



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Joshua Bednarek
Planning & Development Department Director

Date: November 19, 2025

Subject: P.H.O. APPLICATION NO. PHO-1-25--Z-257-84-5(4) – Notice of Pending Actions by the Planning Hearing Officer

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **December 17, 2025**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **November 26, 2025**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
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Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
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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 (John Roanhorse, Alhambra Village)
Village Planning Committee Chair (Ms. Elizabeth Sanchez, Alhambra Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-25--Z-257-84-5(4)

Council District: 4

Request For: Stipulation Modification

Reason for Request: 1) Request to modify Stipulation 1 regarding substantial conformance to the site plan and elevations presented to the Planning Commission.

2) Request to delete Stipulation 2 regarding maximum density.

3) Request to delete Stipulation 3 regarding time condition.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	12-17-2025	1:30 PM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Jeffrey Dash, JMS AZ Property I LLC	Owner	1225 Pine Avenue Long Beach CA 90813			lortiz@jmsred.com
Kristopher Ontiveros, SOKO Designs	Applicant	60 East Rio Salado Parkway, Suite 9055 Tempe AZ 85281 United States	602-292-5747		kris@sokodesigns.com
Kristopher Ontiveros, SOKO Designs	Representative	60 East Rio Salado Parkway, Suite 9055 Tempe AZ 85281 United States	602-292-5747		kris@sokodesigns.com

Property Location: Southeast corner of 24th Avenue and Coolidge Street

Acreage: 0.49

Geographic Information

Zoning Map	APN	Quarter Section
H7	154-13-015	Q18-23
Village: Alhambra		

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	11/13/25	PHO (1-2 stipulations)
\$645.00	\$0.00		PHO (1-2 stipulations)

Written Request / Narrative

Project Background

The subject property was rezoned under case Z-257-84 in the 1980s. As part of the rezoning, three stipulations were adopted, including a limitation of six (6) dwelling units. The property is located within the Black Canyon/Maricopa Freeway Specific Plan overlay district.

Request

The owner requests modification of the stipulations of rezoning case Z-257-84 to allow a total of seven (7) dwelling units. Specifically, the stipulation limiting development to six (6) units is proposed to be revised to permit seven (7) units, and Stipulation 3 is requested to be deleted as instructed by City staff.

Proposal

The proposed change converts existing interior storage space into a seventh apartment unit. No new building area, additions, or height changes are proposed. This is an adaptive reuse of existing square footage.

Rationale

- **Consistency with Zoning:** Under the underlying zoning district regulations, seven (7) units are permitted. The request brings the entitlements into alignment with allowed zoning.
- **Housing Need:** The additional unit provides needed housing in the community and supports the City's policy goals for efficient residential use.
- **Minimal Impact:** No external modifications are proposed. The change is internal only and does not intensify physical development or create neighborhood impacts.

Legislative Edit Format – Proposed Stipulation Modifications

Stipulation 1 — Conformance to Site Plan

Original:

“That development be in substantial conformance to the site plan and elevations presented to the Planning Commission.”

Proposed Legislative Edit:

~~That development be in substantial conformance to the site plan and elevations presented to the Planning Commission.~~

That development be in General Conformance to the site plan date stamped November 1st, 2025.”

Stipulation 2 — Maximum Dwelling Units

Original:

“That development allow a maximum of six dwelling units.”

Proposed Legislative Edit:

“That development allow a maximum of ~~six (6)~~ seven dwelling units.”

Stipulation 3 — 12-Month Development Requirement

Original:

“That approval of this rezoning be conditioned upon development within 12 months of final City Council approval of the zone change in accordance with Section 108-K of the Zoning Ordinance.”

Proposed Legislative Edit:

~~That approval of this rezoning be conditioned upon development within 12 months of final City Council approval of the zone change in accordance with Section 108-K of the Zoning Ordinance.~~

ORDINANCE NO. 6 2714

AN ORDINANCE AMENDING SECTION 302 OF APPENDIX A OF THE PHOENIX CITY CODE BY ADOPTING OFFICIAL SUPPLEMENTARY ZONING MAP NO. 690; SETTING FORTH THE CONDITIONS OF APPROVAL OF THE REZONING APPLICATIONS CONTAINED IN SUPPLEMENTARY ZONING MAP NO. 690; AND DECLARING AN EMERGENCY.

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

SECTION 1. That Section 302 of Appendix A of the Phoenix City Code is hereby amended by adopting Official Supplementary Zoning Map No. 690, signed by the Mayor and City Clerk, which accompanies and is annexed to this ordinance and declared a part hereof.

SECTION 2. The following zoning applications, shown on Official Supplementary Zoning Map No. 689, are granted subject to compliance with the conditions listed below:

A. Application No. 146-84

1. That the floor area ratio shall not exceed 0.3.
2. That the following setbacks are required:
 - a. For a lot boundary adjoining a public street, setback of 50 feet shall be provided which shall be landscaped and maintained.
 - b. For a lot boundary not adjoining a public street:
 - (1) There shall be a minimum 30-foot setback from the property line.
 - (2) Either a six-foot high wall or a landscaped buffer on the property line; to be left to the discretion of the Development Coordination Office.
 - (3) There shall be a five-foot wide landscaped strip within the wall if a wall is required. The landscape material shall project a minimum of five feet above the wall.
 - (4) There shall be no loading or unloading of vehicles in the unlandscaped portion of the yard.
3. That any unlandscaped portion of the site shall be screened from view from any public right-of-way by use of a wall not less than five or more than eight feet high, or by hedge-type landscaping which will serve the same screening purpose.

4. That no building shall exceed the height of 18 feet within 75 feet of a residential district excluding elevator shafts, mechanical equipment or similar uses, so long as the total area of such facilities shall not exceed 25 percent of the total roof area. The maximum height may be increased by one foot for each additional three feet of setback to a maximum of 40 feet.
5. That development be in general conformance to the site plan presented to the Planning Commission.

B. Application No. 303-84

1. That right-of-way needs for Osborn Road be determined by Development Coordination; if 40 feet is required, the minimum building setback from Osborn Road shall be 18 feet. If the current 32-foot half street is retained, the minimum building setback from Osborn Road shall be 25 feet.

C. Application No. 237-84

1. That development be limited to one-story or 18-feet in height.
2. That a 35-foot building setback be provided along the west property line (existing) and a 50-foot building setback be provided along the north property line.
3. That the north and west boundaries of the site be landscaped with 24-inch box size shade trees placed a minimum 25-feet on center in a minimum five-foot wide landscape strip.
4. That a six-foot masonry wall be provided along the north property line.

D. Application No. 244-84

1. That development be in substantial conformance to the site plan submitted July 26, 1984 to the Planning Commission.
2. That gross leasable area not exceed 66,500 square feet for the subject site nor 133,000 square feet gross leasable area if the site is developed with the property to the east.
3. That building height not exceed three stories.
4. That access to Townley Avenue is subject to joint access to Dunlap Avenue with the westerly adjacent parcel and Townley Avenue being fully improved from 23rd Avenue to I-17 Freeway.
5. That sufficient right-of-way be dedicated within one year of final City Council action to provide:
 - a. An easement for traffic signal equipment location to be determined at the time of site plan submittal.

E. Application No. 257-84

- Mod 1. That development be in substantial conformance to the site plan and elevations presented to the Planning Commission.
- Del 2. That development allow a maximum of six dwelling units.
- Del 3. That approval of this rezoning be conditioned upon development within 12 months of final City Council approval of the zone change in accordance with Section 108-K of the Zoning Ordinance.

F. Application No. 262-84

1. That, prior to the issuance of any building permits for individual buildings within the project, a pedestrian/bike circulation plan shall be submitted to and approved by the City's Parks, Recreation and Library Department and Planning Department which will provide any necessary trail connection between the adjacent Planned Community Districts. All individual projects within the development shall be required to make accommodations necessary to implement this plan.
2. That the applicant provide a lighting plan for the area to minimize light impact and to be duly implemented through development proposals.

G. Application No. 263-84

1. That, prior to the issuance of any building permits for individual buildings within the project, a pedestrian/bike circulation plan shall be submitted to and approved by the City's Parks, Recreation and Library Department and Planning Department which will provide any necessary trail connection between the adjacent Planned Community Districts. All individual projects within the development shall be required to make accommodations necessary to implement this plan.
2. That the applicant provide a lighting plan for the area to minimize light impact and to be duly implemented through development proposals.

H. Application No. 264-84

1. That approval of this rezoning be conditioned upon use as a furniture sales and showroom in accordance with Section 108-K of the Zoning Ordinance within 18 months of the final approval of the change of zone by the City Council.
2. That such use and future development utilize the existing main house allowing for building expansion to the south of the existing structure.

I. Application No. 291-84

1. That development be in general conformance to the site plan presented for that portion being rezoned.
2. That approval of this rezoning be conditioned upon development of a theater in accordance with Section 108-K of the Zoning Ordinance within 18 months of the final approval of the change of zone by the City Council.

SECTION 3. WHEREAS, the immediate operation of the provisions of this ordinance is necessary for the preservation of the public peace, health and safety, an EMERGENCY is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage by the Council as required by the City Charter and is hereby exempted from the referendum clause of said Charter.

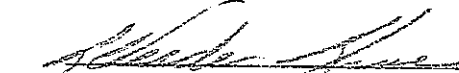
PASSED by the Council of the City of Phoenix this
16 day of January, 1985.


MAYOR

ATTEST:


City Clerk

APPROVAL AS TO FORM:


ACTING
City Attorney

REVIEWED BY:


ASSISTANT
City Manager

USH

August 22, 1984

Application No. 257-84

Applicant: Darrell A. Huschke (Owner: Same)

Subject: To rezone the southeast corner of 24th Avenue and Coolidge Street (approximately 98' x 127') from R1-6 to R-3.

The granting of this application will increase the number of dwelling units allowed on this parcel from 2 to 7, approximately.

Mr. Counts presented the staff recommendation which was denial as filed, but approval of R-2 zoning.

There was no opposition present.

Mr. Darrell Huschke, 362 West Echo Lane, made the presentation. He said the homes around the subject property create an island of R1-6 zoning, and most of these homes are in a state of disrepair. He submitted a site plan and indicated that the subject lot is 12,446 feet and he is asking to cover 2,900 square feet. Therefore, he does not believe that the request is too intense.

Chairman Bookbinder asked if the total project would be 2,900 square feet.

Mr. Huschke answered yes. The proposal includes two buildings of approximately 1,450 square feet each, with three units per building. This would amount to a total of six units on the site.

Ms. Drake asked when they plan to start construction.

Mr. Huschke said they would like to commence construction within six months to a year.

Ms. Drake made the MOTION that Application No. 257-84 be forwarded to the City Council with the recommendation for approval subject to the following stipulations: 1. that there be a maximum of six dwelling units on the property, 2. substantial conformance to the site plan and elevations submitted, and 3. that construction commence within 12 months.

Mr. Osborn SECONDED the motion.

There being no further discussion, Chairman Bookbinder called for a vote and the MOTION PASSED seven to zero.

* * *

Stipulations Z-257-84

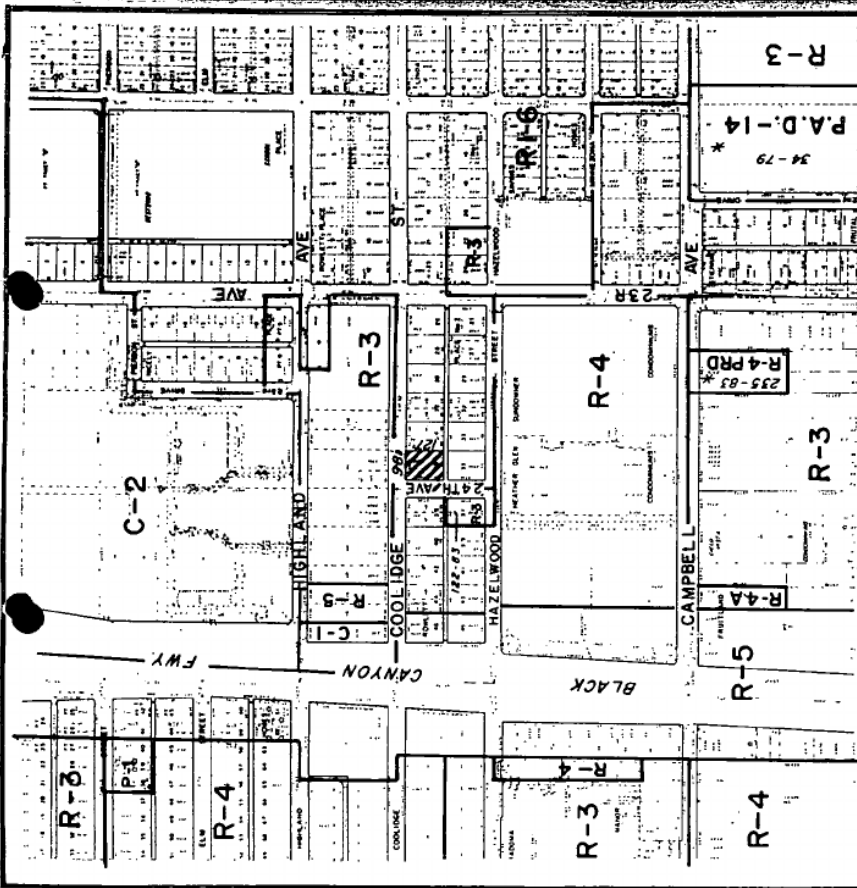
- Mod 1. That development be in substantial conformance to the site plan and elevations presented to the Planning Commission.

August 22, 1984

Stipulations Z-257-84

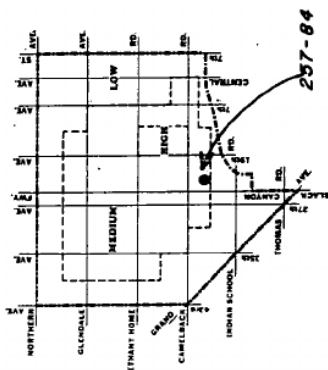
- Del 2. That development allow a maximum of six dwelling units.
- Del 3. That approval of this rezoning be conditioned upon development within 12 months of final City Council approval of the zone change in accordance with Section 108-K of the Zoning Ordinance.

* * *



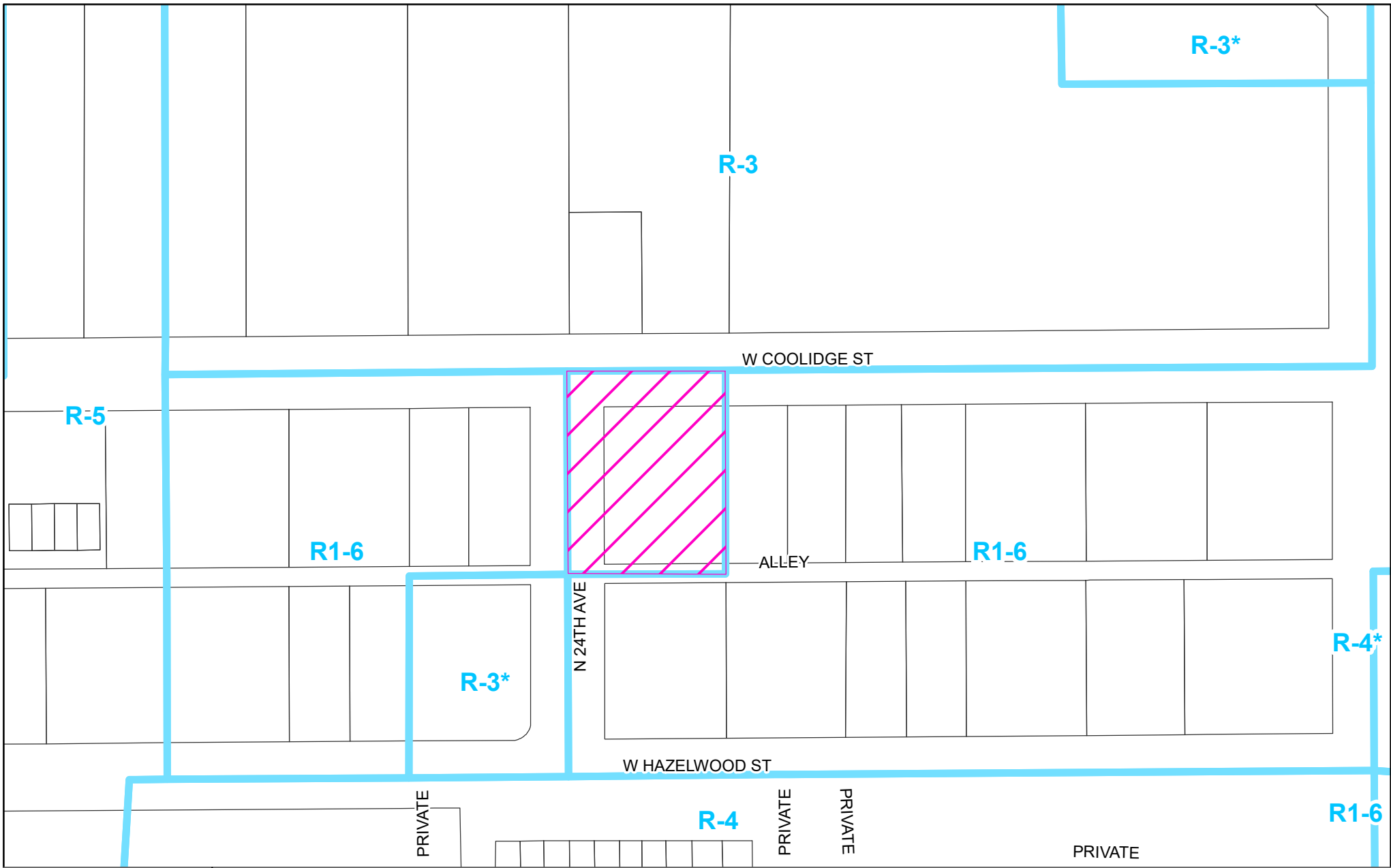
SCALE 1" = 400'

CITY OF PHOENIX
PLANNING DEPARTMENT
ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT 5



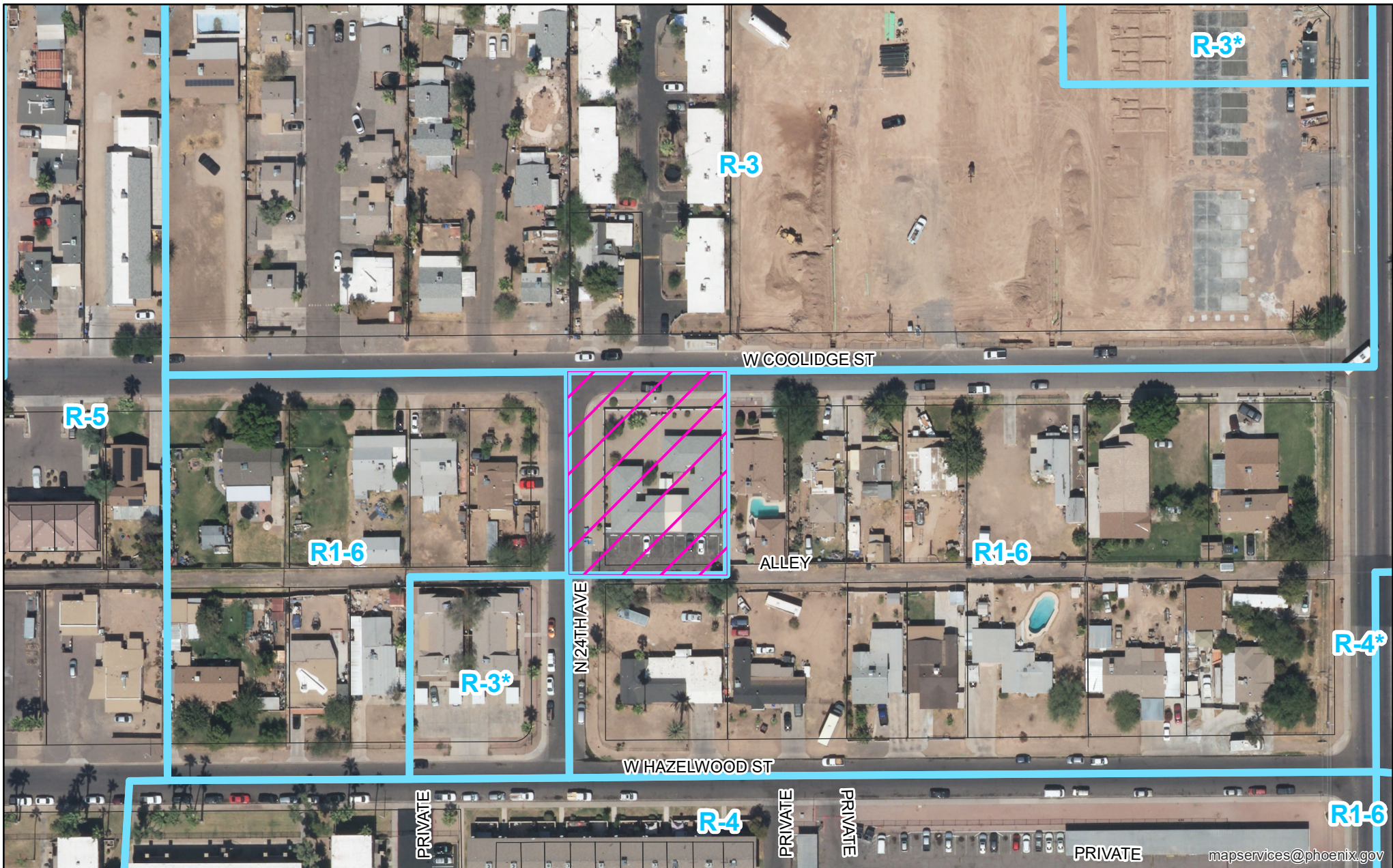
APPLICANT'S NAME DARRELL A. HUSCHKE			
APPLICATION NO. 257-84	HEARING DATES 8-22-84	PC 8-22-84	C.C. 8-22-84
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. .49 ACRES		AERIAL PHOTO & ZONING MAP. QUARTER SEC. NO. 18-23 H-7(c-s)	
MULTIPLES PERMITTED R1-6		UNITS STANDARD OPTION 2	
MULTIPLES PERMITTED R-3		UNITS STANDARD OPTION 7	
REQUESTED CHANGE FROM R1-6 TO R-3			
* UNITS P.R.D. OPTION 3			
* UNITS P.R.D. OPTION 8			

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



PHO-1-25--Z-257-84-5(4)

Property Location: Southeast Corner of 24th Avenue and Coolidge Street



PHO-1-25--Z-257-84-5(4)

Property Location: Southeast Corner of 24th Avenue and Coolidge Street

GENERAL NOTES

1. GYPSUM BACKER BOARD FOR ADHESIVE APPLICATIONS OF CERAMIC TILE OR OTHER NON-ABSORBANT FINISH MATERIAL SHALL CONFORM WITH ASTM C830 OR C1178 1/2" MR GYPSUM BD SHALL BE PERMITTED AT CEILINGS WITH FRAMING MEMBERS SPACED AT 12" CTS, AND 5/8" WHERE FRAMING MEMBERS ARE SPACED AT 16" CTS MR GYPSUM BD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT ALL CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS SHALL BE SEALED AS RECOMMENDED BY THE MFR MR GYPSUM BD TO BE INSTALLED IN BATHROOMS, KITCHEN, LAUNDRY ROOM AND GARAGE, TYP

2. CONTRACTOR SHALL USE FIBER-CEMENT BACKERS PER ASTM C 1288 OR EQUAL FOR CERAMIC TILE ON WALLS IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS

3. PROVIDE SOLID WOOD BLOCKING IN WALLS FOR PROPER INSTALLATION OF ALL CABINETS, TOWEL BAR SHELF STANDARDS, MIRRORS, WALL MOUNTED ITEMS, ETC

4. SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE TO A HEIGHT OR NOT LESS THAN 6' ABOVE FLOOR PER IRC R307.2

5. SHOWER ENCLOSURES SHALL HAVE MINIMUM FINISHED INTERIOR DIMENSION OF 30" EACH WAY PER IRC R 307.1

6. ALL SHOWER GLASS ENCLOSURES SHALL BE TEMPERED PER IRC R308.4.5

7. TOILETS, BATHTUBS, SINKS, AND SHOWER SPACES SHALL BE SPACED IN ACCORDANCE WITH R307.1 AND WITH ACCORDANCE WITH SECTION P2705.1

8. PROVIDE GROUND FAULT PROTECTED ELEC. OUTLETS AT BATH ROOMS AND PATIO AREA AND GARAGE & KITCHEN OUTLETS WITHIN 6' OF SINK

9. LIGHTING -40 LUMENS /WATT OR GREATER FOR GENERAL LIGHTING IN KITCHEN AND BATH ROOMS.

10. PROVIDE RECEPTACLES WITHIN 25' OF ALL MECHANICAL EQUIPMENT.

11. ALL OUTDOOR,KITCHEN, BATHROOM AND GARAGE OUTLETS ARE TO BE G.F.C.I. OUTLETS

12. BATHROOM RECEPTACLES SHALL BE SERVED BY DEDICATED 20 AMP CIRCUITS.

13. ALL BRANCH CIRCUITS THAT SUPPLY 15- AND 20-AMP OUTLETS INSTALLED IN FAMILY RM, DINING RM, LIVING RM, PARLORS, LIBRARIES, DENs, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS, OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT (E3902.12).

14. APPROVED BOXES ONLY FOR ALL CEILING FANS.

15. SMOKE DETECTORS - ALL SLEEPING ROOMS AND AREAS LEADING TO EXISTING SLEEPING ROOMS SHALL BE PROVIDED WITH SMOKE DETECTORS COMPLYING WITH SEC. 310.9.1,3 AND 313. OF THE 2006 IRC.

16. VENTILATION - PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS.

17. LIGHTING - THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED

18. WHEN ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS; THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED AS PER R313.2.1

19. A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL, NEAR FURNACE OR IN UTILITY BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PRE-DOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION AND DUCTS OUTSIDE THE CONDITIONED SPACES, U FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING PER IRC N1101.16

20. ACCESS DOORS FROM CONDITIONED SPACES TO UN-CONDITIONED SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE

SURROUNDING SURFACES PER IRC N1102.24

21. DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT TO EXCEED 5 AIR CHANGES PER HOUR IN ZONES 1 AND 2 TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES WG (50 PASCAL'S) PER IRC N1102.412

22. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES. IN THE CONTEXT OF THIS SECTION, A SOURCE OF IGNITION COULD BE A ELECTRICAL COMPONENT CAPABLE OF PILOT FLAME, BURNER, BURNER IGNITER, OR ELECTRICAL COMPENT CAPABLE OF PRODUCING A SPARK. IRC SECTION M1307.3

23. WHERE A STORAGE TANK TYPE WATER HEATER IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 24 GAGE OR OTHER APPROVED PAN FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA LC3. THE PAN SHALL NOT BE LESS THAN 1.5 INCHES DEEP AND SHALL BE DRAINED BY AN INDIRECT WASTE PIPE OF NOT LESS THAN .75 INCH DIAMETER. THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES AND NOT MORE THAN 24 INCHES ABOVE THE ADJACENT GROUND SURFACE. IRC SECTION P2801.5

24. WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURES THROUGHOUT THE DAY. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 DEGREES AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 DEGREES PER IRC N1103.11

25. AIR DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING, POST CONSTRUCTION TEST OR ROUGH-IN TEST

26. A MINIMUM OF 75% OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS PER IRC N1104.4

27. THE MAX HEIGHT AT BOTTOM OF THE OPERABLE SASH FOR ALL BEDROOM EGRESS WINDOWS SHALL NOT BE MORE THAN 24" MEASURED FROM FINISH FLOOR TO THE CLEAR OPENING PER IRC R3101

28. PROVIDE A 4 INCH DIAMETER MOISTURE EXHAUST VENT FOR CLOTHES DRYER, OR AS REQUIRED BY THE CLOTHES DRYER'S LISTING AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED THAT IS TO BE PRESENTED PRIOR TO CONSTRUCTION. IRC SECTION M1502.4 & G2439.5

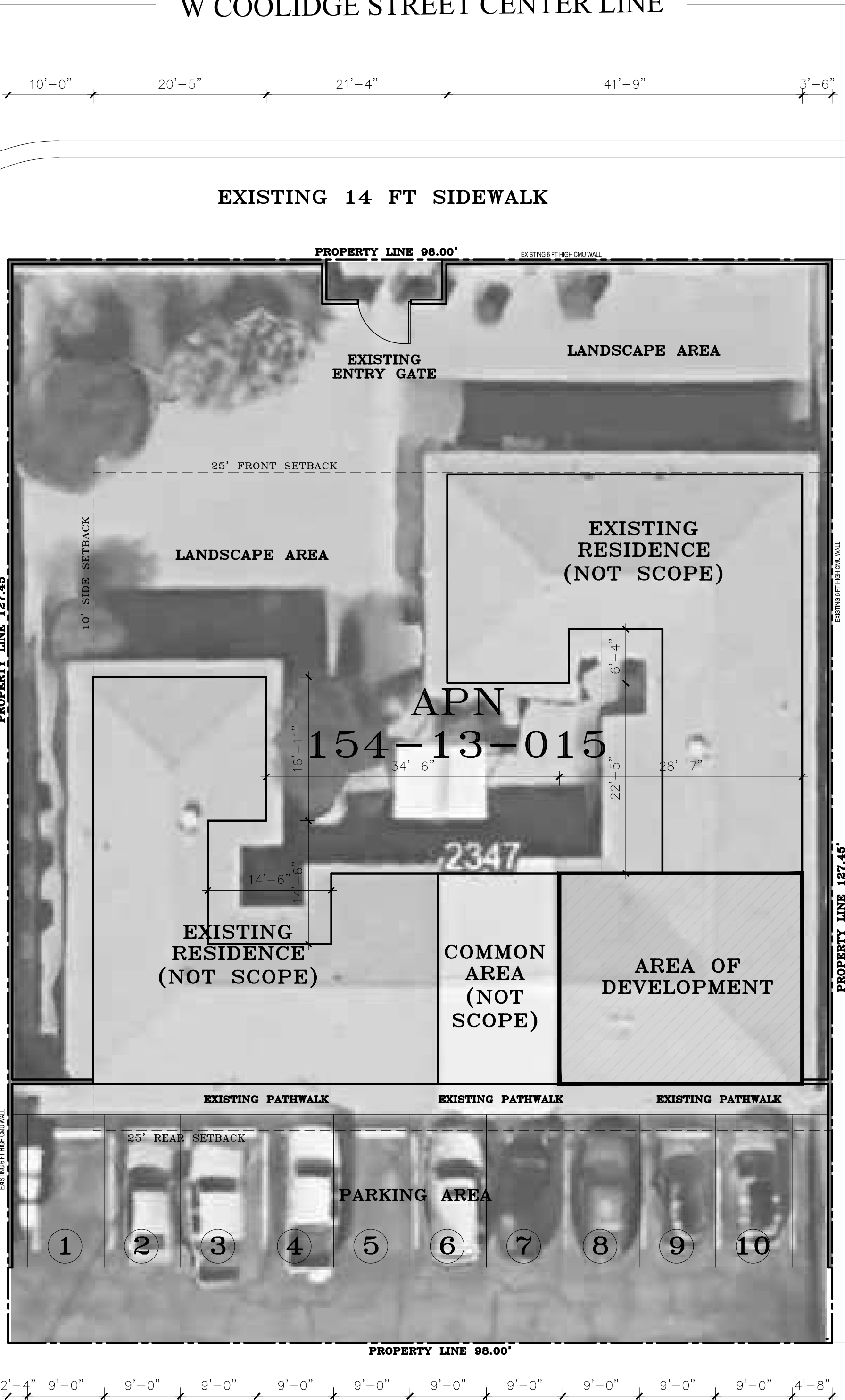
29. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 35'-0" FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3'-0" FROM PROPERTY LINE IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. IRC M1502.3, M1502.4.4 & G2439.5.5.

30. PROVIDE 5/8" TYPE "X" GWB UNDER STAIR ON CEILING AND WALLS FOR FIRE PROTECTION

31. THE BUILDING THERMAL ENVELOPE SHALL BE SEALED (IECC 402.4) AND MUST BE:
- IMPERMEABLE TO AIR FLOW,
- CONTINUOUS OVER THE ENTIRE BUILDING ENVELOPE
- DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING.
- ALL SEAMS AND EDGES MUST BE SEALED/ TAPED PER MANUFACTURER'S SPECIFICATIONS.

N 24TH AVE CENTERLINE

W COOLIDGE STREET CENTER LINE



16 FEET ALLEY

01 SITE PLAN
SCALE: 3/32" : 1'

PROJECT INFORMATION

PROJECT DESCRIPTION: TENANT IMPROVEMENT
PROJECT ADDRESS: 2347 W COOLIDGE ST PHOENIX 85015
APN: 154-13-015
LOT SIZE: 12,490.00 SQ.FT.
ZONING: C(1)
JURISDICTION: PHOENIX
S/I/R: 24 2N 2E
TOTAL UNITS: 7

AREA CALCULATIONS

AREA TO BE REMODELED: 707.44 SF
EXISTING RESIDENCE/LIVABLE AREA: 1,927.90 SF

TOTAL LOT COVERAGE: 2,635.34 SF

LOT COVERAGE REQUIRED: 50%
LOT COVERAGE PROVIDED: 21.10%

PARKING CALCULATIONS

Metric:	Calculation:	Result:
Base Required Parking	7 units x 1.5 spaces/unit	10.5 spaces → round up to 11 spaces
Unreserved Spaces (≥50%)	11 x 0.5	At least 6 unreserved spaces
Reserved Spaces (max 50%)	Remaining spaces	Up to 5 reserved spaces

PROVIDED: 10 SPACES

SCOPE OF WORK

- CONVERSION OF STORAGE UNIT INTO 2-BEDROOM APARTMENT UNIT.
- THE COMPLEX SHALL BE CHANGED FROM 6 TO 7 UNIT IN TOTAL OF MULTI-FAMILY COMPLEX.

CODE SUMMARY

2018 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ CITY AMENDMENTS
PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS (PBCCAP)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ CITY AMENDMENTS
2018 UNIFORM PLUMBING CODE (UPC) / INTERNATIONAL PLUMBING CODE (IPC) W/ CITY AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE (IMC) W/ CITY AMENDMENTS
2017 NATIONAL ELECTRIC CODE (NEC) W/ CITY AMENDMENTS
2018 INTERNATIONAL FIRE CODE (IFC) W/ CITY AMENDMENTS. FOR REFERENCE, THE ELEVATOR CODE IS ASME A17.1-2004 AND A18.1-2003.

DRAWING LIST

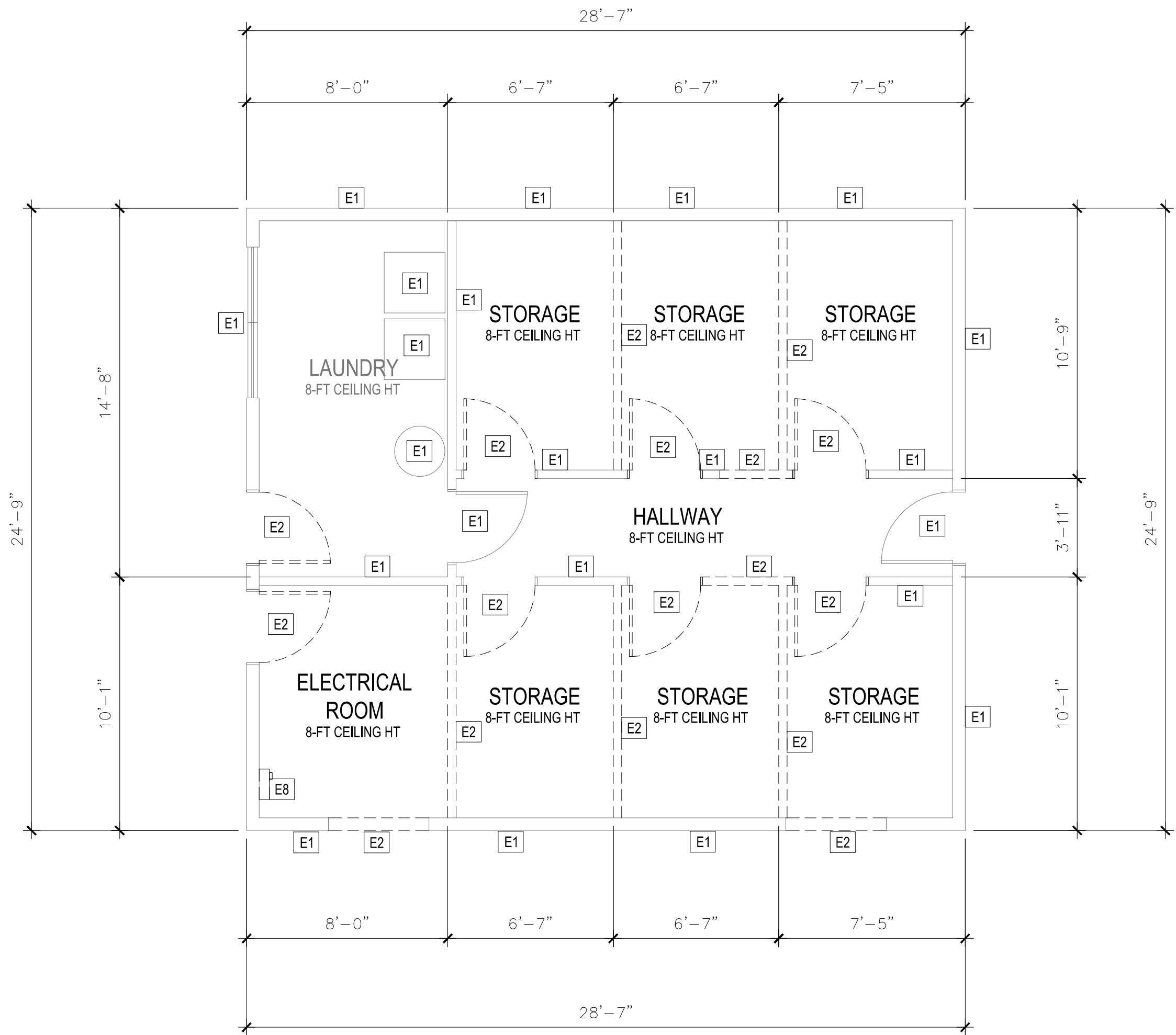
CS COVER SHEET / SITE PLAN
A.01 FLOOR PLANS
E.01 ELECTRICAL LAYOUT
P.01 PLUMBING LAYOUT

VICINITY MAP

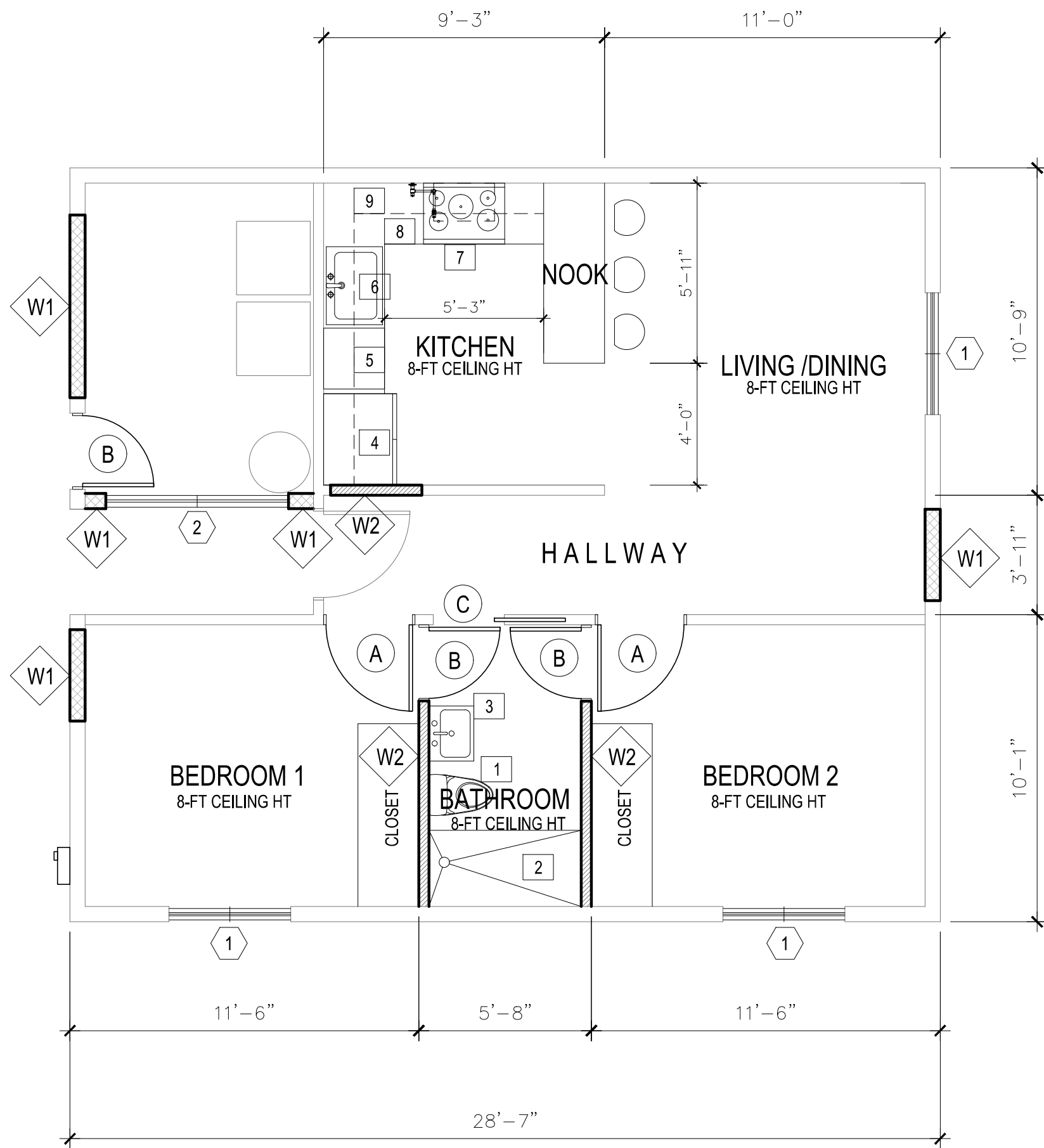


DOOR SCHEDULE						
DOOR	LOCATION	DOOR LEAF WIDTH	DOOR LEAF HEIGHT	TYPE	FRAME	HARDWARE
A	BEDROOM 1, MASTER BEDROOM	2'-6"	7'-0"	HOLLOW CORE WOOD DOOR	SOLID WOOD /PAINTED	LEVER HANDLE WITH PRIVACY LOCKSET
B	BATHROOM, MASTER BATH, LAUNDRY	2'-4"	7'-0"	HOLLOW CORE WOOD DOOR	SOLID WOOD/PAINTED	LEVER HANDLE WITH PRIVACY LOCKSET
C	BATHROOM	2'-4"	7'-0"	HOLLOW CORE WOOD POCKET DOOR		FLUSH TYPE HANDLE WITH PRIVACY LOCKSET

WINDOW SCHEDULE						
WINDOW	LOCATION	WIDTH (INCHES)	HEIGHT (INCHES)	TYPE	FRAME	GLAZING
1	BEDROOMS, LIVING / DINING	48	60	SLIDING	ALUMINUM	TEMPERED GLASS



01 EXISTING FLOOR PLAN
SCALE: 1/4" : 1'



02 PROPOSED FLOOR PLAN
SCALE: 1/4" : 1'

INTERIOR WALLS NOTE:

ALL INTERIOR WALLS IDENTIFIED FOR DEMOLITION ARE NON-LOAD BEARING. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS ON SITE PRIOR TO DEMOLITION.

KEYNOTES

1. WATER CLOSET 1.5GALLON PER FLUSH
2. OPEN SHOWER AREA WATERPROOF SURROUND ON WALLS, FLOOR AND CEILING.
3. COUNTERTOP LAVATORY
4. REFRIGERATOR
5. DISHWASHER
6. KITCHEN SINK W/ DISPOSAL GARBAGE - PROVIDE SWITCH UNDER SINK CABINETRY
7. GAS RANGE WITH MICROWAVE ON TOP
8. 2'10" HIGH KITCHEN BASE CABINET
9. UPPER CABINET WITH 20" SPACE BETWEEN TOP OF COUNTER AND BOTTOM OF UPPER CABINET

DEMOLITION KEYNOTES

- E1. ALL EXISTING WALLS, FIXTURES, DOORS AND WINDOWS TO REMAIN EXCEPT AS NOTED
- E2. EXISTING WALLS, DOORS AND MILLWORK TO BE DEMOLISHED
- E3. EXISTING FLOOR FINISH TO BE REPLACED
- E4. EXISTING CEILING TO BE DEMOLISHED
- E5. EXISTING WALLS, WINDOWS, AND DOORS TO REMAIN
- E6. EXISTING ROOF AND FRAMING TO REMAIN
- E7. ROOF-MOUNTED HVAC UNIT. SEE MECHANICAL DRAWINGS.
- E8. EXISTING 100A SUB PANEL AND METER TO BE RELOCATED

WALL LEGEND:

- W1 NEW 2"x6" STUDS SPACED AT 16" O.C W/ 5/8" GYPSUM BOARD ON INTERIOR FACE OF WALL AND EXTERIOR FACE WITH WESTERN 1-KOTE STUCCO FINISH (ESR 1607). COLOR TO MATCH EXISTING OVER 3/4" PLYWOOD SHEATHING PANEL. INSULATION SHALL BE 2".
- W2 NEW 2X4 STUDS SPACED AT 16" O.C W/ 5/8" GYPSUM BOARD ON BOTH SIDES OF WALL. PAINTED FINISH.

STAMP / SEAL

PROJECT NAME / LOCATION

TENANT IMPROVEMENT

2347 W COOLIDGE ST
PHOENIX, AZ 85015

CLIENT NAME / ADDRESS

JMS AZ PROPERTY I LLC

2347 W COOLIDGE ST
PHOENIX, AZ 85015

#	REVISION DESCRIPTION	DATE
A	FOR PERMIT	06/28/2025

SHEET CONTENTS

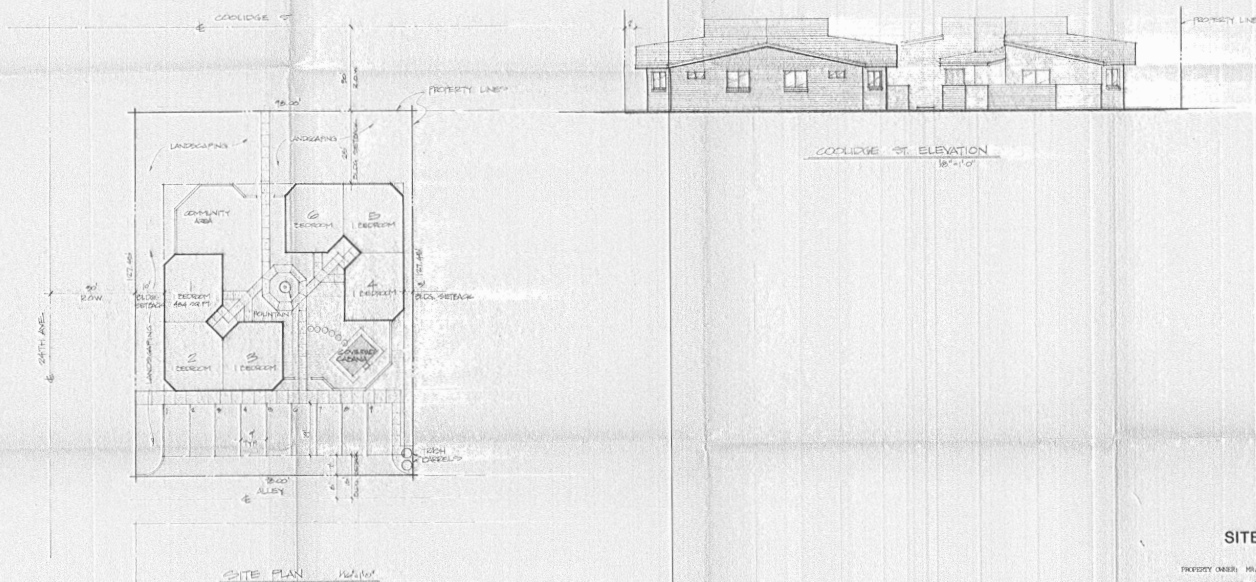
FLOOR PLANS

DRAWN BY: R. ENRIQUEZ
CHECKED BY:
DATE:

SHEET NUMBER

A.01

PERMIT NUMBER:



SITE DATA

PROPERTY OWNER: MR. & MRS. GARRELL A. HUSCHER
PROPERTY ADDRESS: 2147 WEST COOLIDGE ST.
EXISTING ZONING: R1-6
PROPOSED ZONING: R-1
ALLOWABLE DENSITY: 18.5 UNITS/ACRES ACRE
PROPOSED DENSITY: 12.1 UNITS/ACRES ACRE
ALLOWABLE LOT COVERAGE: 45%
PROPOSED LOT COVERAGE: 24%
REQUIRED PARKING: 9 SPACES
PROPOSED PARKING: 9 SPACES
OCCUPANCY: RESIDENTIAL
CONSTRUCTION: TYP
ALLOWABLE BUILDING AREA: 4500 SQ. FT.
PROPOSED BUILDING AREA: 1450 SQ. FT.

7257-84
Submitted
7-30-84
MS

September 12, 1984

DISTRICT 8 -
STEPPE AND WILSON
(ROBBY REID)

Application 223-84: Request of Steppe and Wilson (Robby Reid), on behalf of Barbara J. Johnson, et al., to rezone an irregular-shaped parcel surrounding the northwest corner of 7th Street and Baseline Road (approximately 23.38 acres) from R1-6 to P.S.C. and R-4.

Planning Commission recommended denial as filed, and approval of R-4 and R-3A subject to stipulations.

DISTRICT 5 -
MARIO CAPRIOTTI

Application 254-84: Request of Mario Capriotti, on behalf of Kirk Nash, to rezone the southeast corner of 10th Avenue and Glendale Avenue (approximately 140' x 193') from R1-10 to R-2.

Planning Commission recommended approval subject to stipulations.

DISTRICT 8 -
ALBERT SCOZZARI

Application 255-84: Request of Albert Scozzari, on behalf of Yuet Fong, to rezone the northwest corner of 7th Street and Carter Road (approximately 1.22 acres) from R1-10 to R-3A.

Planning Commission recommended denial.

DISTRICT 5 -
DARRELL A. HUSCHKE

Application 257-84: Request of Darrell A. Huschke to rezone the southeast corner of 24th Avenue and Coolidge Street (approximately 98' x 127') from R1-6 to R-3.

Planning Commission recommended approval subject to stipulations.

DISTRICT 8 -
HOWARD MADOLE

Special Permit 21-84: Request of Howard Madole, on behalf of Thomas Tang, Sun Sales Company, for a special permit to allow a self-service storage warehouse on the south side of McDowell Road, beginning 165' east of 18th Street centerline (approximately 65' x 145'). (Zoned C-2)

Planning Commission recommended denial.

DISTRICT 8 -
HOWARD MADOLE

Application 258-84: Request of Howard Madole, on behalf of Thomas Tang, Sun Sales Company, to rezone a parcel located on the north side of Brill Street, beginning 165' east of 18th Street centerline (approximately 65' x 160') from R1-6 to P-1.

Planning Commission recommended denial.

cc 9-12-84

DISTRICT 5 -
DARRELL A. HUSCHKE

Application 257-84: Request of Darrell A. Huschke to rezone the southeast corner of 24th Avenue and Coolidge Street (approximately 98' x 127') from R1-6 to R-3.

Planning Commission recommended approval subject to stipulations.