



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Departments Concerned **Date:** December 9, 2011
From: Derek D. Horn, P.E., C.B.O., Assistant Director
Planning and Development Department
Subject: **P.H.O. APPLICATION NO. Z-129-05-4** – 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 its meeting on **January 18, 2012**.
- 2. Information about this case is available for review at the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
- 3. Please indicate your course of action, sign and return copy of this notice to the City of Phoenix Planning and Development Department, Zoning Division, 200 West Washington Street 2nd Floor, Phoenix, AZ 85003 by **December 23, 2011**.

Will arrange to review case file no later than _____

Will resolve problems with the owner and contact you no later than _____

We do not anticipate any problems in connection with the cases listed on this subject notice.

Signature

Date

DISTRIBUTION (Electronically):

- Mayor's Office (Tiffany Torres) - 11th Floor
- Council District Office (Penny Parrella) – 11th Floor
- Aviation (David Ebeling, Diane Nakagawa, Debra Turner) – 3400 E. Sky Harbor Blvd
- City Manager's Office (Kevin Weight) – Historic Preservation Office
- Community & Economic Development (Melinda Vazquez)
- Fire Prevention (Joe McElvaney) 2nd Floor
- Finance Admin (Barry Page) - 251 W. Washington – 8th Floor
- Neighborhood Services (Annie Alvarado) – 4th Floor
- Parks & Recreation (Mary Sheedy) – 16th Floor
- Parks & Recreation (Laurene Montero, April Carroll) – Pueblo Grande Museum
- Public Transit (Mark Melnychenko, Blair Proctor) - 302 N. 1st Ave., Ste 800
- Public Transit/Light Rail Project (Curt Upton/*Special TOD Only*) – 411 N. Central #200
- Street Transportation (Myesha Harris, Alan Hilty, Hasan Mushtaq, Barb Petsche) – 5th Floor
- Water Services (Nazario Prieto, Lucy Graham) – 8th Floor
- Planning and Development (Derek Horn, Sandra Hoffman) – 3rd Floor
- Planning and Development/Information Services (Ben Ernyei) – 3rd Floor
- Planning Hearing Officer (Alan Stephenson, Larry Tom) – 2nd Floor
- Planning Commission Secretary (Lilia Olivarez) – 2nd Floor
- Village Planner (Joshua Bednarek, Encanto)
- Village Chair (Brian Davidson, Encanto)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-11--Z-129-05

Council District: 4

Request For: Stipulation Modification

Kiva Fee Code: ZTREZONE Fee: \$1080.00 Amount Waived: \$

Owner	Applicant	Representative
Javier Verdugo 1530 East Brill Street Phoenix AZ 85006 (602) 358-5757 javiervedugoh@gmail.com	Javier Verdugo 1530 East Brill Street Phoenix AZ 85006 (602) 358-5757 javiervedugoh@gmail.com	Javier Verdugo 1530 East Brill Street Phoenix AZ 85006 P: (602) 358-5757 F: javiervedugoh@gmail.com

Property Location: Southeast corner of 16th Street and Cambridge Avenue

Zoning Map: G-9 Quarter Section: 14-31 APN: 117-04-007 Acreage: 1.56

Reason for Request: 1) Modification to stipulation 3 regarding the consolidation of lots 2) Modification to stipulation 4 regarding the right of way dedication for the east half of 16th Street 3) Technical correction to stipulation 1

Village: Encanto

Last Hearing: CC RATIFICATION

Previous Opposition: No

Date of Original City Council Action: 01/11/2006

Previous PHO Actions: 08/30/2006

Zoning Vested: R-5 RI approved C-2

Supplemental Map No.: _____

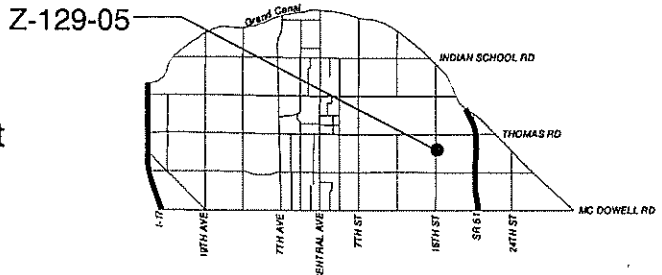
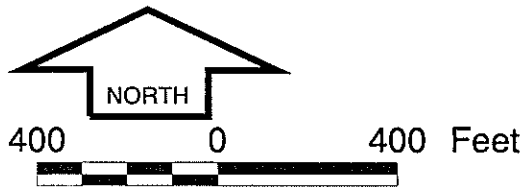
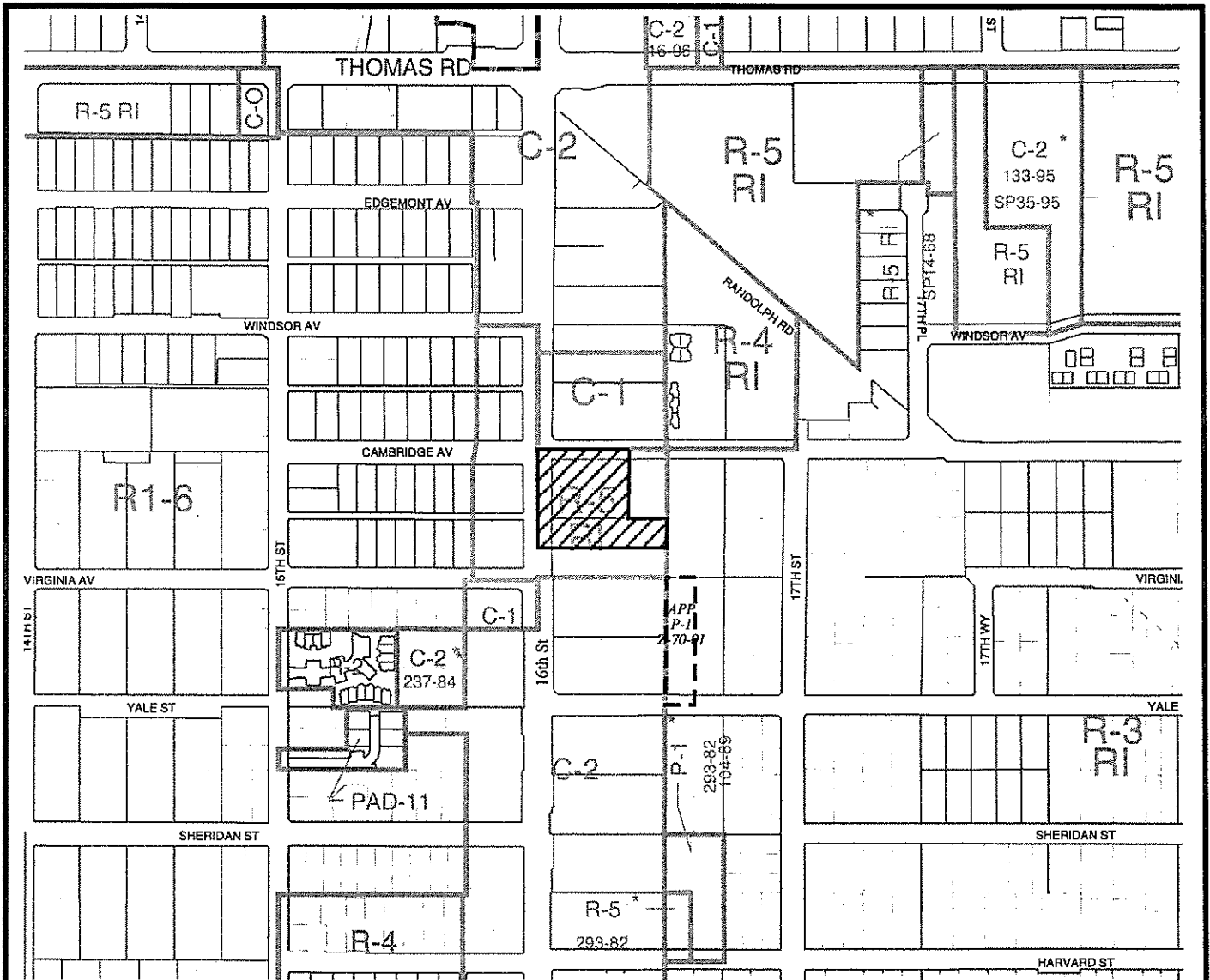
A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

Signature of Applicant _____ Date _____

 Receipt Number _____ Planning Staff Member _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>01/18/2012 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	Appealed?: _____
Action: _____	Action: _____	Action: _____



CITY OF PHOENIX PLANNING DEPARTMENT

Encanto Village

CITY COUNCIL DISTRICT: 4

APPLICANT'S NAME: Javier Verdugo		REQUESTED CHANGE: FROM: R-5 RI TO: C-2	
APPLICATION NO. Z-129-05	DATE: 9-5-2005 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.56 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q14-31	ZONING MAP G9	
MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION	

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

Copper house llc

December 04, 2011

City of phoenix
Planning & Development Department
200 West Washington Street
Phoenix , AZ

RE: WRITTEN REQUEST (Z-129-05)

COPPER HOUSE LLC 2645 N. 16 ST. PHX. 85006

To whom it may concern:

Please accept this letter as a written request required in the Planning Hearing Officer packet describing our proposal. Cross Access and Cross Drainage Agreement in between properties instead of the lot consolidation marked in Stipulation number 3 . As it would make it easier to sell the different properties in the future. Its hard times now and I might have to sell one of the properties to survive in this new business venture. It would be counterproductive to hire a civil engineer twice to do the same job for the replat.

Stipulation number 4 reads. That right-of-way totaling 50 feet shall be dedicated for the east half of 16th street or as may be modified by the Development Services Department. We spoke to the transportation Department they accepted the sidewalk easement. No need for the 50 feet dedication that will delay the certificate of occupancy and also requires additional work to prepare the environmental assessment report.

If you have any questions please contact me.

Javier Verdugo

602-358-5757



City of Phoenix

PLANNING DEPARTMENT

August 31, 2006

Javier Verdugo
3239 East McDowell Road
Phoenix, AZ 85008

Dear Applicant:

RE: Z-129-05-4 - Southeast corner of 16th Street and Cambridge Avenue

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.1 of the Zoning Ordinance, has on August 30, 2006, concurred with the recommendation of the Planning Hearing Officer and has ratified application Z-129-05-4 for modification of stipulation 2 regarding a decorative masonry wall on the southern property line.

STIPULATION

- * 1. That zoning shall not vest until all the landscape improvements and parking lot layout according to a site plan approved by the Development Services Department has been administratively verified by the Planning Hearing Officer.
2. That a six-foot high decorative masonry wall shall be constructed along the east property line.
3. That the applicant shall consolidate the separate lots of this rezoning request into one lot.
4. That right-of-way totaling 50 feet shall be dedicated for the east half of 16th Street or as may be modified by the Development Services Department.
5. That there shall be no ingress and egress from Cambridge Street.
6. That a no trespassing sign in English and Spanish will be posted at the site.

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

Sincerely,

Michelle Dodds, AICP
Principal Planner

cc: Kelly Walker (Sent electronically)
Jay Neville (Sent electronically)
Dave Barrier, DSD (Sent electronically)

Racelle Escolar (Sent electronically)
Shawn Stevens (Sent electronically)
Molly Monserud (Sent electronically)
E.J. Hyncik, Public Transit (Sent electronically)
Case File

Book
Copper House LLC 3239 East McDowell Road Phoenix AZ 85008



The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

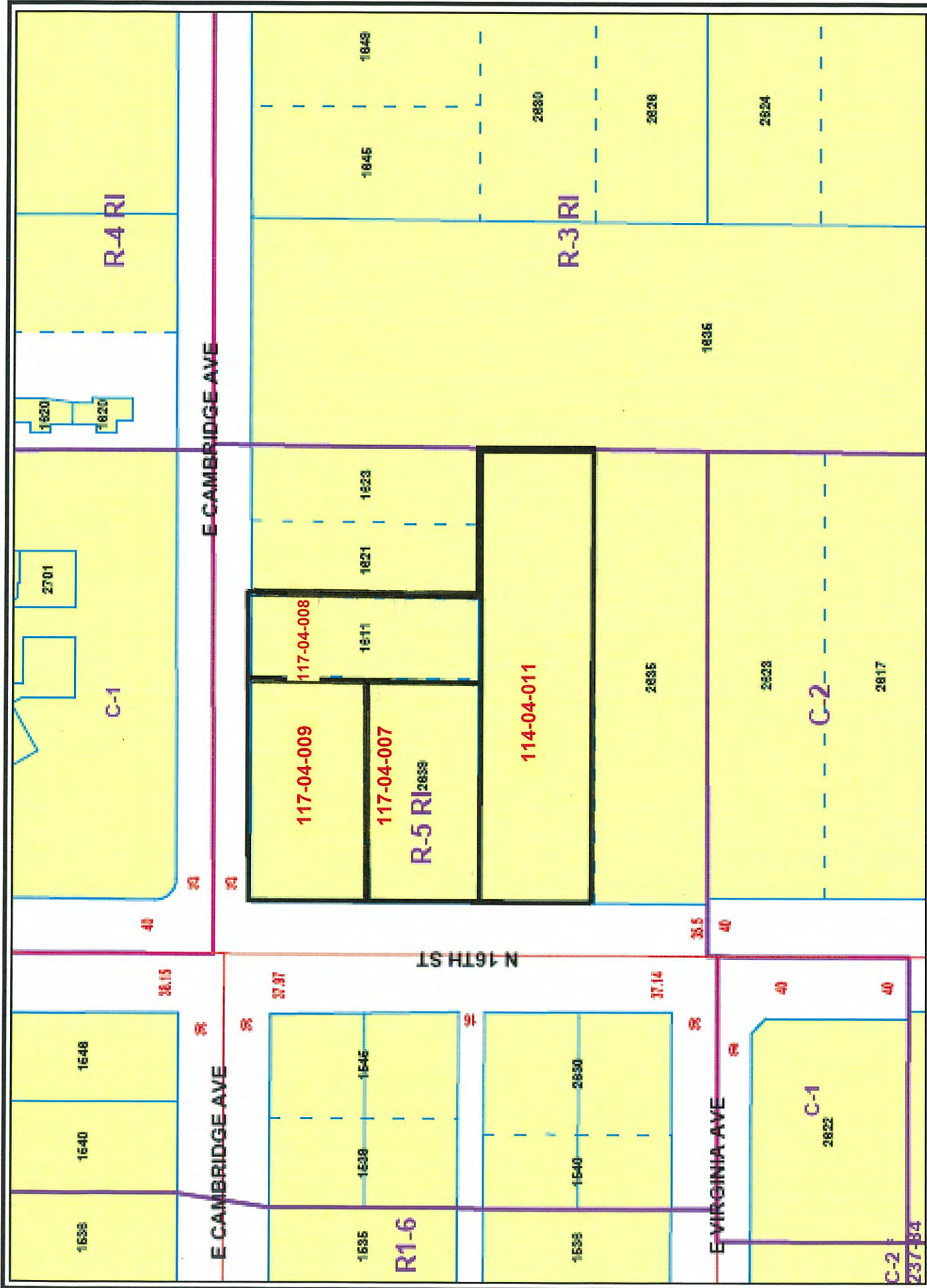
Development Services

1 inch = 71.6656 ft.

0 25 50 100 Feet

N

City of Phoenix



The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

Development Services

City of Phoenix  1 inch = 21,649.2 ft.
 0 30 60 120 Feet

LEGAL DESCRIPTION:

1

THE NORTH 75 FEET OF THE WEST 145 FEET OF LOT 5, GREENFIELD ACRES, EXCEPT THE WEST 2.5 FEET THEREOF, THE NORTH HALF OF LOT 6, GREENFIELD ACRES, EXCEPT THE WEST 2.5 FEET THEREOF, AND THE WEST 52 FEET OF THE EAST 152 FEET OF LOT 5, GREENFIELD ACRES, AS RECORDED IN BOOK 13 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA. IN THE NORTHWEST QUARTER OF SEC34, T2N, R3E