



City of Phoenix

PLANNING DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-7-10--Z-318-85-6

Council District: 6

Request For: Zoning Reversion Fee: \$1080.00

<u>Owner</u>	<u>Applicant</u>	<u>Representative</u>
Various (Sbrocca, Bayne, Nass)	City of Phoenix Planning Commission 200 West Washington Street Phoenix AZ 85003 (602) 262-7131	City of Phoenix Planning Commission 200 West Washington Street Phoenix AZ 85003 P: (602) 262-7131 F:
Phoenix AZ 85016		

Property Location: Northeast corner of 31st Place and Mariposa Street

Zoning Map: H-10 Quarter Section: 18-34 APN: 163-12-008 Acreage: 1.22

Reason for Request: Administrative action to modify stipulation 10 to extend or remove the conditional time stipulation, or determine compliance with the schedule for development or take legislative action to revert the approved P-2 zoning to its former R1-6 zoning classification due to noncompliance with rezoning stipulations.

Village: Camelback East

Last Hearing: PC HEARING

Previous Opposition: No

Date of Original City Council Action: 2/19/1986

Previous PHO Actions: 5/5/2010 9/5/1986 12/9/1987 8/31/1988

Zoning Vested: R1-6 (Approved P-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 _____ drogers
Planning Staff Member

Hearing Results

Planning Hearing Officer

Planning Commission

City Council

Date: 4/7/2010

Date: 4/14/2010

Date: 5/5/2010

Appealed?: _____

Appealed?: _____

Appealed?: _____

Action: _____

Action: _____

Action: _____



City of Phoenix
Planning Department

September 1, 1988

3131 Camelback Association, Owner
2198 East Camelback Road, Ste 250
Phoenix, Arizona 85016

Re: Rezoning Application No. 318-85, located at the southeast corner of 31st Street and Camelback: Heard at City Council August 31, 1988.

Dear Sirs:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 108-M of the Zoning Ordinance, concurred with the recommendation of the Planning Hearing Officer to approve a six-month time extension of the conditional zoning and a recommendation to rescind the 18 stipulations of approval dated December 9, 1987, and re-adopting the original stipulations approved by the City Council on February 19, 1986, and modified September 5, 1986, to state as follows:

1. That a maximum two-story (27-foot) building be developed on the C-0 portion.
2. That surface parking be screened with a six-foot masonry wall.
3. That a minimum 20-foot landscaped setback be provided along 31st Street and that a minimum 15-foot landscaped setback be provided along Mariposa Street, including 24-inch box shade trees spaced 15 feet on center or in equivalent groupings.
4. That the property owner landscape and maintain the subdivision street island.
5. That all trash receptacles be located with the parking area in a concealed location.
6. That development substantially conform with the site plan presented (FAR=.38) on August 6, 1986, to the Planning Hearing Officer.


TO: 3131 Camelback Association

RE: Z-318-85

September 1, 1988

Page 2

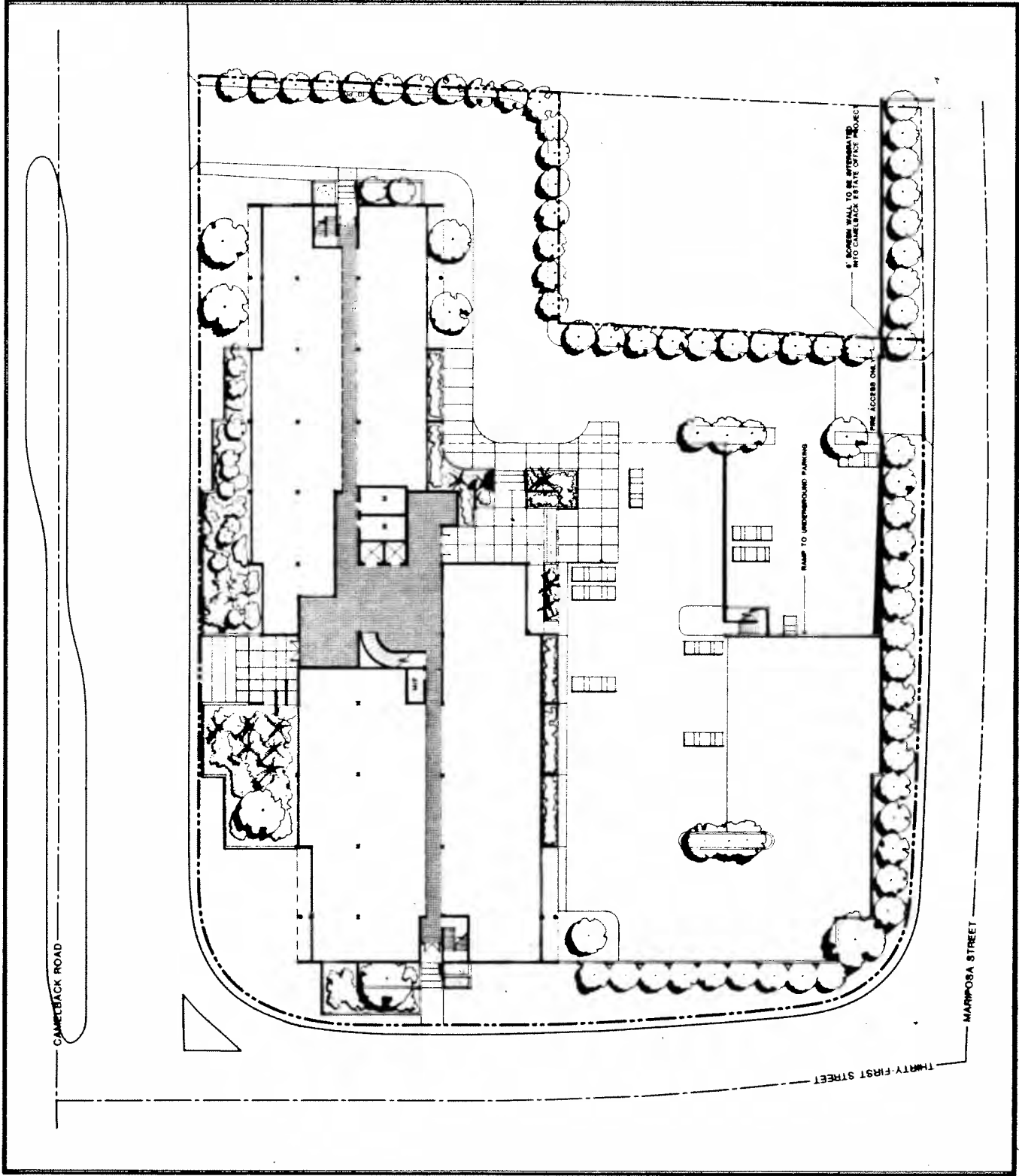
7. That design of the driveway and median island, allowing left turn in and right turn out access for the site, be reviewed and approved by the Development Coordination Office (DCO).
8. That surrounding property owners, including the office project to the west, be invited to the DCO review meeting to discuss the proposed driveway and median island improvements.
9. That a 20-foot landscape building setback be provided along 31st Street, except that an enclosed emergency fire stairway may be setback 15-feet.
- ⑩ That approval be conditioned on development in accord with Section 108-M of the Zoning Ordinance within six months of final City Council action of the Planning Hearing Officer modifications.
11. That the site be maintained in a clean and orderly manner, free of weeds and debris. Such maintenance shall be provided on a minimum semi-monthly basis. Said maintenance schedule shall be submitted as a part of the DCO review of the perimeter landscaped plan.
12. That perimeter landscaping and an appropriate watering system as approved by the DCO be provided within 90 days of final City Council approval.


David E. Richert
Zoning Administrator

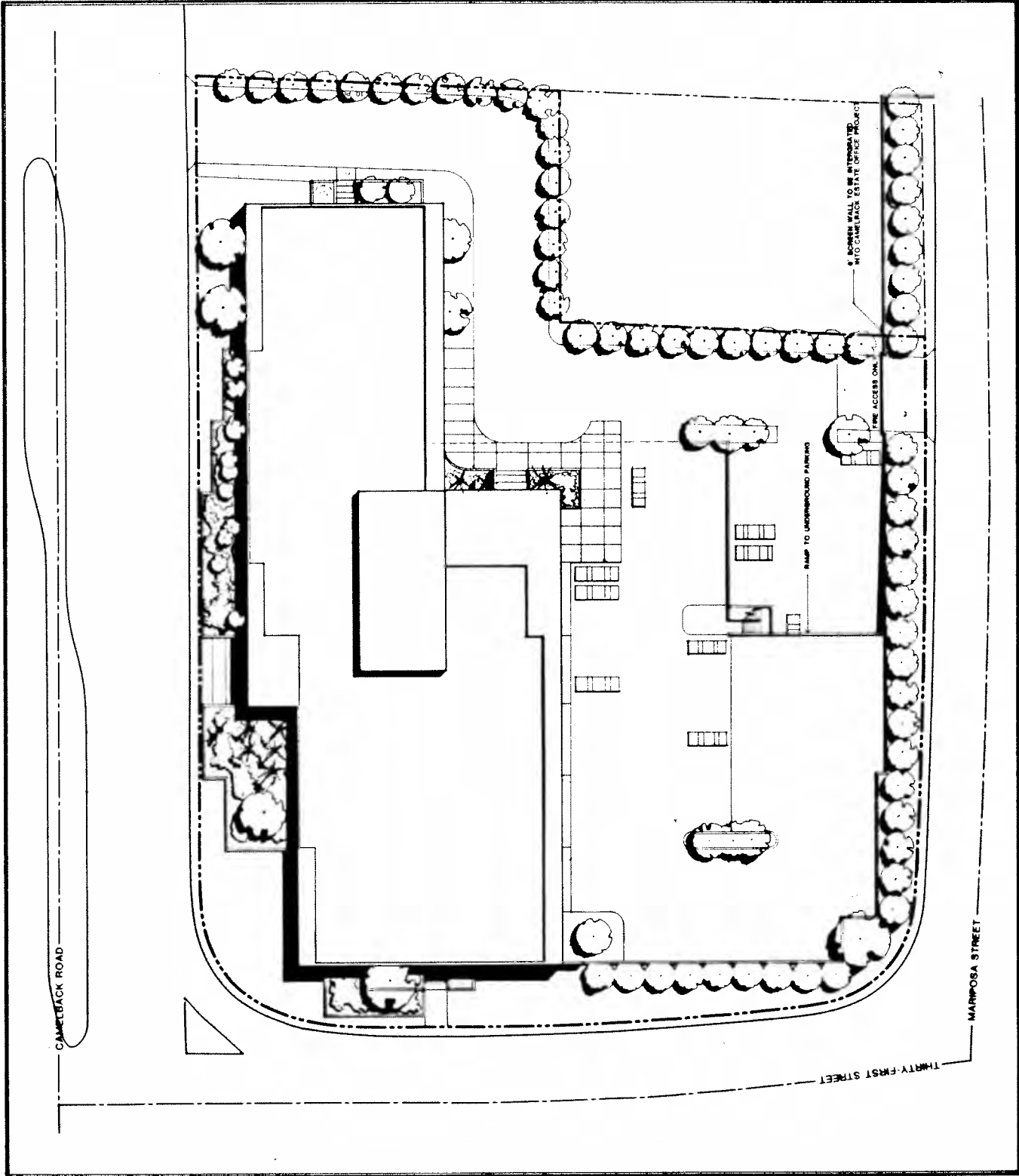
DER/SD/mg

cc: City Clerks
J. Neville
S: Muenker

Mr. William Blommel
Mr: Dale C. Davis
Mr. Jim Smith
Ms: Jennifer Theobold
Mr: Richard Sanders.



FIRST FLOOR PLAN

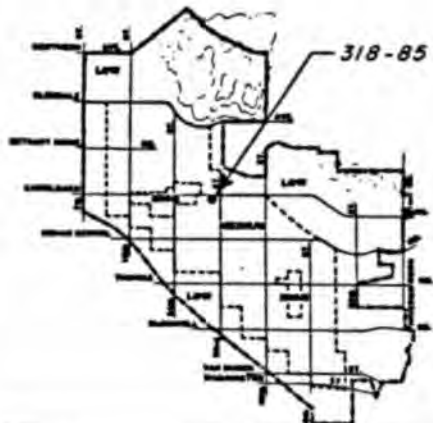
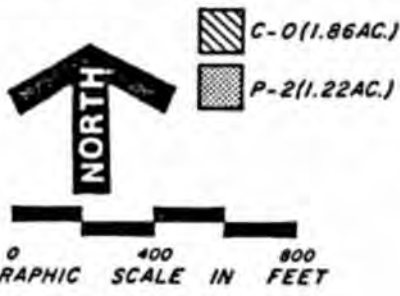
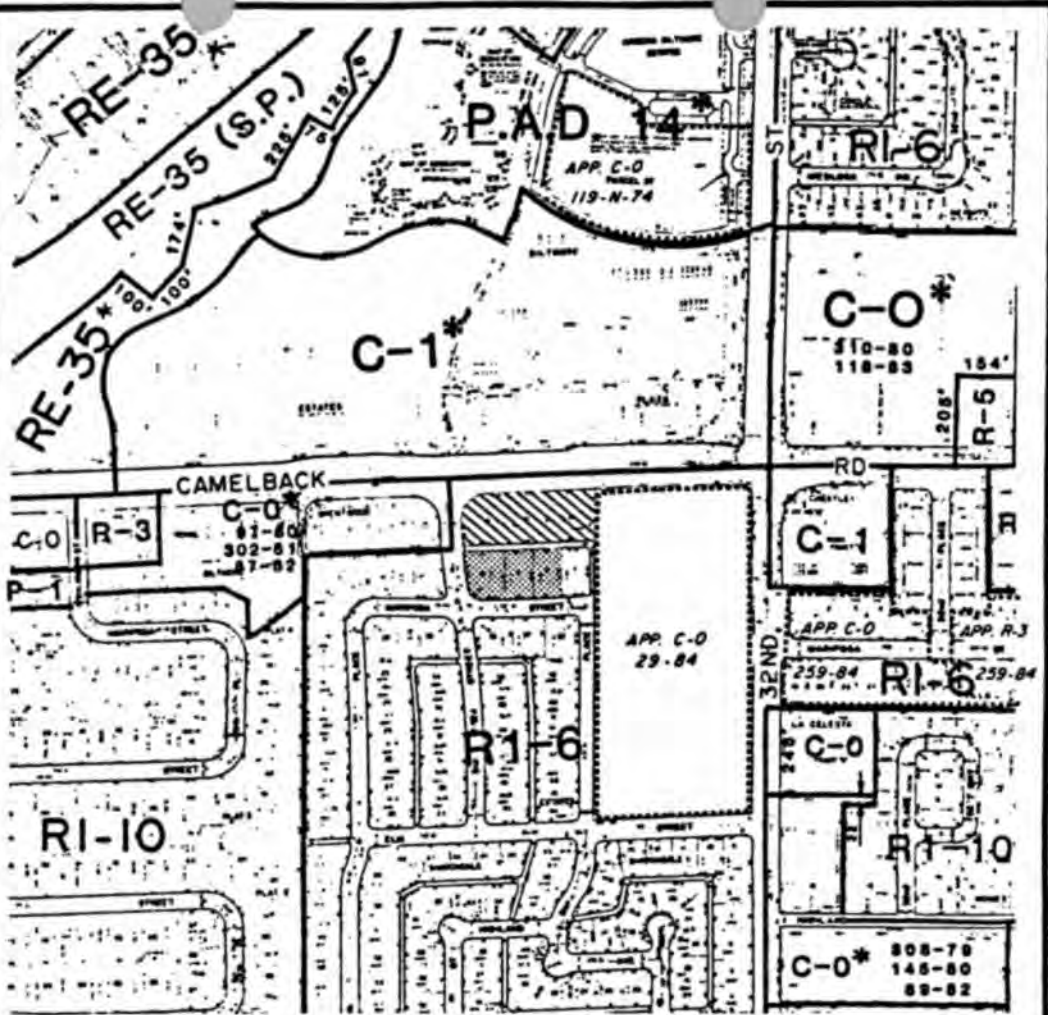


PacificWest
Development Company

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PROJECT DEVELOPMENT STANDARDS
 SITE AREA (GROSS) 129,886 s.f.
 BUILDING AREA (GROSS) 50,000 s.f.
 PARKING (1/250) 1807/180 SPACES
 F.A.R. .365
 * BASED ON TENANT LEASABLE AREA

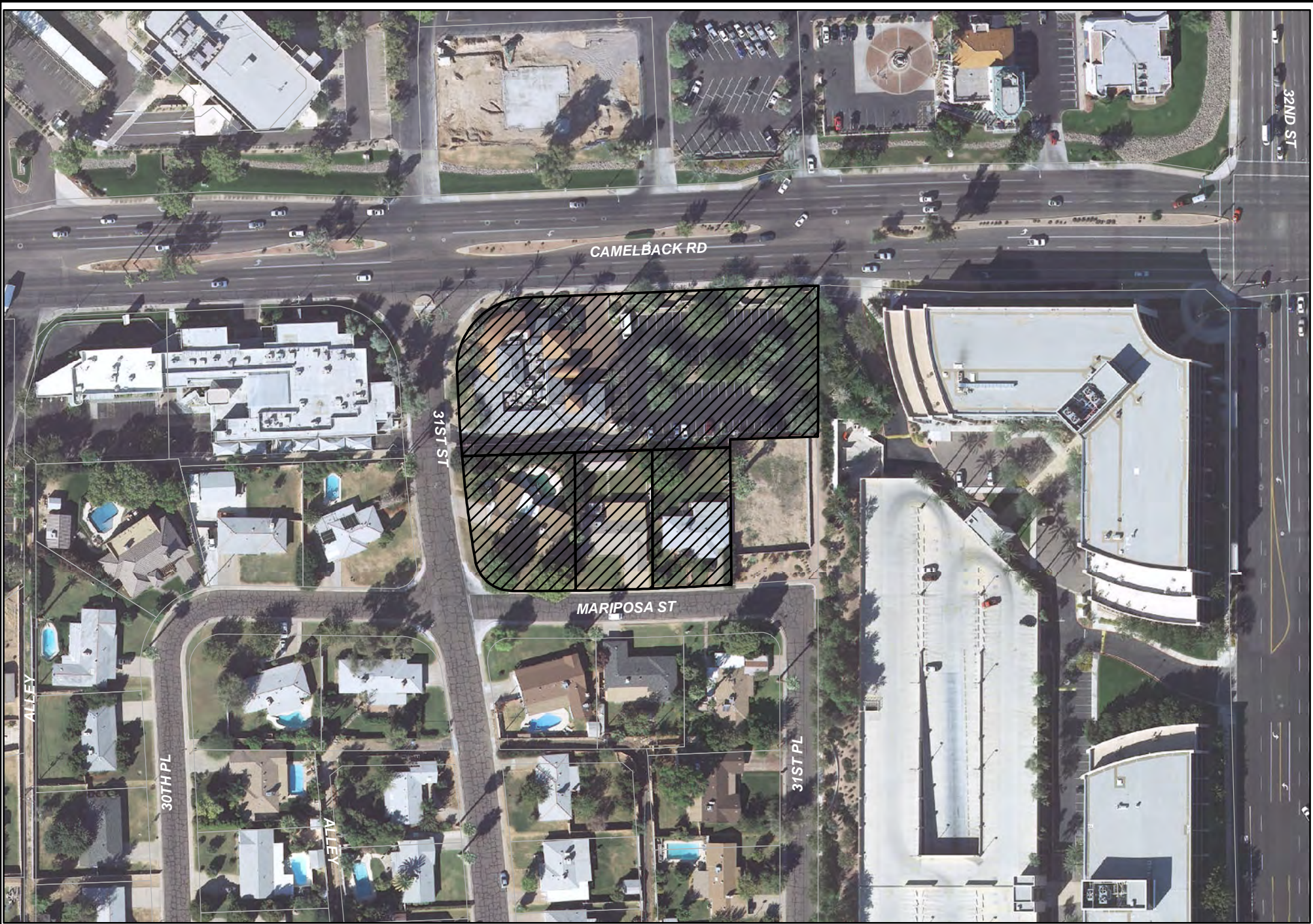
SITE PLAN



CITY OF PHOENIX
 PLANNING DEPARTMENT
 CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT 6

APPLICANT'S NAME <i>PAUL E. GILBERT</i>			REQUESTED CHANGE FROM <i>RI-6</i> TO <i>C-0, P-2</i>	
APPLICATION NO. <i>318-85</i>	HEARING DATES _____	P.C. <i>1-9-86</i>	C.C. _____	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <i>3.08 ACRES</i>	AERIAL PHOTO & QUARTER SEC. NO. <i>18-34</i>	ZONING MAP. <i>H-10(G-8)</i>	_____	
MULTIPLES PERMITTED _____ _____	UNITS STANDARD OPTION _____ _____	* UNITS P.R.D. OPTION _____ _____		

* MAXIMUM UNITS ALLOWED WITH P.R.D. BONUS



RE-35 *
Z-119-74

C-1 *
Z-119-74

PASADENA AVE

C-O *
Z-118-83

32ND ST

CAMELBACK RD

C-O/G-O *
Z-23-98

C-O *
Z-87-82

C-2 *
Z-41-94

C-1

See App
Z-319-85

31ST ST

ALLEY

MARIPOSA ST

C-2 *
Z-50-97

MARIPOSA ST

R1-6

C-O/M-O SP *
Z-SP-8-93

R1-10

ALLEY

30TH PL

ALLEY

31ST PL

PRIVATE DR

29TH PL

C-O *
Z-239-78



Z-318-85
11-18-09 PHO

- Commercial
- Commercial
- Parks/Open Space - Privately Owned
- 15+ du/acre
- 3.5 to 5 du/acre

