

## ATTACHMENT D

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



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**To:** Departments Concerned  
**From:** Joshua Bednarek  
Planning & Development Department Director

**Date:** November 17, 2025

**Subject: P.H.O. APPLICATION NO. PHO-1-25--Z-25-25-4 – Notice of Pending Actions by the Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **December 17, 2025**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **November 24, 2025**.

### **DISTRIBUTION**

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



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**APPLICATION FOR PLANNING HEARING OFFICER ACTION**  
**APPLICATION NO: PHO-1-25-Z-25-25-4**  
**Council District: 4**

**Request For:** Stipulation Modification

**Reason for Request:** 1) Request to delete Stipulation 1 regarding allowed density.  
2) Request to delete Stipulation 12 regarding right-of-way dedication.

**HEARING INFORMATION**

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	12-17-2025	10:00 AM	Meetings to be held virtually

**Contact Information**

Name	Relationship Type	Address	Phone	Fax	Email
David Aller, Wayne Properties LLC.	Owner	5114 East Janice Way Scottsdale AZ 85254	602-295-3151		allerbuilds@gmail.com
Chad Barber, Fenix CRE	Applicant	1637 East McDowell Road Phoenix AZ 85006	602-332-1768		chad@fenixcre.com
Chad Barber, Fenix CRE	Representative	1637 East McDowell Road Phoenix AZ 85006	602-332-1768		chad@fenixcre.com

**Property Location:** Approximately 165 feet west of the northwest corner of 13th Place and Campbell Avenue

**Acreage:** 1.28

**Geographic Information**

Zoning Map H9	APN 155-09-035	Quarter Section Q18-30
Village: Camelback East		

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

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

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

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

**Fee Information**

Fee	Fee Waived	Fee Date	Purpose

\$1,080.00

\$0.00

10/13/25

PHO (1-2 stipulations)



DEVELOPMENT | INVESTMENTS | BROKERAGE

Chad A. Barber  
1637 E. McDowell Rd  
Phoenix, AZ 85006  
602-332-1768  
[chad@fenixcre.com](mailto:chad@fenixcre.com)

September 25, 2025

**Re: PHO Request PHO-48-25 for Zoning Case Z-25-25-4  
1306 E. Campbell Ave, Phoenix, AZ 85014**

To whom it may concern,

I, Chad Barber, respectfully request that Stipulations 1 and 12 to be removed from zoning case Z-25-25-4.

**Stipulation 1**

~~The development shall have a maximum of 12 dwelling units.~~

**Rationale:** Stipulation 1 limits the total number of dwelling units to 12. I respectfully request to remove this density cap and to have all development standards revert to current R-3 standards including the density calculations. While I understand the intent of the City Planners to limit the impact to surrounding single family residences from “higher density” developments, I believe this stipulation is too restrictive.

1. The site already meets the General Plan Land Use and fits the scale and character of the surrounding area with normal R-3 development standards.
2. My proposal to remove the stipulation will add much needed housing options to the neighborhood. This is a very family orientated neighborhood having Madison Park and Madison Highland Prep a few blocks away which serves families from Pre-School through 12<sup>th</sup> grade. The previous proposal contained much smaller dwelling units that would be geared towards single occupants. My new proposal for townhome-style units will help contribute to the missing middle housing shortage that Phoenix is currently experiencing. With the influx of A-Class multifamily being

built and single-family residences being extremely expensive to purchase or rent right now, this product type is exactly what is needed for the short term and in the long-term housing plans of the City that is sorely needed.

3. There was **zero** neighborhood opposition to the previous proposal. It's my belief that the neighborhood is generally supportive of well-designed and well-built developments in this neighborhood.
4. Impact to the adjacent properties: Of the 8 parcels that are adjacent to the subject site, only 2 of them are classified as "Owner Occupied Residential", meaning the other 6 parcels are classified as either "Non-Primary" or considered multifamily or "Rental Residential" (**Exhibit 1**). I understand the importance of creating maximum buffers and enhancing privacy to the surrounding neighborhood. Whether that is planting nice sized shade trees that provide privacy or not constructing 2<sup>nd</sup> story patios or balconies, to the placement of guest parking to provide as much distance from the buildings to the property lines, I strive to create a community where everyone is as comfortable as they can possibly be.

### **Stipulation 12**

~~A minimum 30 feet of right-of-way shall be dedicated for the south side of Minnezona Avenue, for a depth of 20 feet as measured from the western property line.~~

**Rationale:** Stipulation 12 requires that a permanent ROW be established at the Northwest corner of the site. It's my belief, that this ROW is not necessary as it only establishes the ROW for only the southern ½ of Minnezona Ave. Being only potentially a half street improvement, there is very little chance this ROW will ever be utilized for vehicle traffic including refuse, and fire services as the area and dimensions do not meet current code. This space would be better utilized as common area, amenities, and water retention for the proposed development.

Thank you for your time in reviewing my request. I look forward to discussing these matters in person.

Respectfully,

*Chad A. Barber*

Chad A. Barber

# EXHIBIT 1

1237 E Minnezona Ave, Phoenix, AZ 85014-4228

## Maricopa Assessor Parcel # 155-09-050-A



### Property Information

Property Owner LOUIS P POWELL  
LOUIS PHILIP POWELL  
TRUST

### Area Information

Subdivision LINCOLN SQUARE PLA  
Section/Town/Range 21/2N/3E

Property Address 1237 E Minnezona Ave  
Phoenix, AZ 85014-4228  
Maricopa County

Census Tract 108602

Tax Mailing Address Louis P Powell  
1237 E Minnezona Ave  
Phoenix, AZ 85014-4228

Census Block 2004

Property Type (0131) SFR GRADE 010-3  
URBAN SUBDIV

Latitude 33.5026068380025

Legal Class (03-01) OWNER  
OCCUPIED RESID

Longitude -112.054244411646

Lot/Block/Tract 11/-

Tax Area 381300

MCR Number 002541

Tax Municipality Phoenix

School Districts Madison Elementary  
District#38  
Phoenix Union High Sch  
District#210

### Legal Description

#### Abbr. Legal Description

LOT 11 LINCOLN SQUARE PLAT A MCR 002541

#### Full Legal Description

LINCOLN SQUARE PLAT A MCR 25/41 LOT 11 & ALSO PA  
ALLEY ADJ SLY & PART 13TH ST LY ELY SD LOT ABAND  
97-0030826

## Land Areas

Lot	County Zone	City Zone
Size: 0.257 acres / 11,216 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus):

## Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV Class:: CLASS R3, AVERAGE

Structure Information	Construction	Additional Features
Rooms: 6	Roof Material: ASPHALT SHINGLE	A/C: REFRIGERATION
Bathroom Fixtures: 6	Heat: YES	Patio: SLAB & COVERED
Living Area: 1,771 sqft	Construction: OTHER	Covered Parking: CARPORT - 1
Year Built: 1938	Added Attached: 1,042 sqft	Added Detached: None
Stories: S		

## Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
08/15/2017	LOUIS P POWELL LOUIS PHILIP POWELL TRUST	LOUIS P POWELL	\$0	\$0	\$0	Special Warranty			201706023
08/28/1997	LOUIS P POWELL	SCOTT T & DENISE L HESS	\$88,000	\$17,600	\$70,400	Warranty	Fannie/Freddie		199705947

## Loan Origination History: \$

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
10/15/2007	POWELL,LOUIS P	M & I MARSHALL & ISLEY BANK	\$25,000		20071123235

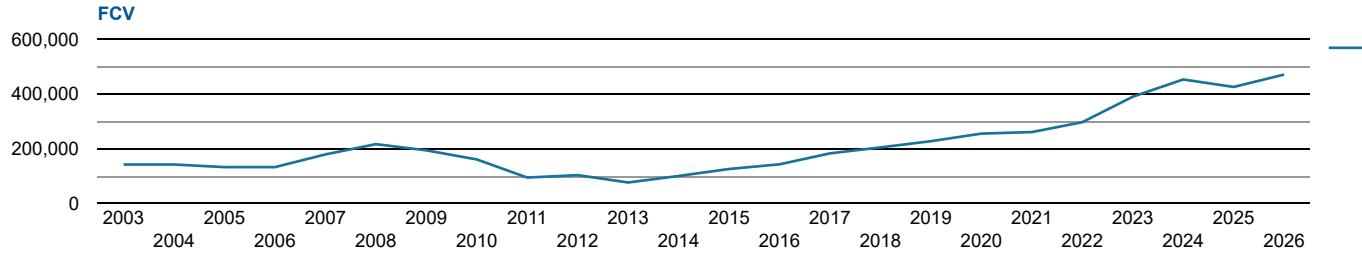
## Subdivision - LINCOLN SQUARE PLAT A

Subdivision Details	Stories	Average House
Improved Lots: 40	Single Story: 40	Sqft: 1,457
Year Built Range: 1929 - 2019	Multiple Story: 0	Lot Sqft: 7,878
With Pool: 3 (8%)		Fixtures: 4

## Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pr
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FCV Improvement	\$237,100	\$311,600	\$362,000	\$340,200	\$376
FCV Land	\$59,200	\$77,900	\$90,500	\$85,000	\$94
FCV Total	\$296,300	\$389,500	\$452,500	\$425,200	\$470
FCV YoY Change	14%	31%	16%	-6%	
Assessed FCV	\$29,630	\$38,950	\$45,250	\$42,520	\$47
LPV Total	\$183,583	\$192,762	\$202,400	\$212,520	\$223
State Aid	\$315	\$319	\$322	\$0	
Tax Amount	\$2,178	\$2,250	\$2,317	\$0	



## ⚠ Flood Information

Map Number: 04013C1745L  
 Map Date: 2013-10-16  
 Panel: 1745L  
 FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

## 1300 E Campbell Ave, Phoenix, AZ 85014-4222

### Maricopa Assessor Parcel # 155-09-049-A



#### Property Information

Property Owner: SANDY L ARNOLD

#### Area Information

Subdivision: LINCOLN SQUARE PLA1

Property Address: 1300 E Campbell Ave, Phoenix, AZ 85014-4222, Maricopa County

Section/Town/Range: 21/2N/3E

Tax Mailing Address: Sandy L Arnold, 1300 E Campbell Ave, Phoenix, AZ 85014-4222

Census Tract: 108602

Census Block: 2004

Property Type: (0131) SFR GRADE 010-3 URBAN SUBDIV

Latitude: 33.5022414446594

Legal Class: (03-01) OWNER OCCUPIED RESID

Longitude: -112.054246021077

Lot/Block/Tract: 10/-

Tax Area: 381300

MCR Number: 002541

Tax Municipality: Phoenix

School Districts: Madison Elementary District#38  
Phoenix Union High Sch District#210

#### Legal Description

##### Abbr. Legal Description

LOT 10 LINCOLN SQUARE PLAT A MCR 002541

##### Full Legal Description

LINCOLN SQUARE PLAT A MCR 25/41 LOT 10 & ALSO PT 13TH ST LY ELY SD LOT ABAND P/F 97-0390067 & ALSO PART ABAND ALLEY ADJ NLY OF SD LOT P/F 97-0030826

### Land Areas

Lot	County Zone	City Zone
Size: 0.257 acres / 11,216 sqft	[M-M] MULTI-FAMILY, MEDIUM DENSITY (2,500 - 3,999 SF):	[R-3] Multiple Family Residence (Detached SF 5 To 6.5 Or 12 W/Bonus) (Attached 14.5 To 15.23 Or 17.4 W/Bonus):

### Structure:

#### (0131) SFR GRADE 010-3 URBAN SUBDIV

Class:: CLASS R3, AVERAGE

##### Structure Information

Rooms: 5  
Bathroom Fixtures: 3  
Living Area: 1,140 sqft  
Year Built: 1947  
Stories: S

##### Construction

Roof Material: ASPHALT SHINGLE  
Heat: YES  
Construction: FRAME WOOD  
Added Attached: None

##### Additional Features

A/C: EVAPORATIVE COOLING  
Patio: COVERED  
Covered Parking: NONE - 0  
Added Detached: None

### Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
05/20/2021	SANDY L ARNOLD	SANDY L ARNOLD	\$0	\$0	\$465,000	Quit Claim	Fha		20210562256
11/18/2019	CATHERINE ARNOLD	THURMAN L ARNOLD	\$0	\$0	\$0	Death Certificate			20190928261

### Loan Origination History: \$

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
05/20/2021	ARNOLD,SANDY L	AMERICAN ADVISORS GROUP	\$465,000	Conventional	20210562257

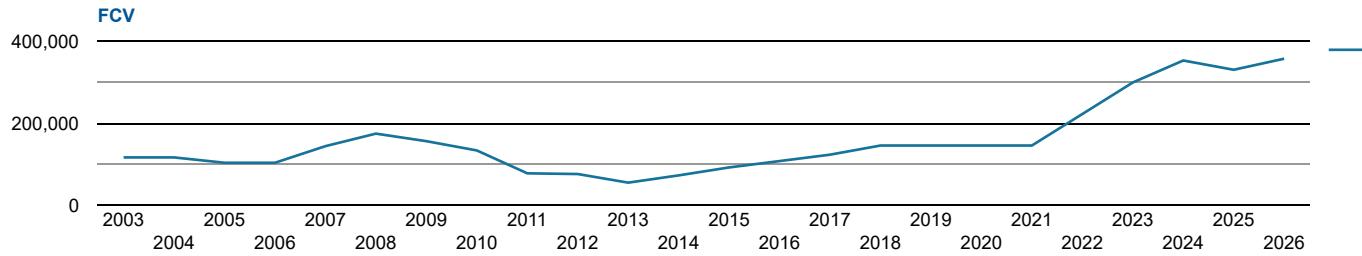
### Subdivision - LINCOLN SQUARE PLAT A

Subdivision Details	Stories	Average House
Improved Lots: 40 Year Built Range: 1929 - 2019 With Pool: 3 (8%)	Single Story: 40 Multiple Story: 0	Sqft: 1,457 Lot Sqft: 7,878 Fixtures: 4

### Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pr
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FCV Improvement	\$177,900	\$239,400	\$282,300	\$264,200	\$285
FCV Land	\$44,400	\$59,800	\$70,500	\$66,000	\$71
FCV Total	\$222,300	\$299,200	\$352,800	\$330,200	\$357
FCV YoY Change	53%	35%	18%	-6%	
Assessed FCV	\$22,230	\$29,920	\$35,280	\$33,020	\$35
LPV Total	\$89,387	\$93,856	\$98,549	\$103,476	\$108
State Aid	\$153	\$155	\$157	\$0	
Tax Amount	\$1,060	\$1,096	\$1,128	\$0	



## ⚠ Flood Information

Map Number: 04013C1745L  
 Map Date: 2013-10-16  
 Panel: 1745L  
 FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

213K 1320 E Campbell Ave, Phoenix, AZ 85014-4254 (Closed)

Maricopa Assessor Parcel # 155-09-025



■ Sold      ■ Pending      ■ Off Market  
■ Active      ■ Cancelled      ■ Foreclosure  
■ UCB      ■ Expired      ■ Coming Soon

Property Information

Property Owner: CASA CAMPBELL LLC

Area Information

Subdivision: CLIFTON PLACE

Property Address: 1320 E Campbell Ave, Phoenix, AZ 85014-4254  
Maricopa County

Section/Town/Range: 21/2N/3E  
Census Tract: 108602  
Census Block: 2004

Tax Mailing Address: Casa Campbell LLC  
2942 N 24Th St Ste 114481  
Phoenix, AZ 85016-7887

Latitude: 33.5022664320301  
Longitude: -112.053452601954

Property Type: (0131) SFR GRADE 010-3 URBAN SUBDIV  
Legal Class: (04-02) RENTAL RESIDENTIAL

Latitude: 33.5022664320301  
Longitude: -112.053452601954  
Tax Area: 381300  
Tax Municipality: Phoenix

Lot/Block/Tract: 2/-/ -  
MCR Number: 002146

School Districts: Madison Elementary District#38  
Phoenix Union High Sch District#210

Legal Description

Abbr. Legal Description: N/A

Full Legal Description: CLIFTON PLACE

Land Areas

Lot	County Zone	City Zone
Size: 0.234 acres / 10,200 sqft	[M-M] MULTI-FAMILY, MEDIUM DENSITY (2,500 - 3,999 SF):	[R-3] Multiple Family Residence (Detached SF 5 To 6.5 Or 12 W/Bonus) (Attached 14.5 To 15.23 Or 17.4 W/Bonus):

Structure: 

(0131) SFR GRADE 010-3 URBAN SUBDIV

Class:: CLASS R3, AVERAGE

Structure Information

Rooms: 8  
 Bathroom Fixtures: 9  
 Living Area: 2,918 sqft  
 Year Built: 1968  
 Stories: M

Construction

Roof Material: ASPHALT SHINGLE  
 Heat: YES  
 Construction: 8" PAINTED BLOCK  
 Added Attached: None

Additional Features

A/C: REFRIGERATION  
 Patio: NONE  
 Covered Parking: GARAGE & CARPORT - 5  
 Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
02/14/2018	CASA CAMPBELL LLC	CASA DOMINGUEZ LLC	\$0	\$0	\$0	Special Warranty		201801140-	
02/19/2016	CASA DOMINGUEZ LLC	JEFFREY D COSTLOW	\$212,500	\$212,500	\$0	Warranty		Normal Sale	201601048
10/22/2001	JEFFREY D COSTLOW	MIKE & LESLIE K KAMINSKI	\$126,000	\$31,500	\$94,500	Warranty	Fannie/Freddie		200109797
08/05/1991	JEFF ROBERTSON		\$0	\$0	\$32,409	Deed	Conventional		199103617
09/01/1977	MIKE & LESLIE K KAMINSKI		\$0	\$0	\$0	Deed			12411-0677

No Loan History: \$

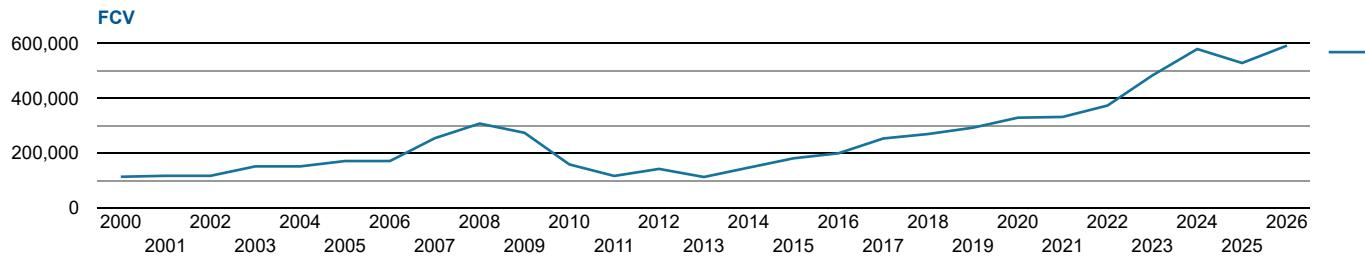
Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31	Single Story: 29	Sqft: 1,275
Year Built Range: 1924 - 2005	Multiple Story: 2	Lot Sqft: 7,688
With Pool: 5 (16%)		Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improvement	\$298,400		\$386,600		\$463,700	\$422,800	\$473
FCV Land	\$74,600		\$96,600		\$115,900	\$105,700	\$118
FCV Total							

FCV YoY Change	\$373,000	\$483,200	\$579,600	\$528,500	\$592
Assessed FCV	13%	30%	20%	-9%	
LPV Total	\$37,300	\$48,320	\$57,960	\$52,850	\$59
State Aid	\$241,695	\$253,780	\$266,469	\$279,792	\$293
Tax Amount	\$0	\$0	\$0	\$0	
	\$3,281	\$3,382	\$3,475	\$0	



## ⚠ Flood Information

Map Number: 04013C1745L  
 Map Date: 2013-10-16  
 Panel: 1745L  
 FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

4502 N 13Th Pl, Phoenix, AZ 85014-4206

### Maricopa Assessor Parcel # 155-09-026



#### Property Information

Property Owner	SECOND HAND LIONS LLC	Subdivision	CLIFTON PLACE
Property Address	4502 N 13Th Pl Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Second Hand Lions LLC 4723 N 12Th St Phoenix, AZ 85014-4038	Census Tract	108602
Property Type	(0121) SFR GRADE 010-2 URBAN SUBDIV	Latitude	33.5025336279367
Legal Class	(04-01) NON-PRIMARY	Longitude	-112.053339979362
Lot/Block/Tract	3/-	Tax Area	381300
MCR Number	002146	Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High Sch District#210

#### Legal Description

Abbr. Legal Description	N/A
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Full Legal Description	CLIFTON PLACE
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### Land Areas

Lot	County Zone	City Zone
Size: 0.136 acres / 5,933 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus):

### Structure:

(0121) SFR GRADE 010-2 URBAN SUBDIV		Class::	CLASS R2, MINIMUM
Rooms: 4	Roof Material: ASPHALT SHINGLE	A/C: EVAPORATIVE COOLING	
Bathroom Fixtures: 3	Heat: YES	Patio: COVERED	
Living Area: 1,266 sqft	Construction: FRAME WOOD	Covered Parking: CARPORT - 2	
Year Built: 1924	Added Attached: 542 sqft	Added Detached: None	
Stories: S			

### Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
11/19/2012	SECOND HAND LIONS LLC	TIMOTHY J ROSE	\$0	\$0	\$0	Quit Claim			2012105175
11/29/2011	TIMOTHY J ROSE	BANK OF NEW YORK	\$27,600	\$27,600	\$0	Special Warranty	Bank Sale	2011098405	
08/18/2011	BANK OF NEW YORK	OBIE & CLARA QUIROZ	\$31,050	\$0	\$0	Trustees	Reverted	2011069175	
02/07/2006	OBIE & CLARA QUIROZ	MY T MURPHY	\$0	\$0	\$0	Warranty		2006017367	
12/01/2004	OBIE & CLARA QUIROZ	MY T MURPHY	\$65,000	\$0	\$68,600	Warranty	Private Lender	2004140940	
03/01/1991	MY THI MURPHY		\$0	\$0	\$0	Deed		1991008742	

### Loan Origination History: \$

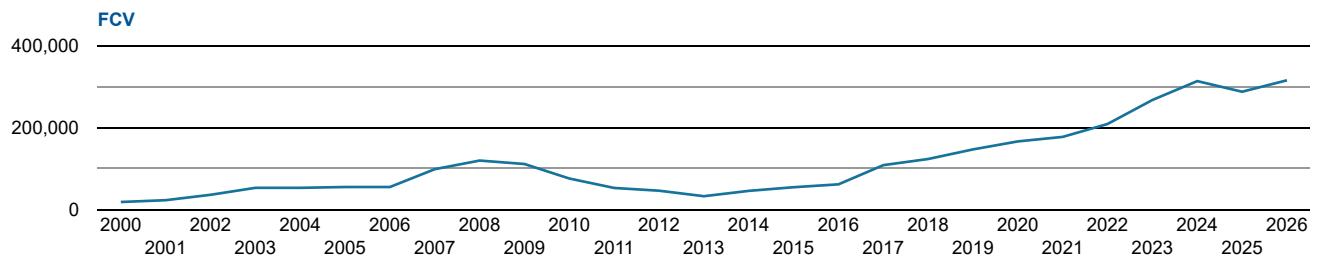
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
10/17/2022	SECOND HAND LIONS LLC	COLONIAL CAPITAL LLC	\$120,000	Conventional	20220781257
09/25/2017	SECOND HAND LIONS LLC	COLONIAL CAPITAL LLC	\$110,000	Conventional	20170705651

### Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31	Single Story: 29	Sqft: 1,275
Year Built Range: 1924 - 2005	Multiple Story: 2	Lot Sqft: 7,688
With Pool: 5 (16%)		Fixtures: 4

## ❖ Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)	2024 Final	2025 Prelim	2026 Pr
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pr
FCV Improvement	\$167,000	\$213,800	\$250,600	\$229,900	\$252
FCV Land	\$41,700	\$53,400	\$62,600	\$57,400	\$63
FCV Total	\$208,700	\$267,200	\$313,200	\$287,300	\$315
FCV YoY Change	18%	28%	17%	-8%	
Assessed FCV	\$20,870	\$26,720	\$31,320	\$28,730	
LPV Total	\$103,665	\$108,848	\$114,290	\$120,005	
State Aid	\$0	\$0	\$0	\$0	
Tax Amount	\$1,407	\$1,451	\$1,490	\$0	



## ❖ Flood Information

Map Number: 04013C1745L

Map Date: 2013-10-16

Panel: 1745L

FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

4504 N 13Th Pl, Phoenix, AZ 85014-4206

### Maricopa Assessor Parcel # 155-09-027



#### Property Information

Property Owner CASEY FABIG

#### Area Information

Subdivision CLIFTON PLACE

Property Address 4504 N 13Th Pl  
Phoenix, AZ 85014-4206  
Maricopa County

Section/Town/Range 21/2N/3E

Tax Mailing Address Casey Fabig  
4504 N 13Th Pl  
Phoenix, AZ 85014-4206

Census Tract 108602  
Census Block 2004

Property Type (0131) SFR GRADE 010-3  
URBAN SUBDIV

Latitude 33.5026629840875  
Longitude -112.053339529673

Legal Class (04-01) NON-PRIMARY

Tax Area 381300

Lot/Block/Tract 4/-

Tax Municipality Phoenix

MCR Number 002146

School Districts Madison Elementary  
District#38  
Phoenix Union High Sch  
District#210

#### Legal Description

Abbr. Legal Description N/A

Full Legal Description CLIFTON PLACE

### Land Areas

Lot	County Zone	City Zone
Size: 0.154 acres / 6,730 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus):

### Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV Class:: CLASS R3, AVERAGE

Structure Information	Construction	Additional Features
Rooms: 4	Roof Material: ASPHALT SHINGLE	A/C: EVAPORATIVE COOLING
Bathroom Fixtures: 3	Heat: YES	Patio: NONE
Living Area: 973 sqft	Construction: FRAME WOOD	Covered Parking: NONE - 0
Year Built: 1944	Added Attached: None	Added Detached: None
Stories: S		

### Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
08/08/1996	CASEY FABIG	GENEVA M HENDERSON	\$0	\$0	\$0	Quit Claim			19960560521
04/16/1996	GENEVA HENDERSON	WILSON-WALKER INC	\$0	\$0	\$0	Warranty			19960256590
09/01/1994	CASEY FABIG	DEESE	\$14,000	\$14,000	\$0	Warranty			19940655305
12/16/1993	DIANE J DEESE	WILSON WALKER INC	\$30,000	\$0	\$0	Warranty			19930881212
01/20/1988	GENEVA HENDERSON		\$0	\$0	\$0	Deed			19880025971

### Loan Origination History: \$

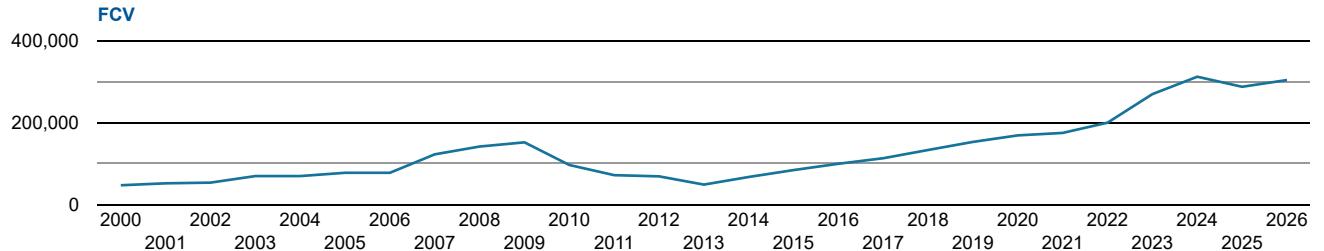
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
12/14/2011	FABIG,CASEY	ARIZONA FCU	\$15,000		20111028507
12/12/2006	FABIG,CASEY	ARIZONA FCU	\$15,000		20061616058
09/15/2004	FABIG,CASEY	ARIZONA FCU	\$60,000		20041079462

### Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31	Single Story: 29	Sqft: 1,275
Year Built Range: 1924 - 2005	Multiple Story: 2	Lot Sqft: 7,688
With Pool: 5 (16%)		Fixtures: 4

## ❖ Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)			
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pr
FCV Improvement	\$159,800	\$215,500	\$249,400	\$229,800	\$242
FCV Land	\$39,900	\$53,800	\$62,300	\$57,400	\$60
FCV Total	\$199,700	\$269,300	\$311,700	\$287,200	\$303
FCV YoY Change	14%	35%	16%	-8%	
Assessed FCV	\$19,970	\$26,930	\$31,170	\$28,720	
LPV Total	\$79,149	\$83,106	\$87,261	\$91,624	
State Aid	\$0	\$0	\$0	\$0	
Tax Amount	\$1,075	\$1,108	\$1,138	\$0	



## ❖ Flood Information

Map Number: 04013C1745L

Map Date: 2013-10-16

Panel: 1745L

FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

## 4506 N 13Th Pl, Phoenix, AZ 85014-4206

### Maricopa Assessor Parcel # 155-09-028



■ Sold      ■ Pending      ■ Off Market  
■ Active      ■ Cancelled      ■ Foreclosure  
■ UCB      ■ Expired      ■ Coming Soon

#### Property Information

Property Owner	KATHERINE CHAMOUN	Subdivision	CLIFTON PLACE
Property Address	4506 N 13Th Pl Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Katherine Chamoun 3640 E Park Ave Phoenix, AZ 85044-4593	Census Tract	108602
Property Type	(0320) DUPLEX	Latitude	33.5028003345199
Legal Class	(04-02) RENTAL RESIDENTIAL	Longitude	-112.053338826453
Lot/Block/Tract	5/-	Tax Area	381300
MCR Number	002146	Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High Sch District#210

#### Legal Description

Abbr. Legal Description      N/A

Full Legal Description      CLIFTON PLACE

### Land Areas

Lot	County Zone	City Zone
Size: 0.156 acres / 6,810 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus):

### Structure:

Town House, End Unit	Class::	MASONRY OR REINFORCED CONCRETE TILT-UP FRAME
<b>Structure Information</b>		
Living Area: 1,651 sqft	Construction:	Added Detached: None
Year Built: 1954	MASONRY OR REINFORCED CONCRETE TILT-UP	
Stories: S	FRAME	
	Added Attached: None	
Residential Garage - Detached	Class::	MASONRY OR REINFORCED CONCRETE TILT-UP FRAME
<b>Structure Information</b>		
Living Area: 720 sqft	Construction:	Added Detached: None
Year Built: 1954	MASONRY OR REINFORCED CONCRETE TILT-UP	
Stories: S	FRAME	
	Added Attached: None	

### (0320) DUPLEX

Structure Information	Construction	Additional Features
Living Area: No	Heat: YES	Patio: NONE
Year Built: 1954	Added Attached: None	Covered Parking: NONE - 0
Stories: S		Added Detached: None

### Deed History

Sale Date	Buyer	Seller	Sale				Financing	Transaction	Doc #
			Price	Down	Mortgage	Deed			
09/02/2014	KATHERINE CHAMOUN	MARY L SACHSEL	\$0	\$0	\$0	Decree Of Distribution With Real Property			201405795
08/30/2005	MARY L SACHSEL	JODY M TELLINGHUISEN	\$0	\$0	\$0	Quit Claim			20051268C
03/28/1989	MARY L & JODY M TELLINGHUISEN		\$0	\$0	\$0	Deed			19890139C

## Loan Origination History: \$

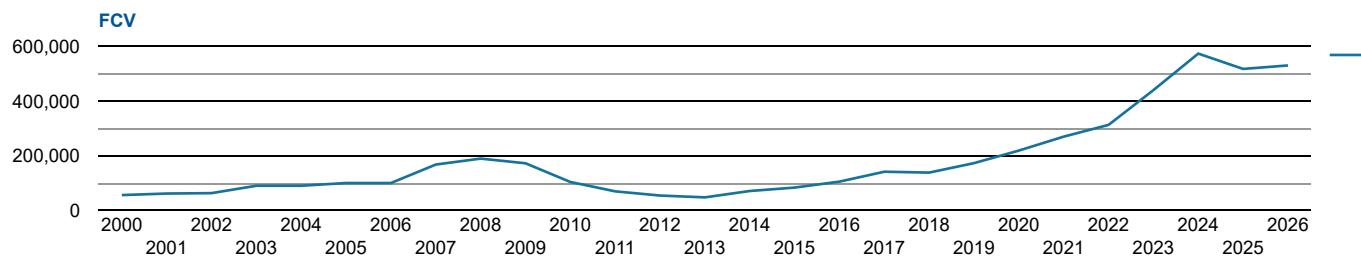
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
11/30/2023	CHAMOUN, KATHERINE	UNTIED WHOLESALE MORTGAGE	\$250,000	Fannie/Freddie	20230613277
01/06/2015	CHAMOUN,KATHERINE & RABIH	WELLS FARGO BANK NA	\$93,000	Conventional	20150004945

## Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31	Single Story: 29	Sqft: 1,275
Year Built Range: 1924 - 2005	Multiple Story: 2	Lot Sqft: 7,688
With Pool: 5 (16%)		Fixtures: 4

## Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pr
FCV Improvement	\$250,100	\$351,800	\$458,700	\$413,800	\$424
FCV Land	\$62,500	\$87,900	\$114,600	\$103,400	\$106
FCV Total	\$312,600	\$439,700	\$573,300	\$517,200	\$530
FCV YoY Change	16%	41%	30%	-10%	
Assessed FCV	\$31,260	\$43,970	\$57,330	\$51,720	\$53
LPV Total	\$78,787	\$82,726	\$86,862	\$91,205	\$95
State Aid	\$0	\$0	\$0	\$0	
Tax Amount	\$1,070	\$1,103	\$1,133	\$0	



## Flood Information

Map Number: 04013C1745L  
Map Date: 2013-10-16  
Panel: 1745L  
FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

4543 N 13Th St, Phoenix, AZ 85014-4208

### Maricopa Assessor Parcel # 155-09-036



#### Property Information

Property Owner JOHN CONNOLLY

#### Area Information

Subdivision LINCOLN PLACE LOT 3C

Property Address 4543 N 13Th St  
Phoenix, AZ 85014-4208  
Maricopa County

Section/Town/Range 21/2N/3E

Tax Mailing Address John Connolly  
4533 N 13Th St  
Phoenix, AZ 85014-4208

Census Tract 108602  
Census Block 2004

Property Type (0121) SFR GRADE 010-2  
URBAN SUBDIV

Latitude 33.5030747818638  
Longitude -112.053698022986

Legal Class (04-01) NON-PRIMARY

Tax Area 381300

Lot/Block/Tract 30/-

Tax Municipality Phoenix

MCR Number 000365

School Districts Madison Elementary  
District#38  
Phoenix Union High Sch  
District#210

#### Legal Description

Abbr. Legal Description N/A

Full Legal Description LINCOLN PLACE PRT LOT 30 E2 N2 W2 W2 EX N 179.88F

### Land Areas

Lot	County Zone	City Zone
Size: 0.298 acres / 12,968 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus):

### Structure:

(0121) SFR GRADE 010-2 URBAN SUBDIV Class:: CLASS R2, MINIMUM

Structure Information		Construction		Additional Features	
Rooms: 3		Roof Material: BUILT-UP		A/C: REFRIGERATION	
Bathroom Fixtures: 3		Heat: YES		Patio: COVERED	
Living Area: 603 sqft		Construction: 8" STUCCO		Covered Parking: GARAGE - 1	
Year Built: 1952		Pool: 400 sqft		Added Detached: None	
Stories: S		Added Attached: None			

### Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
04/28/2005	JOHN CONNOLLY	JOHN & BETTY J CONNOLLY JR	\$0	\$0	\$0	Quit Claim			200505538:
10/24/1983	JOHN JR & BETTY J CONNOLLY		\$0	\$0	\$0	Deed			198304272:

### Loan Origination History: \$

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
09/29/2005	CONNOLLY,JOHN	CLI FUNDING INC	\$280,000		20051449003

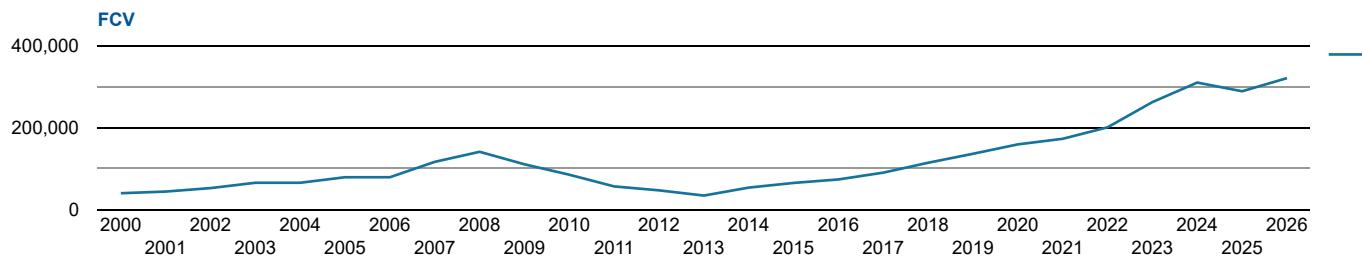
### Subdivision - LINCOLN PLACE LOT 30

Subdivision Details	Stories	Average House
Improved Lots: 57	Single Story: 43	Sqft: 17,739
Year Built Range: 1945 - 2018	Multiple Story: 14	Lot Sqft: 40,168
With Pool: 1 (2%)		Fixtures: 0

### Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pr
FCV Improvement	\$161,000	\$210,200	\$248,300	\$231,300	\$256
FCV Land	\$40,200	\$52,500	\$62,000	\$57,800	\$64
FCV Total	\$201,200	\$262,700	\$310,300	\$289,100	\$321
FCV YoY Change	16%	31%	18%	-7%	

Assessed FCV	\$20,120	\$26,270	\$31,030	\$28,910	\$32
LPV Total	\$58,583	\$61,512	\$64,588	\$67,817	
State Aid	\$0	\$0	\$0	\$0	
Tax Amount	\$795	\$820	\$842	\$0	



## ⚠ Flood Information

Map Number: 04013C1745L  
 Map Date: 2013-10-16  
 Panel: 1745L  
 FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

4543 N 13Th St, Phoenix, AZ 85014-4208

## Maricopa Assessor Parcel # 155-09-037-A



### Property Information

Property Owner: FRED & ELLEN NORTON

### Area Information

Subdivision: LINCOLN PLACE LOT 3C

Property Address: 4543 N 13Th St, Phoenix, AZ 85014-4208, Maricopa County

Section/Town/Range: 21/2N/3E

Tax Mailing Address: Fred & Ellen Norton, 4533 N 13Th St, Phoenix, AZ 85014-4208

Census Tract: 108602

Census Block: 2004

Property Type: (0131) SFR GRADE 010-3 URBAN SUBDIV

Latitude: 33.503074479358

Legal Class: (04-01) NON-PRIMARY

Longitude: -112.053970391015

Lot/Block/Tract: 30/-

Tax Area: 381300

MCR Number: 000365

Tax Municipality: Phoenix

### Legal Description

Abbr. Legal Description: N/A

Full Legal Description: LINCOLN PLACE PRT LOT 30 W2 N2 W2 W2 EX N 179.88

## Land Areas

Lot	County Zone	City Zone
Size: 0.287 acres / 12,515 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus):

## Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV Class:: CLASS R3, AVERAGE

Structure Information	Construction	Additional Features
Rooms: 5	Roof Material: BUILT-UP	A/C: REFRIGERATION
Bathroom Fixtures: 6	Heat: YES	Patio: SLAB & COVERED
Living Area: 1,928 sqft	Construction: 8" PAINTED BLOCK	Covered Parking: GARAGE - 2
Year Built: 1947	Added Attached: 976 sqft	Added Detached: None
Stories: S		

## Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
01/12/1984	FRED & ELLEN NORTON		\$0	\$0	\$0	Deed			19840014931

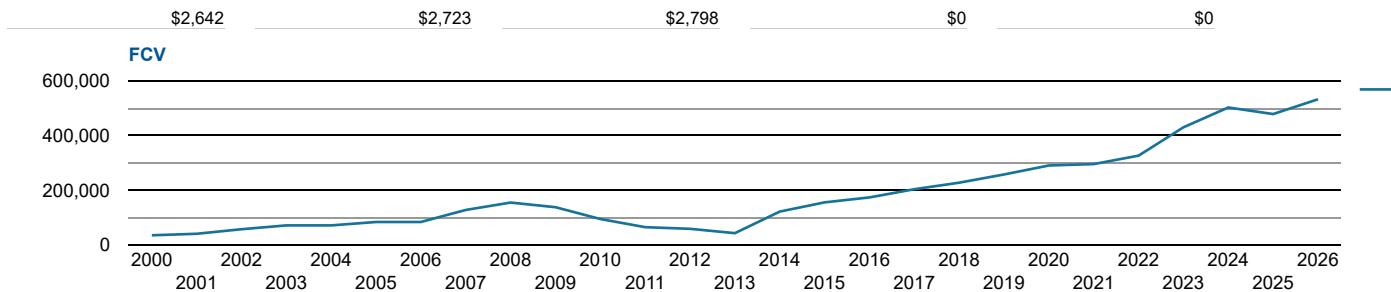
## No Loan History: \$

## Subdivision - LINCOLN PLACE LOT 30

Subdivision Details	Stories	Average House
Improved Lots: 57	Single Story: 43	Sqft: 17,739
Year Built Range: 1945 - 2018	Multiple Story: 14	Lot Sqft: 40,168
With Pool: 1 (2%)		Fixtures: 0

## Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improvement	\$260,900		\$343,800	\$401,800	\$401,800	\$382,600	\$425
FCV Land	\$65,200		\$85,900	\$100,400	\$100,400	\$95,600	\$106
FCV Total	\$326,100		\$429,700	\$502,200	\$502,200	\$478,200	\$532
FCV YoY Change	10%		32%	17%	17%	-5%	
Assessed FCV	\$32,610		\$42,970	\$50,220	\$50,220	\$47,820	\$53
LPV Total	\$194,601		\$204,331	\$214,548	\$214,548	\$225,275	\$236
State Aid	\$0		\$0	\$0	\$0	\$0	
Tax Amount							



## ⚠ Flood Information

Map Number: 04013C1745L

Map Date: 2013-10-16

Panel: 1745L

FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

ORDINANCE G-7410

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-25-25-4) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) AND R-3 (MULTIFAMILY RESIDENCE DISTRICT) TO R-3 (MULTIFAMILY RESIDENCE DISTRICT).

---

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 1.28-acre property located approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue in a portion of Section 21, Township 2 North, Range 3 East, as described more specifically in Exhibit A, is hereby changed from 0.64 acres of "R1-6" (Single-Family Residence District) and 0.64 acres of "R-3" (Multifamily Residence District) to "R-3" (Multifamily Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit B.

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of

Phoenix Zoning Ordinance:

Del

1. The development shall have a maximum of 12 dwelling units.
2. 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.
3. 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.
4. A minimum of 4 bicycle parking spaces shall be provided within the common open space and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. 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, a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
6. 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.
7. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
8. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as usable residential common areas, as approved by the Planning and Development Department.
9. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

10. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
11. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
12. A minimum 30 feet of right-of-way shall be dedicated for the south side of Minnezona Avenue, for a depth of 20 feet as measured from the western property line.
13. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
14. 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.
15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.
16. 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.
17. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the City Council of the City of Phoenix this 3rd day of September 2025.

  
\_\_\_\_\_  
MAYOR  
09/04/2025  
Date

ATTEST:

  
\_\_\_\_\_  
Denise Archibald, City Clerk

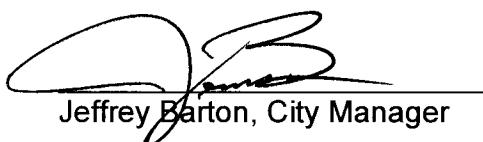


APPROVED AS TO FORM:  
Julie M. Krieh, City Attorney

BY: Alisa A. Blandford  
\_\_\_\_\_  
Alisa A. Blandford, Assistant Chief Counsel

MRA

REVIEWED BY:

  
\_\_\_\_\_  
Jeffrey Barton, City Manager

MRA:smb:LF25-1662:9/3/25: 4914-8667-5552 v.1.doc

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-25-25-4

The South half of the West half of the West half of Lot 30, LINCOLN PLACE, according to Book 3 of Maps, page 65, records of Maricopa County, Arizona.

S/T/R        21 / 2N / 3E

Q/S        18-30

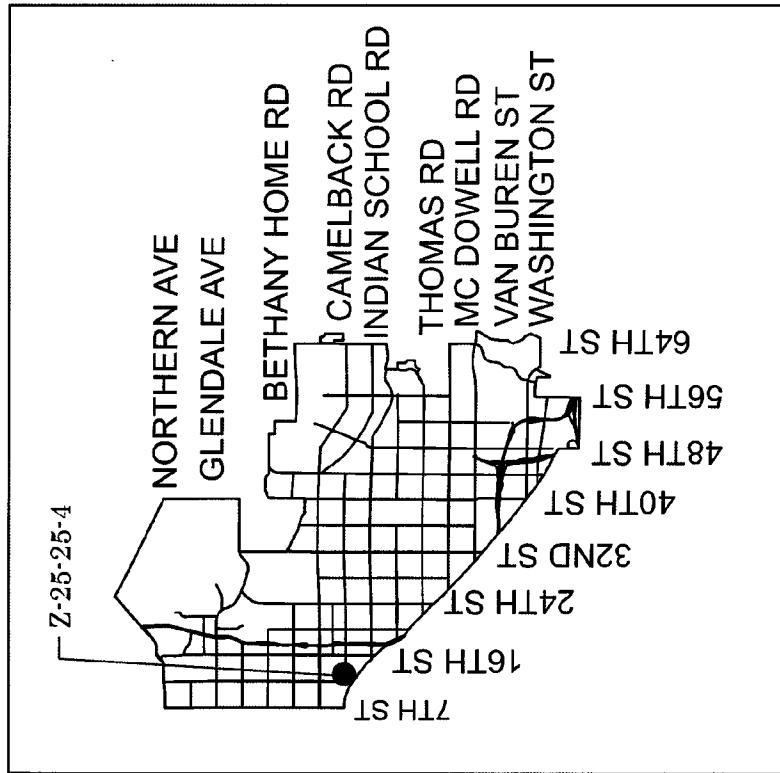
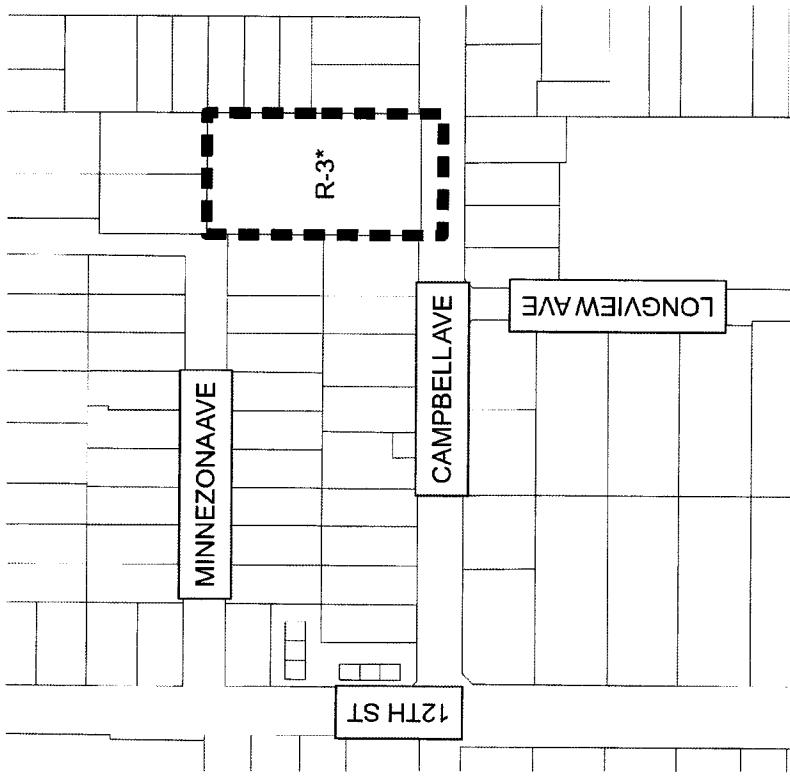
67410

# ORDINANCE LOCATION MAP

## EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-25-25-4  
Zoning Overlay: N/A  
Planning Village: Camelback East

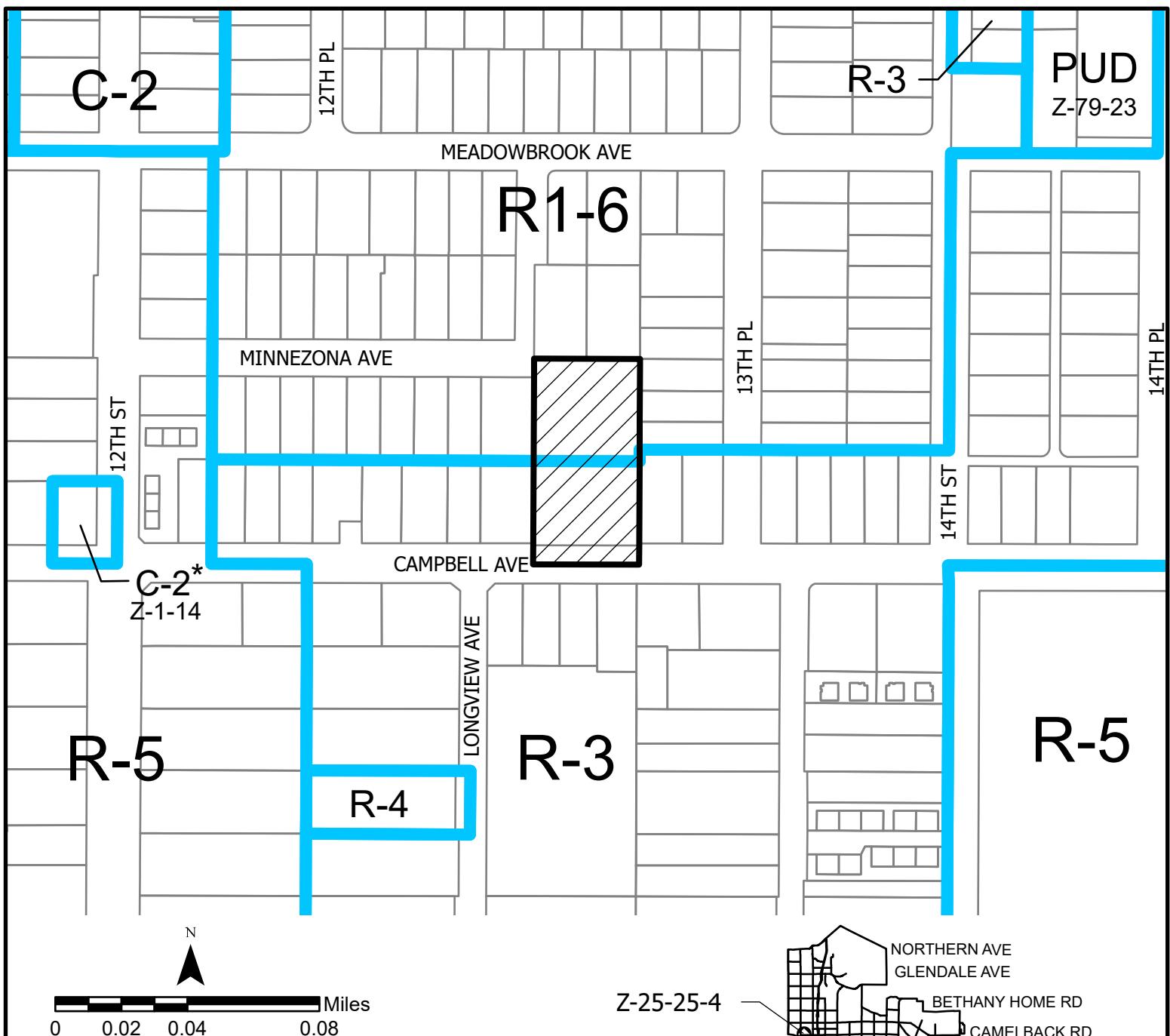


NOT TO SCALE



Drawn Date: 8/4/2025

G 7410



## CAMELBACK EAST VILLAGE

**COUNCIL DISTRICT: 4**

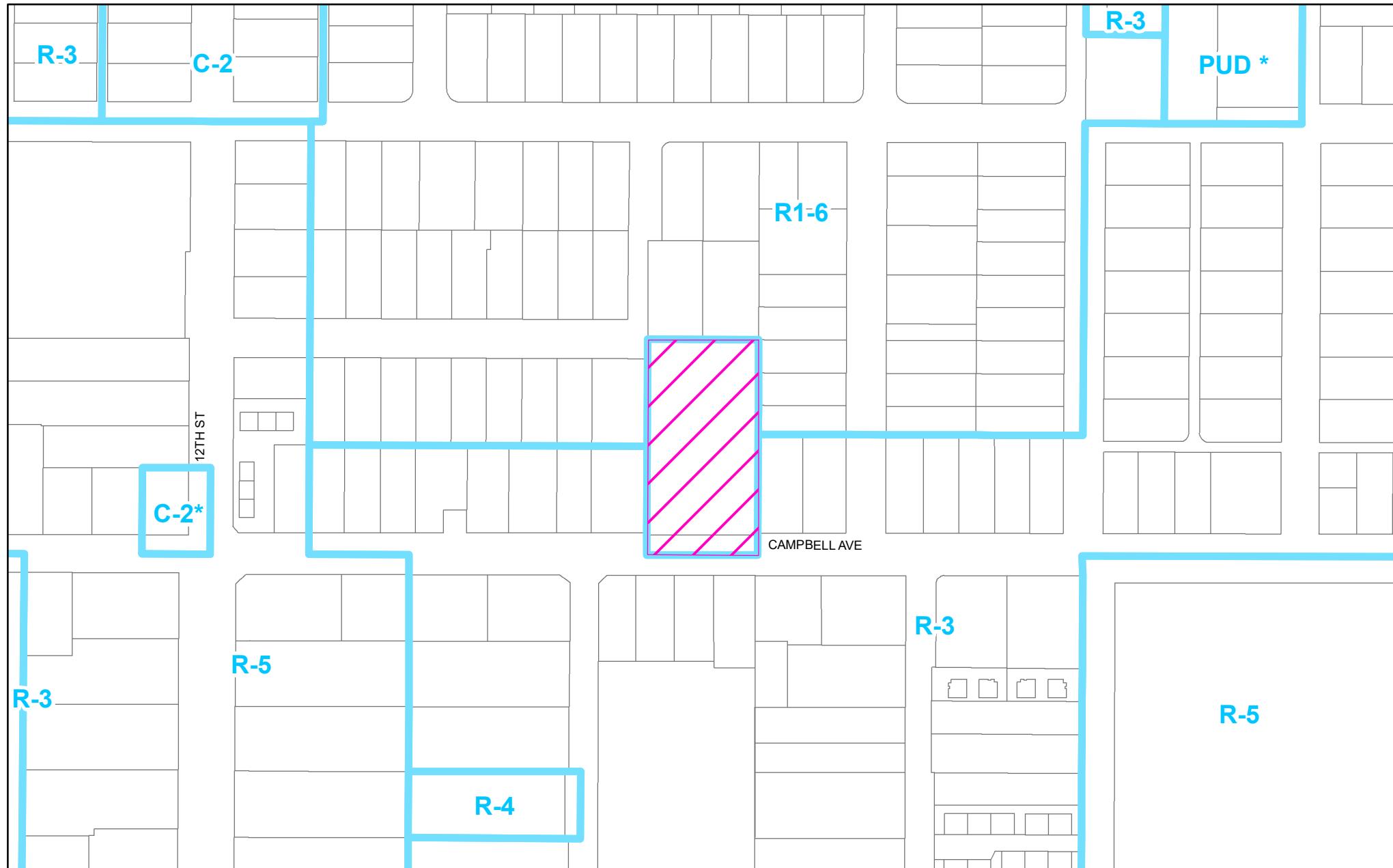


## **City of Phoenix**

## PLANNING AND DEVELOPMENT DEPARTMENT

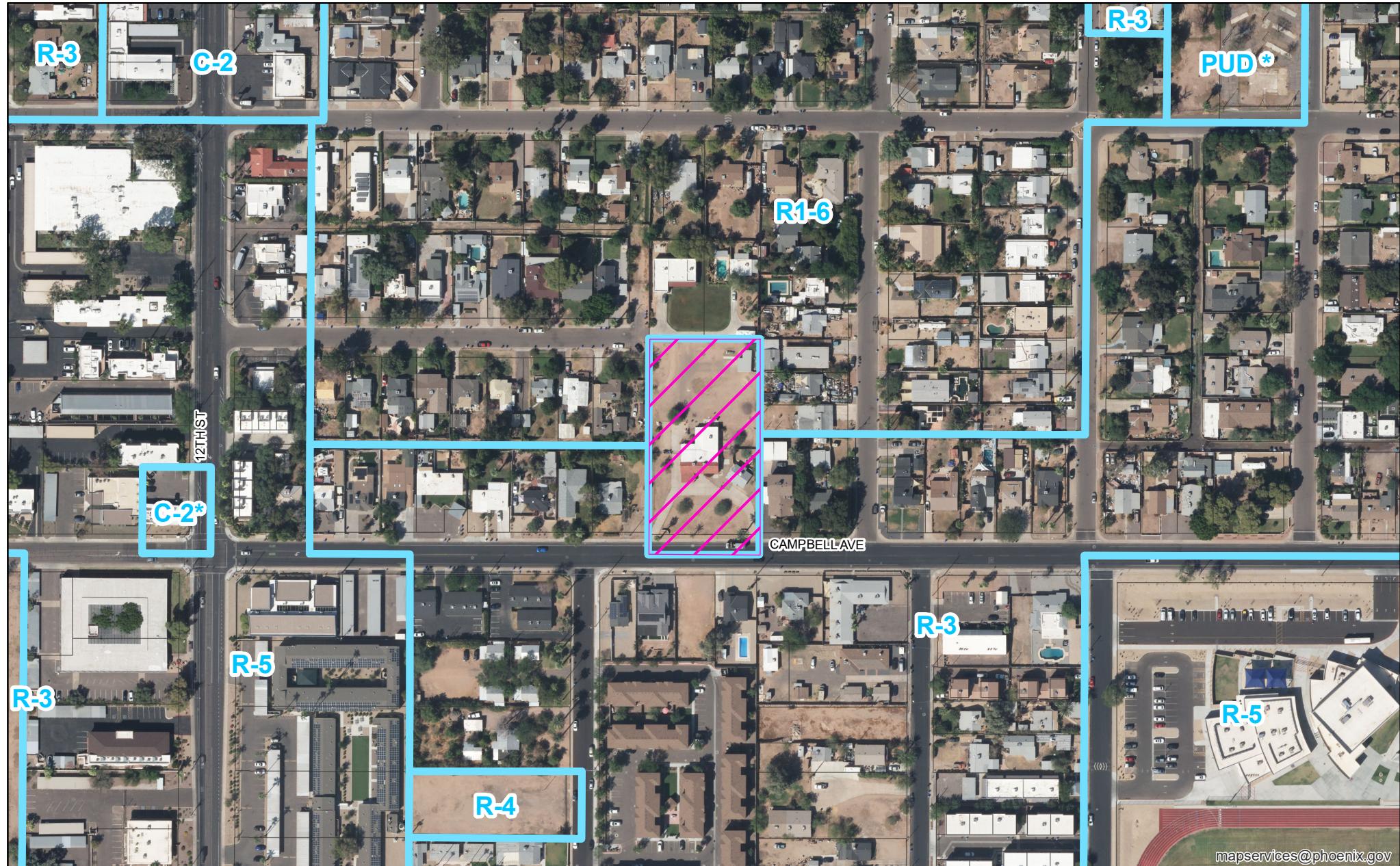
APPLICANT'S NAME: <b>Ross Design Group, LLC</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-25-25-4</b>	DATE: <b>3/26/2025</b>	FROM: <b>R1-6 ( 0.64 ac.)</b>	<b>R-3 ( 0.64 ac.)</b>
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>1.28 Acres</b>	REVISION DATES:	TO: <b>R-3 ( 1.28 ac.)</b>	
	AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP	
	<b>QS 18-30</b>	<b>H-9</b>	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
<b>R1-6, R-3</b>		<b>3, 9</b>	
<b>R-3</b>		<b>18</b>	
		* UNITS P.R.D OPTION	
		<b>4, 11</b>	
		<b>22</b>	

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



PHO-1-25--Z-25-25-4

**Property Location: 1306 East Campbell Avenue**



PHO-1-25-Z-25-25-4

Property Location: 1306 East Campbell Avenue





**CITY OF PHOENIX**

SEP 23 2025

Planning & Development  
Department



**CITY OF PHOENIX**

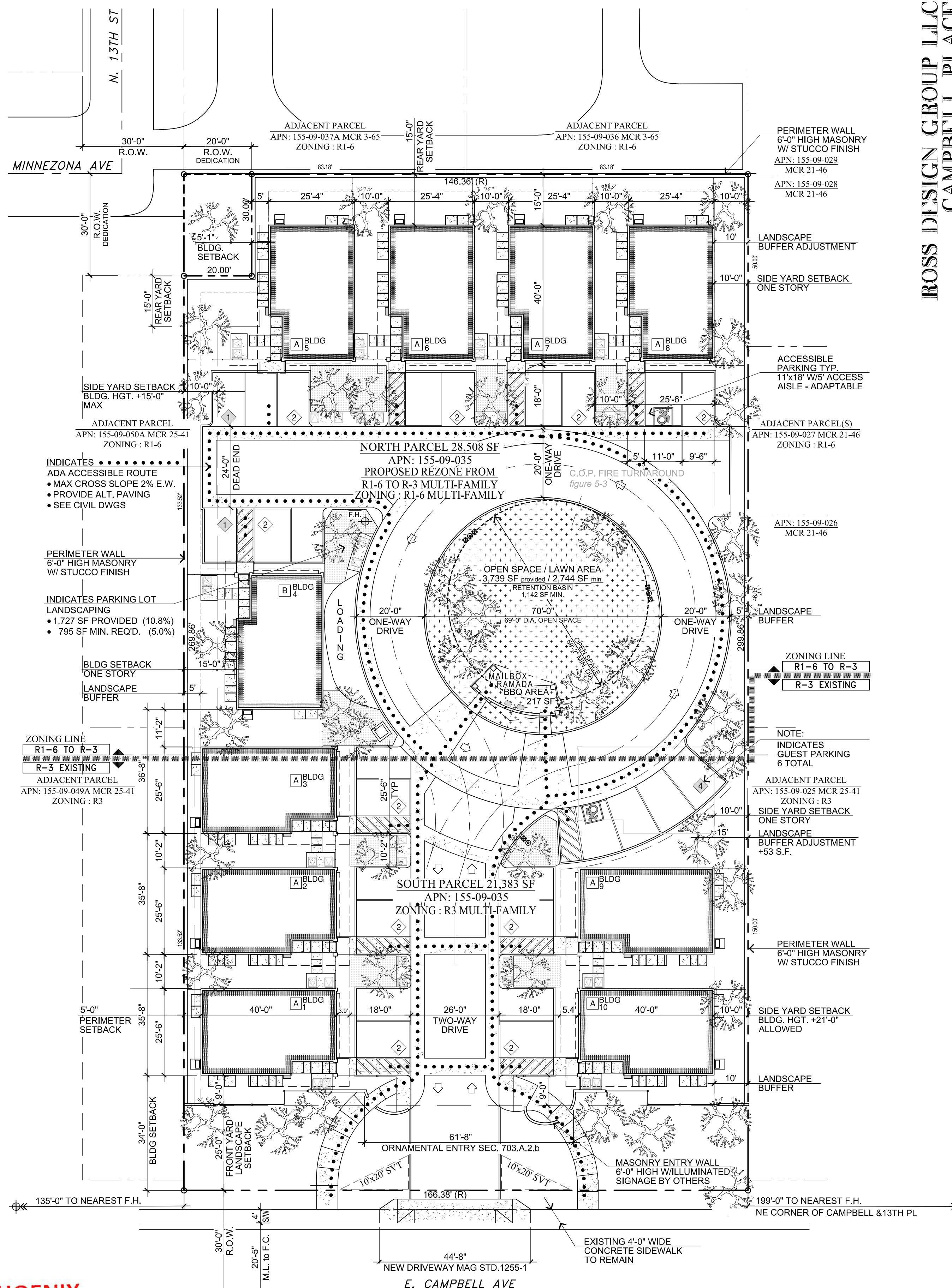
SEP 23 2025

Planning & Development  
Department

PHO-1-25--Z-25-25-4

Proposed Conceptual Elevations

Hearing Date: N/A



## CITY OF PHOENIX

MAY 02 2025

## Planning & Development Department

DEVELOPMENT SITE PLAN - DD13

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05.01.25

## Stipulated Site Plan

PHO-1-25--Z-25-25-4

Hearing Date: November 19, 2025

# AS101

2025

0' 5' 10' 20'  
SCALE: 1" = 20'-0"

REPORT OF PLANNING COMMISSION ACTION  
AUGUST 7, 2025

ITEM NO: 7	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-25-25-4
Location:	Approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue
From:	R1-6 and R-3
To:	R-3
Acreage:	1.28
Proposal:	Multifamily residential
Applicant:	David Ross, Ross Design Group, LLC
Owner:	David Aller, Wayne Properties, LLC
Representative:	Timothy Brown, Architect, Ross Design Group, LLC

**ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Camelback East** 6/3/2025 Continuance. Vote: 17-0.

**Camelback East** 7/1/2025 Approval, per the staff recommendation. Vote: 13-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-25-25-4, per the Camelback East Village Planning Committee recommendation.

Maker: Gorraiz  
Second: Read  
Vote: 7-0  
Absent: Vice-Chairperson Boyd, Jaramillo  
Opposition Present: No

**Findings:**

1. The proposal is consistent with the General Plan Land Use Map designation and with the scale and character of the surrounding area.
2. The proposal will increase the housing supply and the diversity of housing types available in the area consistent with the Housing Phoenix Plan and the Phoenix General Plan.
3. The proposal, as stipulated, provides enhanced pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, Share Phoenix Plan, and the Complete Streets Guiding Principles.

Stipulations:

1. The development shall have a maximum of 12 dwelling units.
2. 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.
3. 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.
4. A minimum of 4 bicycle parking spaces shall be provided within the common open space and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. 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, a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
6. 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.
7. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
8. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as usable residential common areas, as approved by the Planning and Development Department.
9. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
10. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
11. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
12. A minimum 30 feet of right-of-way shall be dedicated for the south side of Minnezona Avenue, for a depth of 20 feet as measured from the western property line.

13. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
14. 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.
15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.
16. 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.
17. 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.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov), TTY: Use 7-1-1.

## CAMELBACK EAST VILLAGE PLANNING COMMITTEE

### MEETING MINUTES

Tuesday, July 1, 2025

Devonshire Community Center, Auditorium  
2802 East Devonshire Avenue

#### MEMBERS PRESENT

William Fischbach, Chair  
Barry Paceley, Vice Chair  
Greg Abbott  
John Baumer  
George Garcia  
Vic Grace  
Kitty Langmade  
Blake McClelland  
Danny Sharaby  
Jay Swart  
Gary Todd  
Larry Whitesell  
Kelli Williams

#### MEMBERS ABSENT

Dawn Augusta  
Ronda Beckerleg Thraen  
Christina Eichelkraut  
Raul Guevar  
Adiba Jurayeva  
Caitlin Noel  
Sharon Schmieder  
Suzanne Siegel

#### STAFF PRESENT

Anthony Grande

1. Call to order, introductions, and announcements by Chair.

**Chair William Fischbach** called the meeting to order at 6:01 p.m. with a quorum of 12 members present (11 required for a quorum).

2. Review and approval of the June 3, 2025 meeting minutes.

#### MOTION

**Committee Member Sharaby** made a motion to approve the June 3, 2025 meeting minutes. **Committee Member Garcia** seconded the motion.

#### VOTE

**12-0**; motion to approve the June 3, 2025 meeting minutes passed with Committee members Abbott, Baumer, Garcia, Langmade, McClelland, Sharaby, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

3. **Z-25-25-4:** Presentation, discussion, and possible recommendation regarding a request to rezone 1.28 acres located approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue **from** R1-6 (Single-Family Residence District) and R-3 (Multifamily Residence District) **to** R-3 (Multifamily Residence District) to allow multifamily residential.

*Committee Member Grace joined the meeting during this item, bringing quorum to 13 members.*

*One member of the public registered for this item, in support, not wishing to speak.*

**STAFF PRESENTATION**

**Anthony Grande**, staff, provided a presentation summarizing the surrounding context, the proposed zoning district, and the staff recommendation, including the recommended stipulations.

**APPLICANT PRESENTATION**

**Timothy Brown**, representing the applicant with Ross Design Group, LLC, provided a presentation summarizing the subject site, proposed rezoning, and proposed site plan and elevations.

**QUESTIONS FROM COMMITTEE**

**Vice Chair Paceley** asked for clarification on the parking. **Mr. Brown** replied that carports are not currently shown on the site plan, but he is considering doing covered parking or carports.

**Committee Member Grace** asked why he wouldn't add carports now if it's something he wants to do. **Mr. Brown** stated that the budget was the primary reason.

**Committee Member Sharaby** asked for clarification on the number of parking spaces provided and how many would be dedicated. **Mr. Grande** replied with the numbers from the staff report indicating that the proposed site plan meets the minimum parking requirement. **Mr. Brown** highlighted which parking spaces would be dedicated in front of each unit.

**Committee Member Abbott** asked if the covered parking would count toward building square footage and if all the water retention is on-site. **Mr. Brown** replied that the carports would count toward lot coverage, but the project would not exceed lot coverage, and that the project is designed with a retention area and can bring water to other landscape areas on site.

**PUBLIC COMMENTS**

None.

**MOTION:**

**Committee Member Grace** made a motion to recommend approval of Z-25-25-4, per the staff recommendation. **Committee Member Whitesell** seconded the motion.

**VOTE:**

**13-0**; motion to recommend approval of Z-25-25-4, per the staff recommendation passed; Committee Members Abbott, Baumer, Garcia, Grace, Langmade, McClelland, Sharaby, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

4. **Z-65-24-6:** Presentation, discussion, and possible recommendation regarding a request to rezone 0.80 acres located at the northwest corner of 40th Street and Meadowbrook Avenue **from** C-O (Commercial Office – Restricted Commercial) **to** C-1 (Neighborhood Retail) to allow a restaurant.

*One member of the public registered to speak on this item, in opposition.*

#### STAFF PRESENTATION

**Anthony Grande**, staff, provided a presentation summarizing the surrounding context, the proposed zoning district, and the staff recommendation, including the recommended stipulations.

#### APPLICANT PRESENTATION

**Caroline Lynn**, representing the applicant with LGO Hospitality, provided a presentation summarizing the subject site, surrounding context, and the proposed rezoning. **Catherine Hayes**, representing the applicant with Hayes Architecture, added additional information about the history of the business, noting that the site could be developed with more intense uses, but the owner wants to do a restaurant.

#### QUESTIONS FROM COMMITTEE

**Committee Member Sharaby** asked about the hours of operation for the proposed restaurant. **Ms. Lynn** replied that it would be 7 days a week, and the hours are not definitively determined, but it would be a café focused on daytime hours, similar to LGO and Ingos. **Mr. Sharby** noted that those restaurants are open at night. **Ms. Lynn** stated it would be open at night, but that it is not a bar concept, rather a food-centric restaurant.

**Mr. Sharby** asked about the capacity of the proposed restaurant and how that compares to the amount of parking being provided. **Ms. Hayes** provided additional details about the number of tables indoors and outdoors, stating there would be a bar with 9 barstools inside and a total of 15 or 20 tables outside that seat 4 people each. **Mr. Sharby** followed up by asking if the parking lot is currently used for overflow parking for the other restaurants. **Ms. Lynn** stated that they don't direct people to the parking lot, but some people do use the parking lot as overflow. **Mr. Sharby** stated a concern about the existing parking situation in the area with the busy restaurants and people always looking for parking.



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**APPLICATION FOR PLANNING HEARING OFFICER ACTION**  
**APPLICATION NO: PHO-1-25-Z-25-25-4**  
**Council District: 4**

**Request For:** Stipulation Modification

**Reason for Request:** 1) Request to delete Stipulation 1 regarding allowed density.  
2) Request to delete Stipulation 12 regarding right-of-way dedication.

**HEARING INFORMATION**

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	11-19-2025	10:00 AM	Meetings to be held virtually

**Contact Information**

Name	Relationship Type	Address	Phone	Fax	Email
David Aller, Wayne Properties LLC.	Owner	5114 East Janice Way Scottsdale AZ 85254	602-295-3151		allerbuilds@gmail.com
Chad Barber, Fenix CRE	Applicant	1637 East McDowell Road Phoenix AZ 85006	602-332-1768		chad@fenixcre.com
Chad Barber, Fenix CRE	Representative	1637 East McDowell Road Phoenix AZ 85006	602-332-1768		chad@fenixcre.com

**Property Location:** 1306 E Campbell Avenue

**Acreage:** 1.28

**Geographic Information**

Zoning Map H9	APN 155-09-035	Quarter Section Q18-30
Village: Camelback East		

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

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

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

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

**Fee Information**

Fee	Fee Waived	Fee Date	Purpose

\$1,080.00

\$0.00

10/13/25

PHO (1-2 stipulations)



DEVELOPMENT | INVESTMENTS | BROKERAGE

Chad A. Barber  
1637 E. McDowell Rd  
Phoenix, AZ 85006  
602-332-1768  
[chad@fenixcre.com](mailto:chad@fenixcre.com)

September 25, 2025

**Re: PHO Request PHO-48-25 for Zoning Case Z-25-25-4  
1306 E. Campbell Ave, Phoenix, AZ 85014**

To whom it may concern,

I, Chad Barber, respectfully request that Stipulations 1 and 12 to be removed from zoning case Z-25-25-4.

**Stipulation 1**

~~The development shall have a maximum of 12 dwelling units.~~

**Rationale:** Stipulation 1 limits the total number of dwelling units to 12. I respectfully request to remove this density cap and to have all development standards revert to current R-3 standards including the density calculations. While I understand the intent of the City Planners to limit the impact to surrounding single family residences from “higher density” developments, I believe this stipulation is too restrictive.

1. The site already meets the General Plan Land Use and fits the scale and character of the surrounding area with normal R-3 development standards.
2. My proposal to remove the stipulation will add much needed housing options to the neighborhood. This is a very family orientated neighborhood having Madison Park and Madison Highland Prep a few blocks away which serves families from Pre-School through 12<sup>th</sup> grade. The previous proposal contained much smaller dwelling units that would be geared towards single occupants. My new proposal for townhome-style units will help contribute to the missing middle housing shortage that Phoenix is currently experiencing. With the influx of A-Class multifamily being

built and single-family residences being extremely expensive to purchase or rent right now, this product type is exactly what is needed for the short term and in the long-term housing plans of the City that is sorely needed.

3. There was **zero** neighborhood opposition to the previous proposal. It's my belief that the neighborhood is generally supportive of well-designed and well-built developments in this neighborhood.
4. Impact to the adjacent properties: Of the 8 parcels that are adjacent to the subject site, only 2 of them are classified as "Owner Occupied Residential", meaning the other 6 parcels are classified as either "Non-Primary" or considered multifamily or "Rental Residential" (**Exhibit 1**). I understand the importance of creating maximum buffers and enhancing privacy to the surrounding neighborhood. Whether that is planting nice sized shade trees that provide privacy or not constructing 2<sup>nd</sup> story patios or balconies, to the placement of guest parking to provide as much distance from the buildings to the property lines, I strive to create a community where everyone is as comfortable as they can possibly be.

### **Stipulation 12**

~~A minimum 30 feet of right-of-way shall be dedicated for the south side of Minnezona Avenue, for a depth of 20 feet as measured from the western property line.~~

**Rationale:** Stipulation 12 requires that a permanent ROW be established at the Northwest corner of the site. It's my belief, that this ROW is not necessary as it only establishes the ROW for only the southern ½ of Minnezona Ave. Being only potentially a half street improvement, there is very little chance this ROW will ever be utilized for vehicle traffic including refuse, and fire services as the area and dimensions do not meet current code. This space would be better utilized as common area, amenities, and water retention for the proposed development.

Thank you for your time in reviewing my request. I look forward to discussing these matters in person.

Respectfully,

*Chad A. Barber*

Chad A. Barber

# EXHIBIT 1

1237 E Minnezona Ave, Phoenix, AZ 85014-4228

## Maricopa Assessor Parcel # 155-09-050-A



### Property Information

Property Owner LOUIS P POWELL  
LOUIS PHILIP POWELL  
TRUST

### Area Information

Subdivision LINCOLN SQUARE PLA  
Section/Town/Range 21/2N/3E

Property Address 1237 E Minnezona Ave  
Phoenix, AZ 85014-4228  
Maricopa County

Census Tract 108602

Tax Mailing Address Louis P Powell  
1237 E Minnezona Ave  
Phoenix, AZ 85014-4228

Census Block 2004

Property Type (0131) SFR GRADE 010-3  
URBAN SUBDIV

Latitude 33.5026068380025

Legal Class (03-01) OWNER  
OCCUPIED RESID

Longitude -112.054244411646

Lot/Block/Tract 11/-

Tax Area 381300

MCR Number 002541

Tax Municipality Phoenix

School Districts Madison Elementary  
District#38  
Phoenix Union High Sch  
District#210

### Legal Description

#### Abbr. Legal Description

LOT 11 LINCOLN SQUARE PLAT A MCR 002541

#### Full Legal Description

LINCOLN SQUARE PLAT A MCR 25/41 LOT 11 & ALSO PA  
ALLEY ADJ SLY & PART 13TH ST LY ELY SD LOT ABAND  
97-0030826

## Land Areas

Lot	County Zone	City Zone
Size: 0.257 acres / 11,216 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus):

## Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV Class:: CLASS R3, AVERAGE

### Structure Information

Rooms: 6  
Bathroom Fixtures: 6  
Living Area: 1,771 sqft  
Year Built: 1938  
Stories: S

### Construction

Roof Material: ASPHALT SHINGLE  
Heat: YES  
Construction: OTHER  
Added Attached: 1,042 sqft

### Additional Features

A/C: REFRIGERATION  
Patio: SLAB & COVERED  
Covered Parking: CARPORT - 1  
Added Detached: None

## Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
08/15/2017	LOUIS P POWELL LOUIS PHILIP POWELL TRUST	LOUIS P POWELL	\$0	\$0	\$0	Special Warranty			201706023
08/28/1997	LOUIS P POWELL	SCOTT T & DENISE L HESS	\$88,000	\$17,600	\$70,400	Warranty	Fannie/Freddie		199705947

## Loan Origination History: \$

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
10/15/2007	POWELL,LOUIS P	M & I MARSHALL & ISLEY BANK	\$25,000		20071123235

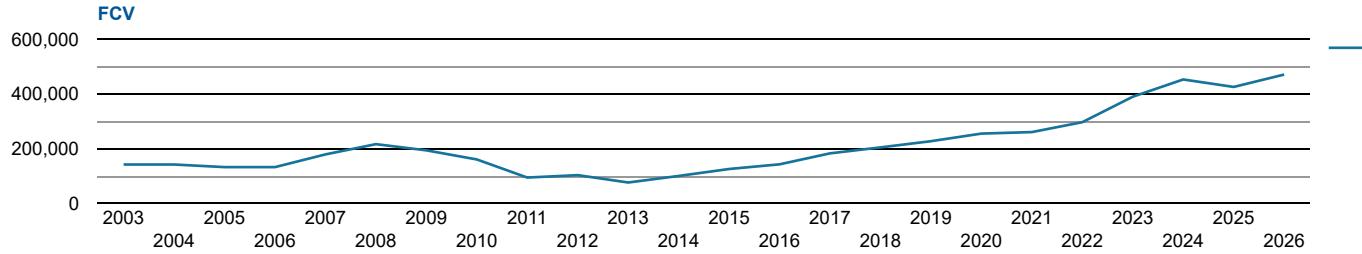
## Subdivision - LINCOLN SQUARE PLAT A

Subdivision Details	Stories	Average House
Improved Lots: 40 Year Built Range: 1929 - 2019 With Pool: 3 (8%)	Single Story: 40 Multiple Story: 0	Sqft: 1,457 Lot Sqft: 7,878 Fixtures: 4

## Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pr
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FCV Improvement	\$237,100	\$311,600	\$362,000	\$340,200	\$376
FCV Land	\$59,200	\$77,900	\$90,500	\$85,000	\$94
FCV Total	\$296,300	\$389,500	\$452,500	\$425,200	\$470
FCV YoY Change	14%	31%	16%	-6%	
Assessed FCV	\$29,630	\$38,950	\$45,250	\$42,520	\$47
LPV Total	\$183,583	\$192,762	\$202,400	\$212,520	\$223
State Aid	\$315	\$319	\$322	\$0	
Tax Amount	\$2,178	\$2,250	\$2,317	\$0	



## ⚠ Flood Information

Map Number: 04013C1745L  
 Map Date: 2013-10-16  
 Panel: 1745L  
 FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

## 1300 E Campbell Ave, Phoenix, AZ 85014-4222

### Maricopa Assessor Parcel # 155-09-049-A



#### Property Information

Property Owner: SANDY L ARNOLD

#### Area Information

Subdivision: LINCOLN SQUARE PLA1

Property Address: 1300 E Campbell Ave  
Phoenix, AZ 85014-4222  
Maricopa County

Section/Town/Range: 21/2N/3E

Tax Mailing Address: Sandy L Arnold  
1300 E Campbell Ave  
Phoenix, AZ 85014-4222

Census Tract: 108602  
Census Block: 2004

Property Type: (0131) SFR GRADE 010-3 URBAN SUBDIV

Latitude: 33.5022414446594  
Longitude: -112.054246021077

Legal Class: (03-01) OWNER OCCUPIED RESID

Tax Area: 381300

Lot/Block/Tract: 10/-

Tax Municipality: Phoenix

MCR Number: 002541

School Districts: Madison Elementary District#38  
Phoenix Union High Sch District#210

#### Legal Description

##### Abbr. Legal Description

LOT 10 LINCOLN SQUARE PLAT A MCR 002541

##### Full Legal Description

LINCOLN SQUARE PLAT A MCR 25/41 LOT 10 & ALSO PT 13TH ST LY ELY SD LOT ABAND P/F 97-0390067 & ALSO PART ABAND ALLEY ADJ NLY OF SD LOT P/F 97-0030826

### Land Areas

Lot	County Zone	City Zone
Size: 0.257 acres / 11,216 sqft	[M-M] MULTI-FAMILY, MEDIUM DENSITY (2,500 - 3,999 SF):	[R-3] Multiple Family Residence (Detached SF 5 To 6.5 Or 12 W/Bonus) (Attached 14.5 To 15.23 Or 17.4 W/Bonus):

### Structure:

#### (0131) SFR GRADE 010-3 URBAN SUBDIV

Class:: CLASS R3, AVERAGE

##### Structure Information

Rooms: 5  
Bathroom Fixtures: 3  
Living Area: 1,140 sqft  
Year Built: 1947  
Stories: S

##### Construction

Roof Material: ASPHALT SHINGLE  
Heat: YES  
Construction: FRAME WOOD  
Added Attached: None

##### Additional Features

A/C: EVAPORATIVE COOLING  
Patio: COVERED  
Covered Parking: NONE - 0  
Added Detached: None

### Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
05/20/2021	SANDY L ARNOLD	SANDY L ARNOLD	\$0	\$0	\$465,000	Quit Claim	Fha		20210562256
11/18/2019	CATHERINE ARNOLD	THURMAN L ARNOLD	\$0	\$0	\$0	Death Certificate			20190928261

### Loan Origination History: \$

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
05/20/2021	ARNOLD,SANDY L	AMERICAN ADVISORS GROUP	\$465,000	Conventional	20210562257

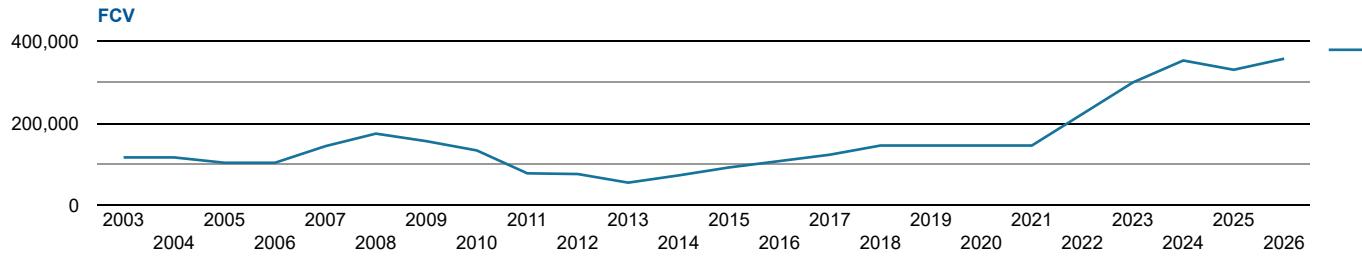
### Subdivision - LINCOLN SQUARE PLAT A

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FCV Improvement	\$177,900	\$239,400	\$282,300	\$264,200	\$285
FCV Land	\$44,400	\$59,800	\$70,500	\$66,000	\$71
FCV Total	\$222,300	\$299,200	\$352,800	\$330,200	\$357
FCV YoY Change	53%	35%	18%	-6%	
Assessed FCV	\$22,230	\$29,920	\$35,280	\$33,020	\$35
LPV Total	\$89,387	\$93,856	\$98,549	\$103,476	\$108
State Aid	\$153	\$155	\$157	\$0	
Tax Amount	\$1,060	\$1,096	\$1,128	\$0	



## ⚠ Flood Information

Map Number: 04013C1745L  
 Map Date: 2013-10-16  
 Panel: 1745L  
 FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

213K 1320 E Campbell Ave, Phoenix, AZ 85014-4254 (Closed)

Maricopa Assessor Parcel # 155-09-025



Property Information

Property Owner CASA CAMPBELL LLC

Area Information

Subdivision CLIFTON PLACE

Property Address 1320 E Campbell Ave  
Phoenix, AZ 85014-4254  
Maricopa County

Section/Town/Range 21/2N/3E  
Census Tract 108602  
Census Block 2004

Tax Mailing Address Casa Campbell LLC  
2942 N 24Th St Ste 114481  
Phoenix, AZ 85016-7887

Latitude 33.5022664320301  
Longitude -112.053452601954

Property Type (0131) SFR GRADE 010-3  
URBAN SUBDIV  
Legal Class (04-02) RENTAL  
RESIDENTIAL

Latitude 33.5022664320301  
Longitude -112.053452601954  
Tax Area 381300  
Tax Municipality Phoenix

Lot/Block/Tract 2/-  
MCR Number 002146

School Districts Madison Elementary  
District#38  
Phoenix Union High Sch  
District#210

Legal Description

Abbr. Legal Description N/A

Full Legal Description CLIFTON PLACE

Land Areas

Lot	County Zone	City Zone
Size: 0.234 acres / 10,200 sqft	[M-M] MULTI-FAMILY, MEDIUM DENSITY (2,500 - 3,999 SF):	[R-3] Multiple Family Residence (Detached SF 5 To 6.5 Or 12 W/Bonus) (Attached 14.5 To 15.23 Or 17.4 W/Bonus):

Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV Class:: CLASS R3, AVERAGE

Structure Information

Rooms: 8  
Bathroom Fixtures: 9  
Living Area: 2,918 sqft  
Year Built: 1968  
Stories: M

Construction

Roof Material: ASPHALT SHINGLE  
Heat: YES  
Construction: 8" PAINTED BLOCK  
Added Attached: None

Additional Features

A/C: REFRIGERATION  
Patio: NONE  
Covered Parking: GARAGE & CARPORT - 5  
Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
02/14/2018	CASA CAMPBELL LLC	CASA DOMINGUEZ LLC	\$0	\$0	\$0	Special Warranty		201801140-	
02/19/2016	CASA DOMINGUEZ LLC	JEFFREY D COSTLOW	\$212,500	\$212,500	\$0	Warranty		Normal Sale	201601048
10/22/2001	JEFFREY D COSTLOW	MIKE & LESLIE K KAMINSKI	\$126,000	\$31,500	\$94,500	Warranty	Fannie/Freddie		200109797
08/05/1991	JEFF ROBERTSON		\$0	\$0	\$32,409	Deed	Conventional		199103617
09/01/1977	MIKE & LESLIE K KAMINSKI		\$0	\$0	\$0	Deed			12411-0677

No Loan History: \$

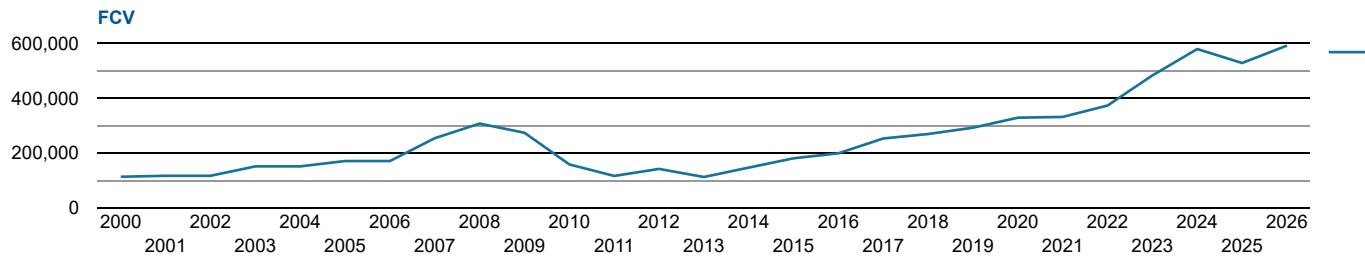
Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31 Year Built Range: 1924 - 2005 With Pool: 5 (16%)	Single Story: 29 Multiple Story: 2	Sqft: 1,275 Lot Sqft: 7,688 Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pr
FCV Improvement	\$298,400		\$386,600		\$463,700	\$422,800	\$473
FCV Land	\$74,600		\$96,600		\$115,900	\$105,700	\$118
FCV Total							

FCV YoY Change	\$373,000	\$483,200	\$579,600	\$528,500	\$592
Assessed FCV	13%	30%	20%	-9%	
LPV Total	\$37,300	\$48,320	\$57,960	\$52,850	\$59
State Aid	\$241,695	\$253,780	\$266,469	\$279,792	\$293
Tax Amount	\$0	\$0	\$0	\$0	
	\$3,281	\$3,382	\$3,475	\$0	



## ⚠ Flood Information

Map Number: 04013C1745L  
 Map Date: 2013-10-16  
 Panel: 1745L  
 FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

4502 N 13Th Pl, Phoenix, AZ 85014-4206

### Maricopa Assessor Parcel # 155-09-026



#### Property Information

Property Owner	SECOND HAND LIONS LLC	Subdivision	CLIFTON PLACE
Property Address	4502 N 13Th Pl Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Second Hand Lions LLC 4723 N 12Th St Phoenix, AZ 85014-4038	Census Tract	108602
Property Type	(0121) SFR GRADE 010-2 URBAN SUBDIV	Latitude	33.5025336279367
Legal Class	(04-01) NON-PRIMARY	Longitude	-112.053339979362
Lot/Block/Tract	3/-	Tax Area	381300
MCR Number	002146	Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High Sch District#210

#### Legal Description

Abbr. Legal Description N/A

Full Legal Description CLIFTON PLACE

### Land Areas

Lot	County Zone	City Zone
Size: 0.136 acres / 5,933 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus):

### Structure:

(0121) SFR GRADE 010-2 URBAN SUBDIV	Class::	CLASS R2, MINIMUM
<b>Structure Information</b>	<b>Construction</b>	<b>Additional Features</b>
Rooms: 4	Roof Material: ASPHALT SHINGLE	A/C: EVAPORATIVE COOLING
Bathroom Fixtures: 3	Heat: YES	Patio: COVERED
Living Area: 1,266 sqft	Construction: FRAME WOOD	Covered Parking: CARPORT - 2
Year Built: 1924	Added Attached: 542 sqft	Added Detached: None
Stories: S		

### Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
11/19/2012	SECOND HAND LIONS LLC	TIMOTHY J ROSE	\$0	\$0	\$0	Quit Claim			2012105175
11/29/2011	TIMOTHY J ROSE	BANK OF NEW YORK	\$27,600	\$27,600	\$0	Special Warranty	Bank Sale	2011098405	
08/18/2011	BANK OF NEW YORK	OBIE & CLARA QUIROZ	\$31,050	\$0	\$0	Trustees	Reverted	2011069175	
02/07/2006	OBIE & CLARA QUIROZ	MY T MURPHY	\$0	\$0	\$0	Warranty			2006017367
12/01/2004	OBIE & CLARA QUIROZ	MY T MURPHY	\$65,000	\$0	\$68,600	Warranty	Private Lender		2004140940
03/01/1991	MY THI MURPHY		\$0	\$0	\$0	Deed			1991008742

### Loan Origination History: \$

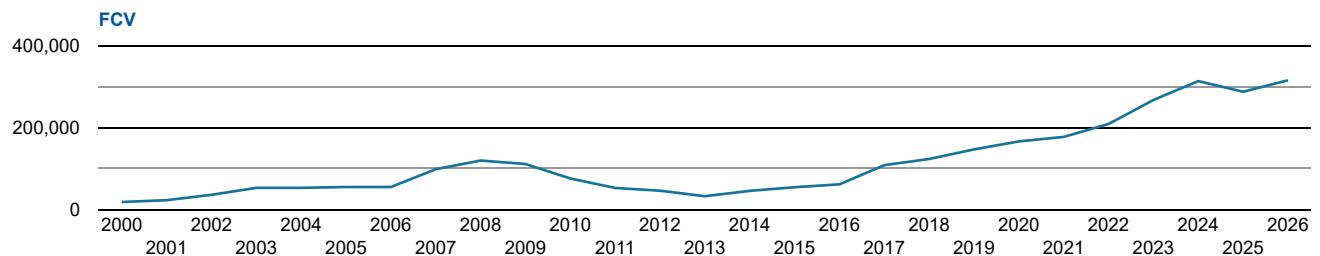
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
10/17/2022	SECOND HAND LIONS LLC	COLONIAL CAPITAL LLC	\$120,000	Conventional	20220781257
09/25/2017	SECOND HAND LIONS LLC	COLONIAL CAPITAL LLC	\$110,000	Conventional	20170705651

### Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31	Single Story: 29	Sqft: 1,275
Year Built Range: 1924 - 2005	Multiple Story: 2	Lot Sqft: 7,688
With Pool: 5 (16%)		Fixtures: 4

## ❖ Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)	2024 Final	2025 Prelim	2026 Pr
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pr
FCV Improvement	\$167,000	\$213,800	\$250,600	\$229,900	\$252
FCV Land	\$41,700	\$53,400	\$62,600	\$57,400	\$63
FCV Total	\$208,700	\$267,200	\$313,200	\$287,300	\$315
FCV YoY Change	18%	28%	17%	-8%	
Assessed FCV	\$20,870	\$26,720	\$31,320	\$28,730	
LPV Total	\$103,665	\$108,848	\$114,290	\$120,005	
State Aid	\$0	\$0	\$0	\$0	
Tax Amount	\$1,407	\$1,451	\$1,490	\$0	



## ❖ Flood Information

Map Number: 04013C1745L

Map Date: 2013-10-16

Panel: 1745L

FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

4504 N 13Th Pl, Phoenix, AZ 85014-4206

### Maricopa Assessor Parcel # 155-09-027



#### Property Information

Property Owner CASEY FABIG

#### Area Information

Subdivision CLIFTON PLACE

Property Address 4504 N 13Th Pl  
Phoenix, AZ 85014-4206  
Maricopa County

Section/Town/Range 21/2N/3E

Tax Mailing Address Casey Fabig  
4504 N 13Th Pl  
Phoenix, AZ 85014-4206

Census Tract 108602  
Census Block 2004

Property Type (0131) SFR GRADE 010-3  
URBAN SUBDIV

Latitude 33.5026629840875  
Longitude -112.053339529673

Legal Class (04-01) NON-PRIMARY

Tax Area 381300

Lot/Block/Tract 4/-

Tax Municipality Phoenix

MCR Number 002146

School Districts Madison Elementary  
District#38  
Phoenix Union High Sch  
District#210

#### Legal Description

Abbr. Legal Description N/A

Full Legal Description CLIFTON PLACE

### Land Areas

Lot  
Size: 0.154 acres / 6,730 sqft

County Zone  
[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%

City Zone  
[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus):

### Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV

Class:: CLASS R3, AVERAGE

Structure Information  
Rooms: 4  
Bathroom Fixtures: 3  
Living Area: 973 sqft  
Year Built: 1944  
Stories: S

Construction  
Roof Material: ASPHALT SHINGLE  
Heat: YES  
Construction: FRAME WOOD  
Added Attached: None

Additional Features  
A/C: EVAPORATIVE COOLING  
Patio: NONE  
Covered Parking: NONE - 0  
Added Detached: None

### Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
08/08/1996	CASEY FABIG	GENEVA M HENDERSON	\$0	\$0	\$0	Quit Claim			19960560521
04/16/1996	GENEVA HENDERSON	WILSON-WALKER INC	\$0	\$0	\$0	Warranty			19960256590
09/01/1994	CASEY FABIG	DEESE	\$14,000	\$14,000	\$0	Warranty			19940655305
12/16/1993	DIANE J DEESE	WILSON WALKER INC	\$30,000	\$0	\$0	Warranty			19930881212
01/20/1988	GENEVA HENDERSON		\$0	\$0	\$0	Deed			19880025971

### Loan Origination History: \$

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
12/14/2011	FABIG,CASEY	ARIZONA FCU	\$15,000		20111028507
12/12/2006	FABIG,CASEY	ARIZONA FCU	\$15,000		20061616058
09/15/2004	FABIG,CASEY	ARIZONA FCU	\$60,000		20041079462

### Subdivision - CLIFTON PLACE

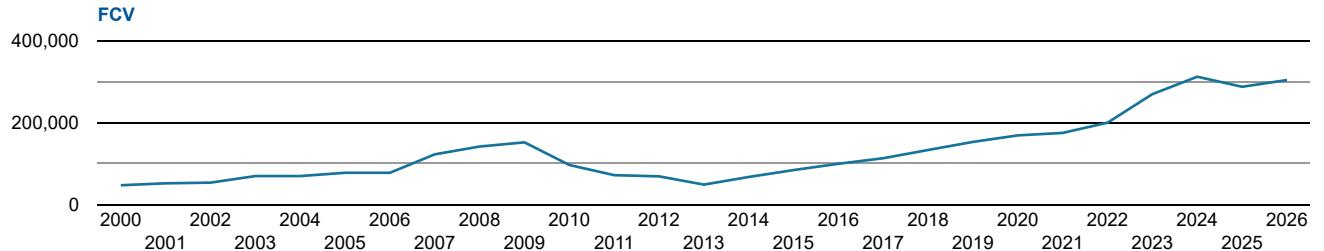
Subdivision Details  
Improved Lots: 31  
Year Built Range: 1924 - 2005  
With Pool: 5 (16%)

Stories  
Single Story: 29  
Multiple Story: 2

Average House  
Sqft: 1,275  
Lot Sqft: 7,688  
Fixtures: 4

## ❖ Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)			
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pr
FCV Improvement	\$159,800	\$215,500	\$249,400	\$229,800	\$242
FCV Land	\$39,900	\$53,800	\$62,300	\$57,400	\$60
FCV Total	\$199,700	\$269,300	\$311,700	\$287,200	\$303
FCV YoY Change	14%	35%	16%	-8%	
Assessed FCV	\$19,970	\$26,930	\$31,170	\$28,720	
LPV Total	\$79,149	\$83,106	\$87,261	\$91,624	
State Aid	\$0	\$0	\$0	\$0	
Tax Amount	\$1,075	\$1,108	\$1,138	\$0	



## ❖ Flood Information

Map Number: 04013C1745L

Map Date: 2013-10-16

Panel: 1745L

FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

## 4506 N 13Th Pl, Phoenix, AZ 85014-4206

### Maricopa Assessor Parcel # 155-09-028



■ Sold      ■ Pending      ■ Off Market  
■ Active      ■ Cancelled      ■ Foreclosure  
■ UCB      ■ Expired      ■ Coming Soon

#### Property Information

Property Owner	KATHERINE CHAMOUN	Subdivision	CLIFTON PLACE
Property Address	4506 N 13Th Pl Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Katherine Chamoun 3640 E Park Ave Phoenix, AZ 85044-4593	Census Tract	108602
Property Type	(0320) DUPLEX	Latitude	33.5028003345199
Legal Class	(04-02) RENTAL RESIDENTIAL	Longitude	-112.053338826453
Lot/Block/Tract	5/-	Tax Area	381300
MCR Number	002146	Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High Sch District#210

#### Legal Description

Abbr. Legal Description      N/A

Full Legal Description      CLIFTON PLACE

### Land Areas

Lot	County Zone	City Zone
Size: 0.156 acres / 6,810 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus):

### Structure:

Town House, End Unit	Class::	MASONRY OR REINFORCED CONCRETE TILT-UP FRAME
<b>Structure Information</b>		
Living Area: 1,651 sqft	Construction:	Added Detached: None
Year Built: 1954	MASONRY OR REINFORCED CONCRETE TILT-UP	
Stories: S	FRAME	
	Added Attached: None	
Residential Garage - Detached	Class::	MASONRY OR REINFORCED CONCRETE TILT-UP FRAME
<b>Structure Information</b>		
Living Area: 720 sqft	Construction:	Added Detached: None
Year Built: 1954	MASONRY OR REINFORCED CONCRETE TILT-UP	
Stories: S	FRAME	
	Added Attached: None	

### (0320) DUPLEX

Structure Information	Construction	Additional Features
Living Area: No	Heat: YES	Patio: NONE
Year Built: 1954	Added Attached: None	Covered Parking: NONE - 0
Stories: S		Added Detached: None

### Deed History

Sale Date	Buyer	Seller	Sale				Financing	Transaction	Doc #
			Price	Down	Mortgage	Deed			
09/02/2014	KATHERINE CHAMOUN	MARY L SACHSEL	\$0	\$0	\$0	Decree Of Distribution With Real Property			201405795
08/30/2005	MARY L SACHSEL	JODY M TELLINGHUISEN	\$0	\$0	\$0	Quit Claim			20051268C
03/28/1989	MARY L & JODY M TELLINGHUISEN		\$0	\$0	\$0	Deed			19890139C

## Loan Origination History: \$

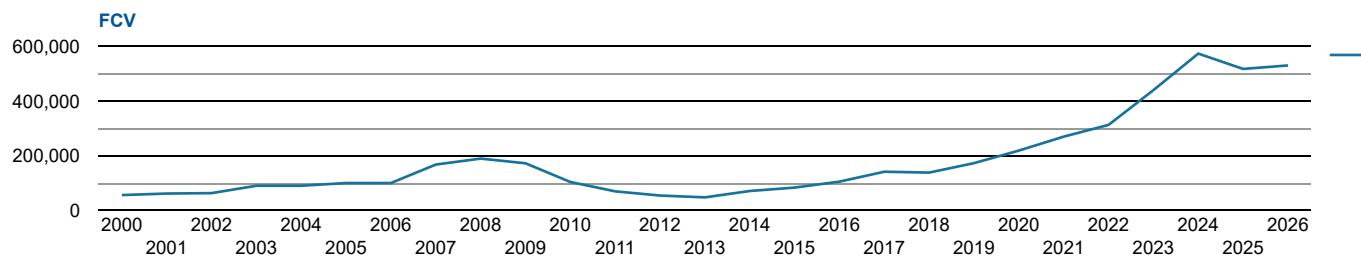
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
11/30/2023	CHAMOUN, KATHERINE	UNTIED WHOLESALE MORTGAGE	\$250,000	Fannie/Freddie	20230613277
01/06/2015	CHAMOUN,KATHERINE & RABIH	WELLS FARGO BANK NA	\$93,000	Conventional	20150004945

## Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31	Single Story: 29	Sqft: 1,275
Year Built Range: 1924 - 2005	Multiple Story: 2	Lot Sqft: 7,688
With Pool: 5 (16%)		Fixtures: 4

## Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pr
FCV Improvement	\$250,100	\$351,800	\$458,700	\$413,800	\$424
FCV Land	\$62,500	\$87,900	\$114,600	\$103,400	\$106
FCV Total	\$312,600	\$439,700	\$573,300	\$517,200	\$530
FCV YoY Change	16%	41%	30%	-10%	
Assessed FCV	\$31,260	\$43,970	\$57,330	\$51,720	\$53
LPV Total	\$78,787	\$82,726	\$86,862	\$91,205	\$95
State Aid	\$0	\$0	\$0	\$0	
Tax Amount	\$1,070	\$1,103	\$1,133	\$0	



## Flood Information

Map Number: 04013C1745L  
Map Date: 2013-10-16  
Panel: 1745L  
FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

4543 N 13Th St, Phoenix, AZ 85014-4208

### Maricopa Assessor Parcel # 155-09-036



#### Property Information

Property Owner JOHN CONNOLLY

#### Area Information

Subdivision LINCOLN PLACE LOT 3C

Property Address 4543 N 13Th St  
Phoenix, AZ 85014-4208  
Maricopa County

Section/Town/Range 21/2N/3E  
Census Tract 108602  
Census Block 2004

Tax Mailing Address John Connolly  
4533 N 13Th St  
Phoenix, AZ 85014-4208

Latitude 33.5030747818638  
Longitude -112.053698022986

Property Type (0121) SFR GRADE 010-2  
URBAN SUBDIV

Latitude 33.5030747818638  
Longitude -112.053698022986

Legal Class (04-01) NON-PRIMARY

Tax Area 381300

Lot/Block/Tract 30/-

Tax Municipality Phoenix

MCR Number 000365

School Districts Madison Elementary  
District#38  
Phoenix Union High Sch  
District#210

#### Legal Description

Abbr. Legal Description N/A

Full Legal Description LINCOLN PLACE PRT LOT 30 E2 N2 W2 W2 EX N 179.88F

### Land Areas

Lot	County Zone	City Zone
Size: 0.298 acres / 12,968 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus):

### Structure:

(0121) SFR GRADE 010-2 URBAN SUBDIV Class:: CLASS R2, MINIMUM

Structure Information		Construction	Additional Features	
Rooms: 3		Roof Material: BUILT-UP	A/C: REFRIGERATION	
Bathroom Fixtures: 3		Heat: YES	Patio: COVERED	
Living Area: 603 sqft		Construction: 8" STUCCO	Covered Parking: GARAGE - 1	
Year Built: 1952		Pool: 400 sqft	Added Detached: None	
Stories: S		Added Attached: None		

### Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
04/28/2005	JOHN CONNOLLY	JOHN & BETTY J CONNOLLY JR	\$0	\$0	\$0	Quit Claim			200505538:
10/24/1983	JOHN JR & BETTY J CONNOLLY			\$0	\$0	\$0	Deed		198304272:

### Loan Origination History: \$

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
09/29/2005	CONNOLLY,JOHN	CLI FUNDING INC	\$280,000		20051449003

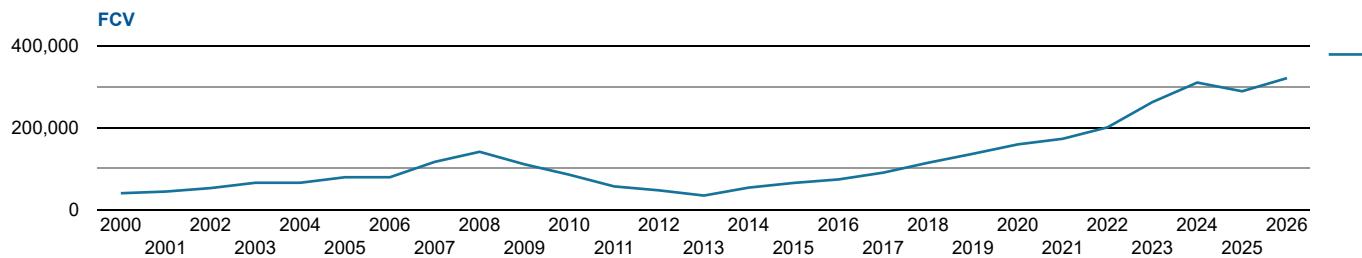
### Subdivision - LINCOLN PLACE LOT 30

Subdivision Details	Stories	Average House
Improved Lots: 57	Single Story: 43	Sqft: 17,739
Year Built Range: 1945 - 2018	Multiple Story: 14	Lot Sqft: 40,168
With Pool: 1 (2%)		Fixtures: 0

### Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pr
FCV Improvement	\$161,000	\$210,200	\$248,300	\$231,300	\$256
FCV Land	\$40,200	\$52,500	\$62,000	\$57,800	\$64
FCV Total	\$201,200	\$262,700	\$310,300	\$289,100	\$321
FCV YoY Change	16%	31%	18%	-7%	

Assessed FCV	\$20,120	\$26,270	\$31,030	\$28,910	\$32
LPV Total	\$58,583	\$61,512	\$64,588	\$67,817	
State Aid	\$0	\$0	\$0	\$0	
Tax Amount	\$795	\$820	\$842	\$0	



## ⚠ Flood Information

Map Number: 04013C1745L  
 Map Date: 2013-10-16  
 Panel: 1745L  
 FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

4543 N 13Th St, Phoenix, AZ 85014-4208

## Maricopa Assessor Parcel # 155-09-037-A



### Property Information

Property Owner: FRED & ELLEN NORTON

### Area Information

Subdivision: LINCOLN PLACE LOT 3C

Property Address: 4543 N 13Th St, Phoenix, AZ 85014-4208, Maricopa County

Section/Town/Range: 21/2N/3E

Tax Mailing Address: Fred & Ellen Norton, 4533 N 13Th St, Phoenix, AZ 85014-4208

Census Tract: 108602

Census Block: 2004

Property Type: (0131) SFR GRADE 010-3 URBAN SUBDIV

Latitude: 33.503074479358

Legal Class: (04-01) NON-PRIMARY

Longitude: -112.053970391015

Lot/Block/Tract: 30/-

Tax Area: 381300

MCR Number: 000365

Tax Municipality: Phoenix

### Legal Description

Abbr. Legal Description: N/A

Full Legal Description: LINCOLN PLACE PRT LOT 30 W2 N2 W2 W2 EX N 179.88

### Land Areas

Lot	County Zone	City Zone
Size: 0.287 acres / 12,515 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus):

### Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV Class:: CLASS R3, AVERAGE

Structure Information	Construction	Additional Features
Rooms: 5	Roof Material: BUILT-UP	A/C: REFRIGERATION
Bathroom Fixtures: 6	Heat: YES	Patio: SLAB & COVERED
Living Area: 1,928 sqft	Construction: 8" PAINTED BLOCK	Covered Parking: GARAGE - 2
Year Built: 1947	Added Attached: 976 sqft	Added Detached: None
Stories: S		

### Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
01/12/1984	FRED & ELLEN NORTON		\$0	\$0	\$0	Deed			19840014931

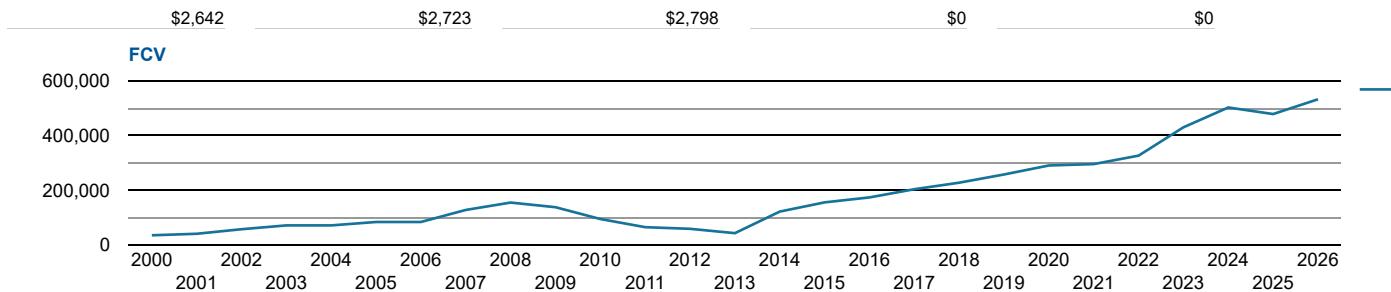
### No Loan History: \$

### Subdivision - LINCOLN PLACE LOT 30

Subdivision Details	Stories	Average House
Improved Lots: 57	Single Story: 43	Sqft: 17,739
Year Built Range: 1945 - 2018	Multiple Story: 14	Lot Sqft: 40,168
With Pool: 1 (2%)		Fixtures: 0

### Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improvement	\$260,900	\$343,800	\$401,800	\$382,600	\$425
FCV Land	\$65,200	\$85,900	\$100,400	\$95,600	\$106
FCV Total	\$326,100	\$429,700	\$502,200	\$478,200	\$532
FCV YoY Change	10%	32%	17%	-5%	
Assessed FCV	\$32,610	\$42,970	\$50,220	\$47,820	\$53
LPV Total	\$194,601	\$204,331	\$214,548	\$225,275	\$236
State Aid	\$0	\$0	\$0	\$0	
Tax Amount					



## ⚠ Flood Information

Map Number: 04013C1745L

Map Date: 2013-10-16

Panel: 1745L

FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

ORDINANCE G-7410

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-25-25-4) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) AND R-3 (MULTIFAMILY RESIDENCE DISTRICT) TO R-3 (MULTIFAMILY RESIDENCE DISTRICT).

---

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 1.28-acre property located approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue in a portion of Section 21, Township 2 North, Range 3 East, as described more specifically in Exhibit A, is hereby changed from 0.64 acres of "R1-6" (Single-Family Residence District) and 0.64 acres of "R-3" (Multifamily Residence District) to "R-3" (Multifamily Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit B.

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of

Phoenix Zoning Ordinance:

Del

1. The development shall have a maximum of 12 dwelling units.
2. 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.
3. 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.
4. A minimum of 4 bicycle parking spaces shall be provided within the common open space and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. 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, a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
6. 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.
7. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
8. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as usable residential common areas, as approved by the Planning and Development Department.
9. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

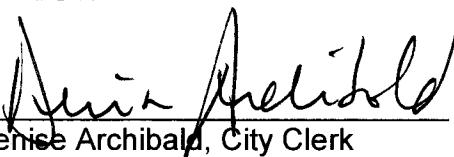
10. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
11. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
12. A minimum 30 feet of right-of-way shall be dedicated for the south side of Minnezona Avenue, for a depth of 20 feet as measured from the western property line.
13. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
14. 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.
15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.
16. 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.
17. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the City Council of the City of Phoenix this 3rd day of September 2025.

  
\_\_\_\_\_  
MAYOR  
09/04/2025  
Date

ATTEST:

  
\_\_\_\_\_  
Denise Archibald, City Clerk

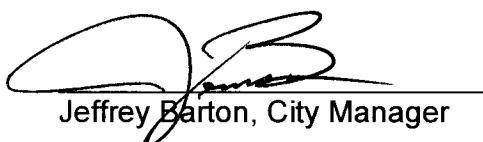


APPROVED AS TO FORM:  
Julie M. Krieh, City Attorney

BY: Alisa A. Blandford  
\_\_\_\_\_  
Alisa A. Blandford, Assistant Chief Counsel

MRA

REVIEWED BY:

  
\_\_\_\_\_  
Jeffrey Barton, City Manager

MRA:smb:LF25-1662:9/3/25: 4914-8667-5552 v.1.doc

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-25-25-4

The South half of the West half of the West half of Lot 30, LINCOLN PLACE, according to Book 3 of Maps, page 65, records of Maricopa County, Arizona.

S/T/R        21 / 2N / 3E

Q/S        18-30

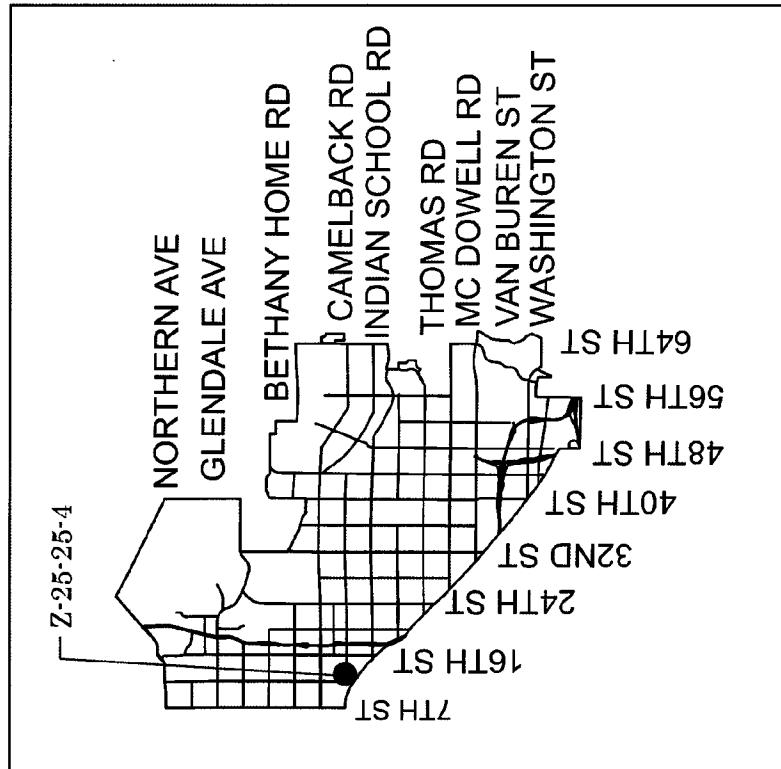
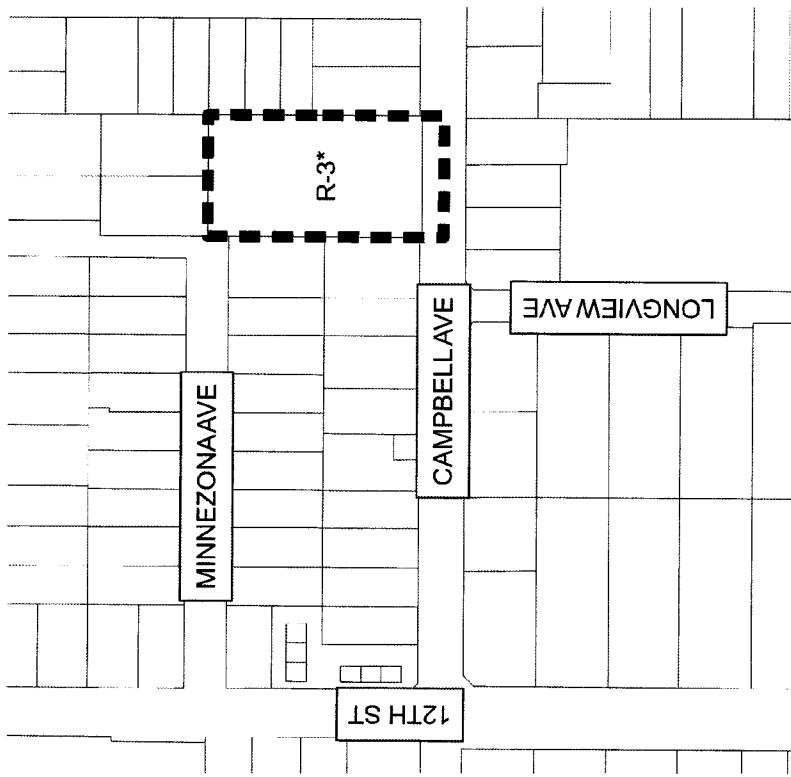
67410

# ORDINANCE LOCATION MAP

## EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-25-25-4  
Zoning Overlay: N/A  
Planning Village: Camelback East

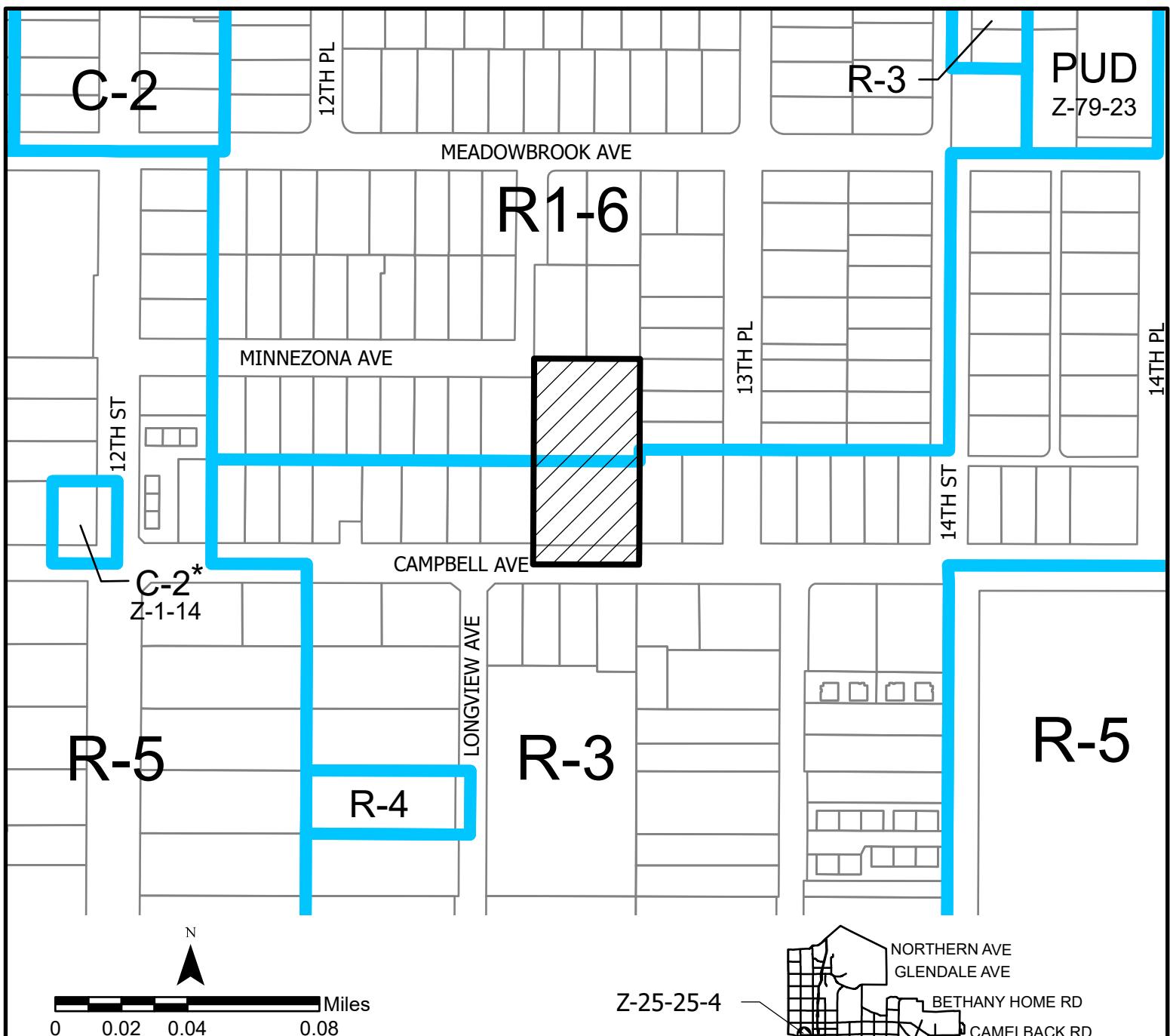


NOT TO SCALE



Drawn Date: 8/4/2025

G 7410



## CAMELBACK EAST VILLAGE

**COUNCIL DISTRICT: 4**

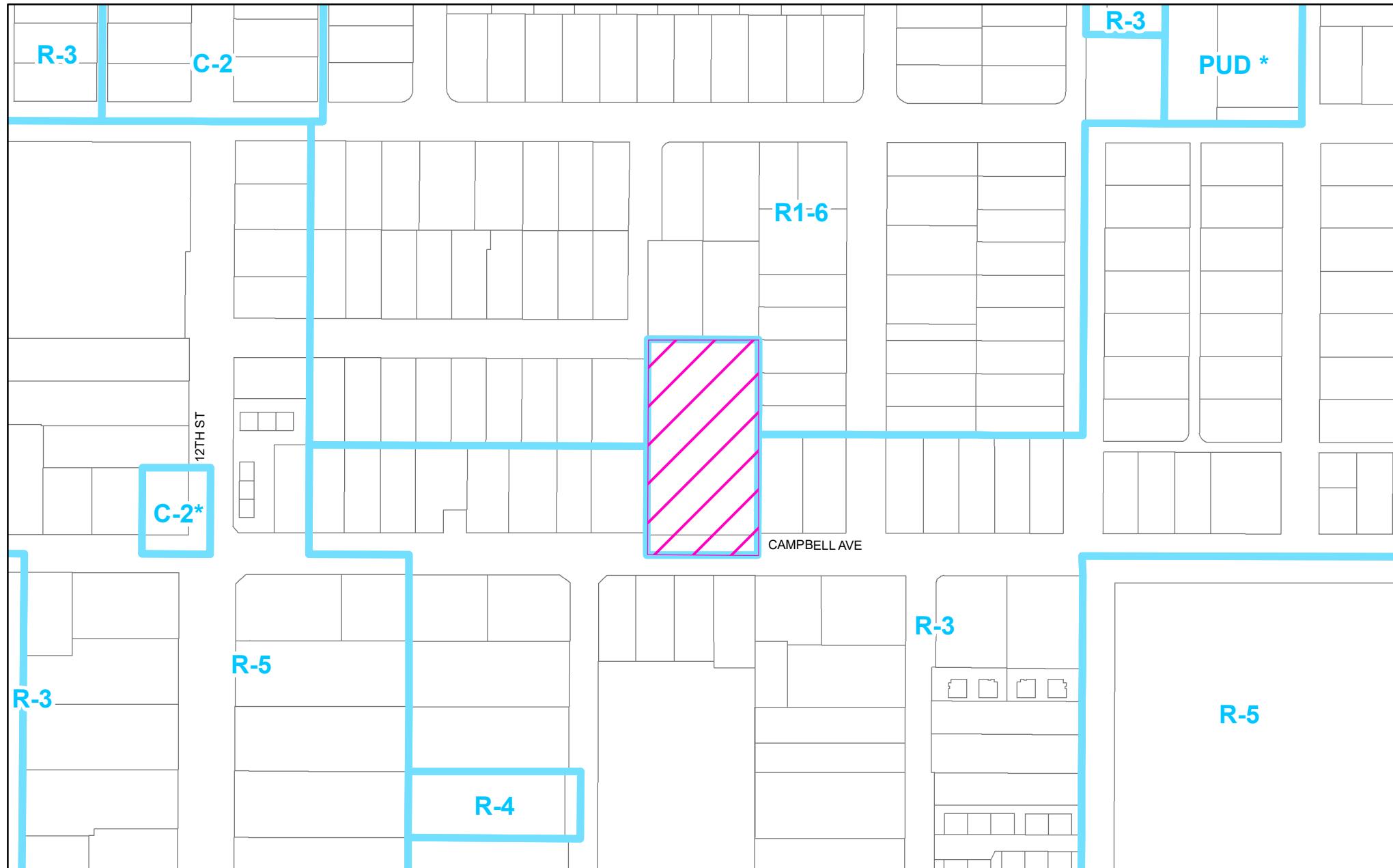


## **City of Phoenix**

PLANNING AND DEVELOPMENT DEPARTMENT

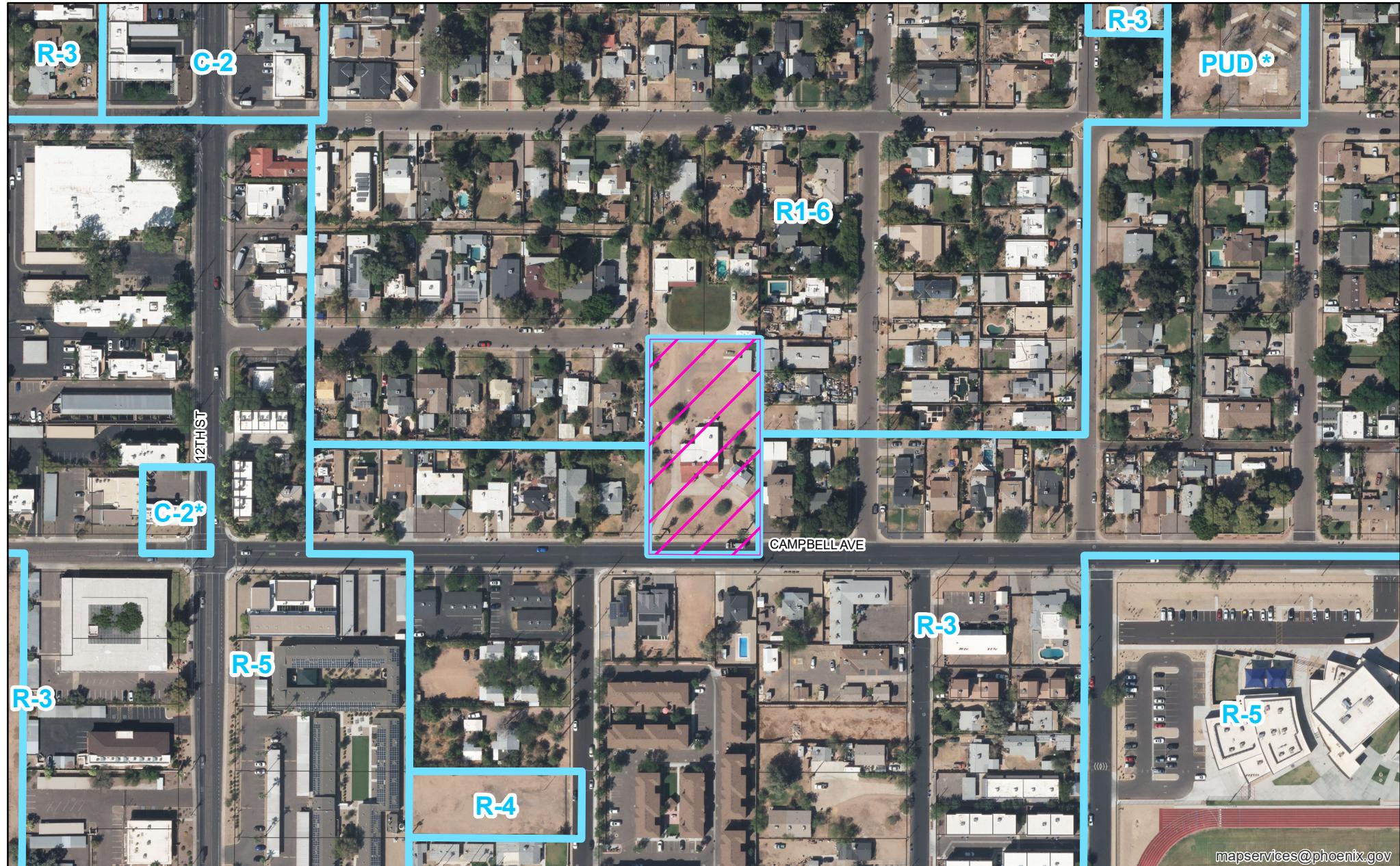
APPLICANT'S NAME: <b>Ross Design Group, LLC</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-25-25-4</b>	DATE: <b>3/26/2025</b>	FROM: <b>R1-6 ( 0.64 ac.)</b>	<b>R-3 ( 0.64 ac.)</b>
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>1.28 Acres</b>	REVISION DATES:	TO: <b>R-3 ( 1.28 ac.)</b>	
	AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP	
	<b>QS 18-30</b>	<b>H-9</b>	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
<b>R1-6, R-3</b>		<b>3, 9</b>	
<b>R-3</b>		<b>18</b>	
		* UNITS P.R.D OPTION	
		<b>4, 11</b>	
		<b>22</b>	

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



PHO-1-25--Z-25-25-4

**Property Location: 1306 East Campbell Avenue**



PHO-1-25-Z-25-25-4

Property Location: 1306 East Campbell Avenue

## PROJECT DATA

365  
155-09-035  
LINCOLN PLACE PT LOT 30 S2 OF W2 W2 1.25 AC  
30  
49,867 SF  
R-3  
FRONT: 25'; REAR: 15'; SIDE: 10' AND 3'  
16  
31,712 SF  
20,800 SF (41.8%)  
LIVABLE=24,320 SF (.488 FAR), GROSS=31,712 SF (.625 FAR)  
2 STORY - 30' MAX.  
1.5/D.U REQUIRED, 2 CAR GARAGE PROVIDED FOR EACH UNIT  
2B  
VB

\* NOTE: BUILDING AREAS ARE CONCEPTUAL ONLY. THE FINAL AREAS WILL BE CALCULATED PRIOR TO OFFICIAL CITY SUBMITTAL ONCE BUILDING SCHEMATIC DESIGN IS COMPLETED.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

## CITY OF PHOENIX

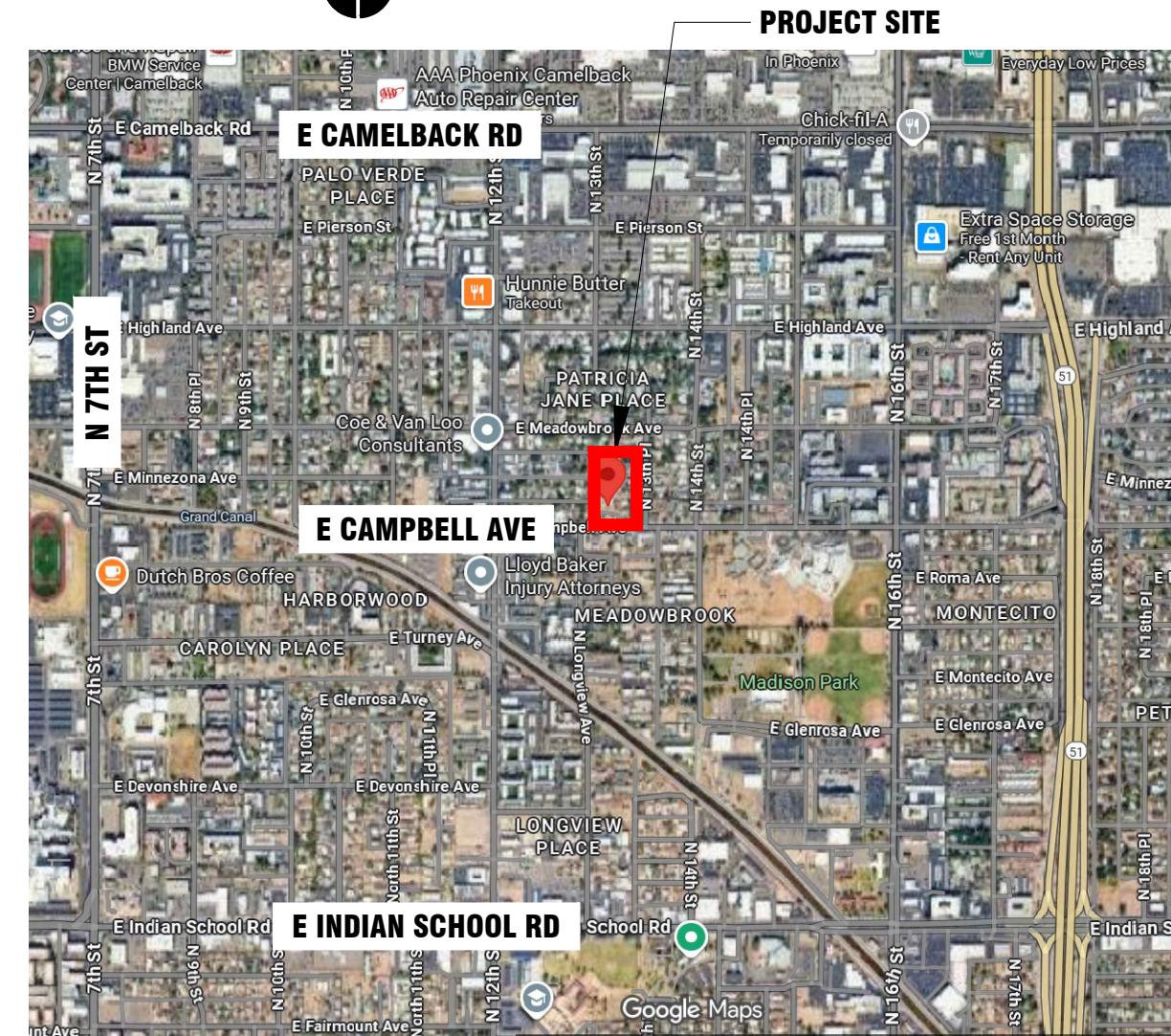
OCT 06 2025

## Planning & Development Department

# CAMPBELL PLACE TOWNHOMES

1306 E CAMPBELL AVE  
PHOENIX, AZ 85014

## VICINITY MAP



---

## REVISIONS

166.38'

60' FIRE APPARATUS TURNAROUND

60' FIRE APPARATUS TURNAROUND

REFUSE

15 3 BED

13 2 BED

11 2 BED

9 3 BED

7 3 BED

5 2 BED

3 2 BED

1 3 BED

16 3 BED

14 2 BED

12 2 BED

10 3 BED

8 3 BED

6 2 BED

4 2 BED

2 3 BED

15'

24'

8'6"

48'

14'8 1/2"

8'6"

48'

14'8 1/2"

25'-0"

BSL

6' HIGH FENCE - TYP.

PRIVATE YARD WITH COVERED PATIO - TYP.

6' HIGH FENCE - TYP.

ROW 30'-0"

E CAMPBELL RD.

# CONCEPTUAL SITE PLAN

1"=20'-0"

A horizontal scale bar with tick marks at 0', 10', 20', and 40'.

DATE 10/4/25  
PROJECT NO. 25115

**A101**

## SITE PLAN



CITY OF PHOENIX

SEP 23 2025

Planning & Development  
Department



**CITY OF PHOENIX**

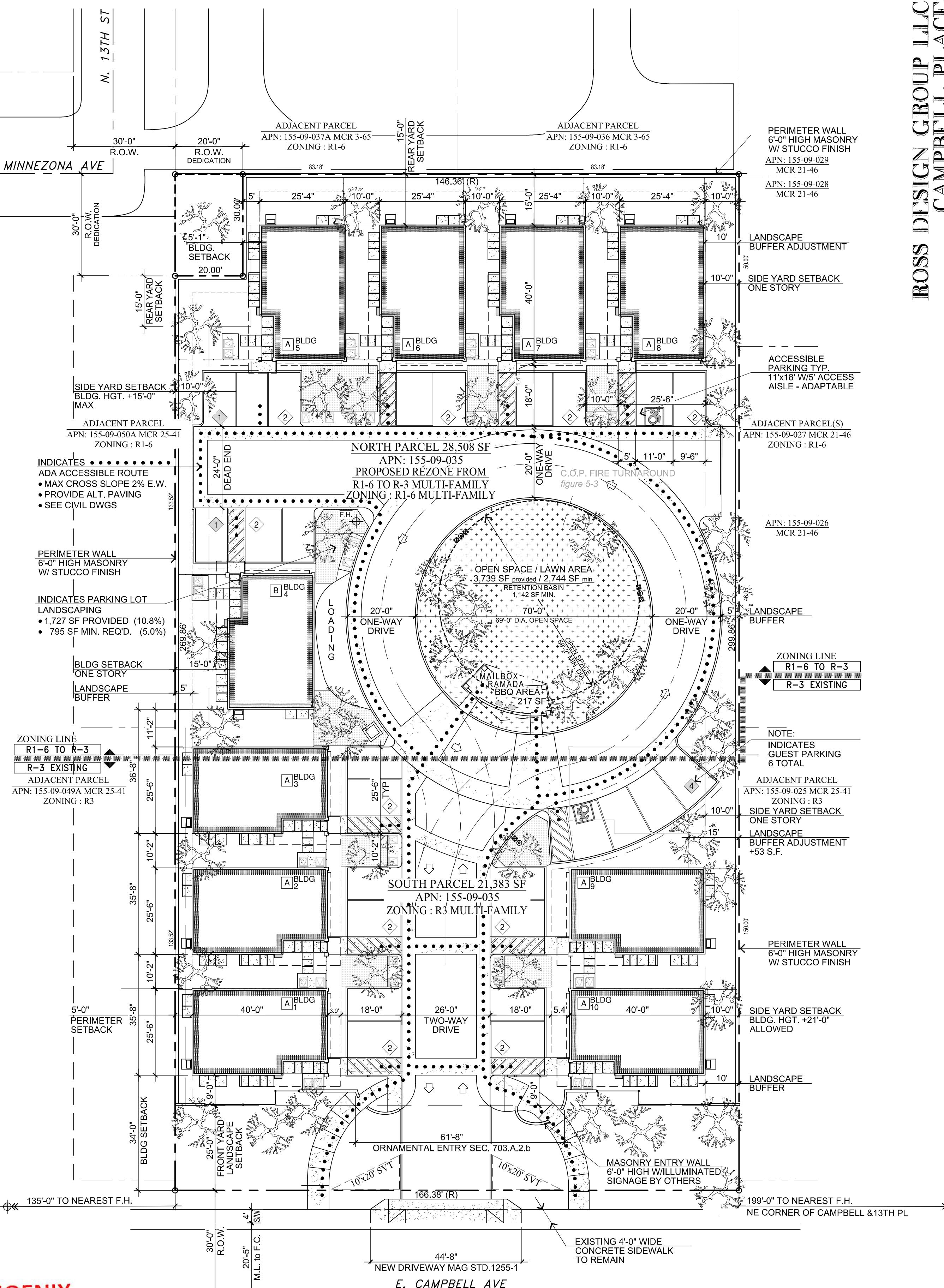
SEP 23 2025

Planning & Development  
Department

PHO-1-25--Z-25-25-4

Proposed Conceptual Elevations

Hearing Date: N/A



**CITY OF PHOENIX**

**MAY 02 2025**

**Planning & Development  
Department**

**DEVELOPMENT SITE PLAN - DD13**

05.01.25

10' 5' 10' 20'  
SCALE: 1" = 20'-0"

**AS101**

REPORT OF PLANNING COMMISSION ACTION  
AUGUST 7, 2025

ITEM NO: 7	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-25-25-4
Location:	Approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue
From:	R1-6 and R-3
To:	R-3
Acreage:	1.28
Proposal:	Multifamily residential
Applicant:	David Ross, Ross Design Group, LLC
Owner:	David Aller, Wayne Properties, LLC
Representative:	Timothy Brown, Architect, Ross Design Group, LLC

**ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Camelback East** 6/3/2025 Continuance. Vote: 17-0.

**Camelback East** 7/1/2025 Approval, per the staff recommendation. Vote: 13-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-25-25-4, per the Camelback East Village Planning Committee recommendation.

Maker: Gorraiz  
Second: Read  
Vote: 7-0  
Absent: Vice-Chairperson Boyd, Jaramillo  
Opposition Present: No

**Findings:**

1. The proposal is consistent with the General Plan Land Use Map designation and with the scale and character of the surrounding area.
2. The proposal will increase the housing supply and the diversity of housing types available in the area consistent with the Housing Phoenix Plan and the Phoenix General Plan.
3. The proposal, as stipulated, provides enhanced pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, Share Phoenix Plan, and the Complete Streets Guiding Principles.

Stipulations:

1. The development shall have a maximum of 12 dwelling units.
2. 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.
3. 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.
4. A minimum of 4 bicycle parking spaces shall be provided within the common open space and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. 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, a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
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9. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
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11. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
12. A minimum 30 feet of right-of-way shall be dedicated for the south side of Minnezona Avenue, for a depth of 20 feet as measured from the western property line.

13. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
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16. 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.
17. 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.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov), TTY: Use 7-1-1.

## CAMELBACK EAST VILLAGE PLANNING COMMITTEE

### MEETING MINUTES

Tuesday, July 1, 2025

Devonshire Community Center, Auditorium  
2802 East Devonshire Avenue

#### MEMBERS PRESENT

William Fischbach, Chair  
Barry Paceley, Vice Chair  
Greg Abbott  
John Baumer  
George Garcia  
Vic Grace  
Kitty Langmade  
Blake McClelland  
Danny Sharaby  
Jay Swart  
Gary Todd  
Larry Whitesell  
Kelli Williams

#### MEMBERS ABSENT

Dawn Augusta  
Ronda Beckerleg Thraen  
Christina Eichelkraut  
Raul Guevar  
Adiba Jurayeva  
Caitlin Noel  
Sharon Schmieder  
Suzanne Siegel

#### STAFF PRESENT

Anthony Grande

1. Call to order, introductions, and announcements by Chair.

**Chair William Fischbach** called the meeting to order at 6:01 p.m. with a quorum of 12 members present (11 required for a quorum).

2. Review and approval of the June 3, 2025 meeting minutes.

#### MOTION

**Committee Member Sharaby** made a motion to approve the June 3, 2025 meeting minutes. **Committee Member Garcia** seconded the motion.

#### VOTE

**12-0**; motion to approve the June 3, 2025 meeting minutes passed with Committee members Abbott, Baumer, Garcia, Langmade, McClelland, Sharaby, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

3. **Z-25-25-4:** Presentation, discussion, and possible recommendation regarding a request to rezone 1.28 acres located approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue **from** R1-6 (Single-Family Residence District) and R-3 (Multifamily Residence District) **to** R-3 (Multifamily Residence District) to allow multifamily residential.

*Committee Member Grace joined the meeting during this item, bringing quorum to 13 members.*

*One member of the public registered for this item, in support, not wishing to speak.*

**STAFF PRESENTATION**

**Anthony Grande**, staff, provided a presentation summarizing the surrounding context, the proposed zoning district, and the staff recommendation, including the recommended stipulations.

**APPLICANT PRESENTATION**

**Timothy Brown**, representing the applicant with Ross Design Group, LLC, provided a presentation summarizing the subject site, proposed rezoning, and proposed site plan and elevations.

**QUESTIONS FROM COMMITTEE**

**Vice Chair Paceley** asked for clarification on the parking. **Mr. Brown** replied that carports are not currently shown on the site plan, but he is considering doing covered parking or carports.

**Committee Member Grace** asked why he wouldn't add carports now if it's something he wants to do. **Mr. Brown** stated that the budget was the primary reason.

**Committee Member Sharaby** asked for clarification on the number of parking spaces provided and how many would be dedicated. **Mr. Grande** replied with the numbers from the staff report indicating that the proposed site plan meets the minimum parking requirement. **Mr. Brown** highlighted which parking spaces would be dedicated in front of each unit.

**Committee Member Abbott** asked if the covered parking would count toward building square footage and if all the water retention is on-site. **Mr. Brown** replied that the carports would count toward lot coverage, but the project would not exceed lot coverage, and that the project is designed with a retention area and can bring water to other landscape areas on site.

**PUBLIC COMMENTS**

None.

**MOTION:**

**Committee Member Grace** made a motion to recommend approval of Z-25-25-4, per the staff recommendation. **Committee Member Whitesell** seconded the motion.

**VOTE:**

**13-0**; motion to recommend approval of Z-25-25-4, per the staff recommendation passed; Committee Members Abbott, Baumer, Garcia, Grace, Langmade, McClelland, Sharaby, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

4. **Z-65-24-6:** Presentation, discussion, and possible recommendation regarding a request to rezone 0.80 acres located at the northwest corner of 40th Street and Meadowbrook Avenue **from** C-O (Commercial Office – Restricted Commercial) **to** C-1 (Neighborhood Retail) to allow a restaurant.

*One member of the public registered to speak on this item, in opposition.*

#### STAFF PRESENTATION

**Anthony Grande**, staff, provided a presentation summarizing the surrounding context, the proposed zoning district, and the staff recommendation, including the recommended stipulations.

#### APPLICANT PRESENTATION

**Caroline Lynn**, representing the applicant with LGO Hospitality, provided a presentation summarizing the subject site, surrounding context, and the proposed rezoning. **Catherine Hayes**, representing the applicant with Hayes Architecture, added additional information about the history of the business, noting that the site could be developed with more intense uses, but the owner wants to do a restaurant.

#### QUESTIONS FROM COMMITTEE

**Committee Member Sharaby** asked about the hours of operation for the proposed restaurant. **Ms. Lynn** replied that it would be 7 days a week, and the hours are not definitively determined, but it would be a café focused on daytime hours, similar to LGO and Ingos. **Mr. Sharby** noted that those restaurants are open at night. **Ms. Lynn** stated it would be open at night, but that it is not a bar concept, rather a food-centric restaurant.

**Mr. Sharby** asked about the capacity of the proposed restaurant and how that compares to the amount of parking being provided. **Ms. Hayes** provided additional details about the number of tables indoors and outdoors, stating there would be a bar with 9 barstools inside and a total of 15 or 20 tables outside that seat 4 people each. **Mr. Sharby** followed up by asking if the parking lot is currently used for overflow parking for the other restaurants. **Ms. Lynn** stated that they don't direct people to the parking lot, but some people do use the parking lot as overflow. **Mr. Sharby** stated a concern about the existing parking situation in the area with the busy restaurants and people always looking for parking.