

To: Departments Concerned

From: Joshua Bednarek Date: November 17, 2025

Planning & Development Department Director

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 <u>Planning Hearing Officer</u> will consider the following case at a public hearing on <u>December 17</u>, 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**

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Aviation (Jordan D. Feld)

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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, Čamelback East Village)



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	ı	Hearing Date	Hearing Time		Hearing Location
Planning Hearing	Officer	12-17-2025	10:00 AM		Meetings to be held virtually
Contact Informa	tion				
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 Acreage: 1.28	on: Approximately 1	65 feet west of the northwe	est corner of 13th	Place and C	ampbell Avenue
Geographic Info	rmation	APN		Quarte	er Section

Zoning Map APN Quarter Section H9 155-09-035 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 or visit our website at <a href="https://www.phoenix.gov/pdd/licensing-time-frames">https://www.phoenix.gov/pdd/licensing-time-frames</a>

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			
i ee iiiioiiiiatioii			
Fee	Fee Waived	Fee Date	Purpose

\$1,080.00 \$0.00 10/13/25

PHO (1-2 stipulations)



Chad A. Barber 1637 E. McDowell Rd Phoenix, AZ 85006 602-332-1768 chad@fenixcre.com

September 25, 2025

Re: PHO Request PHO-48-25 for Zoning Case Z-25-25-4 1306 E. Campbel 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,

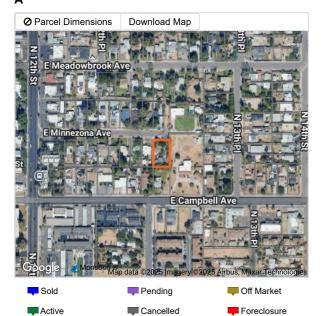
Chad A. Barber

Chad A. Barber

# **EXHIBIT 1**

#### 1237 E Minnezona Ave, Phoenix, AZ 85014-4228

# Maricopa Assessor Parcel # 155-09-050-



Expired

Property Informatio	n	Area Information			
Property Owner	LOUIS P POWELL LOUIS PHILIP POWELL TRUST	Subdivision	LINCOLN SQUARE PLAT		
Property Address	1237 E Minnezona Ave Phoenix, AZ 85014-4228	Section/Town/Rang	ge 21/2N/3E		
	Maricopa County	Census Tract	108602		
Tax Mailing Address	Louis P Powell 1237 E Minnezona Ave Phoenix, AZ 85014-4228	Census Block	2004		
Duna auto Toma	(0404) CED CDADE 040 0	Latitude	33.5026068380025		
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Longitude	-112.054244411646		
Legal Class	(03-01) OWNER OCCUPIED RESID	Tax Area	381300		
Lot/Block/Tract	11/-/-	Tax Municipality	Phoenix		
		School Districts	Madison Elementary District#38		
MCR Number	002541		Phoenix Union High School 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

Active

**UCB** 

**County Zone** City Zone [R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100% 0.257 acres / 11,216 sqft [R1-6] Single Family Residence (Density Range Of 5 10 Size:

To 5.5 Or 6.5 W/Bonus):

Structure:

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

Foreclosure

Coming Soon

Structure Information Construction **Additional Features** 

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

**Deed History** 

Stories:

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

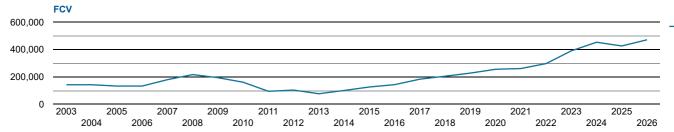
# ♣ Subdivision - LINCOLN SQUARE PLAT A

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) Lim	ited Property Value based on Proposition 11	7 (2012) (LPV) Year over Yea	ır (YoY)		
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pro

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	



#### **6** 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 in not required in these zones.

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

# Maricopa Assessor Parcel # 155-09-049-



Cancelled

Expired

Property Informatio	n	Area Information			
Property Owner	SANDY LARNOLD	Subdivision	LINCOLN SQUARE PLAT		
Property Address	1300 E Campbell Ave Phoenix, AZ 85014-4222 Maricopa County	Section/Town/Range	21/2N/3E		
		Census Tract	108602		
Tax Mailing Address	Sandy L Arnold 1300 E Campbell Ave Phoenix, AZ 85014-4222	Census Block	2004		
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Latitude	33.5022414446594		
	ORDAN SUBDIV	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 School District#210		
Logal Description					

**Legal Description** 

Abbr. Legal Description LOT 10 LINCOLN SQUARE PLAT A MCR 002541

LINCOLN SQUARE PLAT A MCR 25/41 LOT 10 & ALSO PT 13TH ST LY ELY SD LOT ABAND P/F 97-0390067 & ALSO **Full Legal Description** 

PART ABAND ALLEY ADJ NLY OF SD LOT P/F 97-0030826

#### **Land Areas**

Active

**UCB** 

Lot **County Zone** City Zone 0.257 acres / 11,216 sqft [M-M] MULTI-FAMILY, MEDIUM DENSITY (2,500 -100% [R-3] Multiple Family Residence (Detached SF 5 To 10 Size:  $6.5\ \mathrm{Or}\ 12\ \mathrm{W/Bonus})$  (Attached 14.5 To 15.23 Or 17.4 3.999 SF):

Structure:

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

Foreclosure

Coming Soon

Structure Information Construction **Additional Features** 

Roof Material: ASPHALT SHINGLE EVAPORATIVE COOLING Bathroom Fixtures: 3 COVERED Heat: FRAME WOOD Living Area: 1,140 sqft Construction: Covered Parking: NONE - 0 Year Built: 1947 Added Attached: None Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc#
05/20/2021	SANDY LARNOLD	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 I	AMERICAN ADVISORS GROUP	\$465,000 Conventional	20210562257

# ∴ 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) Limite	ed Property Value based on Proposition 11	I7 (2012) (LPV) Year over Year	· (YoY)		
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pro

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	
400,000	FCV					
200,000						
0	2003	2005 2007 2	009 2011 2013	2015 2017 2	2019 2021 2023	2025

#### Flood Information

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

(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 in the contribution of the protection of the prote not required in these zones.

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

#### Maricopa Assessor Parcel # 155-09-025



Cancelled

Expired

Property Informatio	n	Area Information	
Property Owner	CASA CAMPBELL LLC	Subdivision	CLIFTON PLACE
Property Address	1320 E Campbell Ave Phoenix, AZ 85014-4254 Maricopa County	Section/Town/Ran	ge 21/2N/3E
T 14-10	00	Census Tract	108602
Tax Mailing Address	Casa Campbell LLC 2942 N 24Th St Ste 114481 Phoenix, AZ 85016-7887	Census Block	2004
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Latitude	33.5022664320301
	0110/114 000014	Longitude	-112.053452601954
Legal Class	(04-02) RENTAL RESIDENTIAL		
	RESIDENTIAL	Tax Area	381300
Lot/Block/Tract	2/-/-	Tax Municipality	Phoenix
MCR Number	002146	School Districts	Madison Elementary District#38
			Phoenix Union High School District#210

**Legal Description** 

Abbr. Legal Description N/A

Full Legal Description CLIFTON PLACE

#### **Land Areas**

Active

**UCB** 

Lot		County Zone	County Zone		
Size:	0.234 acres / 10,200 sqft	[M-M] MULTI-FAMILY, MEDIUM DENSITY (2,500 - 3,999 SF):	100%	[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):	1(

Structure: 🖫

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

Foreclosure

Coming Soon

 Structure Information
 Construction
 Additional Features

 Rooms:
 8
 Roof Material:
 ASPHALT SHINGLE
 A/C:
 REFRIGERATION

Bathroom Fixtures: 9 Heat: YES Patio: NONE
Living Area: 2,918 sqft Construction: 8" PAINTED BLOCK Covered Parking: GARAGE & CARPORT - 5

Year Built: 1968 Added Attached: None Added Detached: None Stories: M

**₽** Deed History

<u></u>	1101019								
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 Propos	ition 117 (2012) (LPV) Year over Ye	ear (YoY)		
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pro
FCV Improvement	\$298,400	\$386,600	\$463,700	\$422,800	\$473
FCV Land FCV Total	\$74,600	\$96,600	\$115,900	\$105,700	\$118

FCV YoY Change Assessed FCV LPV Total State Aid Tax Amount		\$373,000 13% \$37,300 \$241,695 \$0 \$3,281	\$483,200 30% \$48,320 \$253,780 \$0 \$3,382	\$579,600 20% \$57,960 \$266,469 \$0 \$3,475	\$528,500 -9% \$52,850 \$279,792 \$0 \$0	\$592 \$59 \$293
000 000	FCV					
600,000						
400,000						
200,000						
0	2000	2002 2004 2006 20 2003 2005 2007	08 2010 2012 2 2009 2011 2013	014 2016 2018 2015 2017 20	2020 2022 2024 19 2021 2023 2	2026 025

#### **6** 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 in the contribution of the contribution not required in these zones.

#### 4502 N 13Th PI, Phoenix, AZ 85014-4206

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



Cancelled

Expired

Property Informatio	n	Area Information	
Property Owner	SECOND HAND LIONS LLC	Subdivision	CLIFTON PLACE
Property Address	4502 N 13Th Pl Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Rang	ge 21/2N/3E
Tou Mailing	Second Hand Lions LLC	Census Tract	108602
Tax Mailing Address	4723 N 12Th St Phoenix, AZ 85014-4038	Census Block	2004
Property Type	(0121) SFR GRADE 010-2 URBAN SUBDIV	Latitude	33.5025336279367
	UNDAN SUBDIV	Longitude	-112.053339979362
Legal Class	(04-01) NON-PRIMARY		
		Tax Area	381300
Lot/Block/Tract	3/-/-	Tax Municipality	Phoenix
MCR Number	002146	School Districts	Madison Elementary District#38
			Phoenix Union High School District#210

**Legal Description** 

Abbr. Legal Description

CLIFTON PLACE

N/A

Full Legal Description

#### **Land Areas**

Active

**UCB** 

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 10 To 5.5 Or 6.5 W/Bonus):

Structure:

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

Foreclosure

Coming Soon

Structure Information **Additional Features** Construction ASPHALT SHINGLE EVAPORATIVE COOLING Rooms: Roof Material: A/C: Bathroom Fixtures: 3 COVERED Heat: YES Patio: FRAME WOOD Living Area: 1,266 sqft Construction: Covered Parking: CARPORT - 2 Year Built: 1924 Added Attached: 542 sqft Added Detached: None Stories:

**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	2011098409
08/18/2011	BANK OF NEW YORK	OBIE & CLARA QUIROZ	\$31,050	\$0	\$0	Trustees		Reverted	2011069179
02/07/2006	OBIE & CLARA QUIROZ	MY T MURPHY	\$0	\$0	\$0	Warranty			2006017367
12/01/2004	OBIE & CLARA QUINOZ	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: \$** 

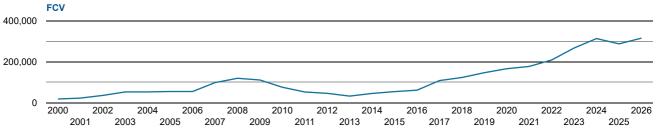
Date	Name	Mortgage Company	Mortgage Amount Finance Type	Document #
10/17/2022	SECOND HAND LIONS LLC	COLONIAL CAPITAL LLC	\$120,000 Conventional	20220781257
09/25/2017	SECOND HAND LIONS LLC	COLONIAL CAPITAL LLC	\$110,000 Conventional	20170705651

#### **♣** Subdivision - CLIFTON PLACE

Subdivision Details	on Details Stories	
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

	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	\$31
LPV Total	\$103,665	\$108,848	\$114,290	\$120,005	\$126
State Aid Tax Amount	\$0	\$0	\$0	\$0	
	\$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 the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase in not required in these zones.

#### 4504 N 13Th PI, Phoenix, AZ 85014-4206

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



Cancelled

Expired

Property Information		Area Information				
Property Owner	CASEY FABIG	Subdivision	CLIFTON PLACE			
Property Address	4504 N 13Th PI Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Rang	ge 21/2N/3E			
T 84 - 111	O Fallin	Census Tract	108602			
Tax Mailing Address	Casey Fabig 4504 N 13Th Pl Phoenix, AZ 85014-4206	Census Block	2004			
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Latitude	33.5026629840875			
	URBAN SUBDIV	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			

N/A

**Legal Description** 

Abbr. Legal Description

Full Legal Description CLIFTON PLACE

#### **Land Areas**

Active

**UCB** 

 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 10 To 5.5 Or 6.5 W/Bonus):

Structure: 🗓

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

Foreclosure

Coming Soon

Structure Information **Additional Features** Construction ASPHALT SHINGLE EVAPORATIVE COOLING Rooms: Roof Material: A/C: 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:

**2** 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: \$

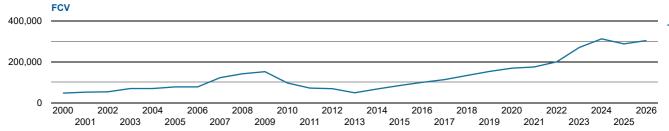
Date	Name	Mortgage Company	Mortgage Amount Finance Type	Document #
12/14/2011	FABIG,CASEY	ARIZONA FCU	\$15,000	20111028507
12/12/2006	FABIG,CASEY	ARIZONA FCU	\$15,000	20061616058
09/15/2004	FABIG,CASEY	ARIZONA FCU	\$60,000	20041079462

#### ♣ 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

	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pro
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	\$30
LPV Total	\$79,149	\$83,106	\$87,261	\$91,624	\$96
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 the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase in not required in these zones.

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

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



Cancelled

Expired

KATHERINE CHAMOUN	Subdivision	CLIFTON PLACE
4506 N 13Th Pl Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Range	21/2N/3E
K II	Census Tract	108602
Ratherine Chamoun 3640 E Park Ave Phoenix, AZ 85044-4593	Census Block	2004
(0320) DUPLEX	Latitude	33.5028003345199
(04-02) RENTAL	Longitude	-112.053338826453
RESIDENTIAL	Tax Area	381300
5/-/-	Tax Municipality	Phoenix
002146	School Districts	Madison Elementary District#38
		Phoenix Union High School District#210
	Maricopa County  Katherine Chamoun 3640 E Park Ave Phoenix, AZ 85044-4593  (0320) DUPLEX  (04-02) RENTAL RESIDENTIAL 5/-/-	Maricopa County  Katherine Chamoun 3640 E Park Ave Phoenix, AZ 85044-4593  (0320) DUPLEX  Latitude  Longitude  (04-02) RENTAL RESIDENTIAL Tax Area  5/-/- Tax Municipality School Districts

**Legal Description** 

Abbr. Legal Description N/A

**Full Legal Description** CLIFTON PLACE

# **Land Areas**

Active

**UCB** 

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 10 To 5.5 Or 6.5 W/Bonus):

Structure:

Town House, End Unit Class:: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME

Structure Information Construction **Additional Features** 

1,651 sqft Living Area: Construction: Added Detached: None

MASONRY OR REINFORCED CONCRETE TILT-UP Year Built: 1954

Foreclosure

Coming Soon

Stories: S FRAME

Added Attached: None

Residential Garage - Detached MASONRY OR REINFORCED CONCRETE TILT-UP FRAME Class::

**Structure Information** Construction **Additional Features** Living Area: Added Detached: None

Added Attached: None

720 sqft Construction: MASONRY OR REINFORCED CONCRETE TILT-UP Year Built 1954

FRAME Stories: S

(0320) DUPLEX Class::

**Structure Information** Construction **Additional Features** 

Living Area: Heat: YES Patio: NONE Year Built: 1954 Added Attached: None Covered Parking: NONE - 0 Stories S Added Detached: None

**2** Deed History

				Sale						
Sa	le Date	Buyer	Seller	Price	Down	Mortgage	Deed	Financing	Transaction	Doc#
00	/02/2014	KATHERINE CHAMOUN	MARY L SACHSEL	\$0	\$0	\$0	Decree Of Distribution With			201405795
09	102/2014	RATHERINE CHAMOON	WART LOAGHOEL	φυ	φυ	φυ	Real Property			201405795
08	/30/2005	MARY L SACHSEL	JODY M TELLINGHUISEN	\$0	\$0	\$0	Quit Claim			200512680
		MARY L & JODY M TELLINGHU	TELLINGHOISEN							
03	/28/1989	SACHSEL		\$0	\$0	\$0	Deed			198901390

**Loan Origination History: \$** 

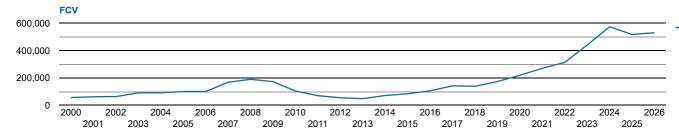
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
11/30/2023	CHAMOUN, KATHERINE	UNTIED WHOLESALE MORTGAGE	\$250,000	Fannie/Freddie	20230613277
01/06/2015	CHAMOUN, KATHERINE & RABIH	WELLS FARGO BANK NA	\$93,000	Conventional	20150004945

#### **♣** 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 Pr	operty Value based on Proposition 1	117 (2012) (LPV) Year over Yea	ar (YoY)		
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pro
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	



#### **6** 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 that 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase in not required in these zones.

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

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



Expired

Property Information	1	Area Information			
Property Owner	JOHN CONNOLLY	Subdivision	LINCOLN PLACE LOT 30		
Property Address	4543 N 13Th St Phoenix, AZ 85014-4208 Maricopa County	Section/Town/Range	21/2N/3E		
T 14-111	Labor Occuration	Census Tract	108602		
Tax Mailing Address	John Connolly 4533 N 13Th St Phoenix, AZ 85014-4208	Census Block	2004		
Property Type	(0121) SFR GRADE 010-2 URBAN SUBDIV	Latitude	33.5030747818638		
	URBAN SUBDIV	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 School 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**

**UCB** 

 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 10 To 5.5 Or 6.5 W/Bonus):

Structure:

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

Coming Soon

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

← 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			2005055382
10/24/1983	JOHN JR & BETTY J CONNOLLY		\$0	\$0	\$0	Deed			1983042728

**Loan Origination History: \$** 

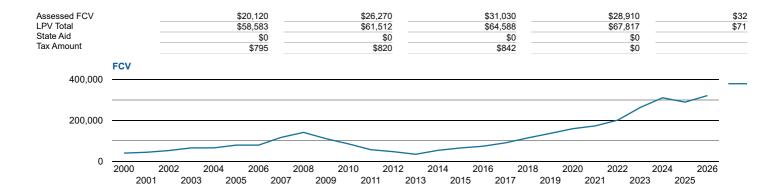
Date	Name	Mortgage Company	Mortgage Amount Finance Type	Document #
09/29/2005	CONNOLLY, JOHN	CLI FUNDING INC	\$280,000	20051449003

### ♣ 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	n 117 (2012) (LPV) Year over Yea	ar (YoY)		
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pro
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%	



#### **6** 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 in not required in these zones.

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

# Maricopa Assessor Parcel # 155-09-037-



Cancelled

Expired

Property Information	1	Area Information	
Property Owner	FRED & ELLEN NORTON	Subdivision	LINCOLN PLACE LOT 30
Property Address	4543 N 13Th St Phoenix, AZ 85014-4208 Maricopa County	Section/Town/Range	21/2N/3E
		Census Tract	108602
Tax Mailing Address	Fred & Ellen Norton 4533 N 13Th St Phoenix, AZ 85014-4208	Census Block	2004
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Latitude	33.503074479358
	ONDAN GODDIV	Longitude	-112.053970391015
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 School District#210

**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

Active

**UCB** 

 Lot
 County Zone
 City Zone

 Size:
 0.287 acres / 12,515 sqft
 [R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100% To 5.5 Or 6.5 W/Bonus):
 [R1-6] Single Family Residence (Density Range Of 5 10 To 5.5 Or 6.5 W/Bonus):

Structure:

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

Foreclosure

Coming Soon

 Structure Information
 Construction
 Additional Features

 Rooms:
 5
 Roof Material:
 BUILT-UP
 A/C:
 REFF

REFRIGERATION Bathroom Fixtures: 6 YES Patio: SLAB & COVERED Heat: 8" PAINTED BLOCK 1,928 sqft Covered Parking: GARAGE - 2 Construction: Living Area: Year Built: 1947 Added Attached: 976 sqft Added Detached: None Stories: S

Ĉ Deed History

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

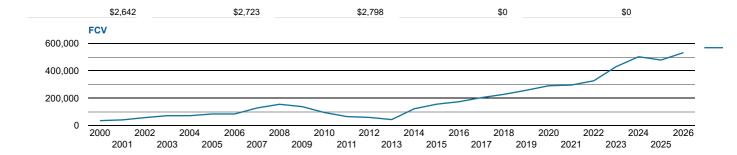
# No Loan History: \$

#### ♣ 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 P	roperty Value based on Proposition 1	117 (2012) (LPV) Year over Yea	ar (YoY)		
, ,	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pro
FCV Improvement	\$260,900	\$343,800	\$401,800	\$382,600	\$425
FCV Land	\$65,200	\$85,900	\$100,400	\$95,600	\$106
FCV Total FCV YoY Change	\$326,100	\$429,700	\$502,200	\$478,200	\$532
	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 Tax Amount —	\$0	\$0	\$0	\$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 in not required in these zones.

Official Records of Maricopa County Recorder
JUSTIN HEAP
20250537576 09/17/2025 02:55
ELECTRONIC RECORDING
7410G-6-1-1--

#### **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

- 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.

Del

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.

09/04/2025

Date

ATTEST:

Denise Archibald, City Clerk

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

BY: Alisa A. Blandford

MRA

Alisa A. Blandford, Assistant Chief Counsel

**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**

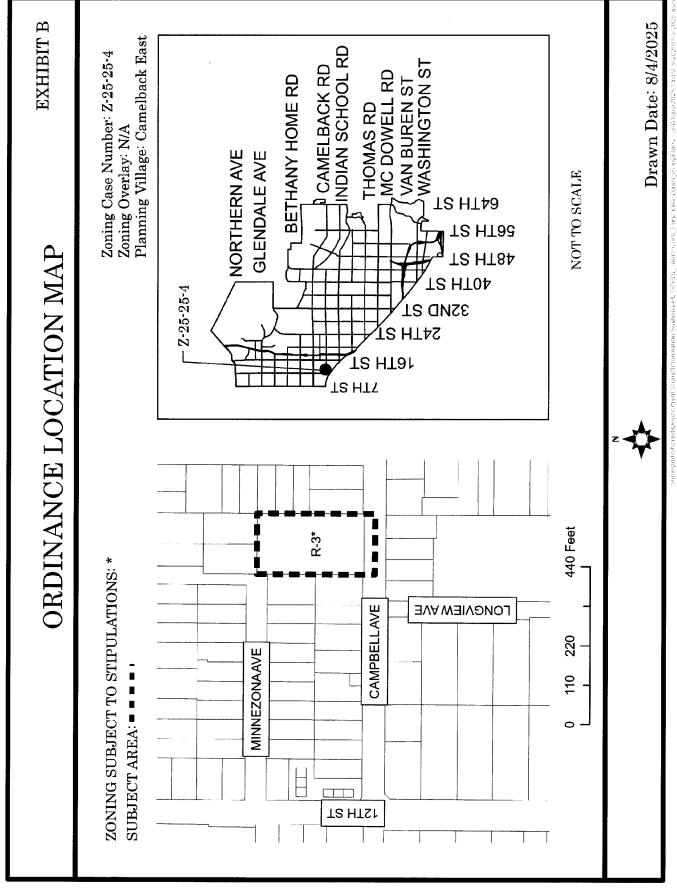
The South half of the West half of the West half of Lot 30, LINCOLN PLACE, according to Book 3 of Maps, page 65, records of Maricopa County, Arizona.

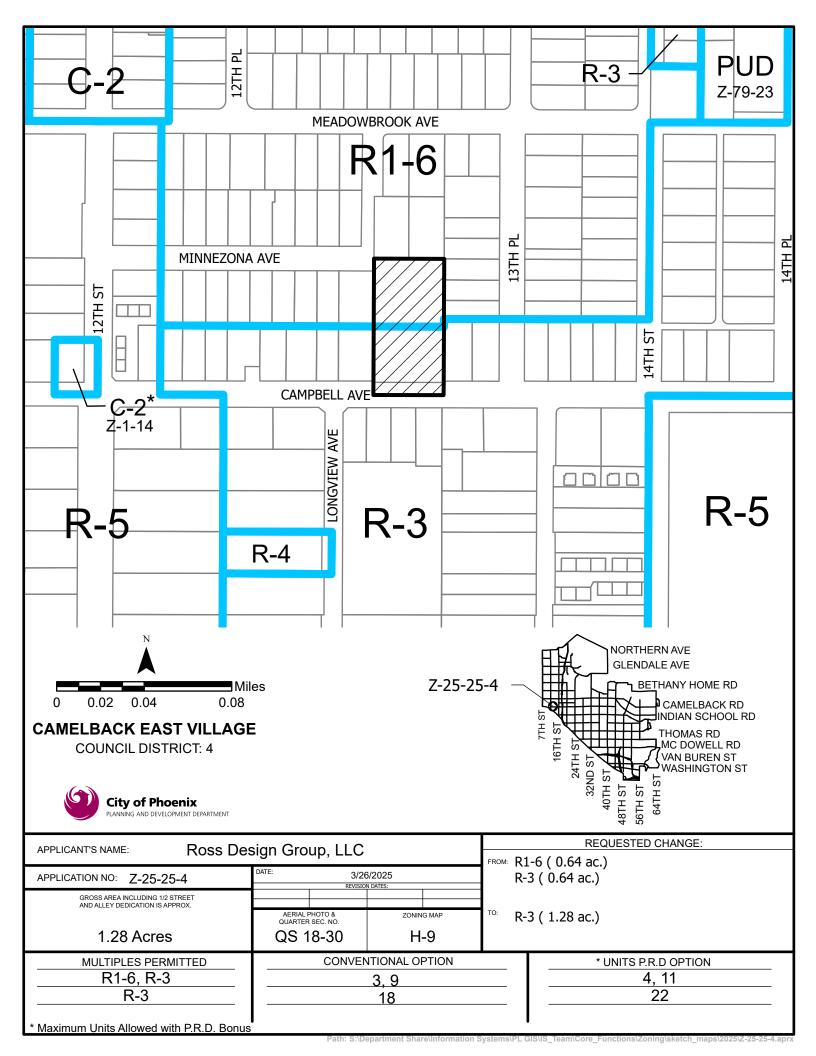
S/T/R

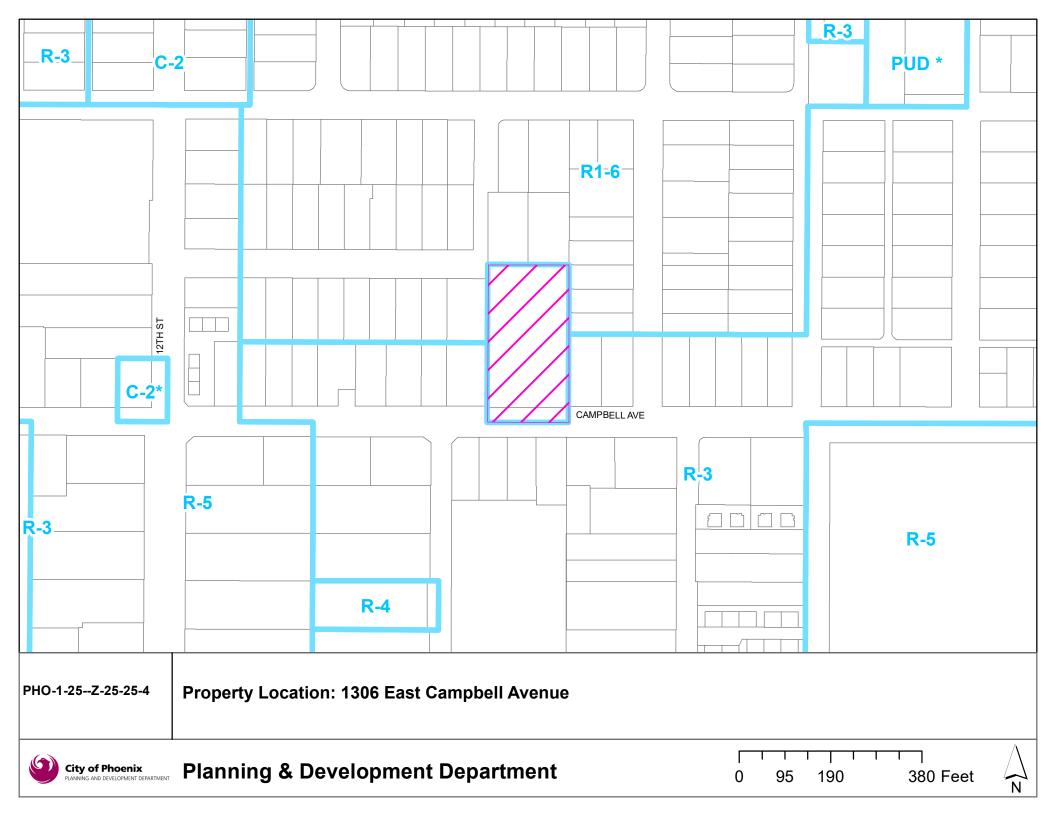
21 / 2N / 3E

Q/S

18-30





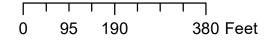


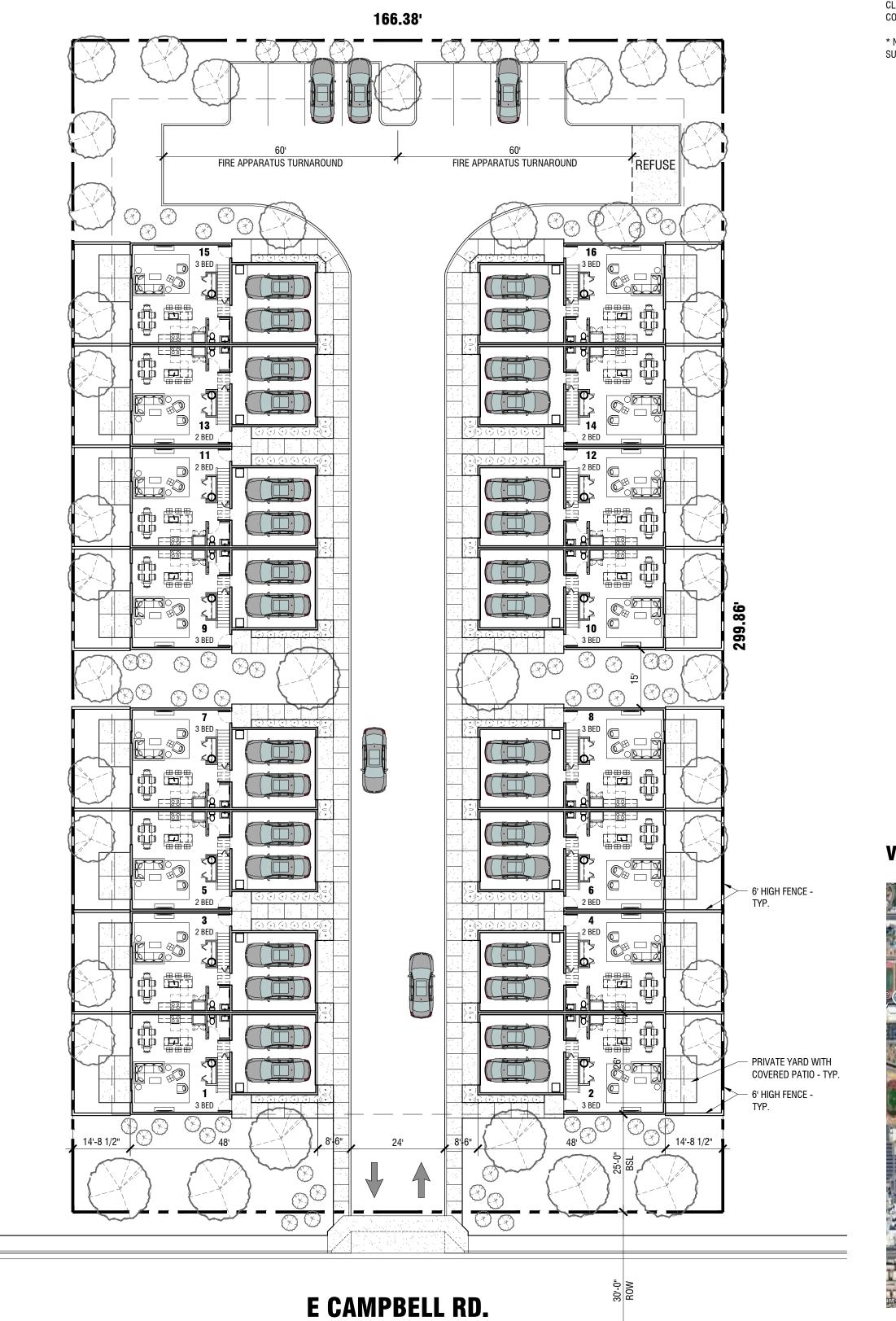


PHO-1-25--Z-25-25-4

**Property Location: 1306 East Campbell Avenue** 







PROJECT DATA

DESCRIPTION:

MCR #: APN:

LINCOLN PLACE PT LOT 30 S2 OF W2 W2 1.25 AC

LOT #: LOT SIZE: 49,867 SF

ZONING: SETBACKS: FRONT: 25'; REAR: 15'; SIDE: 10' AND 3' DWELLING UNITS:

BUILDING AREA (GROSS):\* 31,712 SF LOT COVERAGE:\*

20,800 SF (41.8%) LIVABLE=24,320 SF (.488 FAR), GROSS=31,712 SF (.636 FAR)

BUILDING HEIGHT: 2 STORY - 30' MAX. 1.5/D.U REQUIRED, 2 CAR GARAGE PROVIDED FOR EACH UNIT + 8 VISITOR SPACES PARKING:

CLIMATE ZONE: CONSTRUCTION TYPE:

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

RON DEITRICK ARCHITECTS rondeitrick.com 602.577.7171

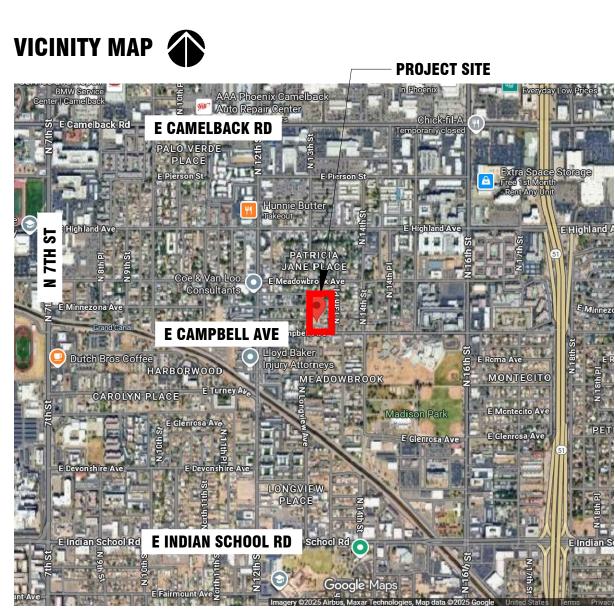
CONCEPTS, SKETCHES, DRAWINGS, PLANS, MODELS, REPRESENTATION OF A CREATIVE WORK OF VISUAL ARTS ARE SUBJECT TO COPYRIGHT AND TRADEMARK PROTECTIONS. THE CONTENT OF THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE OF RON DEITRICK ARCHITECTS LLC, THE AUTHOR AND OWNER OF THE CONCEPTS AND IDEAS EXPRESSED WITHIN. DISSEMINATION, REPRODUCTION, OR DISTRIBUTION OF THIS CONTENT WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED.

> PRELIMINARY NOT FOR CONSTRUCTION

# CITY OF PHOENIX

OCT 0 6 2025

Planning & Development Department



# **CAMPBELL PLACE TOWNHOMES**

1306 E CAMPBELL AVE PHOENIX, AZ 85014

REVISIONS

10/4/25 PROJECT NO.

A101

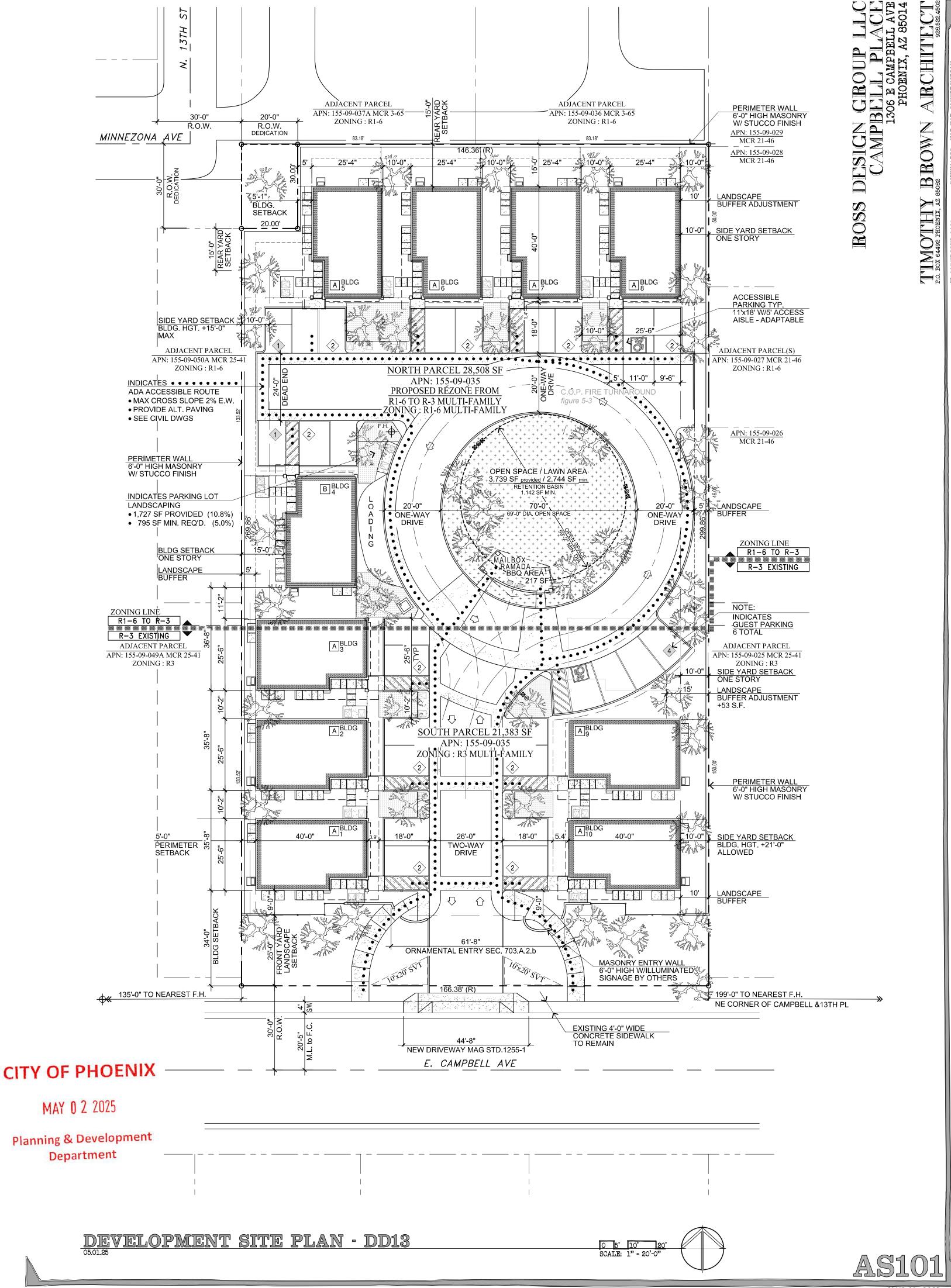
SITE PLAN

**CONCEPTUAL SITE PLAN** 

Proposed Conceptual Site Plan







# 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.

<u>Planning Commission Recommendation:</u> 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, Shade 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, 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**

STAFF PRESENT Anthony Grande

Dawn Augusta

Ronda Beckerleg Thraen Christina Eichelkraut

Raul Guevar Adiba Jurayeva Caitlin Noel

Sharon Schmieder Suzanne Siegel

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 allow multifamily residential.

Camelback East Village Planning Committee July 1, 2025 – Minutes Page 2 of 6

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:

Camelback East Village Planning Committee July 1, 2025 – Minutes Page 3 of 6

- **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 foodcentric restaurant.

**Mr. Sharaby** 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. Sharaby** 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. Sharaby** stated a concern about the existing parking situation in the area with the busy restaurants and people always looking for parking.



# 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.

Hearing Date

2) Request to delete Stipulation 12 regarding right-of-way dedication.

#### **HEARING INFORMATION**

Hearing Type

ricaring rype		ricaring Date	ricaring rime		ricaring Location	
Planning Hearing (	Officer	11-19-2025	10:00 AM		Meetings to be held virtually	
Contact Informat	ion					
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	

Hearing Time

Hearing Location

Acreage: 1.28

**Geographic Information** 

Zoning Map APN **Quarter Section** 

Q18-30 H9 155-09-035

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 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)



Chad A. Barber 1637 E. McDowell Rd Phoenix, AZ 85006 602-332-1768 chad@fenixcre.com

September 25, 2025

Re: PHO Request PHO-48-25 for Zoning Case Z-25-25-4 1306 E. Campbel 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,

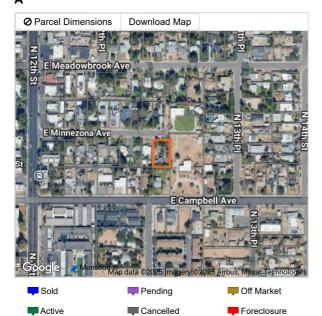
Chad A. Barber

Chad A. Barber

# **EXHIBIT 1**

# 1237 E Minnezona Ave, Phoenix, AZ 85014-4228

# Maricopa Assessor Parcel # 155-09-050-



Expired

Property Informatio	n	Area Information	
Property Owner	LOUIS P POWELL LOUIS PHILIP POWELL TRUST	Subdivision	LINCOLN SQUARE PLAT
Property Address	1237 E Minnezona Ave Phoenix, AZ 85014-4228	Section/Town/Rang	ge 21/2N/3E
	Maricopa County	Census Tract	108602
Tax Mailing Address	Louis P Powell 1237 E Minnezona Ave Phoenix, AZ 85014-4228	Census Block	2004
Duna auto Toma	(0404) CED CDADE 040 0	Latitude	33.5026068380025
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Longitude	-112.054244411646
Legal Class	(03-01) OWNER OCCUPIED RESID	Tax Area	381300
Lot/Block/Tract	11/-/-	Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38
MCR Number	002541		Phoenix Union High School 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**

Active

**UCB** 

**County Zone** City Zone [R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100% 0.257 acres / 11,216 sqft [R1-6] Single Family Residence (Density Range Of 5 10 Size:

To 5.5 Or 6.5 W/Bonus):

Structure:

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

Foreclosure

Coming Soon

Structure Information Construction **Additional Features** 

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

**Deed History** 

Stories:

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

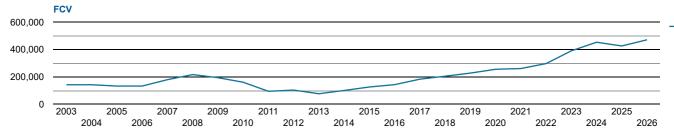
# ♣ Subdivision - LINCOLN SQUARE PLAT A

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) Lim	ited Property Value based on Proposition 11	7 (2012) (LPV) Year over Yea	ır (YoY)		
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pro

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 Tax Amount	\$315	\$319	\$322	\$0	
	\$2,178	\$2,250	\$2,317	\$0	



# **6** 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 in not required in these zones.

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

# Maricopa Assessor Parcel # 155-09-049-



Cancelled

Expired

Property Information	1	Area Information	
Property Owner	SANDY L ARNOLD	Subdivision	LINCOLN SQUARE PLAT
Property Address	1300 E Campbell Ave Phoenix, AZ 85014-4222 Maricopa County	Section/Town/Range	21/2N/3E
T 14 - 111	O and the L. Annual II	Census Tract	108602
Tax Mailing Address	Sandy L Arnold 1300 E Campbell Ave Phoenix, AZ 85014-4222	Census Block	2004
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Latitude	33.5022414446594
	URDAN SUDDIV	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 School District#210

**Legal Description** 

Abbr. Legal Description LOT 10 LINCOLN SQUARE PLAT A MCR 002541

LINCOLN SQUARE PLAT A MCR 25/41 LOT 10 & ALSO PT 13TH ST LY ELY SD LOT ABAND P/F 97-0390067 & ALSO **Full Legal Description** 

PART ABAND ALLEY ADJ NLY OF SD LOT P/F 97-0030826

# **Land Areas**

Active

**UCB** 

Lot **County Zone** City Zone 0.257 acres / 11,216 sqft [M-M] MULTI-FAMILY, MEDIUM DENSITY (2,500 -100% [R-3] Multiple Family Residence (Detached SF 5 To 10 Size:  $6.5\ \mathrm{Or}\ 12\ \mathrm{W/Bonus})$  (Attached 14.5 To 15.23 Or 17.4 3.999 SF):

Structure:

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

Foreclosure

Coming Soon

Structure Information Construction **Additional Features** 

Roof Material: ASPHALT SHINGLE **EVAPORATIVE COOLING** Bathroom Fixtures: 3 COVERED Heat: FRAME WOOD Living Area: 1,140 sqft Construction: Covered Parking: NONE - 0 Year Built: 1947 Added Attached: None Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc#
05/20/2021	SANDY LARNOLD	SANDY LARNOLD	\$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 I	AMERICAN ADVISORS GROUP	\$465,000 Conventional	20210562257

# ∴ 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) Limite	ed Property Value based on Proposition 11	7 (2012) (LPV) Year over Year	r (YoY)		
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pro

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	
400,000	FCV					
200,000						
0	2003	2005 2007 2	009 2011 2013	2015 2017 2	2019 2021 2023	2025

# Flood Information

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

(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 in the contribution of the protection of the prote not required in these zones.

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

# Maricopa Assessor Parcel # 155-09-025



Cancelled

Expired

Property Informatio	n	Area Information			
Property Owner	CASA CAMPBELL LLC	Subdivision	CLIFTON PLACE		
Property Address	1320 E Campbell Ave Phoenix, AZ 85014-4254 Maricopa County	Section/Town/Ran	ge 21/2N/3E		
T 14-10	00	Census Tract	108602		
Tax Mailing Address	Casa Campbell LLC 2942 N 24Th St Ste 114481 Phoenix, AZ 85016-7887	Census Block	2004		
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Latitude	33.5022664320301		
	0110/114 000014	Longitude	-112.053452601954		
Legal Class	(04-02) RENTAL RESIDENTIAL				
	RESIDENTIAL	Tax Area	381300		
Lot/Block/Tract	2/-/-	Tax Municipality	Phoenix		
MCR Number	002146	School Districts	Madison Elementary District#38		
			Phoenix Union High School District#210		

**Legal Description** 

Abbr. Legal Description N/A

Full Legal Description CLIFTON PLACE

# **Land Areas**

Active

**UCB** 

Lot		County Zone	County Zone		
Size:	0.234 acres / 10,200 sqft	[M-M] MULTI-FAMILY, MEDIUM DENSITY (2,500 - 3,999 SF):	100%	[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):	1(

Structure: 🖫

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

Foreclosure

Coming Soon

 Structure Information
 Construction
 Additional Features

 Rooms:
 8
 Roof Material:
 ASPHALT SHINGLE
 A/C:
 REFRIGERATION

Bathroom Fixtures: 9 Heat: YES Patio: NONE
Living Area: 2,918 sqft Construction: 8" PAINTED BLOCK Covered Parking: GARAGE & CARPORT - 5

Year Built: 1968 Added Attached: None Added Detached: None Stories: M

**₽** Deed History

<u></u>	1101019								
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 Propos	ition 117 (2012) (LPV) Year over Ye	ear (YoY)		
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pro
FCV Improvement	\$298,400	\$386,600	\$463,700	\$422,800	\$473
FCV Land FCV Total	\$74,600	\$96,600	\$115,900	\$105,700	\$118

FCV YoY Change Assessed FCV LPV Total State Aid Tax Amount		\$373,000 13% \$37,300 \$241,695 \$0 \$3,281	\$483,200 30% \$48,320 \$253,780 \$0 \$3,382	\$579,600 20% \$57,960 \$266,469 \$0 \$3,475	\$528,500 -9% \$52,850 \$279,792 \$0 \$0	\$592 \$59 \$293
000 000	FCV					
600,000						
400,000						
200,000						
0	2000	2002 2004 2006 20 2003 2005 2007	08 2010 2012 2 2009 2011 2013	014 2016 2018 2015 2017 20	2020 2022 2024 19 2021 2023 2	2026 025

# **6** 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 in the contribution of the contribution not required in these zones.

# 4502 N 13Th PI, Phoenix, AZ 85014-4206

# Maricopa Assessor Parcel # 155-09-026



Cancelled

Expired

Property Informatio	n	Area Information				
Property Owner	SECOND HAND LIONS LLC	Subdivision	CLIFTON PLACE			
Property Address	4502 N 13Th Pl Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Rang	ge 21/2N/3E			
Tou Mailing	Second Hand Lions LLC	Census Tract	108602			
Tax Mailing Address	4723 N 12Th St Phoenix, AZ 85014-4038	Census Block	2004			
Property Type	(0121) SFR GRADE 010-2 URBAN SUBDIV	Latitude	33.5025336279367			
	UNDAN SUBDIV	Longitude	-112.053339979362			
Legal Class	(04-01) NON-PRIMARY					
		Tax Area	381300			
Lot/Block/Tract	3/-/-	Tax Municipality	Phoenix			
MCR Number	002146	School Districts	Madison Elementary District#38			
			Phoenix Union High School District#210			

**Legal Description** 

Abbr. Legal Description

CLIFTON PLACE

N/A

Full Legal Description

# **Land Areas**

Active

**UCB** 

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 10 To 5.5 Or 6.5 W/Bonus):		

Structure:

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

Foreclosure

Coming Soon

Structure Information **Additional Features** Construction ASPHALT SHINGLE EVAPORATIVE COOLING Rooms: Roof Material: A/C: Bathroom Fixtures: 3 COVERED Heat: YES Patio: FRAME WOOD Living Area: 1,266 sqft Construction: Covered Parking: CARPORT - 2 Year Built: 1924 Added Attached: 542 sqft Added Detached: None Stories:

**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	2011098409
08/18/2011	BANK OF NEW YORK	OBIE & CLARA QUIROZ	\$31,050	\$0	\$0	Trustees		Reverted	2011069179
02/07/2006	OBIE & CLARA QUIROZ	MY T MURPHY	\$0	\$0	\$0	Warranty			2006017367
12/01/2004	OBIE & CLARA QUINOZ	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: \$** 

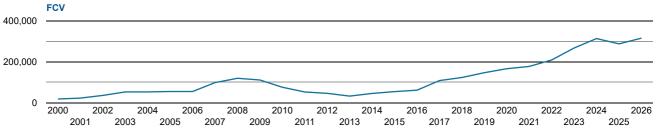
Date	Name	Mortgage Company	Mortgage Amount Finance Type	Document #
10/17/2022	SECOND HAND LIONS LLC	COLONIAL CAPITAL LLC	\$120,000 Conventional	20220781257
09/25/2017	SECOND HAND LIONS LLC	COLONIAL CAPITAL LLC	\$110,000 Conventional	20170705651

# **♣** 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

	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	\$31
LPV Total	\$103,665	\$108,848	\$114,290	\$120,005	\$126
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 the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase in not required in these zones.

# 4504 N 13Th PI, Phoenix, AZ 85014-4206

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



Cancelled

Expired

Property Informatio	n	Area Information			
Property Owner	CASEY FABIG	Subdivision	CLIFTON PLACE		
Property Address	4504 N 13Th PI Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Rang	ge 21/2N/3E		
T 84 - 111	O Fallin	Census Tract	108602		
Tax Mailing Address	Casey Fabig 4504 N 13Th Pl Phoenix, AZ 85014-4206	Census Block	2004		
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Latitude	33.5026629840875		
	URBAN SUBDIV	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		

N/A

**Legal Description** 

Abbr. Legal Description

Full Legal Description CLIFTON PLACE

# **Land Areas**

Active

**UCB** 

 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 10 To 5.5 Or 6.5 W/Bonus):

Structure:

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

Foreclosure

Coming Soon

Structure Information **Additional Features** Construction ASPHALT SHINGLE EVAPORATIVE COOLING Rooms: Roof Material: A/C: 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:

**2** 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: \$

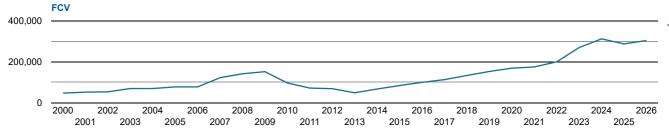
Date	Name	Mortgage Company	Mortgage Amount Finance Type	Document #
12/14/2011	FABIG,CASEY	ARIZONA FCU	\$15,000	20111028507
12/12/2006	FABIG,CASEY	ARIZONA FCU	\$15,000	20061616058
09/15/2004	FABIG,CASEY	ARIZONA FCU	\$60,000	20041079462

# ♣ 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

	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pro
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	\$30
LPV Total	\$79,149	\$83,106	\$87,261	\$91,624	\$96
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 the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase in not required in these zones.

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

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



Cancelled

Expired

KATHERINE CHAMOUN	Subdivision	CLIFTON PLACE
4506 N 13Th Pl Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Range	21/2N/3E
K II	Census Tract	108602
Ratherine Chamoun 3640 E Park Ave Phoenix, AZ 85044-4593	Census Block	2004
(0320) DUPLEX	Latitude	33.5028003345199
(04-02) RENTAL	Longitude	-112.053338826453
RESIDENTIAL	Tax Area	381300
5/-/-	Tax Municipality	Phoenix
002146	School Districts	Madison Elementary District#38
		Phoenix Union High School District#210
	Maricopa County  Katherine Chamoun 3640 E Park Ave Phoenix, AZ 85044-4593  (0320) DUPLEX  (04-02) RENTAL RESIDENTIAL 5/-/-	Maricopa County  Katherine Chamoun 3640 E Park Ave Phoenix, AZ 85044-4593  (0320) DUPLEX  Latitude  Longitude  (04-02) RENTAL RESIDENTIAL Tax Area  5/-/- Tax Municipality School Districts

**Legal Description** 

Abbr. Legal Description N/A

**Full Legal Description** CLIFTON PLACE

# **Land Areas**

Active

**UCB** 

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 10 To 5.5 Or 6.5 W/Bonus):

Structure:

Town House, End Unit Class:: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME

Structure Information Construction **Additional Features** 

1,651 sqft Living Area: Construction: Added Detached: None

MASONRY OR REINFORCED CONCRETE TILT-UP Year Built: 1954

Foreclosure

Coming Soon

Stories: S FRAME

Added Attached: None

Residential Garage - Detached MASONRY OR REINFORCED CONCRETE TILT-UP FRAME Class::

**Structure Information** Construction **Additional Features** Living Area: Added Detached: None

Added Attached: None

720 sqft Construction: MASONRY OR REINFORCED CONCRETE TILT-UP Year Built 1954

FRAME Stories: S

(0320) DUPLEX Class::

**Structure Information** Construction **Additional Features** 

Living Area: Heat: YES Patio: NONE Year Built: 1954 Added Attached: None Covered Parking: NONE - 0 Stories S Added Detached: None

**2** Deed History

				Sale						
Sa	le Date	Buyer	Seller	Price	Down	Mortgage	Deed	Financing	Transaction	Doc#
00	/02/2014	KATHERINE CHAMOUN	MARY L SACHSEL	\$0	\$0	\$0	Decree Of Distribution With			201405795
09	/02/2014	RATHERINE CHAMOON	WART LOAGHOEL	φυ	φυ	φυ	Real Property			201405795
08	/30/2005	MARY L SACHSEL	JODY M TELLINGHUISEN	\$0	\$0	\$0	Quit Claim			200512680
		MARY L & JODY M TELLINGHU	TELLINGHOISEN							
03	/28/1989	SACHSEL		\$0	\$0	\$0	Deed			198901390

**Loan Origination History: \$** 

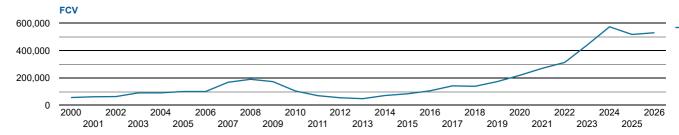
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
11/30/2023	CHAMOUN, KATHERINE	UNTIED WHOLESALE MORTGAGE	\$250,000	Fannie/Freddie	20230613277
01/06/2015	CHAMOUN,KATHERINE & RABIH	WELLS FARGO BANK NA	\$93,000	Conventional	20150004945

# **♣** 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 Pr	operty Value based on Proposition 1	117 (2012) (LPV) Year over Yea	ar (YoY)		
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pro
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 Tax Amount	\$0	\$0	\$0	\$0	
Tax Amount	\$1,070	\$1,103	\$1,133	\$0	



# **6** 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 that 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase in not required in these zones.

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

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



Expired

Property Information		Area Information		
Property Owner	JOHN CONNOLLY	Subdivision	LINCOLN PLACE LOT 30	
Property Address	4543 N 13Th St Phoenix, AZ 85014-4208 Maricopa County	Section/Town/Range	21/2N/3E	
T 14-111	Labor Occuration	Census Tract	108602	
Tax Mailing Address	John Connolly 4533 N 13Th St Phoenix, AZ 85014-4208	Census Block	2004	
Property Type	(0121) SFR GRADE 010-2 URBAN SUBDIV	Latitude	33.5030747818638	
	URBAN SUBDIV	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 School 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**

**UCB** 

 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 10 To 5.5 Or 6.5 W/Bonus):

Structure: 🗓

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

Coming Soon

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

← 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			2005055382
10/24/1983	JOHN JR & BETTY J CONNOLLY		\$0	\$0	\$0	Deed			1983042728

**Loan Origination History: \$** 

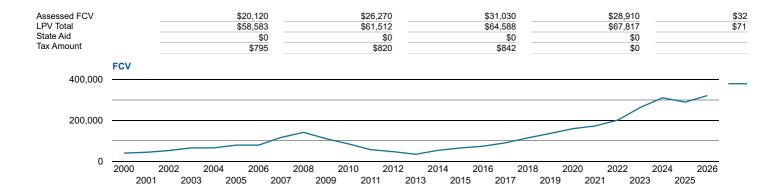
Date	Name	Mortgage Company	Mortgage Amount Finance Type	Document #
09/29/2005	CONNOLLY, JOHN	CLI FUNDING INC	\$280,000	20051449003

# ♣ 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	n 117 (2012) (LPV) Year over Yea	ar (YoY)		
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pro
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%	



# **6** 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 in not required in these zones.

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

# Maricopa Assessor Parcel # 155-09-037-



Cancelled

Expired

Property Information	1	Area Information		
Property Owner	FRED & ELLEN NORTON	Subdivision	LINCOLN PLACE LOT 30	
Property Address	4543 N 13Th St Phoenix, AZ 85014-4208 Maricopa County	Section/Town/Range	21/2N/3E	
		Census Tract	108602	
Tax Mailing Address	Fred & Ellen Norton 4533 N 13Th St Phoenix, AZ 85014-4208	Census Block	2004	
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Latitude	33.503074479358	
	ONDAN GODDIV	Longitude	-112.053970391015	
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 School District#210	

**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

Active

**UCB** 

 Lot
 County Zone
 City Zone

 Size:
 0.287 acres / 12,515 sqft
 [R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100% To 5.5 Or 6.5 W/Bonus):
 [R1-6] Single Family Residence (Density Range Of 5 10 To 5.5 Or 6.5 W/Bonus):

Structure:

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

Foreclosure

Coming Soon

 Structure Information
 Construction
 Additional Features

 Rooms:
 5
 Roof Material:
 BUILT-UP
 A/C:
 REFF

REFRIGERATION Bathroom Fixtures: 6 YES Patio: SLAB & COVERED Heat: 8" PAINTED BLOCK 1,928 sqft Covered Parking: GARAGE - 2 Construction: Living Area: Year Built: 1947 Added Attached: 976 sqft Added Detached: None Stories: S

Ĉ Deed History

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

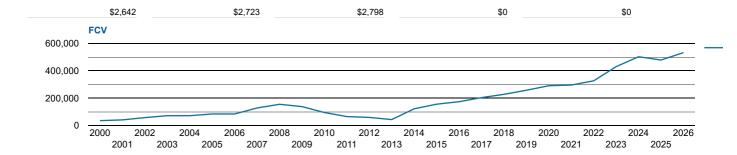
# No Loan History: \$

# ♣ Subdivision - LINCOLN PLACE LOT 30

Subdivision Details	Stories	Average House	ı
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 P	roperty Value based on Proposition 1	117 (2012) (LPV) Year over Yea	ar (YoY)		
, ,	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Pro
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 Tax Amount —	\$0	\$0	\$0	\$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 in not required in these zones.

Official Records of Maricopa County Recorder
JUSTIN HEAP
20250537576 09/17/2025 02:55
ELECTRONIC RECORDING
7410G-6-1-1--

#### **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:

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- 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.

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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.

09/04/2025

Date

ATTEST:

Denise Archibald, City Clerk

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

BY: Alisa A. Blandford

MRA

Alisa A. Blandford, Assistant Chief Counsel

**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**

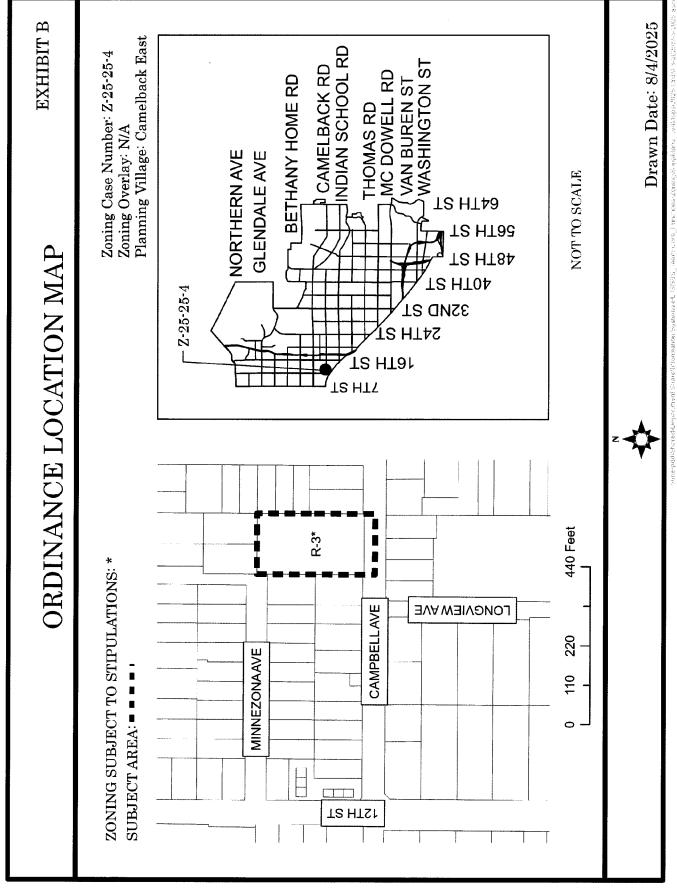
The South half of the West half of the West half of Lot 30, LINCOLN PLACE, according to Book 3 of Maps, page 65, records of Maricopa County, Arizona.

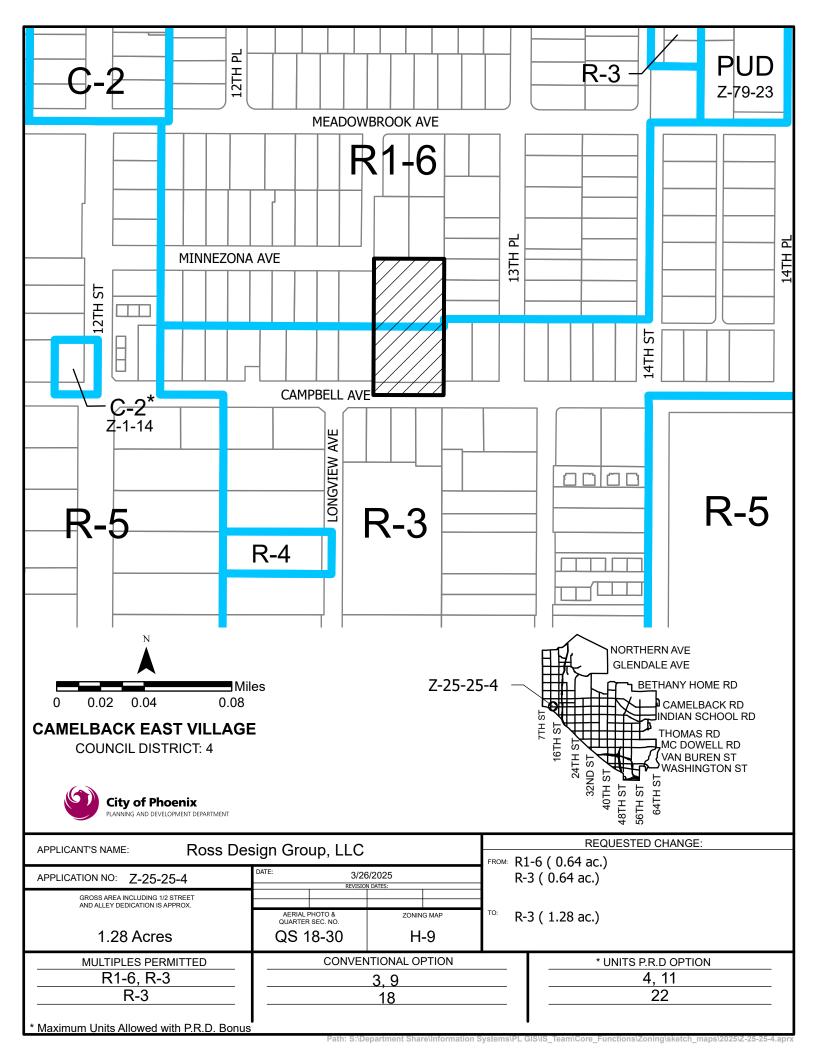
S/T/R

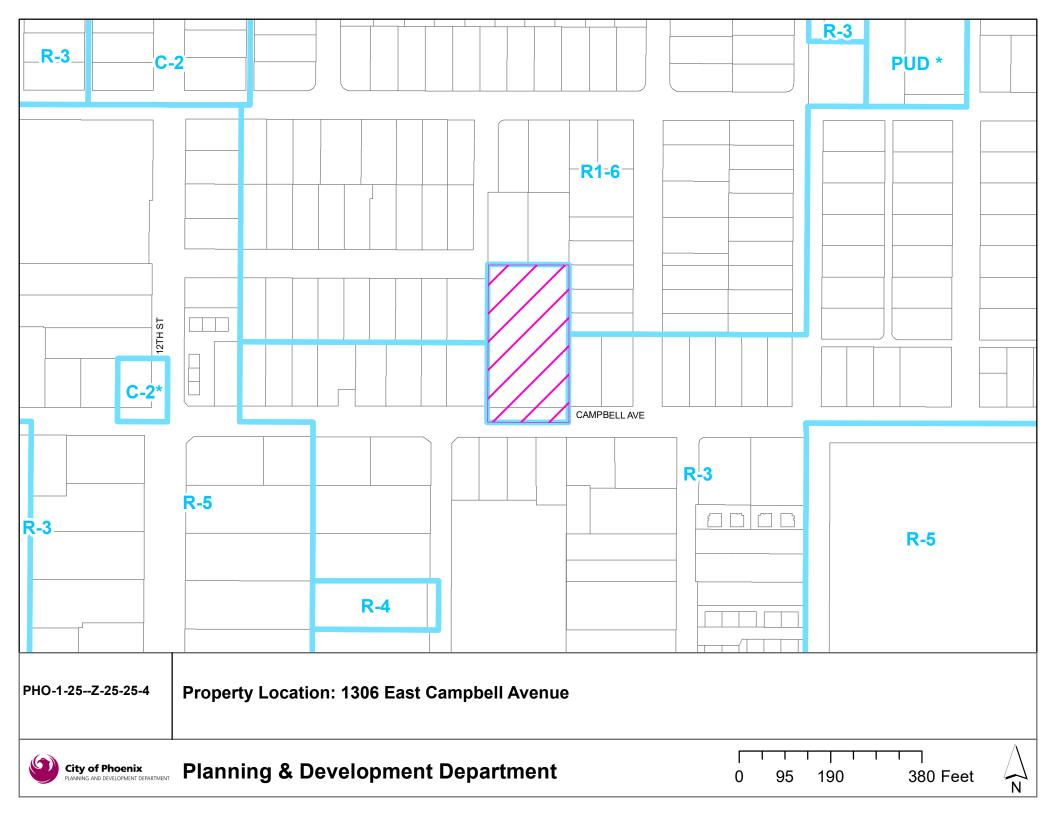
21 / 2N / 3E

Q/S

18-30





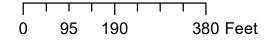


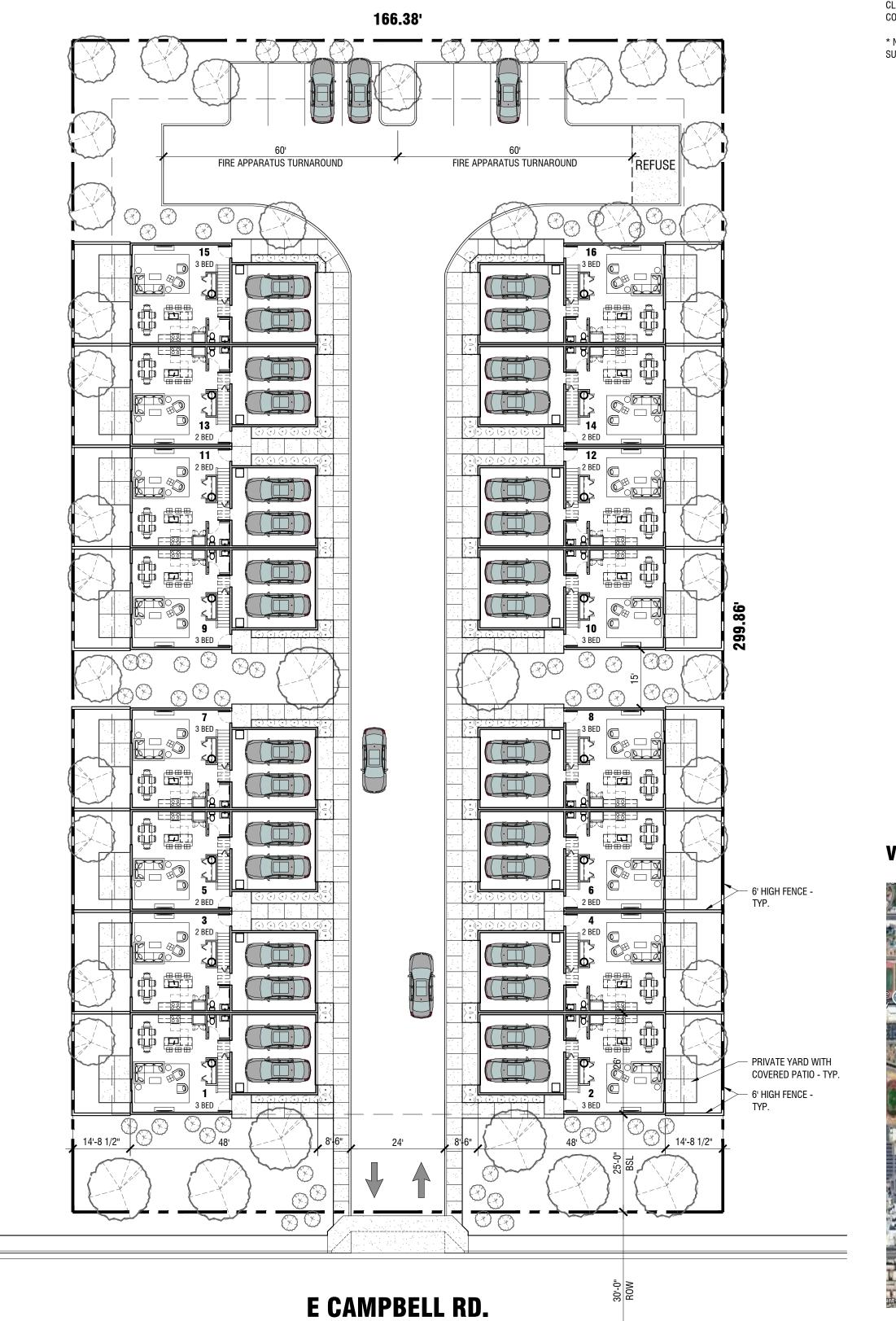


PHO-1-25--Z-25-25-4

**Property Location: 1306 East Campbell Avenue** 







PROJECT DATA

DESCRIPTION:

MCR #: APN:

LINCOLN PLACE PT LOT 30 S2 OF W2 W2 1.25 AC

LOT #: LOT SIZE: 49,867 SF

ZONING: SETBACKS: FRONT: 25'; REAR: 15'; SIDE: 10' AND 3' DWELLING UNITS:

BUILDING AREA (GROSS):\* 31,712 SF LOT COVERAGE:\*

20,800 SF (41.8%) LIVABLE=24,320 SF (.488 FAR), GROSS=31,712 SF (.636 FAR)

BUILDING HEIGHT: 2 STORY - 30' MAX. 1.5/D.U REQUIRED, 2 CAR GARAGE PROVIDED FOR EACH UNIT + 8 VISITOR SPACES PARKING:

CLIMATE ZONE: CONSTRUCTION TYPE:

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

RON DEITRICK ARCHITECTS rondeitrick.com 602.577.7171

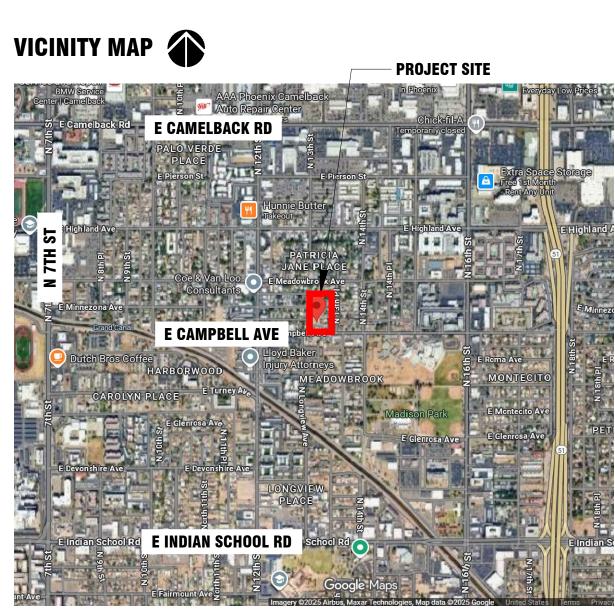
CONCEPTS, SKETCHES, DRAWINGS, PLANS, MODELS, REPRESENTATION OF A CREATIVE WORK OF VISUAL ARTS ARE SUBJECT TO COPYRIGHT AND TRADEMARK PROTECTIONS. THE CONTENT OF THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE OF RON DEITRICK ARCHITECTS LLC, THE AUTHOR AND OWNER OF THE CONCEPTS AND IDEAS EXPRESSED WITHIN. DISSEMINATION, REPRODUCTION, OR DISTRIBUTION OF THIS CONTENT WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED.

> PRELIMINARY NOT FOR CONSTRUCTION

# CITY OF PHOENIX

OCT 0 6 2025

Planning & Development Department



# **CAMPBELL PLACE TOWNHOMES**

1306 E CAMPBELL AVE PHOENIX, AZ 85014

REVISIONS

10/4/25 PROJECT NO.

A101

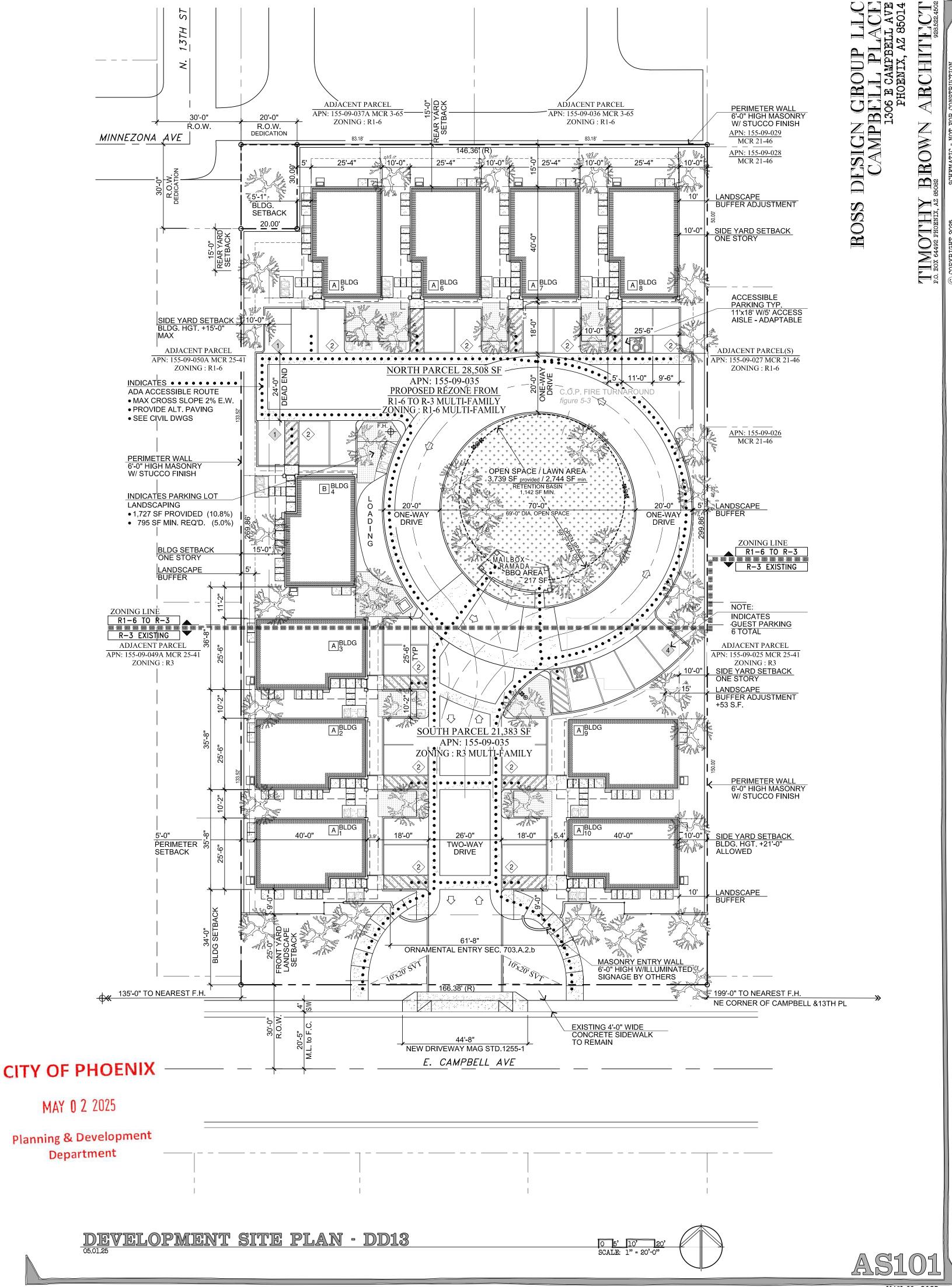
SITE PLAN

**CONCEPTUAL SITE PLAN** 

Proposed Conceptual Site Plan







# 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.

<u>Planning Commission Recommendation:</u> 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, Shade Phoenix Plan, and the Complete Streets Guiding Principles.

### Stipulations:

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This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, 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**

STAFF PRESENT Anthony Grande

Dawn Augusta

Ronda Beckerleg Thraen Christina Eichelkraut

Raul Guevar Adiba Jurayeva Caitlin Noel

Sharon Schmieder Suzanne Siegel

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 allow multifamily residential.

Camelback East Village Planning Committee July 1, 2025 – Minutes Page 2 of 6

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:

Camelback East Village Planning Committee July 1, 2025 – Minutes Page 3 of 6

- **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 foodcentric restaurant.

**Mr. Sharaby** 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. Sharaby** 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. Sharaby** stated a concern about the existing parking situation in the area with the busy restaurants and people always looking for parking.