson Dr, Phoenix AZ 85022

I am opposed to the rezoning request at 1851 Campo Bello. We live directly behind the lot and bought our home with the lot as is and feel that an apartment complex behind us would negatively impact our property value and privacy. Not to mention causing parking issues on Campo Bello.

Thank you,  
Kelsey Webb











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All rights reserved.  
www.fox.com

## Adrian G Zambrano

---

**From:** Kelly Kelly <kellykelly6483@gmail.com>  
**Sent:** Wednesday, March 27, 2024 2:31 PM  
**To:** Adrian G Zambrano  
**Subject:** Fwd: Campo photos  
**Attachments:** 20240216\_184218.jpg; 20240322\_162011.jpg; 20240217\_094121.jpg

Sorry, I forgot to tell you this email is regarding Rezoning Case No: Z-84-23-3

----- Forwarded message -----

**From:** Kelly Kelly <[kellykelly6483@gmail.com](mailto:kellykelly6483@gmail.com)>  
**Date:** Wed, 27 Mar 2024 at 14:09  
**Subject:** Fwd: Campo photos  
**To:** Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

Hello Adrian,

Is it too late to have these photos and videos of our traffic and parking problems that already exist along Campo Bello prior to Mr. Ursu's proposed development adding to it, included in the staff report?

The first picture was taken 2-16-24 and is in front of 1851 facing East.

Second picture was taken 3-22-24 and is the North side of Campo Bello across from the back exit of the apartment complex.

Third picture was taken 2-17-24 is the North side of Campo Bello at the Northeast corner of 1851 property. This stemmed from a welfare check on a female that appeared to be sleeping or passed out inside the car. When the police arrived she was very combative and paramedics ending up coming. She was taken away and the car was towed a few days later.

This email is just the three pictures. I will see if I can send you the two videos separately.

Thank you,  
Kelly Kelly

## **Adrian G Zambrano**

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**From:** Barry Noblitt <barrynoblitt1@gmail.com>  
**Sent:** Thursday, March 28, 2024 8:17 AM  
**To:** Adrian G Zambrano

I would like to oppose any zoning change to 1851 E Campobello case # Z-24-83-3 as will be to the detriment to our neighborhood thank you for your attention to this matter.

Barry Noblitt

## Adrian G Zambrano

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**From:** Brian A Trapanotto <1941vt@protonmail.com>  
**Sent:** Thursday, March 28, 2024 8:42 AM  
**To:** Adrian G Zambrano  
**Subject:** Rezoning Case No: Z-84-23-3 (1851 E. Campo Bello)

To the Honorable Adrian Zambrano,

I am writing to express opposition to any rezoning in question as a property owner and resident in close proximity to the land in question at 1851 E. Campo Bello in Phoenix as a former law enforcement officer with extensive knowledge in what high density housing will bring to an already overly congested neighborhood suffering from growing petty crime and related issues in regard to Title 10 (Criminal) and Title 13 (Traffic) codes in Arizona Revised Statutes, and as a law abiding tax paying citizen. Changing zoning from R1-6 will bring more congestion and crime into a neighborhood of residents who are overwhelmingly against any change in rezoning for the reasons listed and I am able to provide substantial empirical support to my statement.

My personal information is as follows.:

Brian A Trapanotto  
17404 N. 19th Run  
Phoenix, AZ 85022  
480 234-7070  
1941vt@protonmail.com

I would be more than willing to provide any support should you feel the need to collect data. Feel free to contact me.

Very Respectfully,  
Brian A Trapanotto

Sent with [Proton Mail \[proton.me\]](https://proton.me) secure email.

Very Respectfully,

Brian A Trapanotto

Sent with [Proton Mail \[proton.me\]](https://proton.me) secure email.

**Adrian G Zambrano**

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**From:** Connie Gragg <connie.gragg@yahoo.com>  
**Sent:** Thursday, March 28, 2024 6:50 AM  
**To:** Adrian G Zambrano  
**Subject:** Re: Rezoning Case No. Z-84-23-3

Hello,

My name is Connie Gragg, and I live at 1802 E Campo Bello Dr Lot 88. I am completely opposed to ANY rezoning in this neighborhood.

Thank you.

## Adrian G Zambrano

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**From:** A Google User <dbortness@gmail.com>  
**Sent:** Thursday, March 28, 2024 1:16 PM  
**To:** Adrian G Zambrano

**Adrian, please include this objection in your staff report.**

My address is 17314 N 19<sup>th</sup> Terrace, Phoenix AZ 85022 east of the proposed property. My email address is [dbortness@gmail.com](mailto:dbortness@gmail.com)

**I am opposed** to the request to change to R2 and the proposed 14 units. In fact, I am opposed to any change to the current zoning of R1-6 due to parking and peak hour traffic on Campo Bello.

Placing a traffic counter located in front of the parcel itself across Campo Bello for one day, as the developer tried, does nothing to gauge the effect of peak hour traffic, nor does it demonstrate the problem of parking on the street. The location of the placement was in the approximate middle of a roadway that has entry at both ends. Traffic entering Campo Bello from 20<sup>th</sup> or 16<sup>th</sup> Street and entering homes or parking along the sides of Campo Bello and before the traffic counters, is not counted. It is questionable whether a fire truck (not a rescue van) can even traverse Campo Bello near where a townhouse complex on Bell Road has its parking, since one side of Campo Bello at that point has a curb. There is no sidewalk at that strip of road to park even part of the car.

In the evening and night, cars going either way on Campo Bello must pull to the side to let the car coming at them go through. Just the decision as to who goes forward is a traffic hazard enough. We do not need that problem all the way down Campo Bello. Assuming 2 occupants per apartment, at least 14 spaces will be required in the complex. For any overage of 1 car, multiple cars in the family or visitors, they will have to park in the street. Our group of homes has the same parking problem within the complex and outside of it. I have measured the width of the roads here, and I doubt a fire truck can get through. I know a rescue van can but it cannot put out fires. And we each have a two-car garage and driveway.

An apartment complex will not only change the character of the community, it will lower my property value. One person's "highest and best use" is mine also.

Thanks,

David Bortness

## Adrian G Zambrano

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**From:** gilhatch32@yahoo.com  
**Sent:** Thursday, March 28, 2024 8:06 AM  
**To:** Adrian G Zambrano  
**Subject:** Rezoning

adrian  
I Oppose any rezoning at 1851 E. Campobello.  
Case # Z-84-23-3.

Thanks

G.R. Hatch  
G.R.'s Pest Control  
2306 N. Bullmoose Dr.  
Chandler, AZ 85224  
480-229-6341

[https://urldefense.com/v3/\\_\\_http://Www.grspestcontrol.com\\_\\_;!!LkjWUF49MRd51\\_ry!al380MKLE4LunXwJdq3VVcukCpRtqXT9Cg7THCwqZ\\_h-rPdPoZ4ajKzf4lol\\_BC4LSavxBc33W2oE59GpFfMqTpJvOg6\\$](https://urldefense.com/v3/__http://Www.grspestcontrol.com__;!!LkjWUF49MRd51_ry!al380MKLE4LunXwJdq3VVcukCpRtqXT9Cg7THCwqZ_h-rPdPoZ4ajKzf4lol_BC4LSavxBc33W2oE59GpFfMqTpJvOg6$)

## Adrian G Zambrano

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**From:** Jose Loeza <joseloezaremax@gmail.com>  
**Sent:** Thursday, March 28, 2024 1:03 PM  
**To:** Adrian G Zambrano  
**Subject:** Re: Rezoning Case No: Z-84-23-3

JOSE LOEZA

1945 E CAMPO BELLO DR, PHOENIX, AZ 85022

I opposed to the request to change to R2 and the proposed 14 units

Sorry, I just read this email. I hope it is not too late. Thanks!

*Jose Loeza*

**Direct: 310-259-8313**

[Joseloezaremax@gmail.com](mailto:joseloezaremax@gmail.com)

## Adrian G Zambrano

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**From:** Martha Joyce <mjoyce15@cox.net>  
**Sent:** Thursday, March 28, 2024 9:17 AM  
**To:** Adrian G Zambrano  
**Subject:** Re: Opposed to rezoning to R1-6

Z-84-23-3

Sent from my iPhone

> On Mar 28, 2024, at 9:14 AM, Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

>

> Hi Martha,

>

> Can you please clarify the rezoning case number?

>

> Best regards,

>

> Adrian Zambrano,

> Planner II\*Village Planner

> Phone: 602-534-6057

> E-mail: adrian.zambrano@phoenix.gov

>

> City of Phoenix

> ► Planning & Development Department

> Long Range Planning Division, 3rd Floor

> 200 West Washington Street

> Phoenix, AZ 85003

>

> Mission: Planning, Development and Preservation for a Better Phoenix

>

>

> -----Original Message-----

> From: Martha Joyce <mjoyce15@cox.net>

> Sent: Thursday, March 28, 2024 9:09 AM

> To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>

> Subject: Opposed to rezoning to R1-6

>

> Martha Joyce

> 1622 East Angela Drive

> Phoenix. 85022

>

> Sent from my iPhone

## **Adrian G Zambrano**

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**From:** Rikki Partin <partin.rikki@yahoo.com>  
**Sent:** Thursday, March 28, 2024 8:35 AM  
**To:** Adrian G Zambrano  
**Subject:** Oppose Rezoning Case #Z-84-23-3

*Good morning, Adrian,*

*I am writing to express my strong opposition to Case #Z-84-23-3 to the zoning request at 1851 E Campobello In Phoenix.*

*While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the neighborhoods are completely opposed to the addition of housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.*

*I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.*

*Thank you for your continued service and support of our community.*

*Best regards,  
Rikki Brugueras*

## Adrian G Zambrano

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**From:** Susanna Davis <susanna2160@gmail.com>  
**Sent:** Thursday, March 28, 2024 12:57 PM  
**To:** Adrian G Zambrano  
**Subject:** Reasoning case No. 84-23-3

Re: Rezoning at 1851 E Campo Bello

Susanna Davis  
1701 E Campo Bello Dr  
Phx 85022

I want to express my opposition of rezoning to R2 and strongly opposed to 14 units. Any change to the current zoning is going to cause major traffic on Campo Bello Dr. The neighbors have called the police at least 3 times because the city did not allow enough parking in the condos next to me. They park on Campo Bello killing plants, removing landscape stakes and even pushed back boulders installed by city. Any more traffic on our narrow street is not acceptable especially knowing there is no entrance/exit to Bell. The neighborhood of 75 plus residents is currently revegetating our street and any more folks parking in non dust free areas will diminish the work we are doing. The 2 car per apartment allowance is not enough because this is what the condos have. Because of today's economy with high rental prices most folks I have talked to in the condos next to me have 2-3 room mates creating as much as 4 cars per unit. My friends car was stolen from in front of my house some 5 months ago. My locking mailbox was broken into and my mail stolen last week. In fact just last night the police came to have cars removed from parking along Campo Bello. This is an already busy street with cars driving very fast, any change to rezoning is a bad idea.

Respectfully  
Susanna Davis  
602-570-2224  
Susanna2160@gmail.com

## **Adrian G Zambrano**

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**From:** cubbietoddnphx@aol.com  
**Sent:** Thursday, March 28, 2024 1:38 PM  
**To:** Adrian G Zambrano  
**Subject:** Re: Case No: 2-8423-3

Good day.

Mr Todd Russ  
17421 N 19th Run Campo Bello  
Phoenix AZ 85008

Opposed to units and or any structurally recent development changes.

Please stop.

Thank you.

[Sent from the all new AOL app for iOS \[apps.apple.com\]](#)

## **Adrian G Zambrano**

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**From:** Tristan Gragg <tristan.gragg@gmail.com>  
**Sent:** Thursday, March 28, 2024 2:31 PM  
**To:** Adrian G Zambrano  
**Subject:** Re: Rezoning Case No: Z-84-23-3

My name is Tristan Gragg, living at 1802 E Campo Bello Dr Lot 88, Phoenix, AZ 85022 and I am vehemently against any rezoning regarding 1851 E Campo Bello Dr. My family has been living here since 1984, being one of the first to move into any of the mobile home lots. It is my, and my family's fear that the sale and rezoning of this property will open the floodgates for other property developers to purchase the remaining properties on E Campo Bello Dr, leaving all of those that own the mobile homes out of luck and on the streets.

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From:  
Tristan A Gragg

**From:** [Shane Sullivan](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Re: Rezoning Case No: Z-84-23-3  
**Date:** Thursday, March 28, 2024 6:38:17 PM

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Hi Adrian,

This email is for records.

I wanted to send an email regarding the new rezoning changes that are trying to be pushed through.

I live at 1834 e Anderson dr. Phoenix AZ 85022.

I oppose any and all rezoning efforts at this location.

Shane Sullivan