

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



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: April 14, 2026

Subject: P.H.O. APPLICATION NO. PHO-2-26--Z-275-84-6 – 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 **May 20, 2026**.
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 **April 21, 2026**.

DISTRIBUTION

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City Council (Stephanie Bracken), 11th Floor
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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), 3rd Floor
Village Planning Committee Chair (William Fischbach, Camelback East Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-26--Z-275-84-6

Council District: 6

Request For: Stipulation Modification

Reason for Request: 1) Deletion of Stipulation 1 regarding an alley dedication.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	05-20-2026	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Leodra Bowdell, Phoenix Permit Services LLC	Applicant	3515 East 300 North Anderson IN 46012	4802054828		leodra@phoenixpermitservices.com
Tor Stuart, ArchitecTor PC	Representative	2930 East Northern Avenue Suite A-100 Phoenix AZ 85028	(602) 750-8800		tor@architector.com
Avtar Verma, Camelback View Apartments LLC	Owner	5474 E Desert Jewel Dr Paradise Valley Arizona 85253	602-770-7990		avtar.verma@soifashions.com

Property Location: Approximately 575 feet east of the intersection of 48th Street and Virginia Avenue.

Acreage: 0.62

Geographic Information

Zoning Map	APN	Quarter Section
G11	126-14-015	Q14-39
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	03/26/26	PHO (1-2 stipulations)

4840 E Virginia

Project Information

The original PHO 1-22 was approved in 2022. The PHO 1-22 was done to amend or delete stipulations from the zoning case Z-275-89 to rezone to R-3 on parcel 4840 E. Virginia; now this parcel is part of the overall project. The project Virginia Townhomes is comprised of replat of 5 lots into one lot to include this parcel the PHO pertains to.

There are 28 – two story unit town homes proposed. The current alley is unproportionate dedicated and is not used for anything other than neighboring parcel’s personal use and public utilities. A Public Utility Easement will be dedicated with the right of way abandonment legal description. This conditional approval letter is attached. There was a lengthy amount of work done to contact with the neighbors and City staff that took us to get the Conditional Approval for the alley abandonment as it became a much bigger area to abandon than originally thought. The site plan is attached for your review along with the proposed elevations.

Request:

To DELETE the following Stipulation:

- ~~1.—Sufficient right-of-way shall be dedicated within one year of final City Council action provide:~~
 - ~~a.—An eight-foot south half alley dedication along the north property line.~~

Rationale:

The stipulation is no longer needed due to the approval of the entire alley being approved to be abandoned and returned to the adjacent property owners.



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

September 7, 2022

Leodra Bowdell
Phoenix Permit Service
1241 East Washington Street, Suite 101
Phoenix, Arizona 85034

RE: PHO-1-22—Z-275-84-6 – Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506 of the Zoning Ordinance, has on August 31, 2022, considered a request for 1) Deletion of Stipulation 1 limiting development to eight units. 2) Deletion of Stipulation 2 limiting building height to one story.

The City Council ratified application PHO-1-22--Z-275-84-6 as recommended by the Planning Hearing Officer for approval.

STIPULATIONS

- Del. 1. Sufficient right-of-way shall be dedicated within one year of final City Council action to provide:
- (a.) An eight-foot south half alley dedication along the north property line.
2. Prior to preliminary 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.

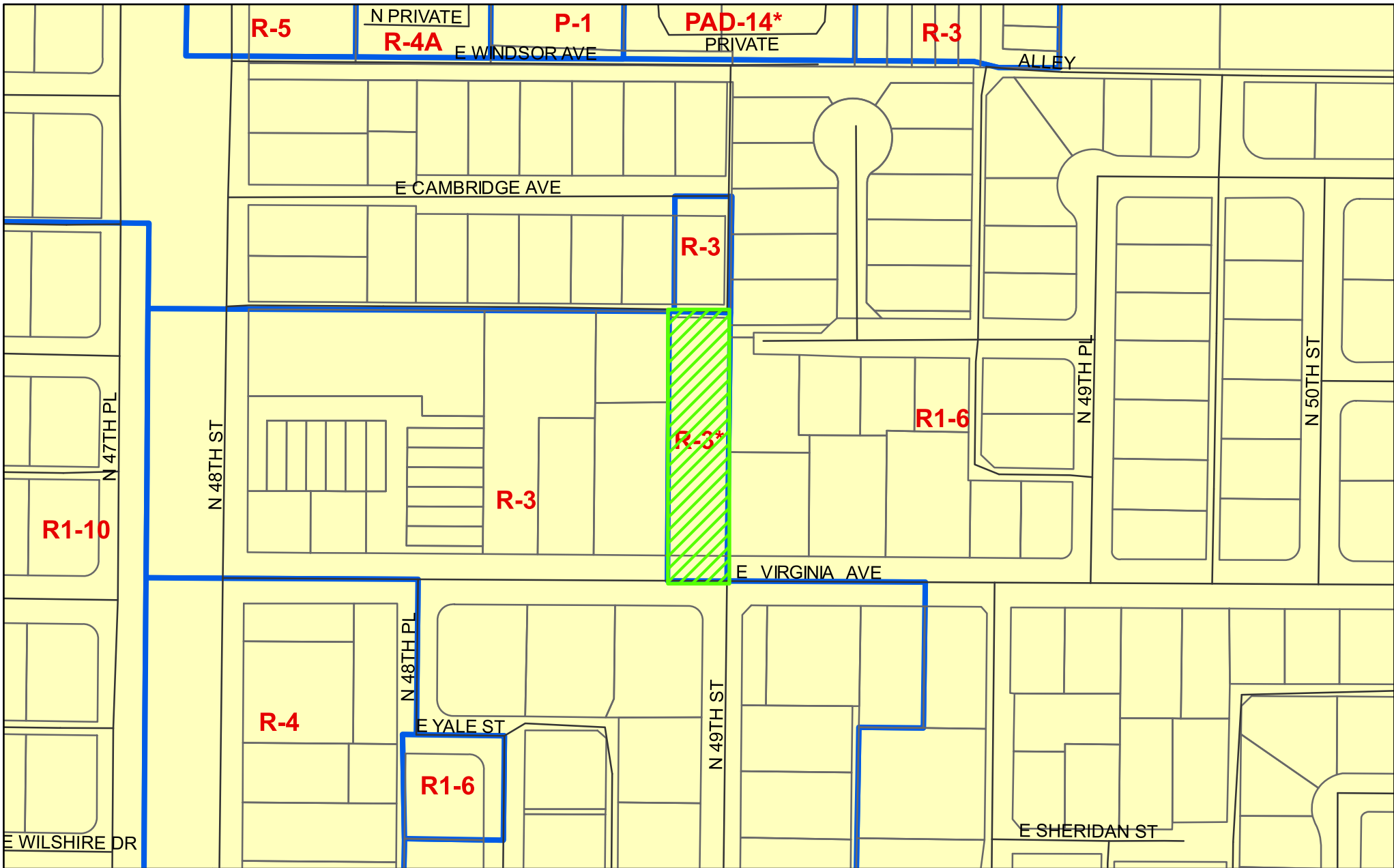
Sincerely,

A handwritten signature in black ink, appearing to read "AS", written over a large, light-colored oval scribble.

Adam Stranieri
Planner III

PHO-1-22--Z-275-84-6 Approval Letter
September 7, 2022
Page 2

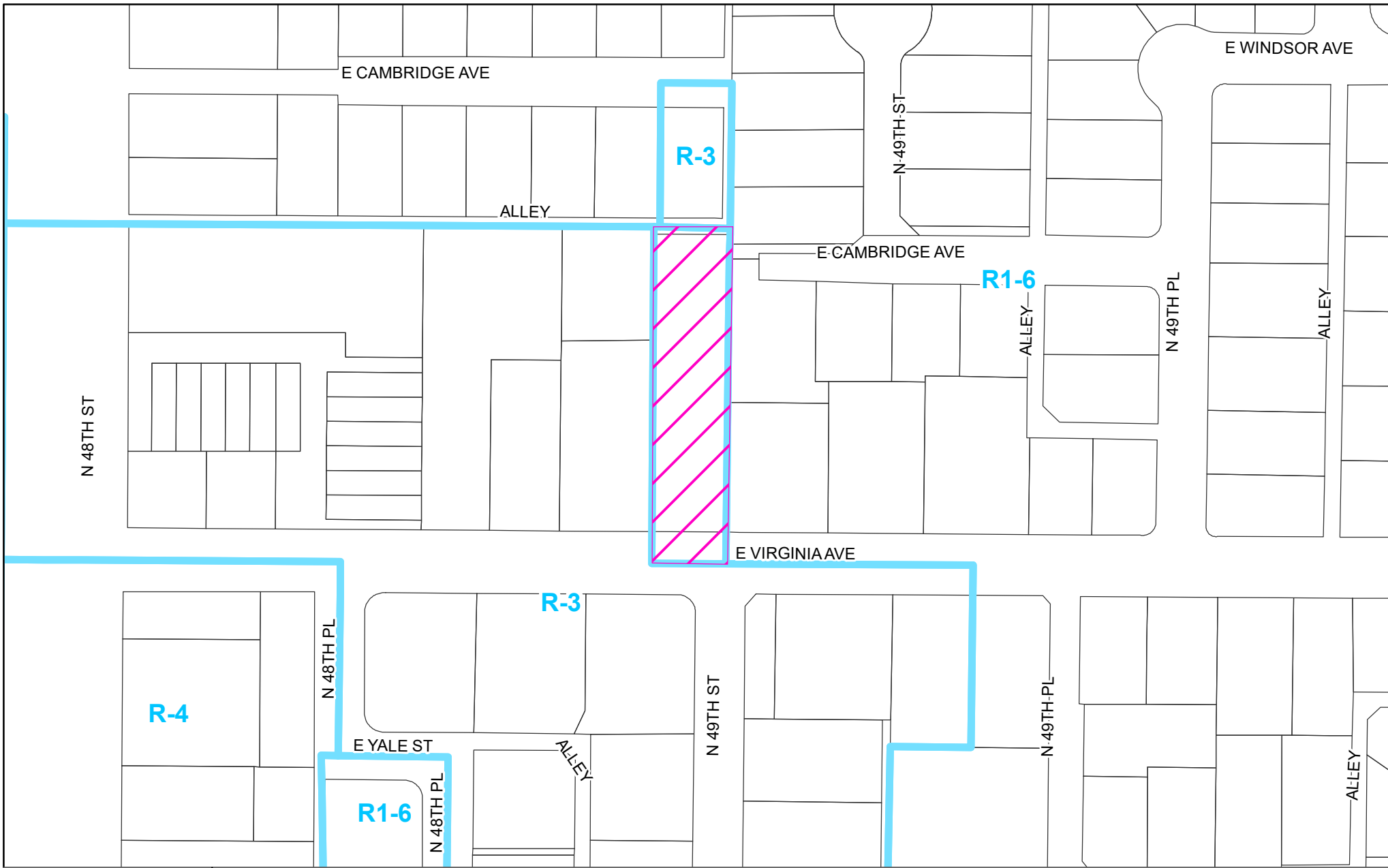
cc: Camelback View Apartments LLC
Bradley Wylam, PDD-Planning (Electronically)
Joshua Bednarek, PDD-Development (Electronically)
Greg Gonzales, NSD (Electronically)
Sina Matthes, City Council (Electronically)
Tony Motola, Mayor's Office (Electronically)
Book
Case File



PHO-1-22--Z-275-84-6

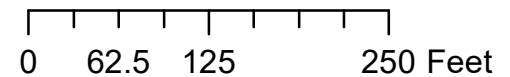
Property Location: Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue

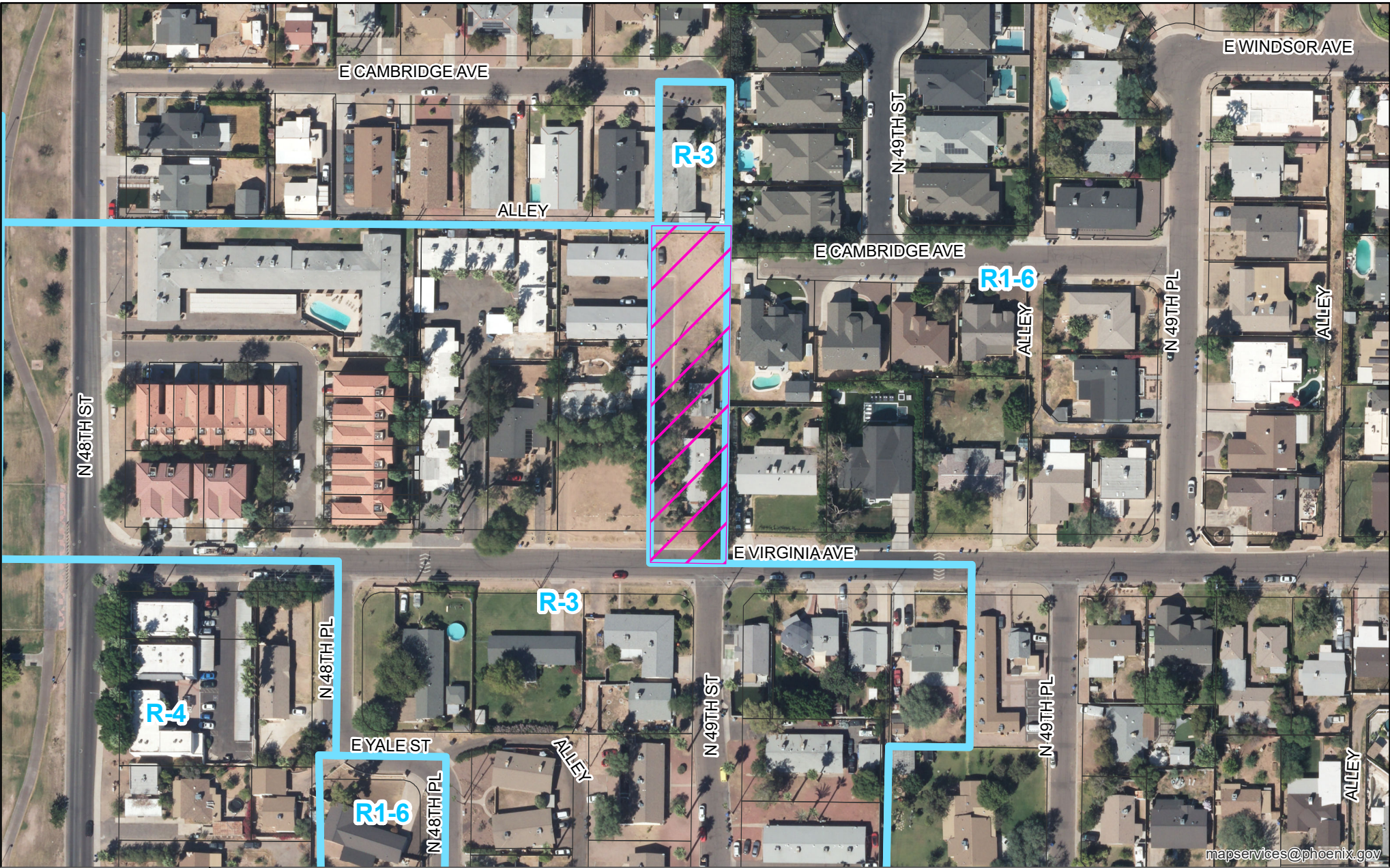




PHO-2-26--Z-275-84-6

Property Location: Approximately 575 feet east of the intersection of 48th Street and Virginia Avenue





PHO-2-26--Z-275-84-6

Property Location: Approximately 575 feet east of the intersection of 48th Street and Virginia Avenue

SITE PLAN NOTES

- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY, OR A PROPERTY OWNER'S ASSOCIATION, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APP'D PLANS.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE-LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED RAZOR, OR CONCRETINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- UPDATE ALL EXISTING OFF-SITE STREET IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS) TO CURRENT ADA GUIDELINES IF NOT IN CONFORMANCE. ALL EXISTING UNUSED DRIVEWAYS, BROKEN, OR OUT OF GRADE CURB AND SIDEWALK ON THE PROJECT SITE WILL NEED TO BE REPLACED, AS WELL AS ANY NEW CURB OR SIDEWALK DAMAGED DURING CONSTRUCTION.

DISTRICT COMPARISON TABLE

R-3 DEVELOPMENT OPTION		SUBDIVIDED PRIOR TO MAY 1, 1998	
STANDARDS	(C) PLANNED RESIDENTIAL DEVELOPMENT	PROPOSED	
MINIMUM LOT DIMENSIONS DEPTH X WIDTH	NONE	576.87 X 180.17'	
DWELLING UNIT DENSITY (UNITS/GROSS ACRE)	15.23; 17.40 WITH BONUS	11.52	
PERIMETER STANDARDS	20' ADJACENT TO A PUBLIC STREET; THIS AREA TO BE IN COMMON OWNERSHIP UNLESS LOTS FRONT ON THE PERIMETER PUBLIC STREET*, 15' ADJACENT TO PROPERTY LINE.	20' ADJACENT TO A PUBLIC STREET; 15' ADJACENT TO PROPERTY LINE.	
BUILDING SETBACKS	10' FRONT	20' FRONT, 15' REAR, AND 15' SIDES	
BUILDING HEIGHT	2 STORIES OR 30' FOR FIRST 150'; 1' IN 5' INCREASE TO 48' HEIGHT, 4 STORY MAXIMUM	2 STORIES AND 28'-7"	
LOT COVERAGE	4.5%	FOOTPRINT UNDER ROOF / NET LOT AREA = LOT COV% 33,013 S.F. / 96,538 SF = 34.2%	
COMMON AREAS	MINIMUM 5.0% OF GROSS AREA	5.1%	
ALLOWED USES	SINGLE-FAMILY ATTACHED AND MULTIFAMILY	MULTIFAMILY	
REQUIRED STREET HEIGHT	PUBLIC STREET OR STREET ACCESSWAY	STREET ACCESSWAY	

SQUARE FOOTAGES

PROJECT SUMMARY	LIVABLE			GAR, STG, MECH	COV'D PATIOS	TOTAL UNDER ROOF	FOOTPRINT UNDER ROOF
	1ST FLR	2ND FLR	TOTAL LIVABLE				
4 BR (TYP OF 10 END UNITS)	625	1,225	1,850	425/12	103/20	2,390	1,153
4 BR (TYP OF 18 INT. UNITS)	620	1,220	1,840	425/12	103/0	2,380	1,148
RAMADA	N/A	N/A	N/A	N/A	120	120	120
AMENITY BLDG (EXERCISE/WC)	609 (565/144)		609	90	N/A	699	699
PROJECT TOTALS	18,019	34,210	52,229	12,326	3,004	67,559	33,013

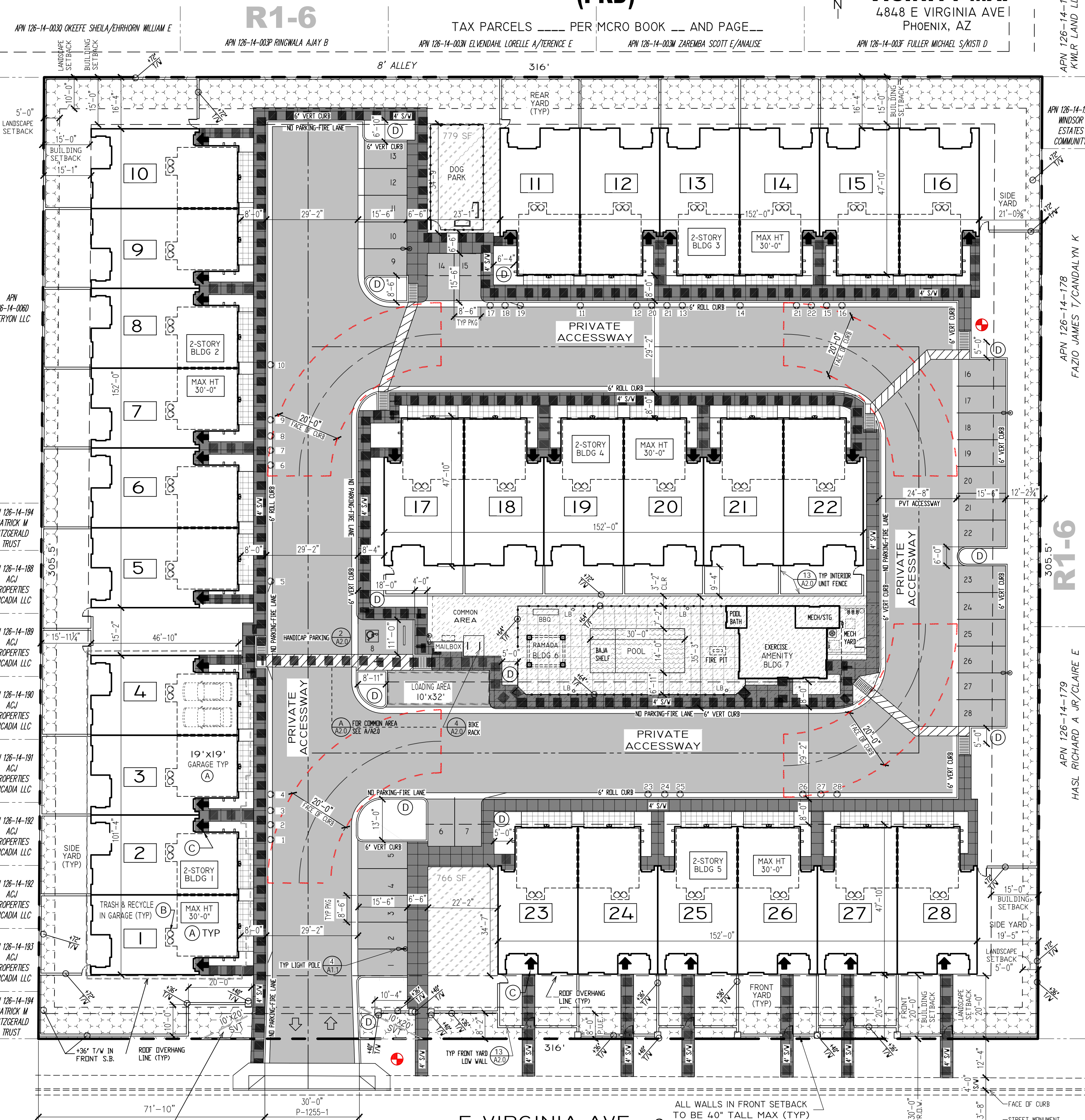
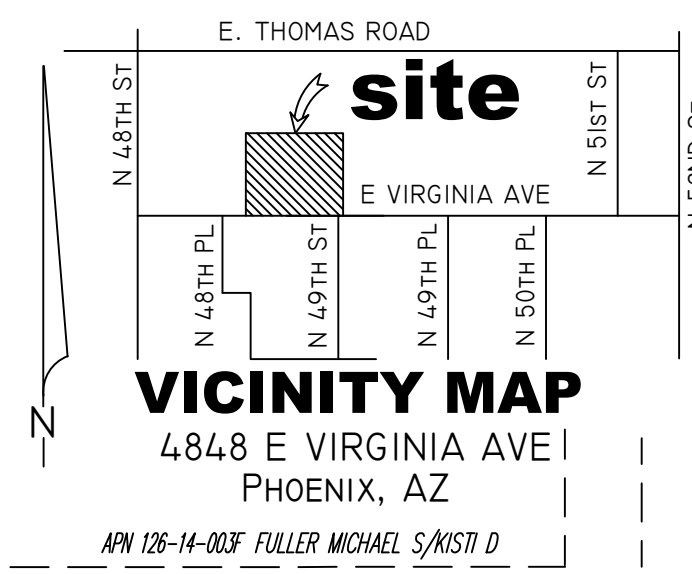
TABLE OF OPTIONS

BASIC PLAN	BASIC SF
4-BR	1,850
OPTION	OPTION SF
4-BR UNITS ARE ALL SIMILAR	+ 0
MAXIMUM FOOTPRINT REVIEWABLE	= 1,850

LEGAL DESCRIPTIONS *LEGAL UPDATED POST REPLAT
 APN 126-14-016C: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
 APN 126-14-016D: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
 APN 126-14-016E: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
 APN 126-14-016F: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
 APN 126-14-015: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25

ONE LOT SUBDIVISION
 THIS PROJECT TO BE RE-PLATTED INTO A ONE-LOT SUBDIVISION

Site Plan for "4848 E Virginia Ave" A Planned Residential Development (PRD)



R-3 Shading Designation

- PERIMETER LANDSCAPE
- COMMON AREA
- ASPHALT
- CONC. SIDEWALK
- CONCRETE D/W APPROACH

Linetype Legend

- PROPERTY LINE
- SETBACK/EASEMENT LINE
- EXISTING SIDEWALK/GUTTER
- 36-INCH ROUTE TO PUBLIC RIGHT OF WAY ACCESSIBLE WHERE REQUIRED

Keyed Notations:

- LB LIGHT BOLLARD PER ELECTRICAL PLANS
- 10'X10' CLR AREA FOR TWO CAR PARKING
- A 3'X6' AREA FOR GARBAGE BINS (TYP)
- B FRONT DOOR
- C LANDSCAPE PLANTER AREA
- D SELF-CLOSING SELF-LOCKING DOOR PER POOL BARRIER REQ'S (TYP)
- E PROPOSED FIRE HYDRANT
- F HOUSE MOUNTED SITE LIGHTING PER ELECTRICAL PLANS
- G FREESTANDING LIGHT POLE PER ELECT PLANS (TYP OF 5)

Site Lighting Note

NOTE: ALL LIGHTING (EXCEPT STREET LIGHTS) ARE UNDER COVERED PATIO ROOFS COMPLIANT WITH DESIGN GUIDELINES 5.1.5 AND 5.1.11.

A Site Plan

ANY NEW OR RELOCATED POLES UNDER 12X TO BE UNDERGROUND

ALL SITE WALLS TO BE FINISHED TO MATCH THE BUILDINGS (TYP)

EMERGENCY ACCESS PERMIT

AN EMERGENCY ACCESS PERMIT SHALL BE REQUIRED AND SHALL BE A SEPARATE SUBMITTAL

PROJECT DATA

PROJECT NARRATIVE
28 Townhouse Units
 28 units are 4 BR, 3-1/2 Bath 2-story floor plans. Accessible units not required or provided.
 INDIVIDUAL LOT SALES ARE NOT PROPOSED WITH THIS DEVELOPMENT
 (1) 4-plex (Bldg 1), & (4) 6-plexes (Bldgs 2-5)
 (1) Amenity Area including Pool, BBQ & Ramada.

PARKING

Parking Calculation (City of Phoenix section 702.c Multi-Family)

	Required	Provided
28 Units @ (14) 3 BR & (14) 4 BR	x 2 = 56	(56)
28 Units Unreserved parking	x 1 = 28	(28)
Total parking	84	(84)
Handicap Parking	Required (provided)	1 (1)

SITE DATA
 GROSS LOT AREA: 2.43 ACRES (106,018 S.F.)
 NET LOT AREA: 2.22 ACRES (96,538 S.F.)
COMMON AREA CALCULATION
 COMMON AREA (BASED ON GROSS LOT AREA): POOL, RAMADA PER I/A.I., BENCH @ DOG
 PROVIDED 779 + 4,578 + 766 = 5,433 S.F. = 5.1%

OCCUPANT LOAD:
 3 BEDROOM UNITS: 5.0 OCCUPANTS (1 EXIT REQ'D.) 2 EXITS PROVIDED

ZONING & DEVELOPMENT OPTION:
 R-3 PRD (USE PERMIT REQUIRED)

BUILDING CODE INFO

TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3
FIRE SPRINKLER REQUIREMENT
 NFPA 13R FIRE SPRINKLERS REQ'D BY SEPARATE PERMIT

UTILITY NOTE:
 LOCATION OF ALL UTILITIES ON THESE PLANS ARE BASED ON INFORMATION SUPPLIED BY THE SURVEYOR ACCORDING TO HIS PLANS. ARCHITECT DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE UTILITIES PRIOR TO CONSTRUCTION.

APPLICABLE BUILDING CODES

- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2018 INTERNATIONAL BUILDING CODE (SPRINKLERED)
- 2018 INTERNATIONAL RESIDENTIAL CODE (SPRINKLERED)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2017 NATIONAL ELECTRIC CODE (NEC)

MECHANICAL SCREENING:
 ALL ROOFTOP MOUNTED EQUIPMENT TO BE SCREENED BY A PARAPET WALL TO THE MINIMUM HEIGHT OF THE EQUIPMENT (TYP)

LANDSCAPE SUBMITTAL

- LANDSCAPE PLANS BY SEPARATE PERMIT
- INVENTORY/SALVAGE REQUIRED FOR TREES WITHIN 10'

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Signature of Copyright Owner: *Tor Stuart* Date: 8/8/2025
 Printed name of Copyright Owner: TOR STUART

ZA-678-21-6 - APPROVED / STIPULATIONS
 USE PERMIT TO ALLOW PRO DEVELOPMENT OPTION STIPULATIONS:
 1) ONE YEAR TO APPLY AND PAY FOR BUILDING PERMITS
 2) DEVELOPMENT TO BE CONSISTENT WITH PLANS DATE STAMPED FEBRUARY 17, 2022 BY THE CITY OF PHOENIX
 3) NORTH FACING WINDOWS ON THE SECOND STORIES OF UNITS #10-16 SHALL BE SCREENED WITH LOUVERS OR OTHER MATERIALS TO PROTECT THE PRIVACY OF ADJACENT HOMES. DESIGN TO BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

APPROVAL DATE: MARCH 25, 2022

PLAT REQUIRED
 A SEPARATE LANDSCAPE PLAN SUBMITTAL IS REQUIRED PER 615 TABLE B(1) AND 608.F.8.C

PHO-1-22-Z-275-84-6

1) DELETION OF STIPULATION 1
 LIMITING DEVELOPMENT TO EIGHT UNITS.
 2) DELETION OF STIPULATION 2
 LIMITING BUILDING HEIGHT TO ONE STORY.
STIPULATIONS:
 1. SUFFICIENT RIGHT-OF-WAY SHALL BE DEDICATED WITHIN ONE YEAR OF FINAL CITY COUNCIL ACTION TO PROVIDE:
 A. AN EIGHT-FOOT SOUTH HALF ALLEY DEDICATION ALONG THE NORTH PROPERTY LINE.
 2. PRIOR TO PRELIMINARY 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 ZONING APPLICATION FILE FOR RECORD.

APPROVAL DATE: SEPT. 7, 2022

ARCHITECT:

ARCHITECTOR
 2930 E. Northern Avenue Suite A-100
 Phoenix, AZ 85028 602.750.8800
 Tor@Architector.com www.architector.com

I consent to the reproduction of this site plan provided that if modifications are made, the professionals who make such changes assume full responsibility and liability for the modified portions of the plan.
 Signature of Copyright Owner: *Tor Stuart* Date: 8/8/2025
 Printed name of Copyright Owner: TOR STUART

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4848 E Virginia Ave
Amenity Building
Phoenix, AZ

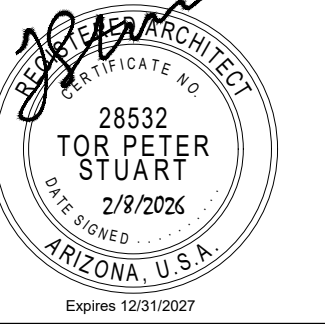
OWNER:
 Paradise View 5474, LLC
 5474 E Desert Jewel Dr
 Paradise Valley Arizona 85253
 Av1@pv5474.com
 Tel: 602.770.7990
 ojayverma@seawintl.com
 ovtar.verma@soifashions.net

PHOENIX February 8, 2026
 Site Plan
 SHEET NO. 002



ARCHITECTOR PC
 Tor Stuart Architect
 2930 E. Northern Avenue Suite A-100
 Phoenix, Arizona 85028 602.750.8800
 www.architector.com

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OWNER:
Paradise View 5474, LLC
 5474 E Desert Jewel Dr
 Paradise Valley Arizona 85253
 Avtar Verma
 Tel 602.770.7990
 ojayverma@sawaintl.com
 avtar.verma@sawifashions.net
 GENERAL CONTRACTOR:

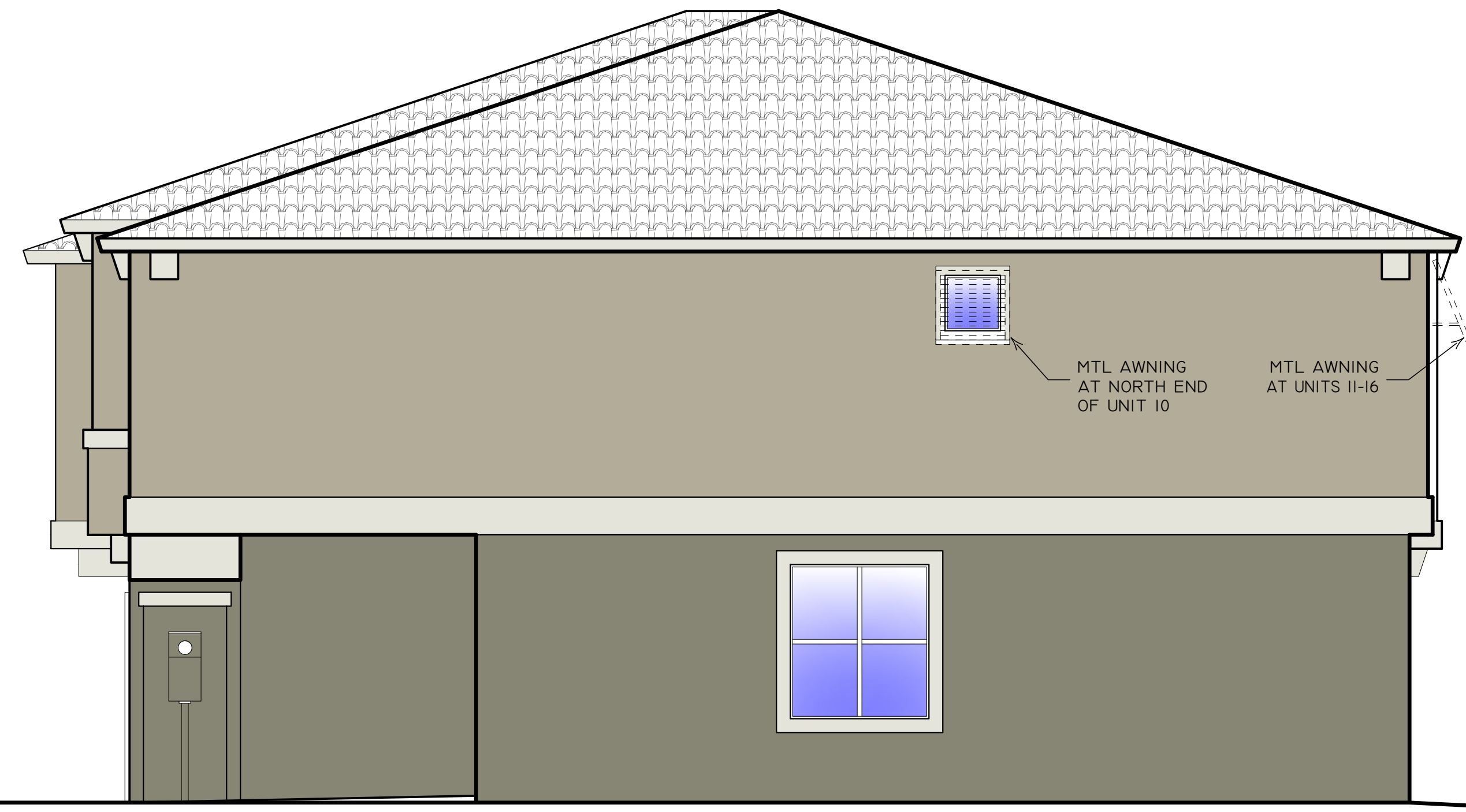
● SITE PLAN
 DATE: FEBRUARY 8, 2026

CITY OF PHOENIX
 MAR 23 2026
 Planning & Development
 Department

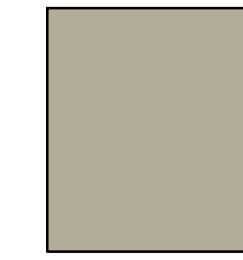
KIVA # 21-5626
 SDEV # 2100556
 PRLM #
 PAPP # 2200255
 Q.S. 14-39

PROJECT NAME AND ADDRESS:
4848 E Virginia Ave
 A PRD Condominium Development
Phoenix, AZ

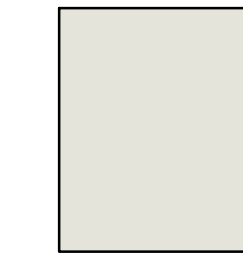
TITLE:
 Elevations
 SHEET NO. 005



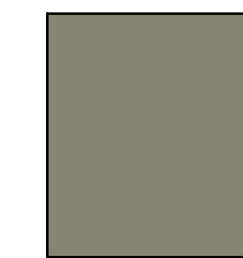
DUNN EDWARDS SHAGGY BARKED
DEC771 LRV 38
2ND FLOOR MASSING



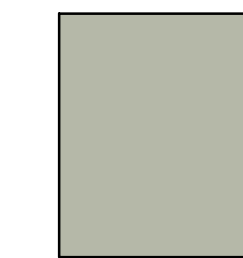
DUNN EDWARDS PEARLY STAR
DE6268 LRV 71
TRIM, FASCIAS & CORBELS



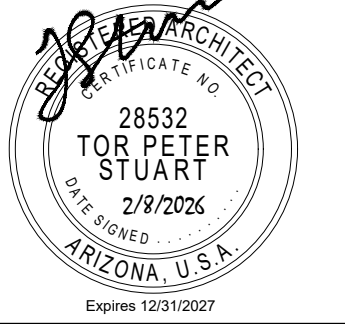
DUNN EDWARDS GUNSMOKE
DET510 LRV 23
1ST FLOOR MASSING



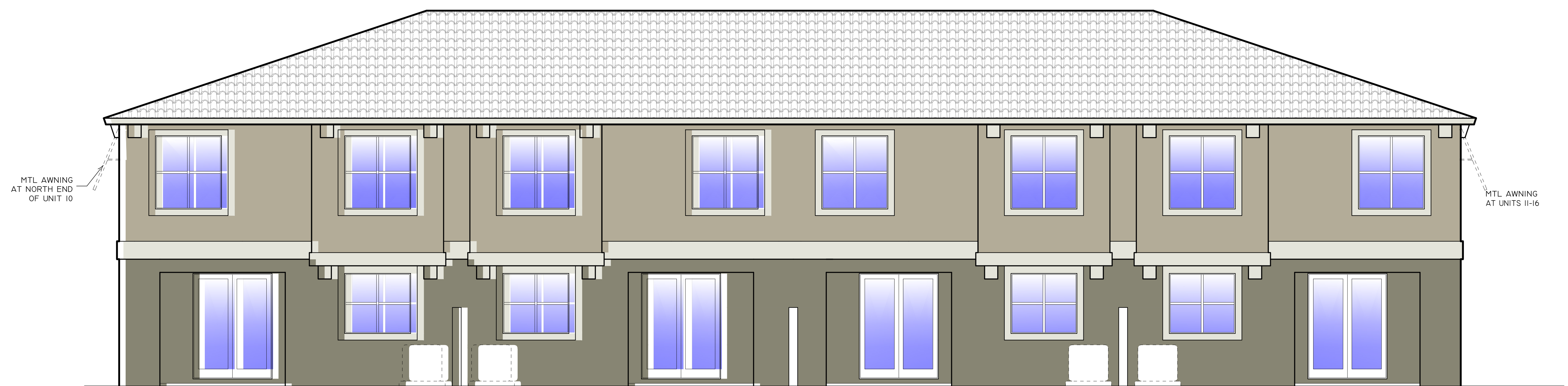
DUNN EDWARDS ANTIQUE COIN
DE6270 LRV 44
GATES, GARAGES, & DOORS



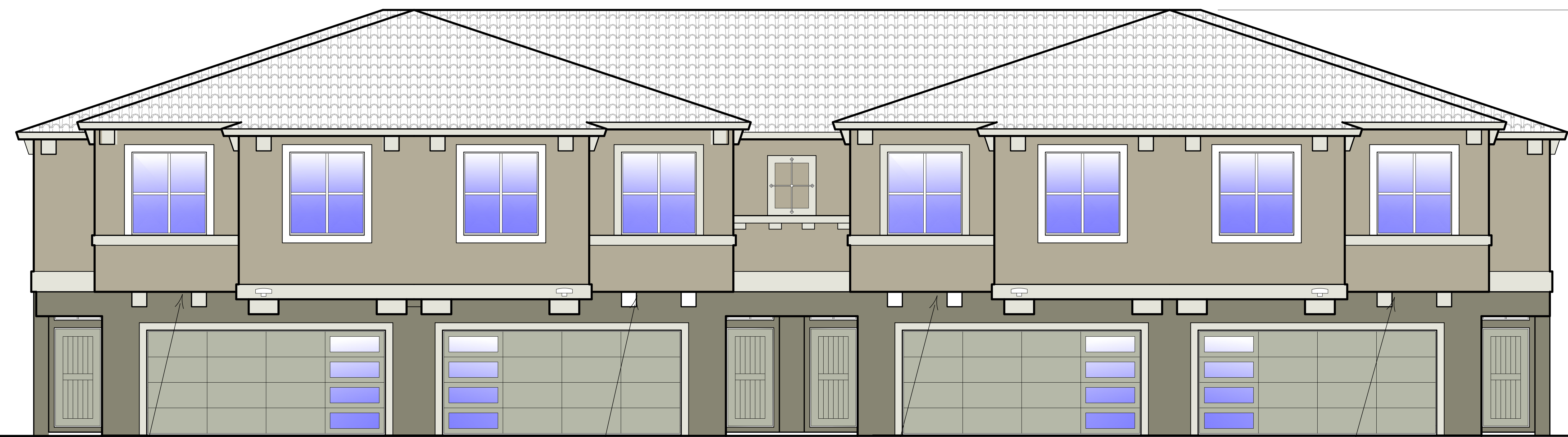
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GENERAL CONTRACTOR:



● SITE PLAN
DATE: FEBRUARY 8, 2026



CITY OF PHOENIX
MAR 23 2026
Planning & Development Department

KIVA # 21-5626
SDEV # 2100556
PRLM #
PAPP # 2200255
Q.S. 14-39

PROJECT NAME AND ADDRESS:
4848 E Virginia Ave
A PRD Condominium Development
Phoenix, AZ
TITLE:

SITE PLAN NOTES

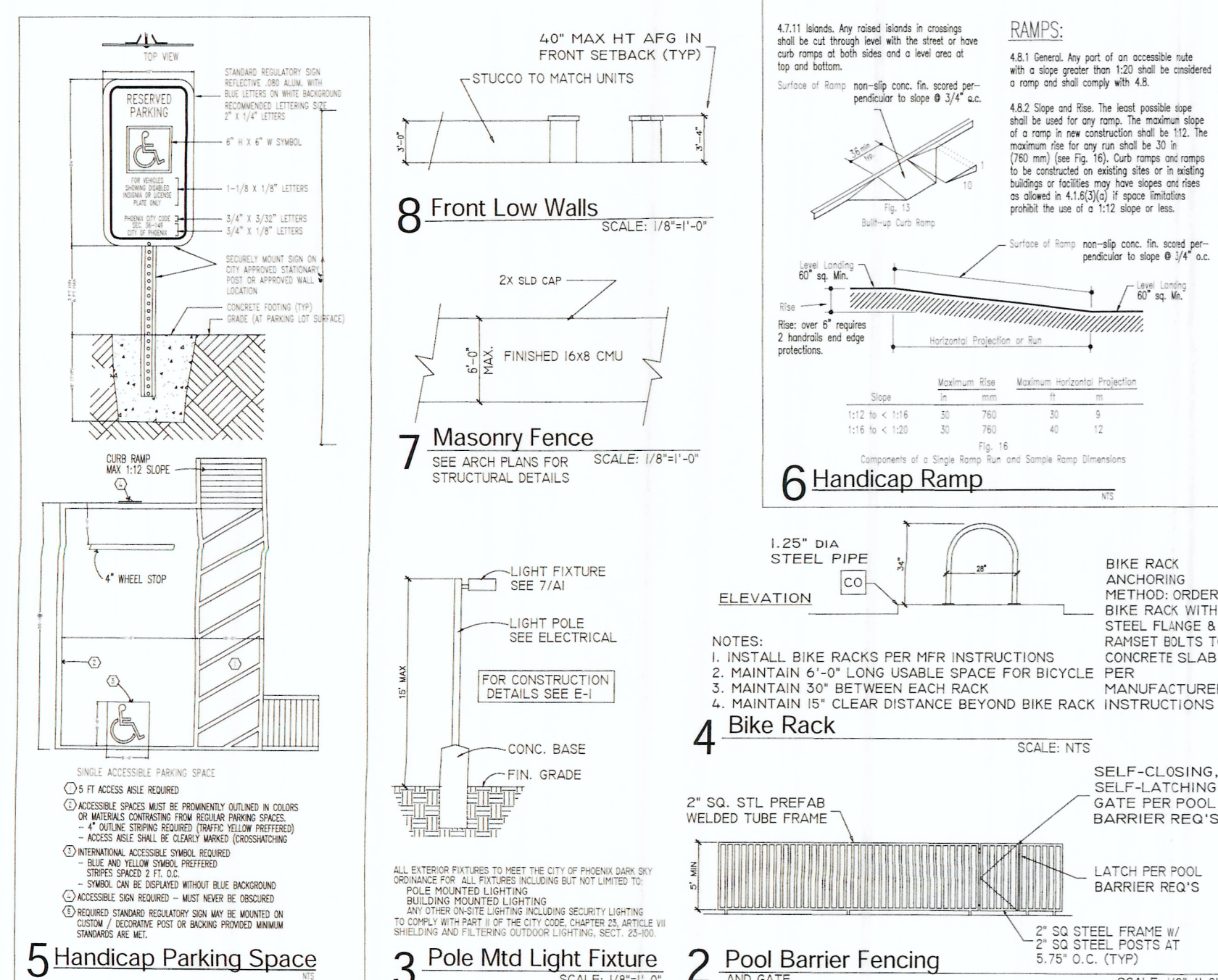
- 1. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
2. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY, OR A PROPERTY OWNER'S ASSOCIATION, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APP'VD PLANS.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'
4. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
5. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
6. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE-LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. BARBED RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. UPDATE ALL EXISTING OFF-SITE STREET IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS) TO CURRENT ADA GUIDELINES IF NOT IN CONFORMANCE. ALL EXISTING UNUSED DRIVEWAYS, BROKEN, OR OUT OF GRADE CURB AND SIDEWALK ON THE PROJECT SITE WILL NEED TO BE REPLACED, AS WELL AS ANY NEW CURB OR SIDEWALK DAMAGED DURING CONSTRUCTION.

DISTRICT COMPARISON TABLE
R-3 DEVELOPMENT OPTION SUBDIVIDED PRIOR TO MAY 1, 1998
STANDARDS (C) PLANNED RESIDENTIAL DEVELOPMENT PROPOSED
MINIMUM LOT DIMENSIONS DEPTH X WIDTH NONE 576.87 X 180.17'

SQUARE LIVABLE FOOTAGES
1ST FLR 2ND FLR TOTAL GAR, STG, MECH COV'D PATIOS TOTAL ROOF DECKS FOOTPRINT UNDER ROOF

PROJECT SUMMARY
(14) 3-BR UNITS 8,820 14,126 22,946 5,894/42 686/602 30,170 0/826 16,366
(14) 4-BR UNITS 8,820 15,498 24,318 5,894/42 686/602 31,542 0/0 16,366

TABLE OF OPTIONS
BASIC PLAN BASIC SF
3-BR 1,639
4-BR 1,737
OPTION OPTION SF
3-BR UNITS ARE ALL SIMILAR + 0
4-BR UNITS ARE ALL SIMILAR + 0
MAXIMUM FOOTPRINT REVIEWABLE = 1,737



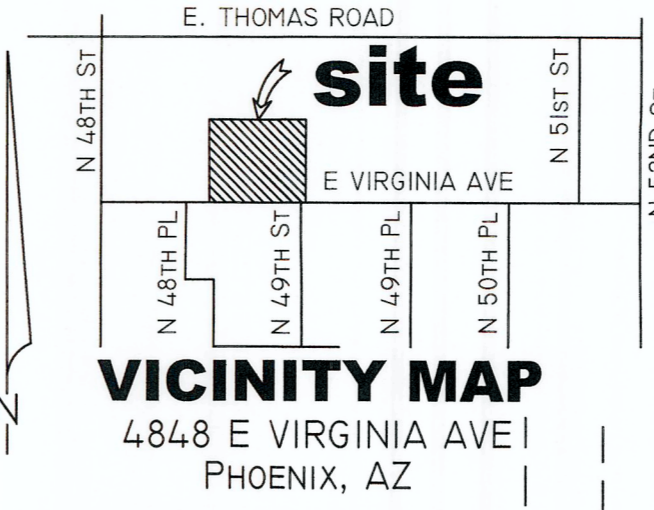
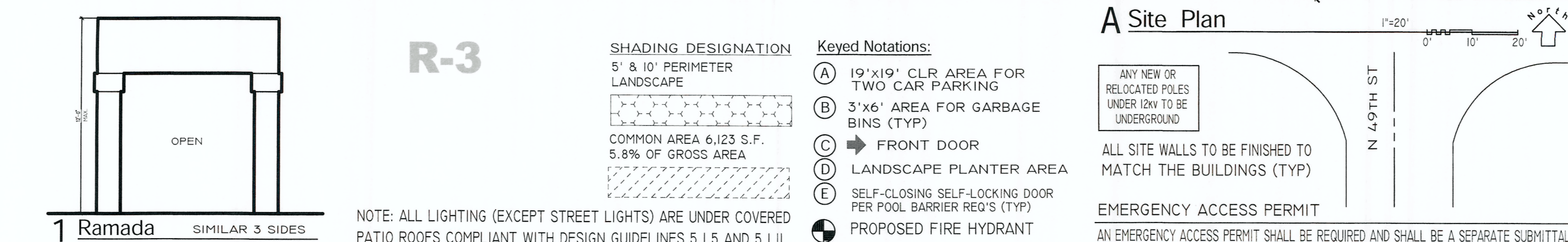
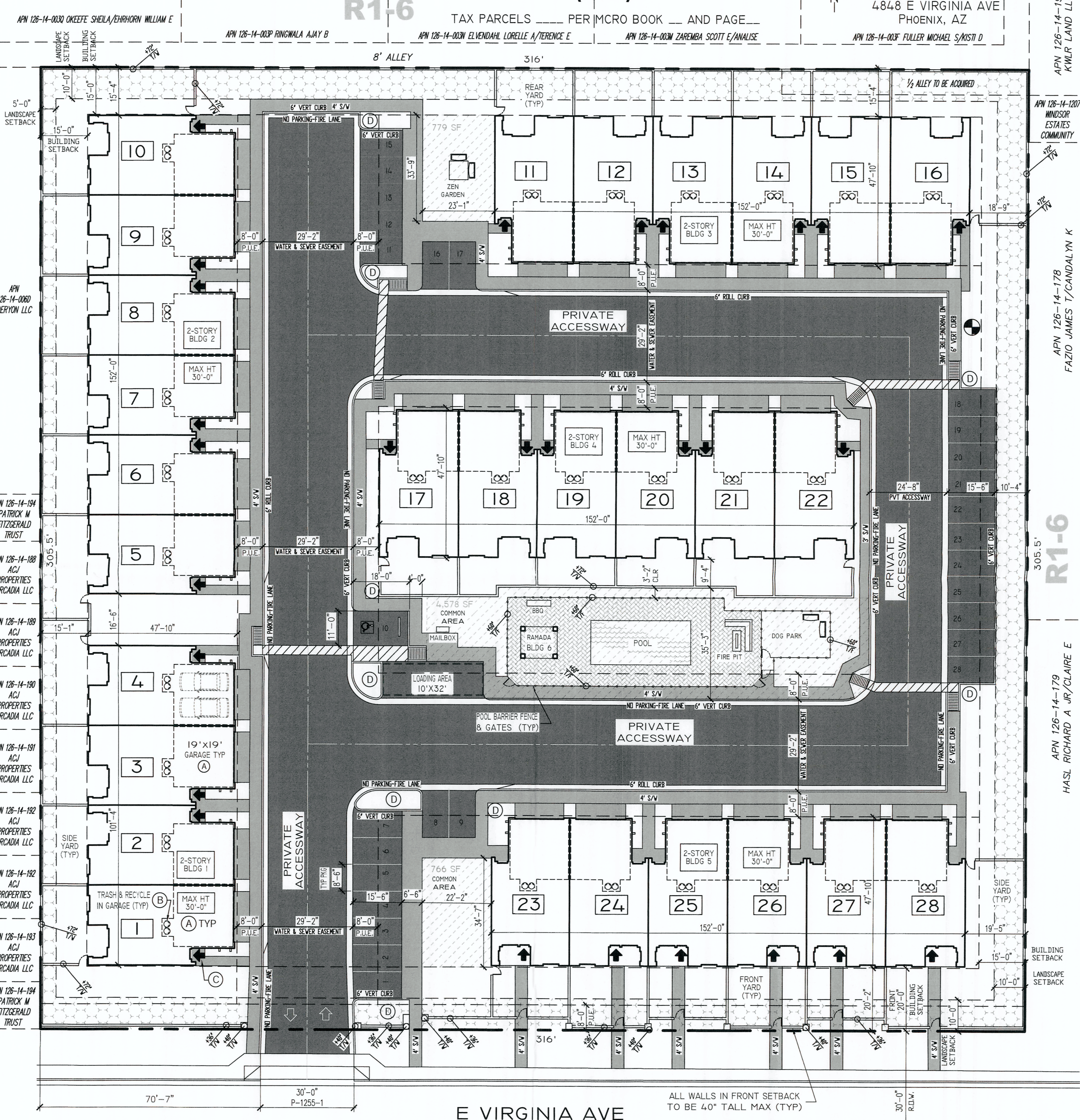
LEGAL DESCRIPTIONS

- APN 126-14-016C: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
APN 126-14-016D: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
APN 126-14-016E: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
APN 126-14-016F: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
APN 126-14-015: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25

ONE LOT SUBDIVISION

THIS PROJECT TO BE TIED INTO A ONE-LOT SUBDIVISION

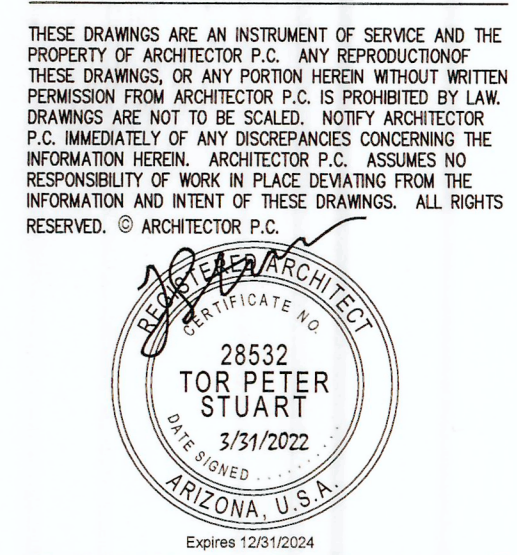
Site Plan for "4848 E Virginia Ave" A Planned Residential Development (PRD)



PROJECT DATA
PROJECT NARRATIVE
28 Townhouse Units
28 units are 4 BR, 3-1/2 Bath 2-story floor plans. Accessible units not required or provided.
INDIVIDUAL LOT SALES ARE NOT PROPOSED WITH THIS DEVELOPMENT
(1) 4-plex (Bldg 1), & (4) 6-plexes (Bldgs 2-5)
(1) Amenity Area including Pool, BBQ & Ramada.
PARKING
Parking Calculation (City of Phoenix section 702.c Multi-Family)
28 Units @ 4 bedroom x 2 = 56 (56)
28 Units Unreserved parking x 1 = 28 (28)
Total parking = 84 (84)
Handicap Parking Required (provided) 1 (1)

SITE DATA
GROSS LOT AREA: 2.43 ACRES (106,018 S.F.)
NET LOT AREA: 2.22 ACRES (96,538 S.F.)
COMMON AREA CALCULATION
COMMON AREA (BASED ON GROSS LOT AREA):
REQUIRED 106,018 X (0.05%) 5,309 S.F.%
PROVIDED 6,123 S.F. = 5.8%
OCCUPANT LOAD:
3 BEDROOM UNITS: 5.0 OCCUPANTS (1 EXIT REQ'D.) 2 EXITS PROVIDED
ZONING & DEVELOPMENT OPTION:
R-3 PRD
BUILDING CODE INFO
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3
FIRE SPRINKLER REQUIREMENT
NFPA 13D FIRE SPRINKLERS REQ'D BY SEPARATE PERMIT
UTILITY NOTE:
LOCATION OF ALL UTILITIES ON THESE PLANS ARE BASED ON INFORMATION SUPPLIED BY THE SURVEYOR ACCORDING TO HIS PLANS. ARCHITECT DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE UTILITIES PRIOR TO CONSTRUCTION.
APPLICABLE BUILDING CODES
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL BUILDING CODE (SPRINKLERED)
2018 INTERNATIONAL RESIDENTIAL CODE (SPRINKLERED)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2017 NATIONAL ELECTRIC CODE (NEC)
MECHANICAL SCREENING:
ALL ROOFTOP MOUNTED EQUIPMENT TO BE SCREENED BY A PARAPET WALL TO THE MINIMUM HEIGHT OF THE EQUIPMENT (TYP)
LANDSCAPE SUBMITTAL
LANDSCAPE PLANS BY SEPARATE PERMIT
INVENTORY/SALVAGE REQUIRED FOR TREES WITHIN 10'

I consent to the reproduction of this site plan provided that if modifications are made, the professionals who make such changes assume full responsibility and liability for the modified portions of the plan.
Signature of Copyright Owner: [Signature] Date: 11/22/2021
TOR STUART
Printed name of Copyright Owner

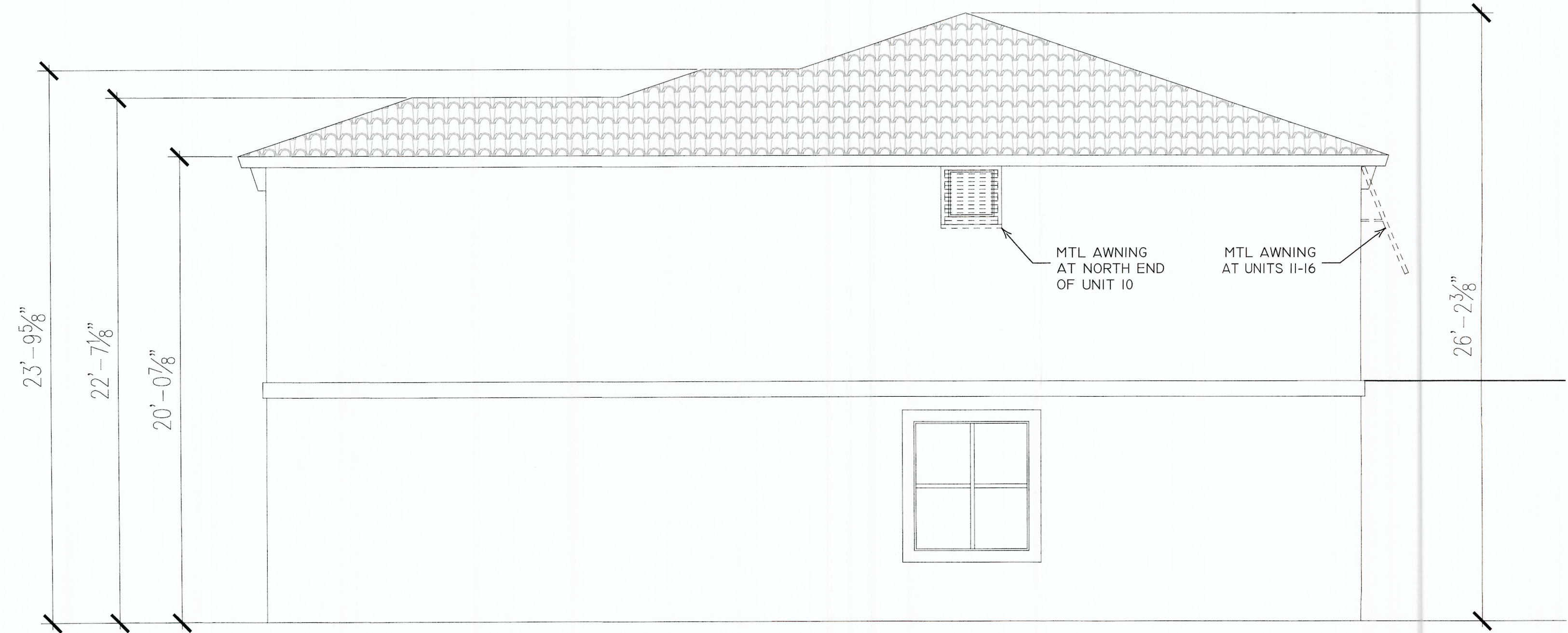


OWNER: Paradise View 5474, LLC
5474 E Desert Jewel Dr
Paradise Valley Arizona 85253
Avtar Verma
Tel: 602.770.7990
ajayverma@sewaltllc.com
avtar.verma@sofashions.net
GENERAL CONTRACTOR:

CITY OF PHOENIX SITE PLAN
DATE: MARCH 31, 2022
2A-678-21-6 - APPROVED / STIPULATIONS
USE PERMIT TO ALLOW PRD DEVELOPMENT OPTION
STIPULATIONS:
1) ONE YEAR TO APPLY AND PAY FOR BUILDING PERMITS
2) DEVELOPMENT TO BE CONSISTENT WITH PLANS DATE STAMPED FEBRUARY 17, 2022 BY THE CITY OF PHOENIX
3) NORTH FACING WINDOWS ON THE SECOND STORIES OF UNITS #10-16 SHALL BE SCREENED WITH LOUVERS OR OTHER MATERIALS TO PROTECT THE PRIVACY OF ADJACENT HOMES. DESIGN TO BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
APPROVAL DATE: MARCH 25, 2022
PLAT REQUIRED
A SEPARATE LANDSCAPE PLAN SUBMITTAL IS REQUIRED PER 615 TABLE 8(a) AND 608.F.5.C

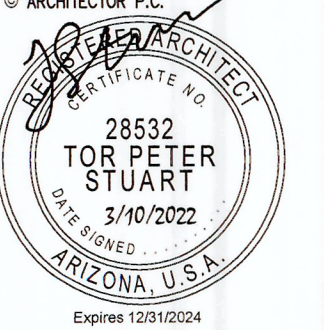
CITY OF PHOENIX
APR 18 2022
Planning & Development Department

PROJECT NAME AND ADDRESS:
4848 E Virginia Ave
A PRD Condominium Development
Phoenix, AZ
TITLE:



ARCHITECTOR PC
 Tor Stuart Architect
 2930 E. Northern Avenue Suite A-100
 Phoenix, Arizona 85028 602.750.8800
 www.architector.com

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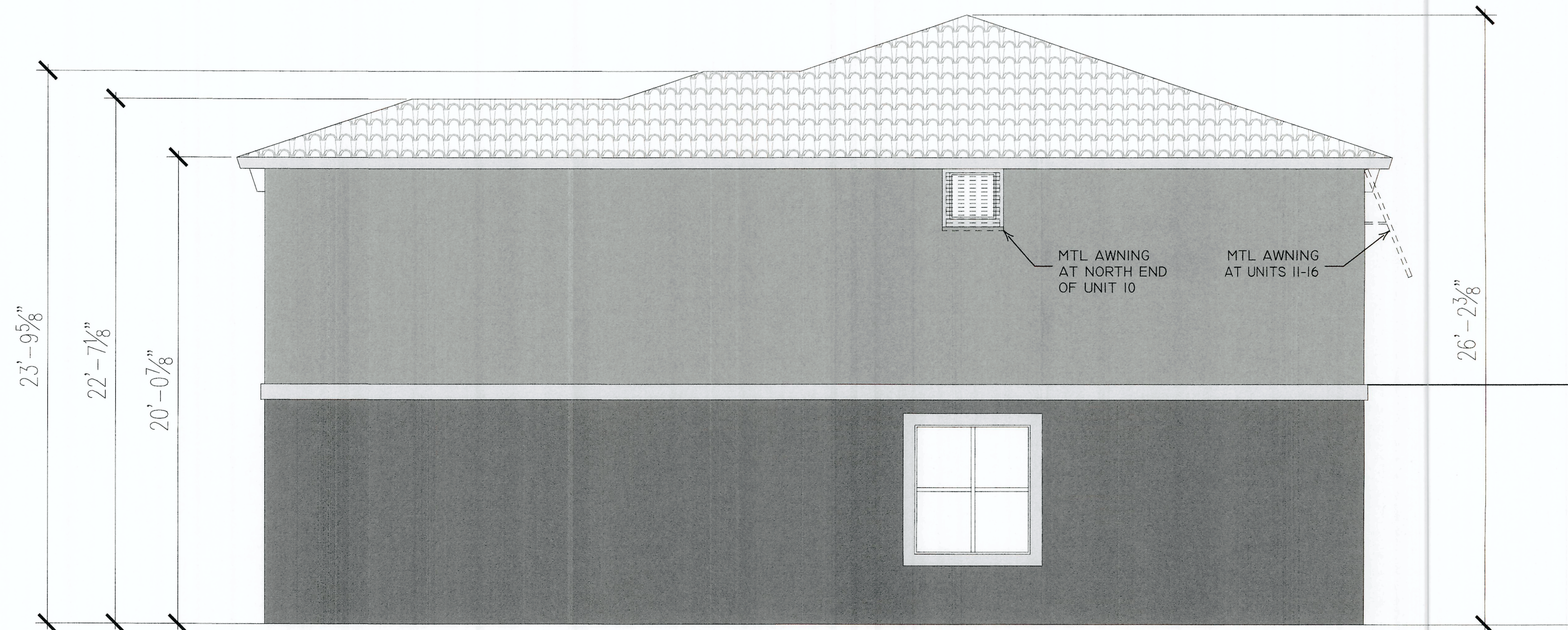
OWNER:
Paradise View 5474, LLC
 5474 E Desert Jewel Dr
 Paradise Valley Arizona 85253
 Avtar Verma
 Tel 602.770.7990
 avtar.verma@sewaintl.com
 avtar.verma@soifashions.net
 GENERAL CONTRACTOR:

● CONCEPTUAL DESIGN
 DATE: MARCH 10, 2022

CITY OF PHOENIX
 APR 18 2022
 Planning & Development
 Department

PROJECT NAME AND ADDRESS:
**4848 E Virginia Ave
 Townhomes
 Phoenix, AZ**
 TITLE:

MED-DARK		Shaggy Barked DEZBY PL456 Color: Medium, Texture: Medium, Material: Synthetic Stone, Finish: Matte, Application: Exterior Walls, Siding, Trim, Porch Columns, Perforated Panels LRY 30 Material: HSE-4-301 / VALUE-4-7 / CHROMA-1-3
DARKEST		Luxurious Blue DEZBY PL457 Color: Dark, Texture: Medium, Material: Synthetic Stone, Finish: Matte, Application: Exterior Walls, Siding, Trim, Porch Columns, Perforated Panels LRY 31 Material: HSE-4-301 / VALUE-4-7 / CHROMA-1-3
LIGHTEST		Pearly Star DEZBY PL458 Color: Light, Texture: Medium, Material: Synthetic Stone, Finish: Matte, Application: Exterior Walls, Siding, Trim, Porch Columns, Perforated Panels LRY 32 Material: HSE-4-301 / VALUE-4-7 / CHROMA-1-3
MED-LIGHT		Antique Coin DEZBY PL459 Color: Medium-Light, Texture: Medium, Material: Synthetic Stone, Finish: Matte, Application: Exterior Walls, Siding, Trim, Porch Columns, Perforated Panels LRY 33 Material: HSE-4-301 / VALUE-4-7 / CHROMA-1-3

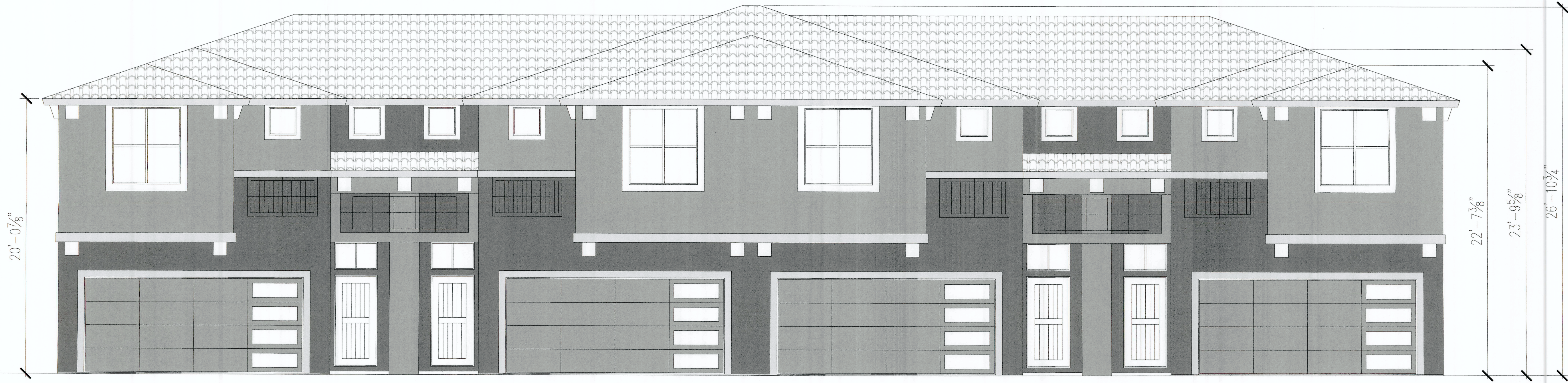
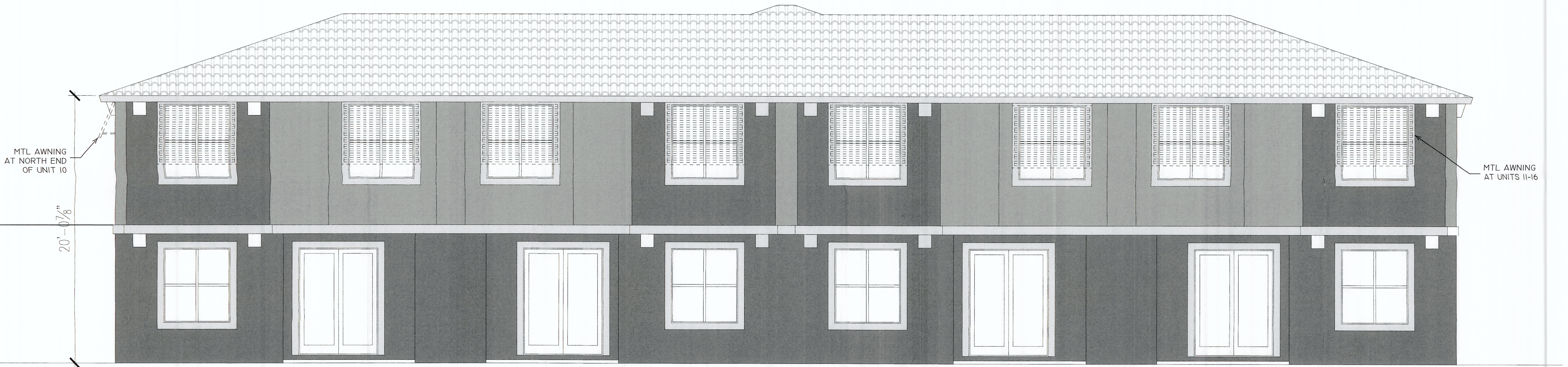


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OWNER:
Paradise View 5474, LLC
5474 E. Desert Jewel Dr
Paradise Valley Arizona 85253
Avtor: Verma
Tel: 602.770.7990
ajayverma@sewaintl.com
avtor.verma@seofashions.net
GENERAL CONTRACTOR:

● CONCEPTUAL DESIGN
DATE: MARCH 10, 2022



CITY OF PHOENIX
APR 18 2022
Planning & Development
Department

PROJECT NAME AND ADDRESS:
4848 E Virginia Ave
Townhomes
Phoenix, AZ
TITLE:

Parcel Address: 33555 N. North Valley Pkwy.

This item was approved.

156 Modification of Stipulation Request for Ratification of June 15, 2022 Planning Hearing Officer Action - PHO-1-22--Z-275-84-6 - Approximately 550 Feet East of the Northeast Corner of 48th Street and Virginia Avenue

Request to authorize the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on June 15, 2022. This ratification requires formal action only.

Summary

Application: PHO-1-22--Z-275-84-6

Existing Zoning: R-3

Acreage: 0.62

Owner: Camelback View Apartments LLC

Applicant/Representative: Leodra Bowdell, Phoenix Permit Service

Proposal:

1. Deletion of Stipulation 1 limiting development to eight units.
2. Deletion of Stipulation 2 limiting building height to one story.

Concurrence/Previous Council Action

Village Planning Committee (VPC) Recommendation: The Camelback East Village Planning Committee opted not to hear this request.

Planning Hearing Officer Recommendation: The Planning Hearing Officer heard this case on June 15, 2022, and recommended approval with an additional stipulation. Please see **Attachment A** for a complete list of the Planning Hearing Officer's recommended stipulations.

Location

Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue.

Council District: 6

Parcel Address: 4840 E. Virginia Ave.

This item was approved.

REPORT OF PLANNING HEARING OFFICER ACTION
Adam Stranieri, Planner III, Hearing Officer
Bradley Wylam, Planner I, Assisting

June 15, 2022

ITEM NO: 4

DISTRICT 6

SUBJECT:

Application #: PHO-1-22--Z-275-84-6
Location: Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue
Zoning: R-3
Acreage: 0.62
Request: 1) Deletion of Stipulation 1 limiting development to eight units.
2) Deletion of Stipulation 2 limiting building height to one story.
Applicant: Leodra Bowdell, Phoenix Permit Service
Owner: Camelback View Apartments LLC
Representative: Leodra Bowdell, Phoenix Permit Service

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with an additional stipulation.

Village Planning Committee (VPC) Recommendation: The Camelback East Village Planning Committee opted not to hear this request.

DISCUSSION:

Leodra Bowdell, representative with Phoenix Permit Services, stated the subject site is one of five parcels included in a larger 28-unit multifamily residential development. She stated that the multifamily development proposed in the original rezoning case was never developed. She stated that the proposed deletion of Stipulation 1 limiting the development to 8 units, as well as the deletion of Stipulation 2 limiting the building height to one story, would allow the larger development to occur according to R-3 standards. She stated that they had correspondence with neighbors during a recent Zoning Adjustment hearing process concerning utility constraints, but there were no issues with the development itself. She noted that the alley to the north would be abandoned prior to development.

Rich Hasl stated that he had concerns regarding traffic and how traffic issues are reviewed throughout the City's development processes. Mr. Stranieri and Ms. Bowdell noted that traffic studies may be completed depending on Street Transportation Department recommendations and that traffic impacts are considered as the developer continues through the development process.

Edgar Assaker raised concerns regarding homeless communities and traffic near 51st Avenue and Cactus Road. Mr. Stranieri asked if the subject site for the case he is referring to is related to Item 2 (PHO-1-22—Z-147-06-1). Mr. Assaker stated that Item 2 is what he is concerned with. Mr. Stranieri stated that Item 2 had been approved with modifications and additional stipulations earlier in the hearing.

Adam Stranieri, Planning Hearing Officer, stated that no public correspondence was received, and the Camelback East Village Planning Committee opted not to hear the case. He noted that there are no department comments of note regarding the request. He stated that the proposed site plan may comply with Stipulation 1 limiting the development to eight units, however he noted that the deletion would only allow for a maximum of 9 units comparatively if developed to the hypothetical maximum per R-3 standards. He stated that the proposed deletion of Stipulation 1 is recommended for approval. He stated that Stipulation 2 limiting the development to one story, would only restrict the number of stories and not the maximum building height. Therefore, he recommended approval of its deletion. He stated that a Recorded Proposition 207 Waiver is still required prior to preliminary site plan approval and is recommended to be added as a stipulation.

FINDINGS:

- 1) The request to delete Stipulation 1 limiting development to eight units is recommended for approval. In the original rezoning case, this restriction was not based on any development plan and historic aerials indicate no new structures have been developed since the original approval. The underlying zoning would otherwise permit only up to nine units (based on 0.62 gross acres utilizing the R-3, Table B, PRD development option at 15.23 dwelling units per gross acre). The requested modification does not represent a significant deviation from the original stipulation.
- 2) The request to delete Stipulation 2 restricting height to a single-story is recommended for approval. The original stipulation was not prescriptive regarding the building height measurement and would otherwise permit a single-story building at a maximum of 30-feet in height. The proposal is compatible with the land use pattern in the surrounding area which includes similar two-story multifamily residential development along Virginia Avenue, west of the 49th Street alignment. Finally, the applicant

noted that the request would allow consistency in design as the property is proposed to develop in conjunction with property adjacent to the west.

STIPULATIONS:

1.	That development be limited to eight units developed with joint access through the parcel to the west to Virginia Avenue.
2.	That building height not exceed one story.
1.	Sufficient right-of-way SHALL be dedicated within one year of final City Council action to provide:
3.	
a.	An eight-foot south half alley dedication along the north property line.
2.	PRIOR TO PRELIMINARY 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.

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