

**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-1-26--Z-39-21-6 – 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](mailto: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**

Mayor's Office (Tony Motola), 11th Floor  
City Council (Stephanie Bracken), 11th Floor  
City Council District 6 - Jennifer Wingenroth and staff ([council.district.6@phoenix.gov](mailto:council.district.6@phoenix.gov))  
Aviation (Jordan D. Feld)  
CED (Michelle Pierson), 20th Floor  
Fire Prevention (Joel Asirsan), 2nd Floor  
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor  
Parks & Recreation (Todd Shackelford), 16th Floor  
Public Transit (Skitch Kitchen)  
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor  
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor  
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor  
Water Services (Don Reynolds, Victor Romo), 8th Floor  
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-1-26--Z-39-21-6

Council District: 6

**Request For:** Stipulation Modification

**Reason for Request:** 1) Modification of Stipulation 6 regarding illuminated signs.

### 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
Edwin Bull, Burch & Cracchiolo, P.A.	Applicant	1850 North Central Avenue, Suite 1700 Phoenix AZ 85004	6022349913		ebull@bcattorneys.com
Edwin Bull, Burch & Cracchiolo, P.A.	Representative	1850 North Central Avenue, Suite 1700 Phoenix AZ 85004	6022349913		ebull@bcattorneys.com
Brent Nardechia, High Place Properties, LLC.	Owner	3609 North 44th Street Phoenix AZ 85018 United States	6024633780		brent@highplacemortgage.com

**Property Location:** Approximately 830 feet north of the northeast corner of 44th Street and Osborne Road

**Acreage:** 0.48

### Geographic Information

Zoning Map	APN	Quarter Section
H11	127-08-115	Q16-38
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	03/20/26	PHO (1-2 stipulations)





BURCH & CRACCHIOLO

BCATTORNEYS.COM

ED BULL  
DIRECT LINE: 602.234.9913  
E-MAIL: EBULL@BCATTORNEYS.COM

MADISON LEAKE  
DIRECT LINE: 602.234.8791  
E-MAIL: MLEAKE@BCATTORNEYS.COM

March 11, 2026

Mr. Byron Easton  
Planning Hearing Officer  
City of Phoenix  
Planning and Development Department  
200 W. Washington St., 2<sup>nd</sup> Floor  
Phoenix, Arizona 85003

**RE: Z-39-21-6—PHO Stipulation Modification  
SEC of 44<sup>th</sup> Street and Clarendon Avenue**

Dear Mr. Easton,

On behalf of High Place Mortgage (“High Place”), the owner of the property located approximately 180 feet south of the southeast corner of 44<sup>th</sup> Street and Clarendon Avenue with the street address 3609 N. 44<sup>th</sup> Street (the “Site”), we request the PHO’s approval to modify a zoning stipulation to allow the Site to feature illuminated signage consistent with surrounding properties. An Aerial Map showing the approximately 0.48-acre Site on the east side of 44<sup>th</sup> Street is attached as **Exhibit 1**.

On November 3, 2021, approval was received for rezoning case Z-39-21-6, which changed the Site’s zoning from R1-10 (Single-Family Residence District) to R-O (Residential Office–Restricted Commercial District). *See* Ordinance G-6908 attached as **Exhibit 2**. Ordinance G-6908 contains fifteen stipulations. Of these fifteen stipulations, we request only Stipulation 6 to be modified. Stipulation 6 pertains to illuminated signs and reads as follows: “There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.”

At the time of the rezoning case, City of Phoenix (the “City”) Staff recommended the inclusion of Stipulation 6 to maintain consistency both with the 44<sup>th</sup> Street Corridor Specific Plan (adopted in 1991) and the 44<sup>th</sup> Street Corridor Residential Office Study (adopted in 1997) (collectively, the “44<sup>th</sup> Street Corridor Plans”). *See* **Exhibit 3**, August 30, 2021, Staff Report at 6-8, 10-11. At the time of their adoption, these documents protected the residential character of the 44<sup>th</sup> Street corridor by ensuring residential uses were prioritized and adequate buffering was implemented between commercial and residential uses. *See* **Exhibit 4**, the 44<sup>th</sup> Street Corridor Specific Plan, at 2 and **Exhibit 5**, the 44<sup>th</sup> Street Corridor Residential Office Study, at 1-3.

Nearly thirty years later, the 44<sup>th</sup> Street corridor has become commercialized, rendering obsolete provisions in the 44<sup>th</sup> Street Corridor Plans limiting commercial signage. Along the corridor, residential and commercial uses coexist and signage is commonplace. *See Exhibit 6* (Neighboring Signage for Commercial Uses) and *Exhibit 7* (Commercial Zoning Along the 44<sup>th</sup> Street Corridor). This is especially true in the area surrounding the Site, which features signs of a variety of sizes and types, including illuminated signs. *See Exhibit 6*. For example, the neighboring property directly to the south of the Site features an illuminated sign that was permitted by the City in May of 2024. *See Exhibit 8*, Neighboring Property Sign Permit & Photos.

Despite this commercialization, High Place’s sign permit application for illuminated signs on the Site was denied. Sign permit applications for the same signs without illumination were later approved. The illuminated versions of the signs High Place ultimately installed are similar to others featured on directly adjacent 44<sup>th</sup> Street corridor properties. *See Exhibit 9*, High Place Mortgage Sign Plans. To clarify the Site’s zoning stipulations such that High Place can illuminate the signs described in Exhibit 9 while mitigating any impact on neighboring properties, **we request that Stipulation 6 be modified as follows:**

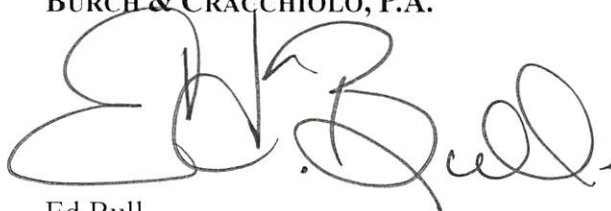
**Z-39-21-6**

~~6. There shall be no internally lit signs on the site.~~ **SIGN ILLUMINATION SHALL NOT BE ALLOWED FROM 11:00 P.M. UNTIL SUNRISE.** Signage shall be approved by the Planning and Development Department.

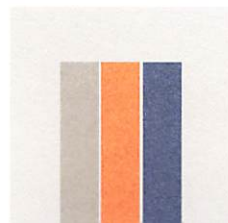
Because High Place’s direct neighbors, and many other properties in the area, have illuminated signs that are similar to those proposed for the Site, Stipulation 6 should be modified to level the playing field. Doing so would cause little to no impact on neighboring properties. The signs are already installed, would be illuminated for a limited number of hours per day, are located across a busy arterial street from the nearest residential uses, and blend seamlessly into the landscape of the area given the signs’ small size and sleek design. *See Exhibit 10*, High Place Signage.

Please contact me (602-234-9913, [ebull@bcattorneys.com](mailto:ebull@bcattorneys.com)) or Madison Leake (602-234-8791, [mleake@bcattorneys.com](mailto:mleake@bcattorneys.com)) with any questions. Thank you for your help and consideration.

Very truly yours,  
**BURCH & CRACCHIOLO, P.A.**



Ed Bull  
Madison Leake  
For the Firm



# **EXHIBIT 1**



230

TRACT CE

WITTON  
PLACE CONDOMINIUMS AMD  
CR: 1076-39

127-11-231

127-11-232

110

120

130

127-11-083

127-11-082

N 44TH ST



127-08-046

594

127-08-045

SITE

127-08-115

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127-08-044

592

127-08-043



127-08-094

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127-08-093

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127-08-092

640

127-08-091

639

127-08-090

N 44TH PI



644

127-08-095

663

127-08-114



638

127-08-089

# **EXHIBIT 2**

ORDINANCE G-6908

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-39-21-6) FROM R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R-O (RESIDENTIAL OFFICE – RESTRICTED COMMERCIAL DISTRICT).

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BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as

follows:

SECTION 1. The zoning of a 0.48 acre site located approximately 180 feet south of the southeast corner of 44th Street and Clarendon Avenue in a portion of Section 30, Township 2 North, Range 4 East, as described more specifically in Exhibit "A", is hereby changed from "R1-10" (Single-Family Residence District) to "R-O" (Residential Office – Restricted Commercial 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:

1. The development shall be in general conformance with the elevations date stamped June 14, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. The public sidewalk along 44th Street shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper shade trees that provide a minimum 75 percent shade at maturity.
  - b. Drought tolerant vegetation maintained at a maximum mature height of 24 inches and achieve minimum 75 percent live coverage.
3. A minimum 20-foot landscape setback shall be required adjacent to 44th Street and shall include large canopy shade trees 20 feet on center or in equivalent groupings between the sidewalk and proposed site development, as approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum four-inch caliper and 75 percent of the trees shall be minimum three-inch caliper. Five, five-gallon shrubs per tree, and additional shrubs or live groundcover, shall provide minimum 75 percent live cover at mature size, as approved by the Planning and Development Department.
4. A minimum 4-foot landscape setback shall be required along the eastern property line. This setback shall be planted with minimum 8-foot-tall shrubs or plants to provide a tall vegetative buffer from adjacent single-family residences to the east, as approved by the Planning and Development Department.
5. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department. Shade may be provided with a combination of trees and structural shade.

6. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
7. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
9. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
10. Trees shall be placed to provide 75 percent shade coverage on all pedestrian paths and sidewalks at full maturity, as approved by the Planning and Development Department. Shade structures may be used to meet the shade requirement in places where trees are unable to be located.
11. The developer shall record a cross-access agreement for any shared access drives along 44th Street.
12. The developer shall dedicate a 10-foot sidewalk easement and construct a minimum 5-foot-wide sidewalk and landscape strip along 44th Street, as approved by the Planning and Development Department.
13. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
14. 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.

15. 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 the record.

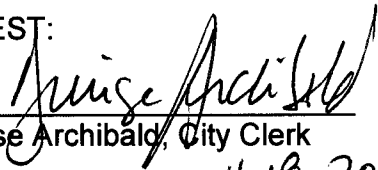
SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of November, 2021.



MAYOR

ATTEST:

  
Denise Archibald, City Clerk  
11-18-2021



APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By:

  
Acting Chief Counsel

REVIEWED BY:

  
Jeffrey J. Barton, City Manager

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

PL:tml:LF21-2599:3-2021:2286503v1

EXHIBIT A

LEGAL DESCRIPTION FOR Z-39-21-6

TRACT 'A' OF RANCHO VENTURA PER MCR 60-37  
3609 N. 44TH STREETT, PHOENIX, AZ 85018

SITUATED IN SECTION 30, T.2N., R.4E., OF THE G&S.R.B.&M.,  
CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA



# **EXHIBIT 3**



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## Staff Report: Z-39-21-6

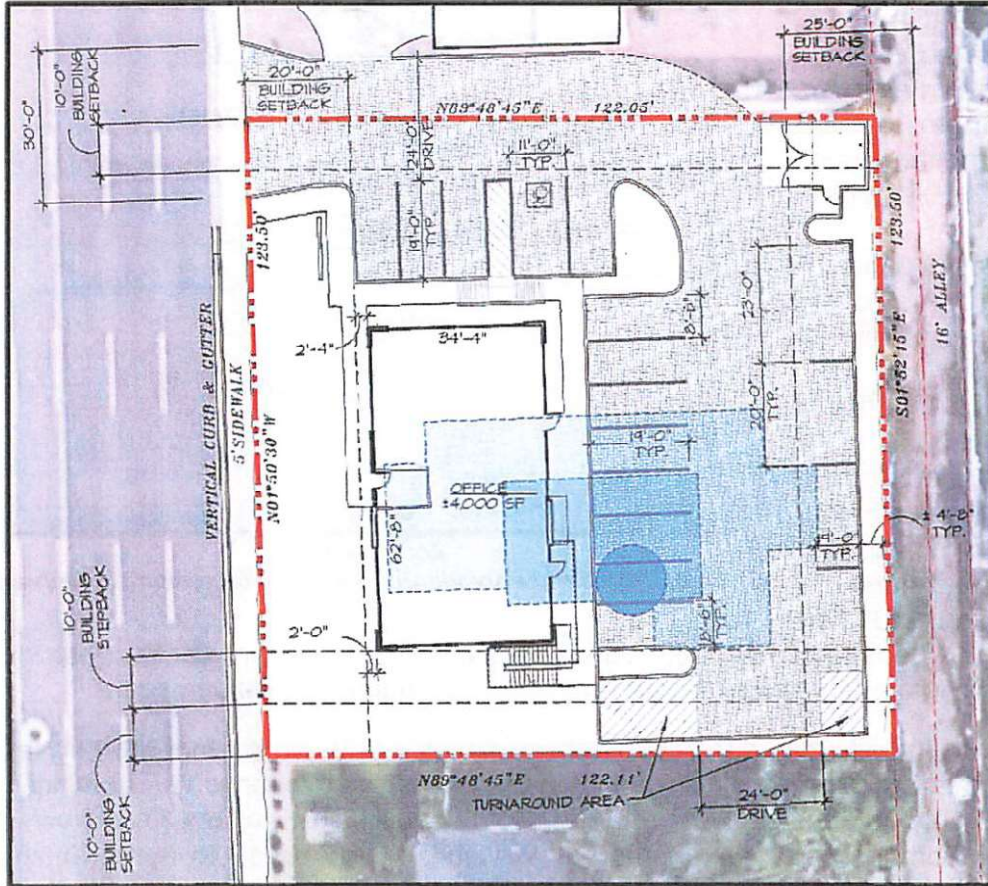
August 30, 2021

[Camelback East Village Planning Committee Meeting Date](#) September 7, 2021  
[Planning Commission Hearing Date](#) October 7, 2021

**Request From:** [R1-10](#) (0.48 acres)  
**Request To:** [R-O](#) (0.48 acres)  
**Proposed Use** Office  
**Location** Approximately 180 feet south of the southeast corner of 44th Street and Clarendon Avenue  
**Owner/Applicant** High Place Investments, LLC  
**Representative/Applicant** Rod Jarvis, Earl & Curley P.C.  
**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<a href="#">General Plan Land Use Map Designation</a>		Residential 3.5 to 5 dwelling units per acre	
<a href="#">Street Map Classification</a>	44th Street	Major Arterial	40-foot east half street
<p><b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</b></p> <p>The proposed development will allow for introduction of an office use while remaining consistent with the residential scale and character of the surrounding neighborhood. Landscape setbacks and buffering vegetation will further help minimize the impact of the new structure on adjacent single-family homes to the east.</p>			

addressed in Stipulation No. 4. Staff is further recommending that detached sidewalks be provided along 44th Street, per Stipulation No. 2.

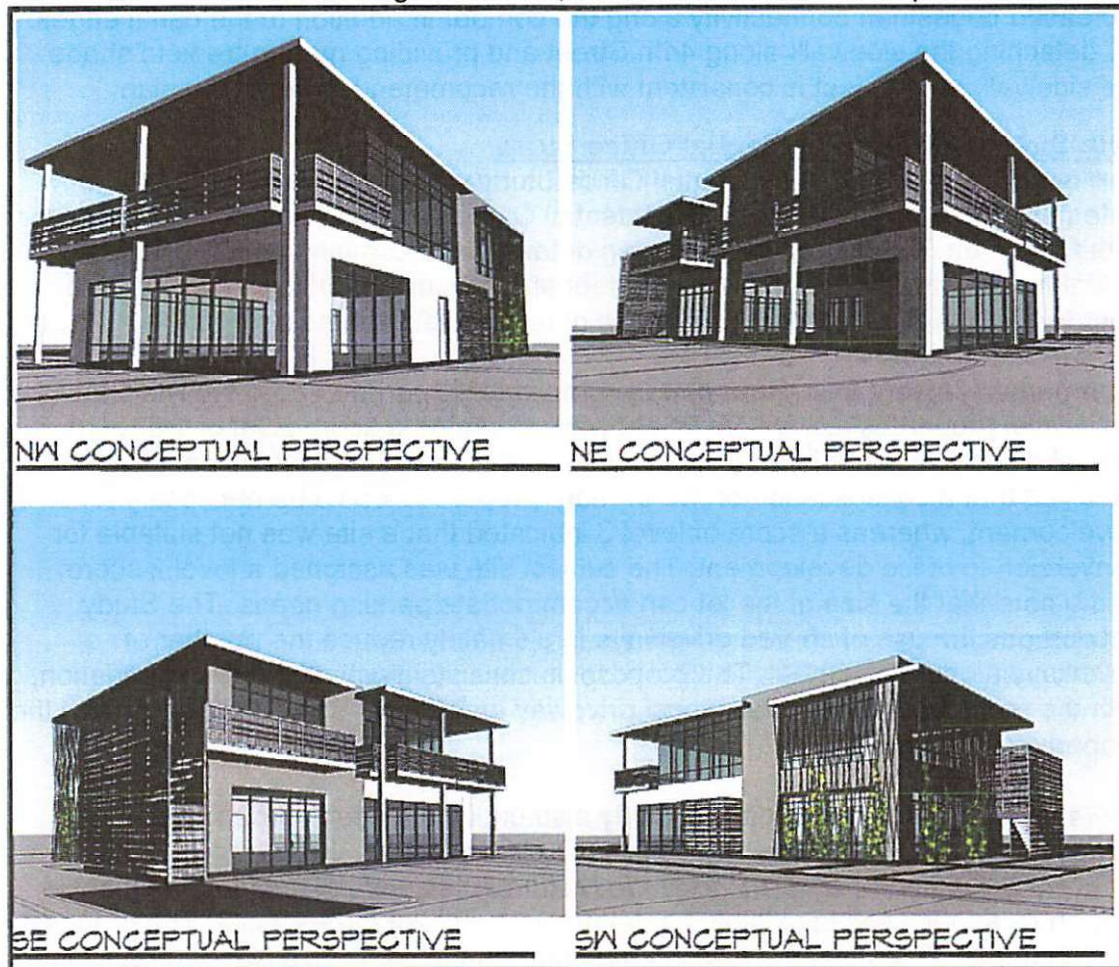


Conceptual Site Plan  
Source: Pinnacle Design Inc.

Although no signage is currently proposed, a stipulation prohibiting internally lit signs is recommended to help maintain the residential character of the area. This is addressed in Stipulation No. 6. Non-internally illuminated signage is also a recommended design feature of the 44th Street Corridor Residential Office Study, which is further discussed in Item No. 8. More information on the 44th Street Corridor Residential Office Study can be found in Background Item No. 7.

6. The proposed conceptual building elevations depict a two-story building with a maximum height of 25 feet. The elevations include several architectural design elements that break up the building mass, such as expansive glass windows, vegetative trellis that extends to the second story, balconies, variation in roof height, and columns. The proposed building design is in keeping with the contemporary architectural style that is becoming increasingly more widespread in the Camelback East Village and the proposed building height is in keeping with the permitted height of a single-family residential zoning district. As such, staff is recommending general

conformance to these building elevations, which is addressed in Stipulation No. 1.



*Conceptual Elevations*  
*Source: Pinnacle Design Inc.*

#### AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

##### 7. [44th Street Corridor Specific Plan](#)

Completed in 1991, the 44th Street Corridor Specific Plan established a framework to provide compatibility of new development along 44th Street from McDonald Drive to Sky Harbor International Airport. The plan acknowledges that existing conditions are not favorable for single-family residential land use along 44th Street due to increasing traffic. Similarly, these properties are candidates for change of use in order to create a physical buffer between the established residential neighborhood and the street.

Design guidelines contained in the plan recommend providing a 10-foot minimum landscape setback along 44th Street between Camelback and Osborn Roads. The proposed development exceeds this recommendation, providing a minimum 20-foot

landscape setback. In addition, implementation strategies encourage providing increased pedestrian connectivity along the corridor in addition to the canal edges. By detaching the sidewalk along 44th Street and providing mature trees to shade the sidewalk, the project is consistent with the recommendations of the plan.

8. [44th Street Corridor Residential Office Study](#)

The 44th Street Corridor Residential Office Study was completed in 1997 to determine the applicability of the Residential Office Zoning District for properties within the 44th Street Corridor. The plan details that a combination of high traffic volumes, closeness of houses to the street and difficulty of driveway access are poor livability factors for the continuation of residential uses adjacent to 44th Street.

A property inventory and analysis was completed as part of the study. The 111 residential properties along 44th Street were assigned a score level of 1 through 3. A level 1 score indicated that the site was suitable for standalone office. Level 2 specified that a consolidation of two or more properties would be necessary for R-O development, whereas a score of level 3 indicated that a site was not suitable for conversion to office development. The subject site was assigned a level 2 score, with a note that the size of the lot can accommodate parking needs. The Study encourages the use of shared driveways to ultimately reduce the number of driveways along 44th Street. The proposal is consistent with this recommendation, with the removal of the southernmost driveway and a new, shared driveway with the property to the north.

The 44th Street Residential Office Study also outlines recommended design guidelines for R-O properties, which include enhancing the appearance of the property while still conforming to the character and size of adjacent residential properties and limiting the visible commercial aspects of the R-O site. The proposed development will replace the existing structure on the site with a two-story building that will have a maximum height of 25 feet. Single-family residence districts permit a maximum height of two stories and 30 feet. The building will be of a contemporary architectural style while maintaining a residential character. Further, as stipulated, the development will not have any internally lit signage, which will minimize the commercial aspect of the site.

9. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending that robust landscaping be planted along 44th Street, along with vegetative groundcovers to provide a minimum of 75 percent ground coverage. Staff is also recommending that the

foot-wide detached sidewalk be provided along the east side of 44th Street, that a shared access agreement be recorded for the shared drives, and that all streets be constructed with all required improvements and comply with current ADA standards. These are addressed in Stipulation Nos. 2, 11, 12, and 13.

#### **OTHER**

16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33 feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 14.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

#### **Findings**

1. The proposal is consistent with recommendations of the 44th Street Corridor Specific Plan and the 44th Street Corridor Residential Office Study.
2. The proposal will provide an opportunity for a new small business to locate in the Camelback East area and serve the surrounding neighborhood.
3. The proposed rezoning will allow for conversion of a residential property adjacent to a major arterial to a viable office use.

#### **Stipulations**

1. The development shall be in general conformance with the elevations date stamped June 14, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. The public sidewalk along 44th Street shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper shade trees that provide a minimum 75 percent shade at maturity.
  - b. Drought tolerant vegetation maintained at a maximum mature height of 24 inches and achieve minimum 75 percent live coverage.

3. A minimum 20-foot landscape setback shall be required adjacent to 44th Street and shall include large canopy shade trees 20 feet on center or in equivalent groupings between the sidewalk and proposed site development, as approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum four-inch caliper and 75 percent of the trees shall be minimum three-inch caliper. Five, five-gallon shrubs per tree, and additional shrubs or live groundcover, shall provide minimum 75 percent live cover at mature size, as approved by the Planning and Development Department.
4. A minimum 4-foot landscape setback shall be required along the eastern property line. This setback shall be planted with minimum 8-foot-tall shrubs or plants to provide a tall vegetative buffer from adjacent single-family residences to the east, as approved by the Planning and Development Department.
5. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department. Shade may be provided with a combination of trees and structural shade.
6. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
7. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
9. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
10. Trees shall be placed to provide 75 percent shade coverage on all pedestrian paths and sidewalks at full maturity, as approved by the Planning and Development Department. Shade structures may be used to meet the shade requirement in places where trees are unable to be located.
11. The developer shall record a cross-access agreement for any shared access drives along 44th Street.

# **EXHIBIT 4**

**44TH STREET CORRIDOR  
SPECIFIC PLAN**

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**Phoenix, Arizona**

**Final Report**

**January 1991**

## **1. SUMMARY**

### **1.1. PURPOSE OF THE SPECIFIC PLAN**

The 44th Street Corridor planning area (Corridor) has been predominantly a residential area since the late 1950's when the citrus groves began to be replaced by single family dwellings and neighborhood serving commercial establishments. More recently, the real estate market has favored increased commercial development, both retail and office, and several of the neighborhoods, particularly those most affected by the construction of freeways and expressways, are experiencing a transition from stable owner occupied communities to uses of greater density and intensity.

The purpose of the 44th Street Corridor Specific Plan (Specific Plan) is to establish a framework so that development projected in the Corridor will occur in a manner compatible with the many residential neighborhoods that today and in the future will comprise the major land use in the Corridor.

### **1.2. BASIS FOR PLANNING**

The Specific Plan is based on the goals and objectives included in the Phoenix General Plan 1985-2000 (General Plan) supplemented by additional goals and objectives identified by the community. The Specific Plan provides a greater level of planning standards and development guidelines so that a subarea of the General Plan can be implemented. Planning in the Corridor is greatly influenced by: 1) existing and approved land uses in the Corridor, 2) the transitional condition of several neighborhoods, and 3) the existing local and regional traffic conditions. Recently approved land uses in the Corridor correspond to the land use pattern shown in the General Plan.

Several issues were identified by the community during the public participation program as being important to the Specific Plan. The most critical issues concern neighborhoods, and traffic and transportation planning both now and in the future. The traffic impacts relate to the existing land use patterns, both locally and regionally, and the projected impacts associated with the already approved but yet unbuilt development. The neighborhood issues centered around the community's desire to preserve and protect the existing residential neighborhoods. Another issue focused on the community's concern with traffic and the associated air and noise pollution along 44th Street where single family residential dwellings are located adjacent to the roadway. Other issues included the location and amount of office, retail and park space in the Corridor.

The main goal of this Specific Plan is to maintain and enhance the unique character and beauty of the Corridor. The community also set goals for maintaining and enhancing the quality of life and the character of the existing neighborhoods while recognizing that the Corridor is the major gateway into Phoenix from three directions.

# **EXHIBIT 5**

**44th STREET CORRIDOR**  
**RESIDENTIAL OFFICE STUDY**

*A Village Planning Study  
of the  
Camelback East Village Planning Committee*

**Subcommittee Members**

Kevin Lozier/Chairperson  
Peter Drake  
Barbara Filosi  
Doug Ireland  
Corey Johnson

**Planning Department Staff**

Chris Hood  
Shelly Austin

**October 1997**









H. In situations where R-O can be accommodated by development of two adjacent properties, the individual properties shall be required to contribute equitably to the development to a single driveway to accommodate vehicular access to both properties.

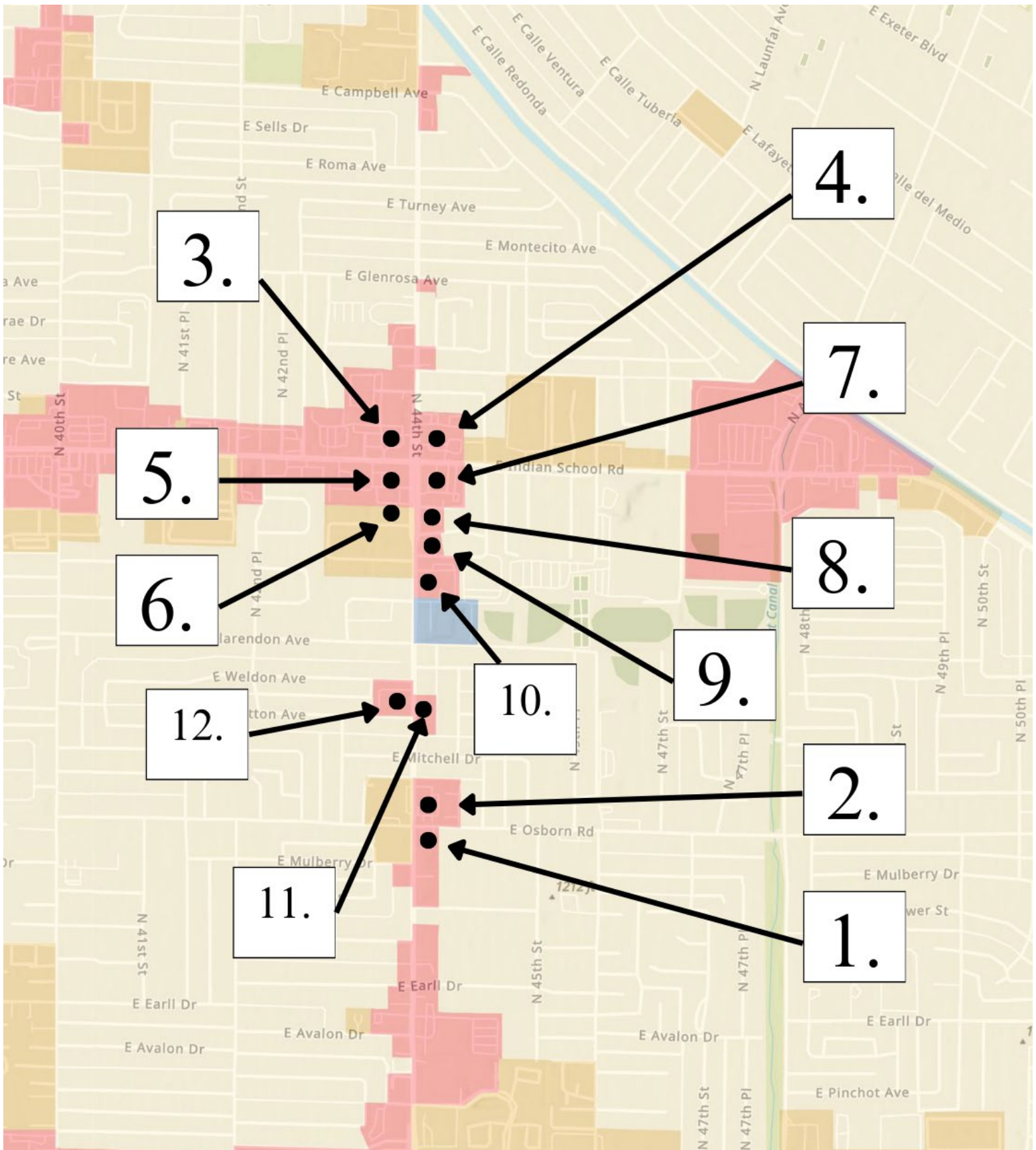
**2. Signage**

- A. In all cases, signage shall be flush mounted on the house or to a screened wall attached to the house (the wall is to buffer the parking area) on the 44<sup>th</sup> Street facing side, to avoid visibility from the local street side of the property or the interior of the neighborhood.
- B. For corner lots, signage shall not be closer to the local street right of way than a point at least 2/3 of the building width, taken from the corner of the house closest to the intersection, from the front of the building facing 44<sup>th</sup> Street; and, shall be mounted parallel to and facing 44<sup>th</sup> Street flush against the side of the building or a wall connected to the building that is providing the screening for parking.
- C. There shall be no free standing signage.
- D. No internally illuminated signs.

**3. Site Design Criteria**

- A. A minimum lot size should be considered at 6,000 square feet and a maximum of 43,560 square feet providing that the site is no more than one lot deep from 44<sup>th</sup> Street and does not exceed 160 feet in depth from 44<sup>th</sup> Street.
- B. Vehicular and pedestrian access should be accommodated from the 44<sup>th</sup> Street side of the property, unless the property is adjacent to a signalized intersection whereby a variance must be obtained for driveway access from the local street.
- C. Existing driveways located on local streets shall be removed and replaced with landscaping.
- D. The front yard setback for an R-O should be no less than twenty feet, with maneuvering and parking in the front yard prohibited, as required as a minimum standard in the ordinance. However, for lots with more shallow front yard setbacks, R-O may be feasible if the overall property can accommodate access, maneuvering, and parking.
- E. Parking shall be screened by a wall or combination of wall, berm or vegetation, to prevent visibility of any characteristics indicating commercial use to the local street.
- F. All luminaires shall be shielded so that they are not visible off of the site.

# **EXHIBIT 6**



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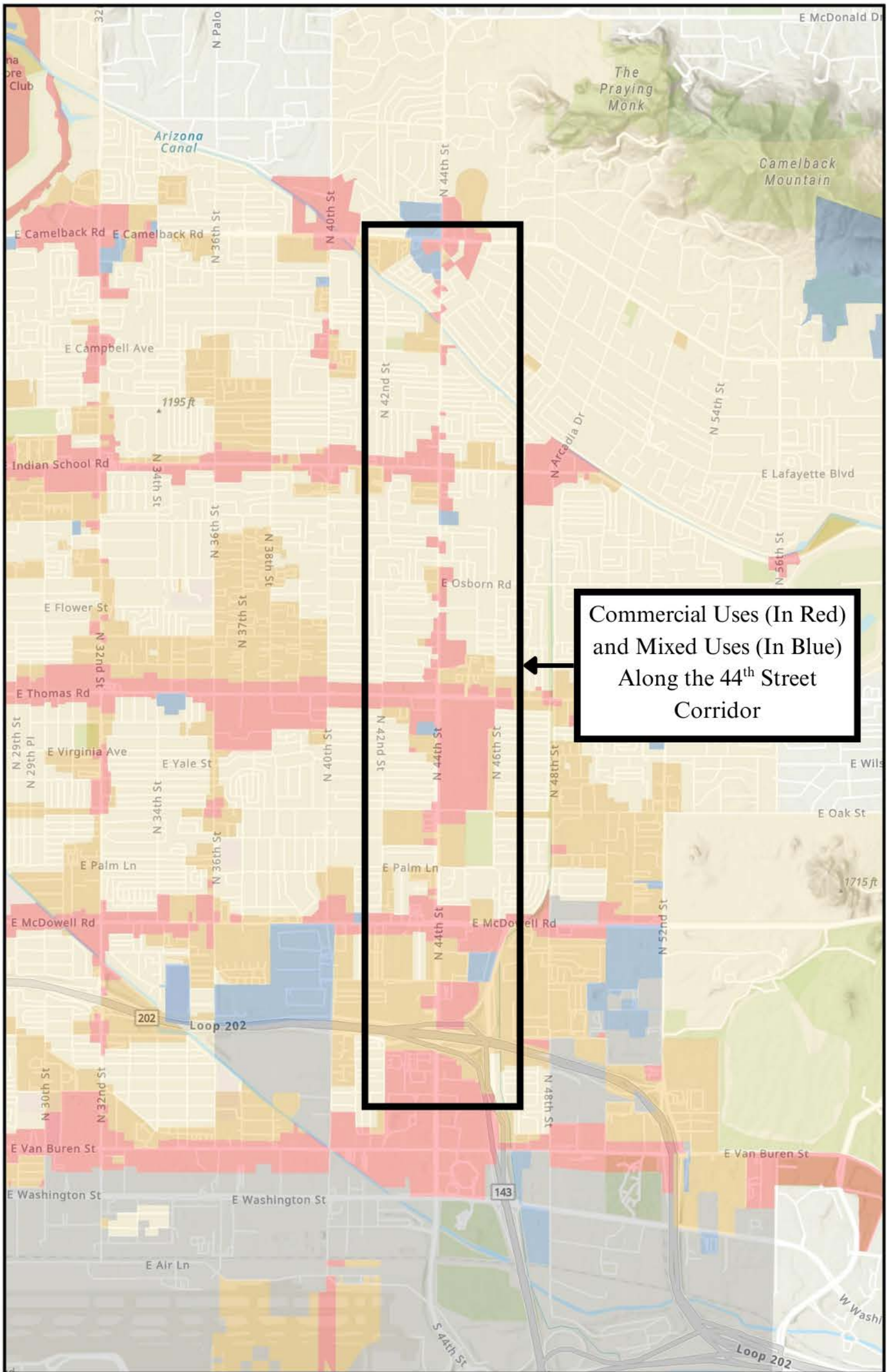
11.



12.



# **EXHIBIT 7**



Commercial Uses (In Red)  
and Mixed Uses (In Blue)  
Along the 44<sup>th</sup> Street  
Corridor



# **EXHIBIT 8**

PHO-1-26-Z-39-21-6  
Waldren - SignPerm - 02192024152103

Waldren - SignPerm - 02192024152103  
Sign :: Permanent

Submitted By: mwaldren@ascosigns.com

## Applicant Information

Applicant, Contact Name

Matt Waldren

Applicant, Business Name

Associated Sign Company

Applicant, Email

mwaldren@ascosigns.com

Applicant, Address

3335 W. Vernon Ave

Applicant, City

Phoenix

Applicant, State

AZ

Applicant, Zip

85009

Applicant, Phone Mobile

(Blank)

Applicant, Phone Office

(602)278-8464

Applicant, Phone Office Ext.

(Blank)

Applicant, Phone Fax

(Blank)

Applicant, Phone Home

(Blank)

Contact, Comment

(Blank)

## Contact Information

Contact, Field Contact Name

Matt Waldren

Contact, Business Name

Associated Sign Company

Contact, Email

mwaldren@ascosigns.com

Contact, Address

3335 W. Vernon Ave

Contact, City

Phoenix

Contact, State

AZ

Contact, Zip

85009

Contact, Phone Mobile

(Blank)

Contact, Phone Office

(602)278-8464

Contact, Phone Office Ext

(Blank)

Contact, Phone Fax

(Blank)

Contact, Phone Home

(Blank)

Contact, Comment

(Blank)

## Project Address

Assessor's Parcel Number

127-08-044

Address Line 1

3605 N 44TH ST

City

PHOENIX

State

AZ

Zip

85018-6023

## Project Detail

Project Name / Description

Blackhawk Building

Scope of the Project

Install (1) Internally Illuminated Monument Ground Sign

## Contractor License Information

Contractor Company Name

(Blank)

# PHO-1-26-Z-39-21-6

Waldren - Sign Perm - 02/19/2024 15:21:03

State Contractor License (ROC)

078852

Local Business (Phoenix PLT)

88005116

State Tax #

07352895C

## Sign

AMPS

3

ELEC.COMP.INSPEC.

UL

Height from Grade to Top of Sign

5.00

Responsible Person For Corrections and Violations

Matt Waldren

SIGN COPY OR DESCRIPTION

Blackhawk Building (w/ Logo)

Height from bottom of sign to top of sign

5.00

Length/width of sign

3.00

Number of signs proposed

1

Square footage of sign

15.00

Type of material sign is constructed of

Aluminum and Acrylic

TYPE ILLUM.

Internal LED

TYPE SIGN

Monument



1 Proposed Appearance  
SCALE: 1" = 1'

DAY VIEW

NIGHT VIEW

**ASSOCIATED SIGN COMPANY**  
3335 W. VERNON AVE., PHOENIX, AZ 85009  
602.278.8933 • ASSOCIATEDSIGN.COM

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**UL** ALL ELECTRICAL COMPONENTS TO BE U. I. LISTED, APPROVED AND MARKED PER N.E.C. 600-4  
Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Client is responsible to provide primary electrical feed to within six (6) feet of sign location. 120V unless noted. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

**PROJECT:**  
**Blackhawk Building**  
3605 N 44th St  
Phoenix, AZ 85018 US

**SALES:** Corey Shano      **DATE:** 01/15/2024  
**DESIGN:** Kenney

**SCALE: As Shown**  
Original Page Size: 11" x 17"

**NOTES:**

•

**REVISIONS:**

REV	DESCRIPTION	BY	DATE
03	Update Layout	KW	01.18.24
04	Update Materials	KW	01.31.24

**CUSTOMER APPROVAL:**  
PRODUCTION BEGINS UPON APPROVAL

X  
CLIENT SIGNATURE      DATE:

X  
LANDLORD SIGNATURE      DATE:

**FILE LOCATION:**  
PROPERTIES\B\Blackhawk Building

**240118-04**  
**MON-01**  
Monument Sign

**SHEET 01 of 03**



2 Example Appearance  
SCALE: NTS

**ASSOCIATED SIGN COMPANY**  
 3335 W. VERNON AVE., PHOENIX, AZ 85009  
 602.278.8933 • ASSOCIATEDSIGN.COM

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**PROJECT:**  
**Blackhawk Building**  
 3605 N 44th St  
 Phoenix, AZ 85018 US

**SALES:** Corey Shano      **DATE:** 01/15/2024  
**DESIGN:** Kenney

**SCALE: As Shown**  
 Original Page Size: 11" x 17"

**NOTES:**  
 •

**REVISIONS:**

REV	DESCRIPTION	BY	DATE
03	Update Layout	KW	01.18.24
04	Update Materials	KW	01.31.24

**CUSTOMER APPROVAL:**  
 PRODUCTION BEGINS UPON APPROVAL

X  
 CLIENT SIGNATURE      DATE:

X  
 LANDLORD SIGNATURE      DATE:

**FILE LOCATION:**  
 PROPERTIES\B\Blackhawk Building

**240118-04**  
**MON-01**  
 Monument Sign

**SHEET 02 of 03**

City of Phoenix Plan #: 240256-LPSG Date: 05/09/24

City of Phoenix Plan #: 240256-LPSG Date: 05/09/24

### SIGN DESCRIPTION

**[A] - ACCENT CABINET**

**Structure:** Aluminum Frame Skinned with 1/8" Aluminum Painted MAP Black, Light Texture – ■  
**Trim Illumination:** Hanley White LED  
**Attachment:** Onto Main Cabinet

**[B] - FLAT CUTOUT LETTERS**

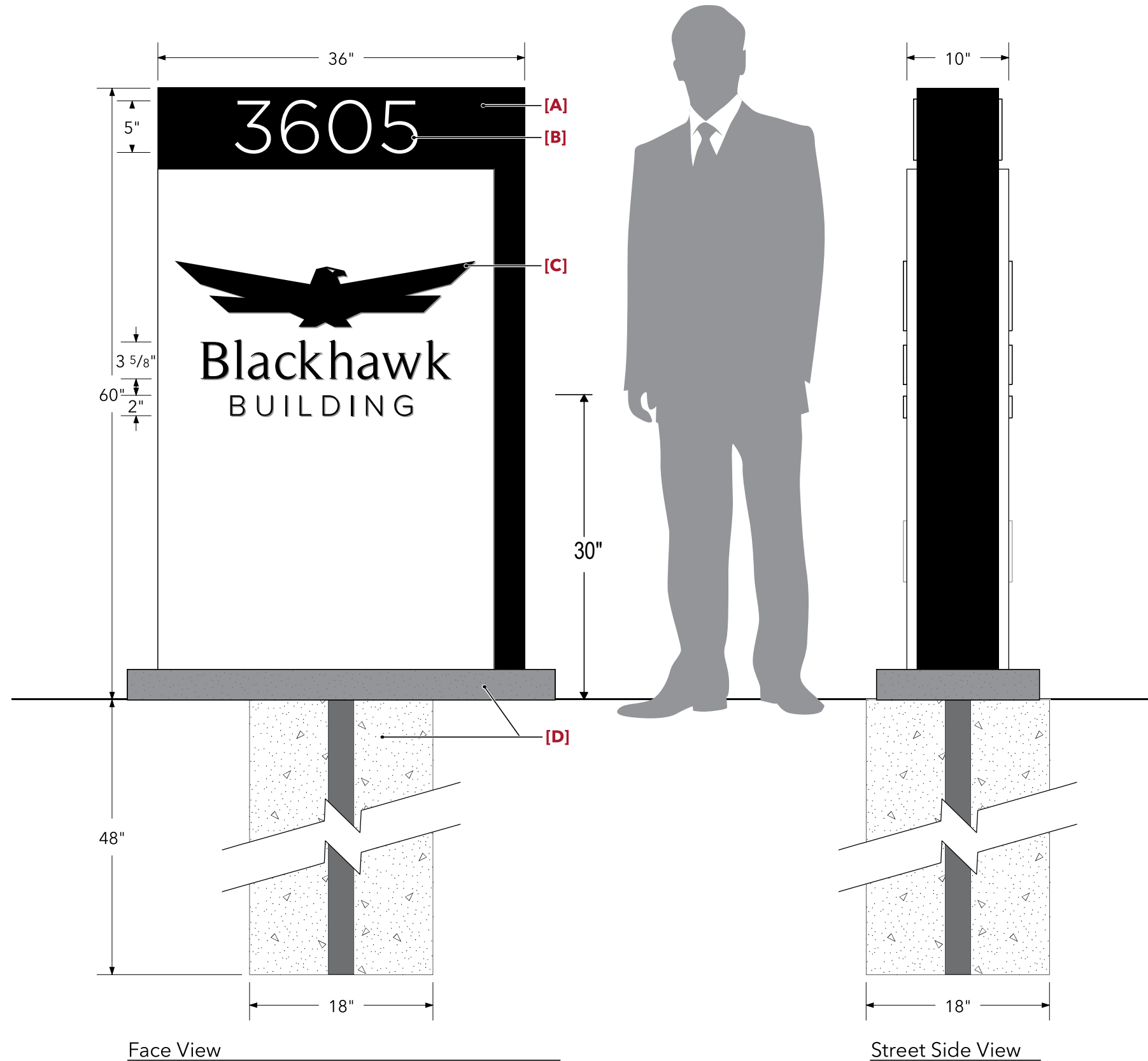
**Material:** 1/2" Acrylic Painted MAP White, Satin Finish – □  
**Attachment:** Onto Accent Cabinet, Stud Mounted Flush

**[C] - MAIN CABINET**

**Structure:** Aluminum Frame Skinned with 1/8" Aluminum and Painted MAP White, Satin Finish – □  
**Faces:** 1/8" with Routed Copy Painted MAP White, Satin Finish – □  
**Plex:** 1/2" Push-Thru Acrylic with Vinyl Overlays  
**Vinyl:** 1st Surface: 3M Black 3630-22 – ■ and 2nd Surface: 3M Diffuser 3635-70 – □  
**Illumination:** Hanley White LED  
**Installation:** At Customer Specified Location

**[D] - FOUNDATION**

**Material:** Concrete Base as Part of Concrete Cassion Footer 18"x48" Deep with 2.5" Steel Pipe



3 Sign Detail  
 SCALE: 1"=1'

**QTY [1]**  
 15.00 Sq. Ft.

**ASSOCIATED SIGN COMPANY**  
 3335 W. VERNON AVE., PHOENIX, AZ 85009  
 602.278.8933 • ASSOCIATEDSIGN.COM

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**PROJECT:**  
**Blackhawk Building**  
 3605 N 44th St  
 Phoenix, AZ 85018 US

**SALES:** Corey Shano      **DATE:** 01/15/2024  
**DESIGN:** Kenney

**SCALE: As Shown**  
 Original Page Size: 11" x 17"

**NOTES:**

**REVISIONS:**

REV	DESCRIPTION	BY	DATE
03	Update Layout	KW	01.18.24
04	Update Materials	KW	01.31.24

**CUSTOMER APPROVAL:**  
 PRODUCTION BEGINS UPON APPROVAL

X  
 CLIENT SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_

X  
 LANDLORD SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_

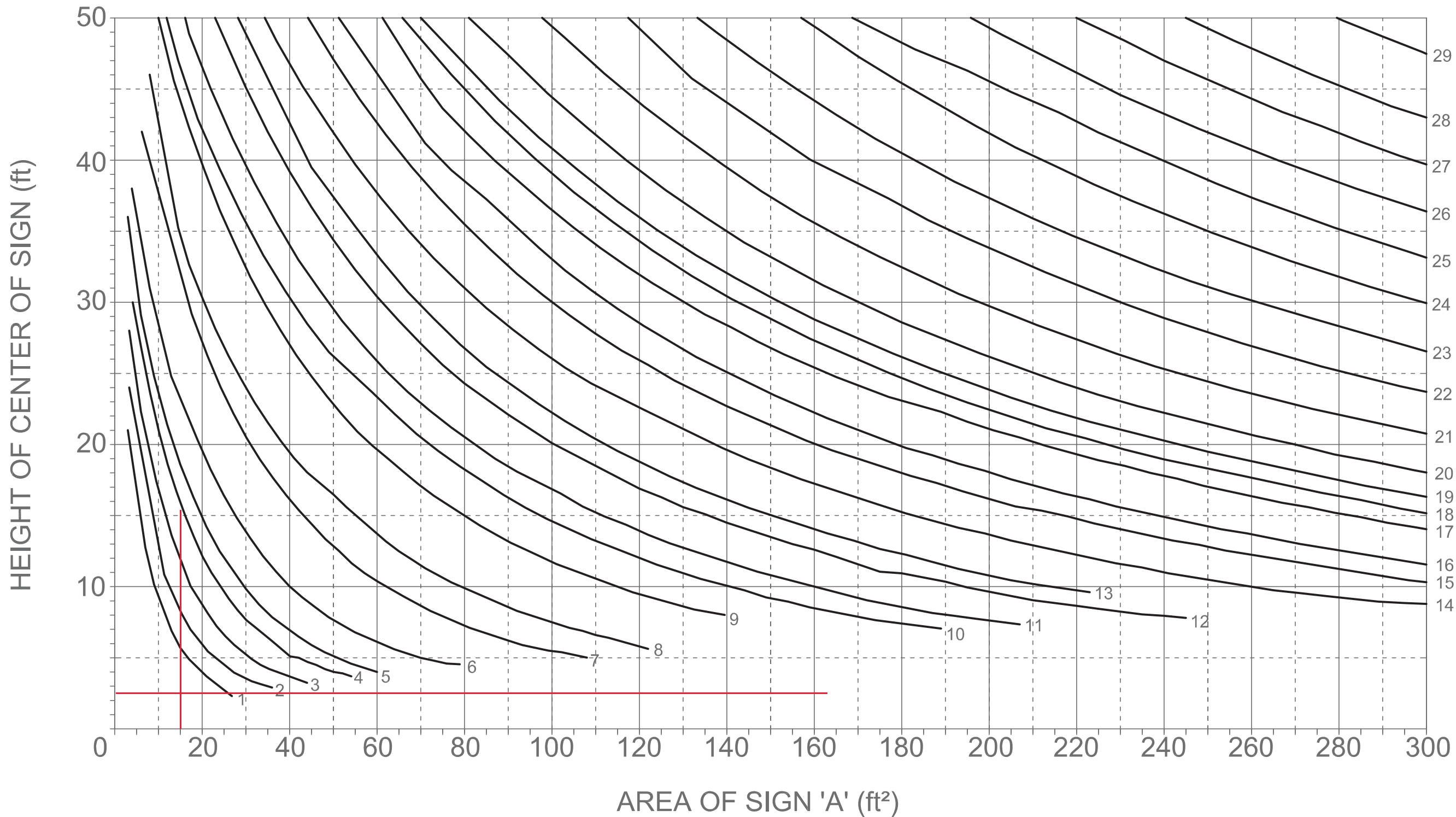
**FILE LOCATION:**  
 PROPERTIES\B\Blackhawk Building

**240118-04**  
**MON-01**  
 Monument Sign

**SHEET 03 of 03**

City of Phoenix Plan #: 240256-LPSG Date: 05/09/24

City of Phoenix Plan #: 240256-LPSG Date: 05/09/24



PILE SIZE (DIAMETER AND DEPTH IN FT)								
#	DIA.	DEPTH	#	DIA.	DEPTH	#	DIA.	DEPTH
1	1.50	4.0	11	2.50	9	21	4.00	12.0
2	2.00	4.0	12	3.00	9.0	22	4.00	13.0
3	1.50	5.0	13	2.50	10.0	23	4.50	13.0
4	2.00	5.0	14	3.00	10.0	24	4.50	14.0
5	1.50	6.0	15	3.50	10.0	25	5.00	14.0
6	2.00	6.0	16	3.00	11.0	26	5.00	15.0
7	2.00	7.0	17	3.50	11.0	27	5.50	15.0
8	2.50	7.0	18	4.00	11.0	28	6.00	15.0
9	2.50	8.0	19	3.00	12.0	29	6.00	16.0
10	3.00	8.0	20	3.50	12.0			

NOTES

1. PLOT POINT AND CHOOSE THE CURVE ABOVE THE POINT

V = 105 MPH  
SINGLE POLE - FOUNDATION

SHEET TITLE:  
SINGLE POLE - FOUNDATION

SHEET:  
S2



10815 RANCHO BERNARDO RD., SUITE 260  
SAN DIEGO, CA 92198  
PROJECTMANAGER@SULLAWAYENG.COM  
(858)-312-5150  
www.sullawayeng.com

SIGN DESIGN  
ENGINEERING  
STANDARDS;  
FOR THE STATE  
OF ARIZONA

PROJECT NUMBER:  
18147

DATE: 11-6-2018  
SCALE: NO SCALE  
DRAWN BY: MFS  
DESIGNED BY: MFS

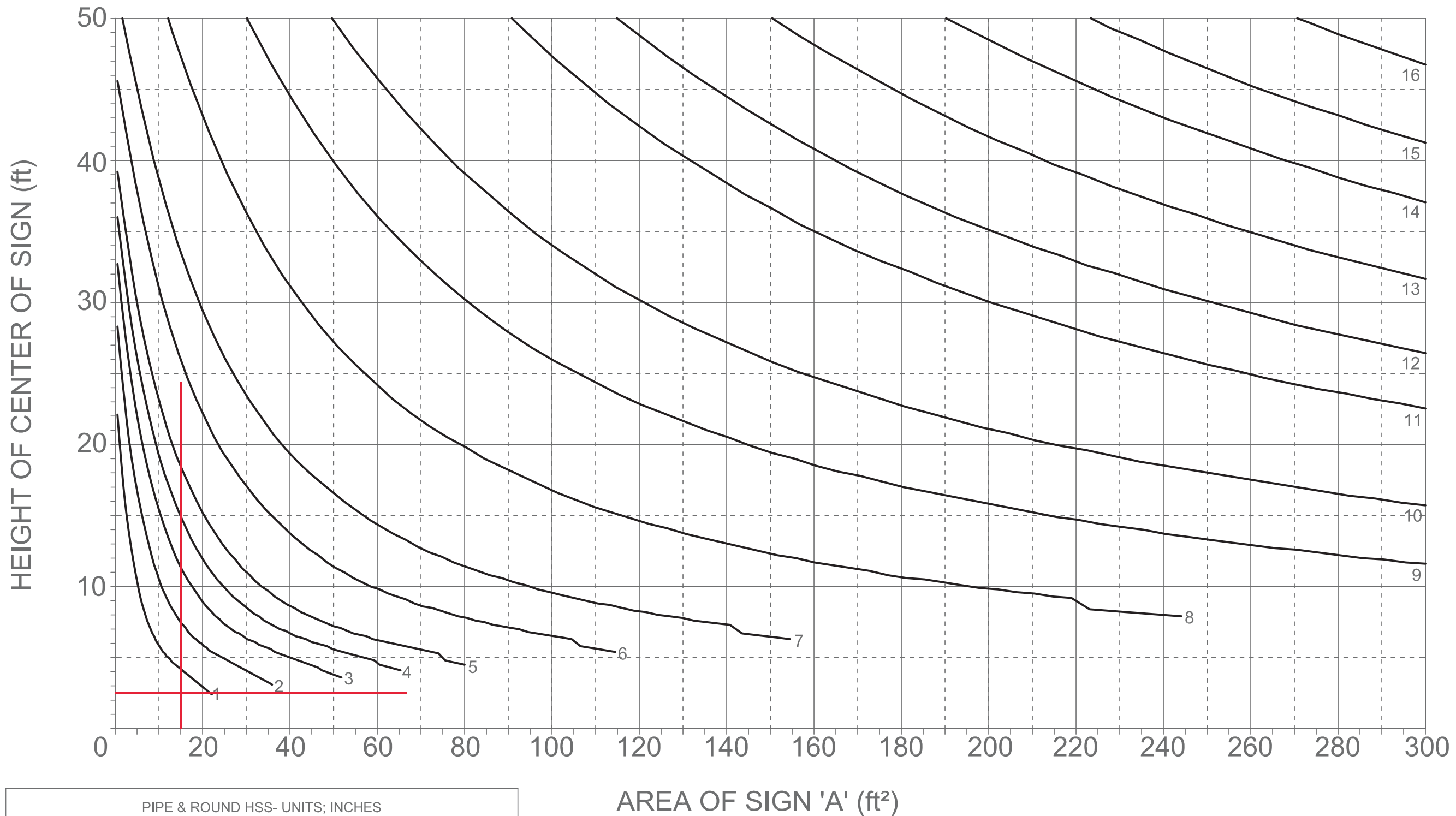
REVISIONS:  
NO. DATE

- 1
- 2
- 3
- 4
- 5

THIS ELECTRONIC  
SIGNATURE HAS BEEN  
AUTHORIZED BY ME



Expires: 06-30-2022



PIPE & ROUND HSS- UNITS; INCHES					
#	DIA	t	#	DIA	t
1	2	0.154	9	10.0	0.365
2	2.5	0.203	10	12.0	0.375
3	3.0	0.216	11	14.0	0.375
4	3.5	0.226	12	16.0	0.375
5	4.0	0.237	13	18.0	0.375
6	5.0	0.258	14	20.0	0.375
7	6.0	0.280	15	22.0	0.375
8	8.0	0.322	16	24.0	0.375

**AREA OF SIGN 'A' (ft<sup>2</sup>)**

**NOTES**

1. PLOT POINT AND CHOOSE THE CURVE ABOVE THE POINT
2.  $F_y = 35$  KSI FOR DIAMETERS  $< 12"$ ,  $F_y = 42$  KSI FOR DIAMETERS  $\geq 12"$

**V = 105 MPH**  
**SINGLE POLE- PIPE & ROUND HSS**

**SHEET TITLE:**  
**SHEET: S4**



**SULLAWAY ENGINEERING**  
 10815 RANCHO BERNARDO RD., SUITE 260  
 SAN DIEGO, CA 92198  
 PROJECTMANAGER@SULLAWAYENG.COM  
 (658)-312-5150  
 www.sullawayeng.com

**SIGN DESIGN ENGINEERING STANDARDS; FOR THE STATE OF ARIZONA**

PROJECT NUMBER:  
18147

DATE: 11-6-2018  
 SCALE: NO SCALE  
 DRAWN BY: MFS  
 DESIGNED BY: MFS

REVISIONS:	NO.	DATE
1		
2		
3		
4		
5		

THIS ELECTRONIC SIGNATURE HAS BEEN AUTHORIZED BY ME

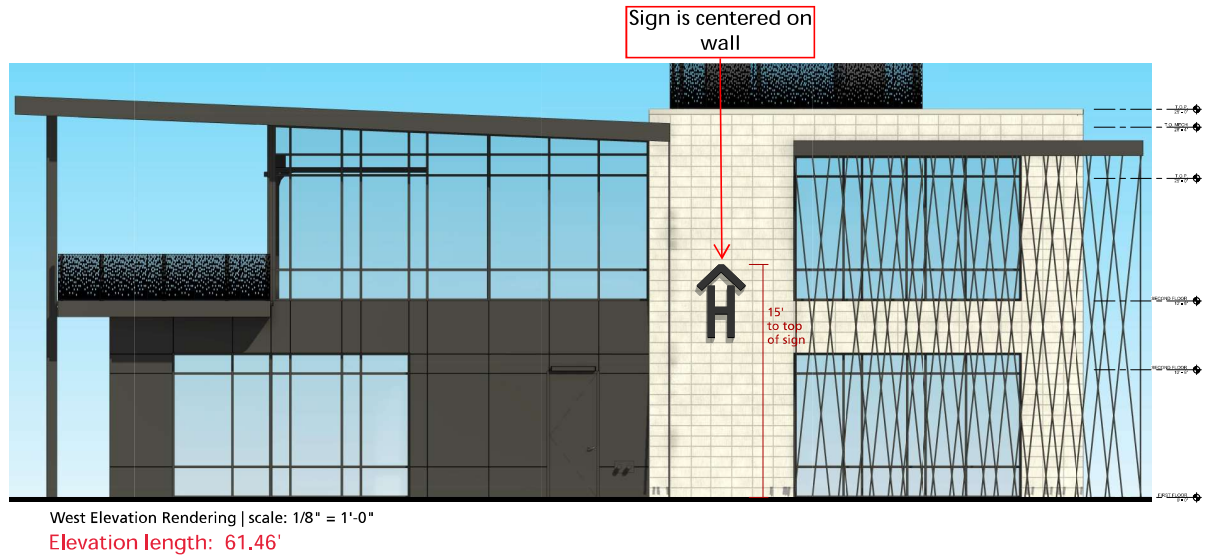
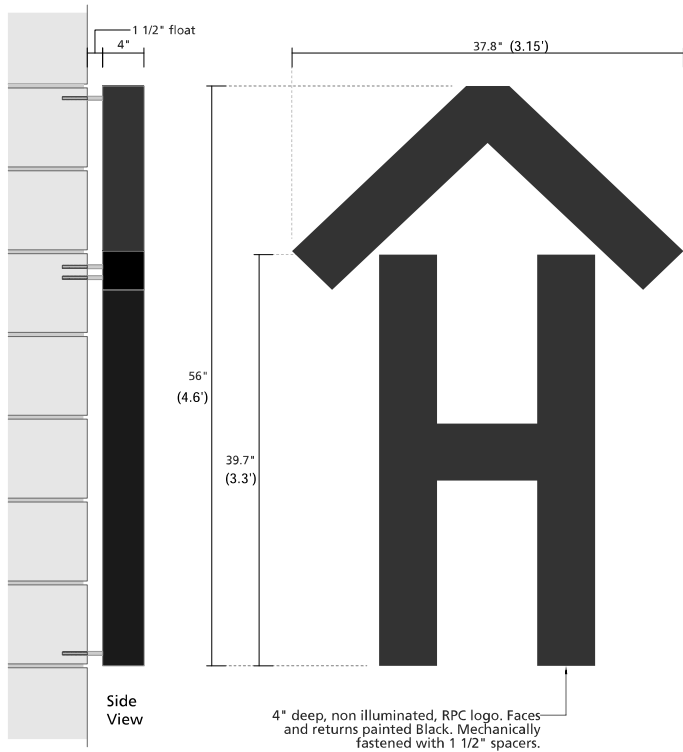


Expires: 06-30-2022

City of Phoenix Plan #: 240256-LPSG Date: 05/09/24

City of Phoenix Plan #: 240256-LPSG Date: 05/09/24

# **EXHIBIT 9**



**Building Mounted Sign**  
scale: 1" = 1'-0"

14.7 SF



Gretchen Wilde, owner / designer  
1205 N. Miller Road  
Tempe, AZ 85288  
480.966.6565 / 480.966.5668 (f)  
signs@airparksigns.com

3609 N 44th St.  
Phoenix, AZ

NOTES:

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

trc  
gw

High Place Mortgage

11.13.23

Building Mounted Sign

1  
PAGE

All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. Airpark signs & graphics will do their best to maintain the design intent of these drawings at all times. If the owner or owners' representative wishes to receive detail drawings on all changes during the fabrication process, Airpark signs & graphics must be advised in writing prior to the start of fabrication. This is an original unpublished drawing created by Airpark signs and graphics. It is submitted for your personal use in connection with a proposed project. It is the property of Airpark signs and graphics. It is not to be reproduced, copied, photographed, exhibited or used in any fashion without expressed written approval of Airpark signs and graphics.

# **EXHIBIT 10**

H



FDC



↑ HIGH PLACE  
MORTGAGE



H

FDC

FAC

↑ HIGH PLACE  
MORTGAGE

3609



ORDINANCE G-6908

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-39-21-6) FROM R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R-O (RESIDENTIAL OFFICE – RESTRICTED COMMERCIAL DISTRICT).

---

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as

follows:

SECTION 1. The zoning of a 0.48 acre site located approximately 180 feet south of the southeast corner of 44th Street and Clarendon Avenue in a portion of Section 30, Township 2 North, Range 4 East, as described more specifically in Exhibit "A", is hereby changed from "R1-10" (Single-Family Residence District) to "R-O" (Residential Office – Restricted Commercial 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:

1. The development shall be in general conformance with the elevations date stamped June 14, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. The public sidewalk along 44th Street shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper shade trees that provide a minimum 75 percent shade at maturity.
  - b. Drought tolerant vegetation maintained at a maximum mature height of 24 inches and achieve minimum 75 percent live coverage.
3. A minimum 20-foot landscape setback shall be required adjacent to 44th Street and shall include large canopy shade trees 20 feet on center or in equivalent groupings between the sidewalk and proposed site development, as approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum four-inch caliper and 75 percent of the trees shall be minimum three-inch caliper. Five, five-gallon shrubs per tree, and additional shrubs or live groundcover, shall provide minimum 75 percent live cover at mature size, as approved by the Planning and Development Department.
4. A minimum 4-foot landscape setback shall be required along the eastern property line. This setback shall be planted with minimum 8-foot-tall shrubs or plants to provide a tall vegetative buffer from adjacent single-family residences to the east, as approved by the Planning and Development Department.
5. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department. Shade may be provided with a combination of trees and structural shade.

- 6.** There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
7. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
9. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
10. Trees shall be placed to provide 75 percent shade coverage on all pedestrian paths and sidewalks at full maturity, as approved by the Planning and Development Department. Shade structures may be used to meet the shade requirement in places where trees are unable to be located.
11. The developer shall record a cross-access agreement for any shared access drives along 44th Street.
12. The developer shall dedicate a 10-foot sidewalk easement and construct a minimum 5-foot-wide sidewalk and landscape strip along 44th Street, as approved by the Planning and Development Department.
13. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
14. 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.

15. 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 the record.

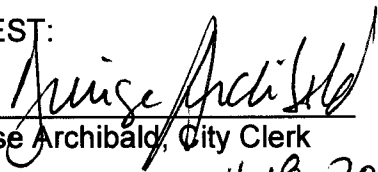
SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of November, 2021.



MAYOR

ATTEST:

  
Denise Archibald, City Clerk  
11-18-2021

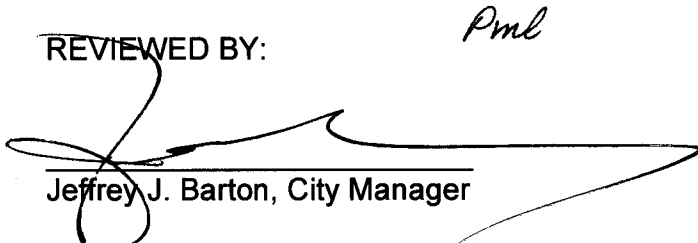


APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By:

  
Acting Chief Counsel

REVIEWED BY:

  
Jeffrey J. Barton, City Manager

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

PL:tml:LF21-2599:3-2021:2286503v1

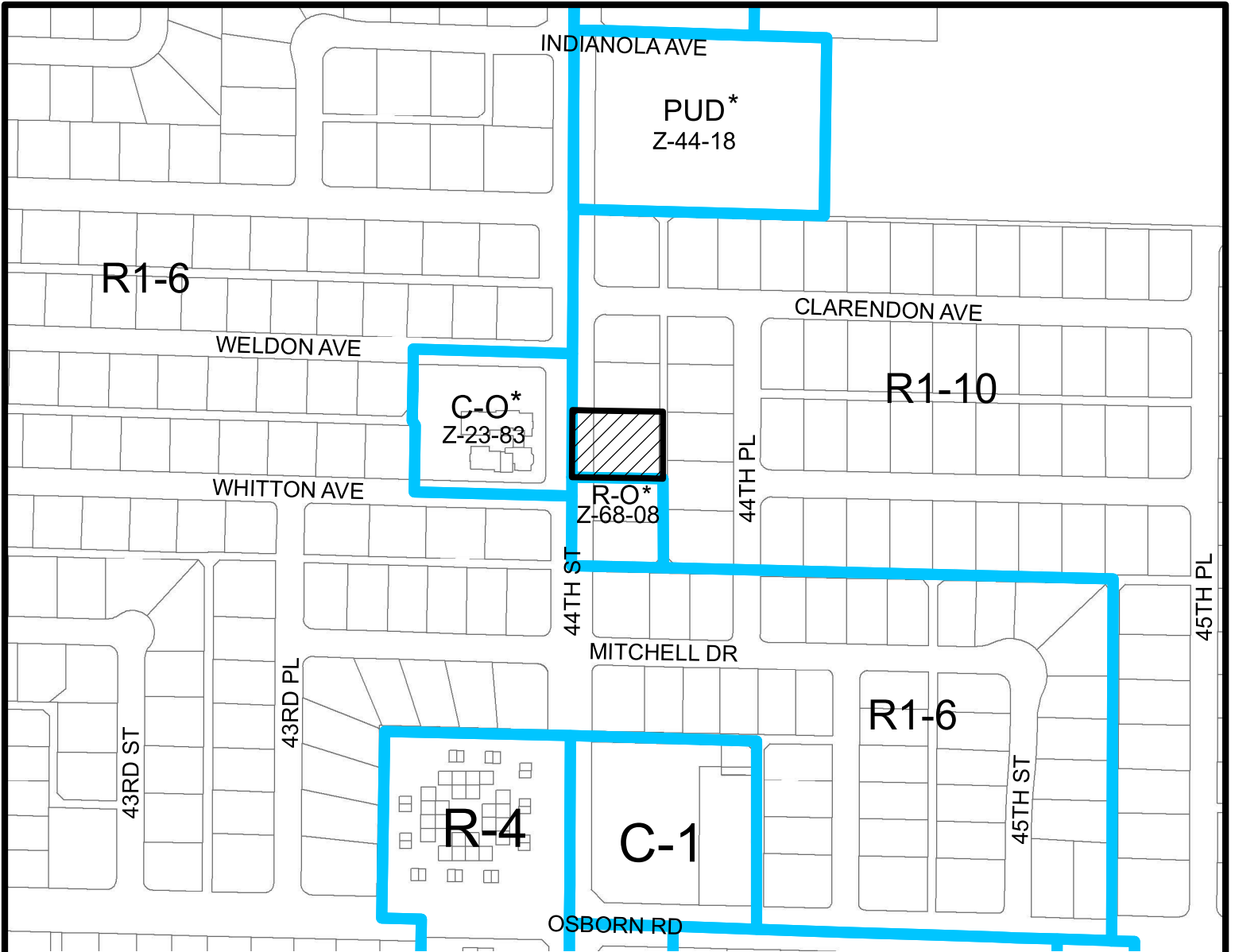
EXHIBIT A

LEGAL DESCRIPTION FOR Z-39-21-6

TRACT 'A' OF RANCHO VENTURA PER MCR 60-37  
3609 N. 44TH STREETT, PHOENIX, AZ 85018

SITUATED IN SECTION 30, T.2N., R.4E., OF THE G&S.R.B.&M.,  
CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA





Miles

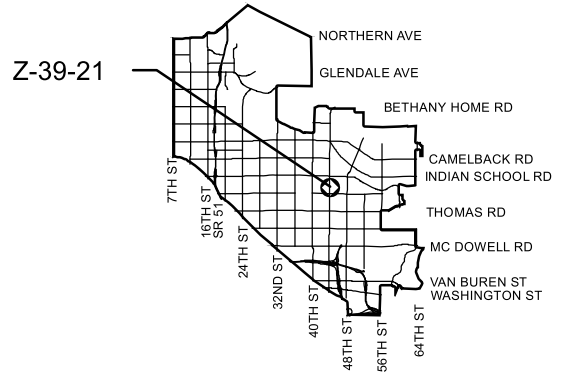
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**CAMELBACK EAST VILLAGE**

CITY COUNCIL DISTRICT: 6



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **High Place Investment- Brent Nardecchia**

**REQUESTED CHANGE:**

FROM: **R1-10 ( 0.48 a.c.)**

APPLICATION NO. **Z-39-21**

DATE: **7/2/2021**  
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

**0.48 Acres**

AERIAL PHOTO & QUARTER SEC. NO.  
**QS 16-38**

ZONING MAP  
**H-11**

TO: **R-O ( 0.48 a.c.)**

**MULTIPLES PERMITTED**

R1-10

R-O

**CONVENTIONAL OPTION**

1

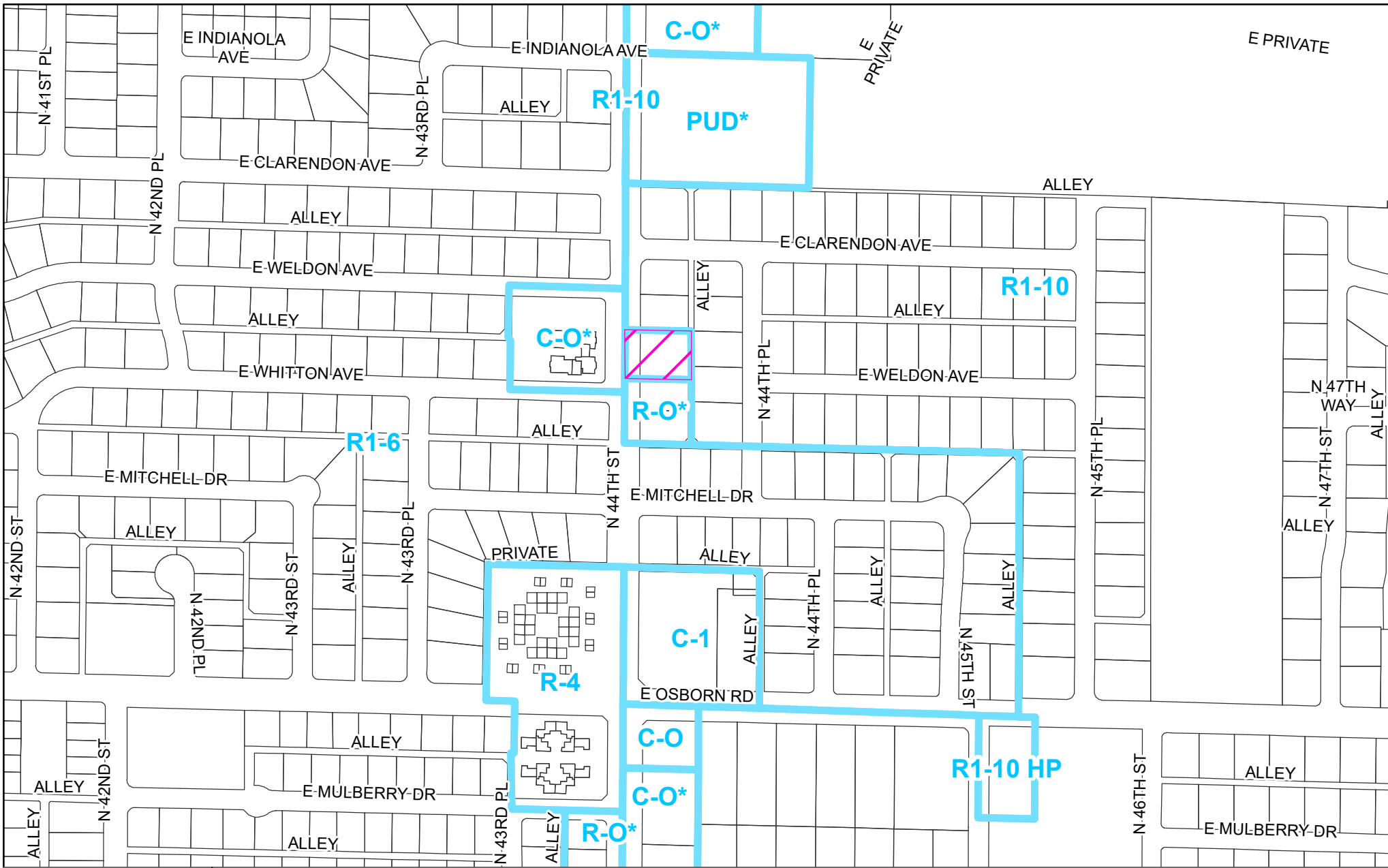
1

**\* UNITS P.R.D. OPTION**

2

N/A

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

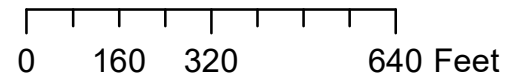


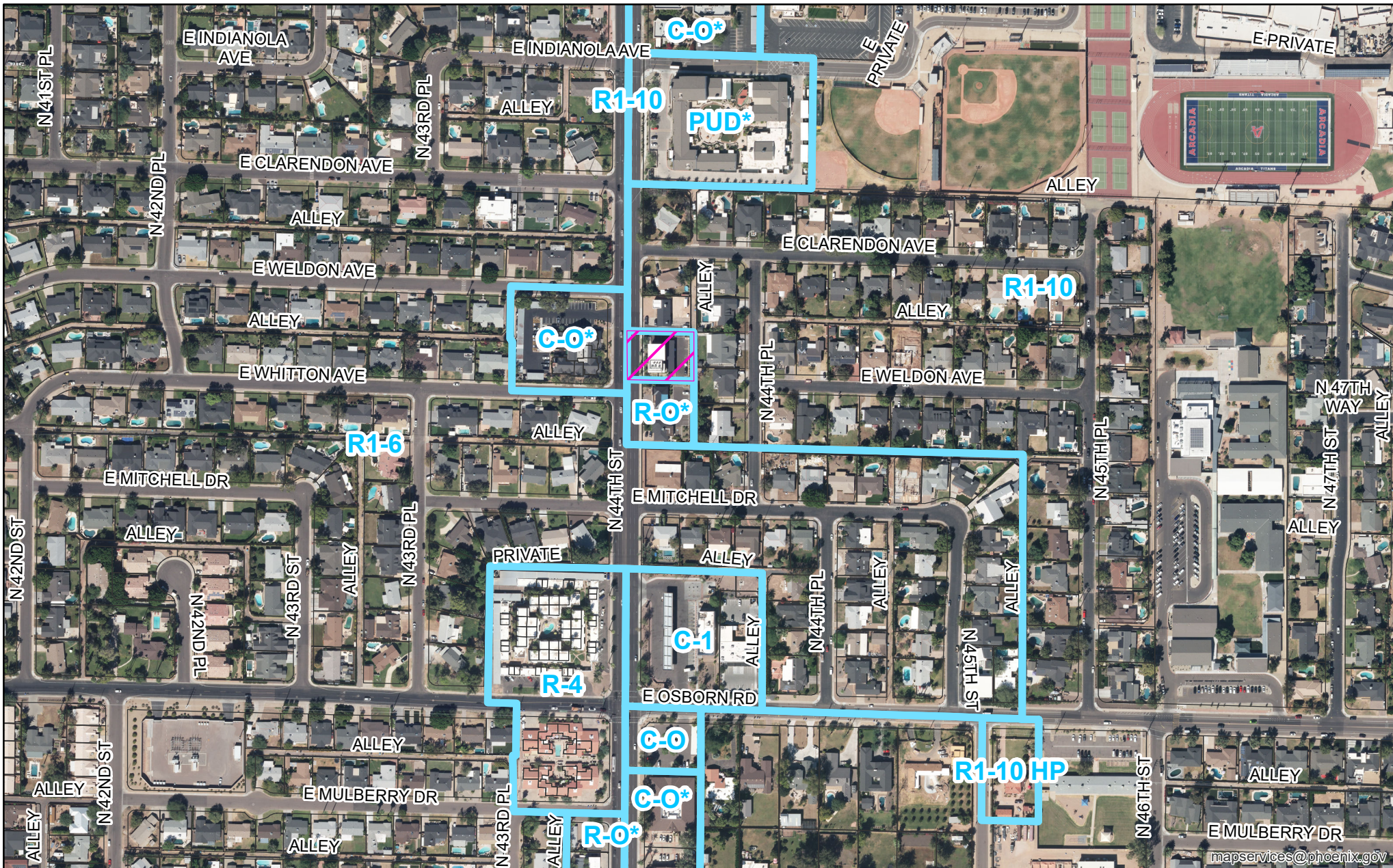
PHO-1-26--Z-39-21-6

**Property Location: Approximately 830 feet north of the northeast corner of 44th Street and Osborne Road**



**Planning & Development Department**





mapservices@phoenix.gov

PHO-1-26--Z-39-21-6

**Property Location: Approximately 830 feet north of the northeast corner of 44th Street and Osborne Road**



**CITY OF PHOENIX**

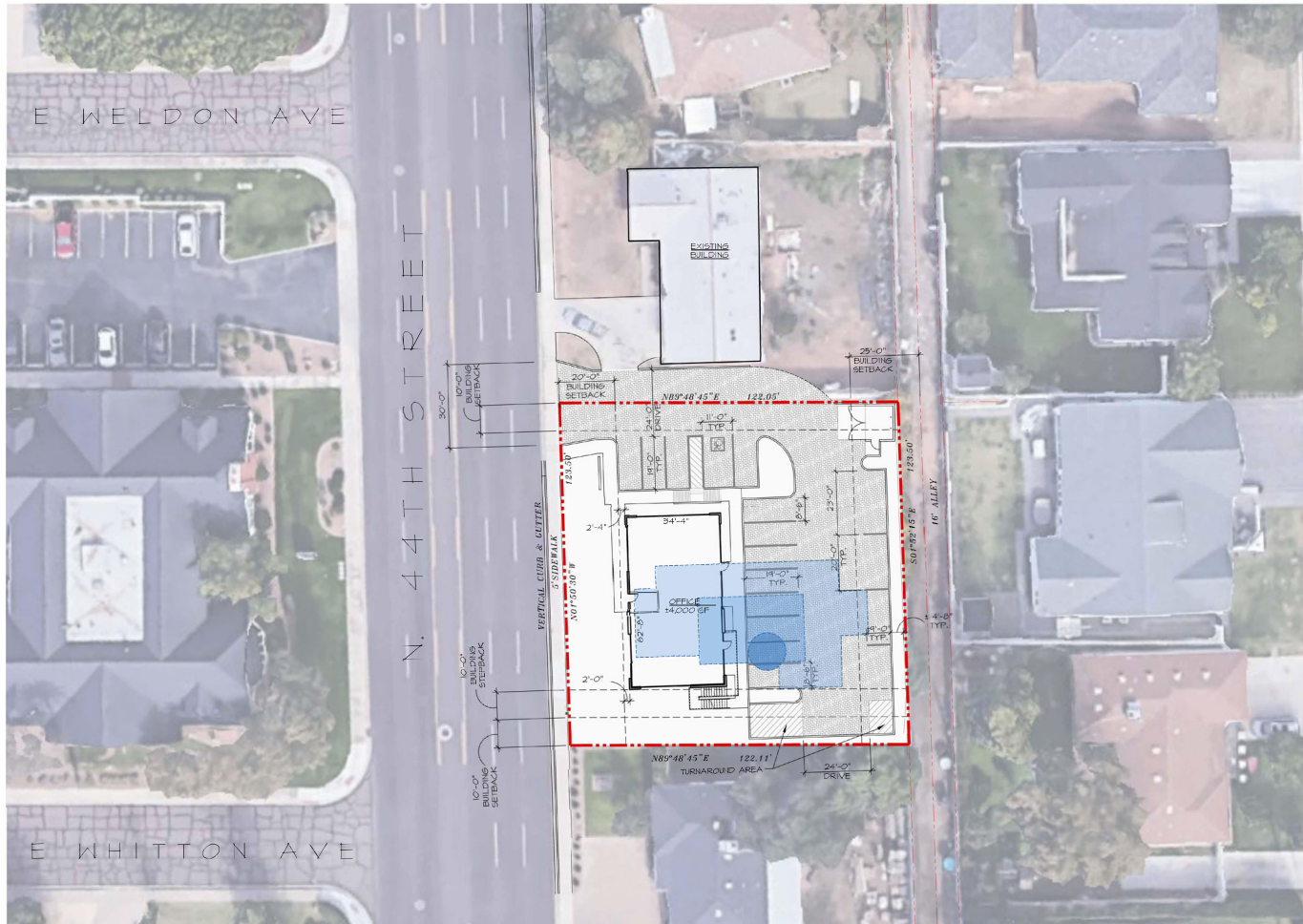
JUN 14 2021

Planning & Development  
Department

**CITY OF PHOENIX**

APR 02 2026

Planning & Development  
Department



DRIVEWAY PAVER

CONCEPTUAL SITE PLAN  
SCALE: 1/32" = 1'-0"

3609 NORTH 44TH ST

PHOENIX, ARIZONA 85018

CONCEPTUAL SITE PLAN

PROJECT	DATA
SITE AREA	± 39 AC
BUILDING SF	± 4,200 SF
COVERGE	± 14.4%
PARKING REQ.	± 16 (1/250 SF)
PARKING PROVIDED	11

PROJECT #: 21-025.0  
DATE: 5.20.21



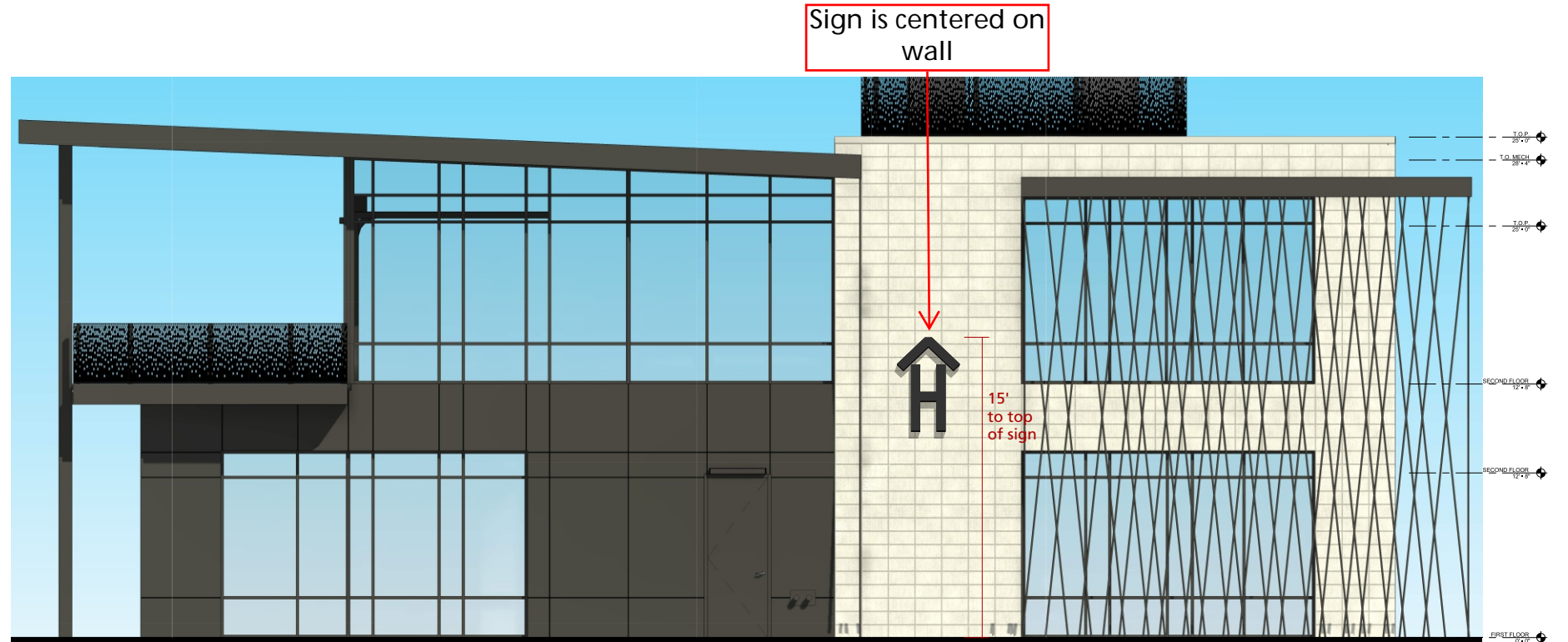
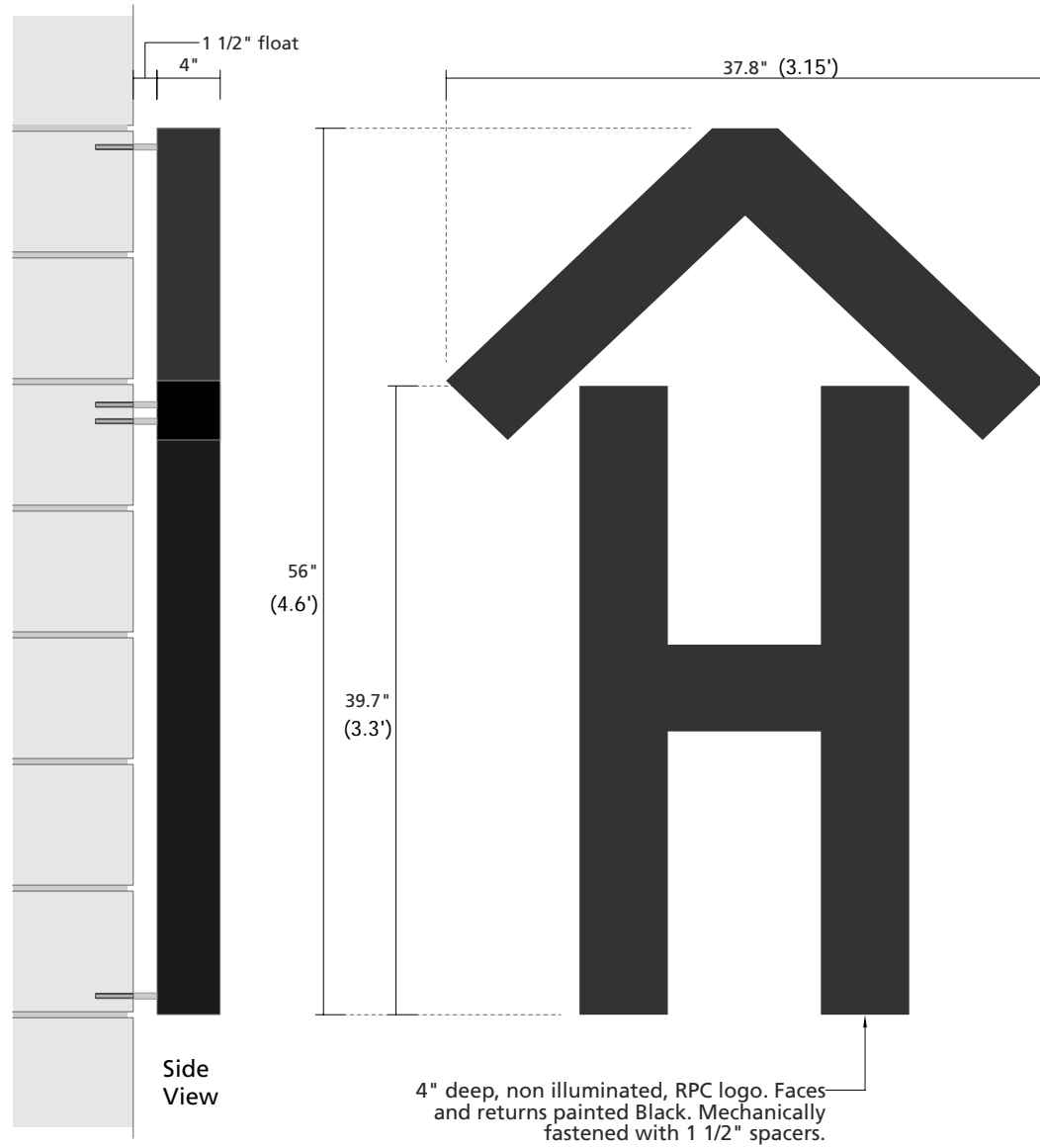
1046 N. 44th St, #200 Phoenix, AZ 85008  
602.952.8565 www.pdi.az.com

PHO-1-26--Z-39-21-6

Proposed Conceptual Site Plan

Hearing Date: May 20, 2026

City of Phoenix Plan #: 231437-LPSG ADA2 Date: 11/27/23



West Elevation Rendering | scale: 1/8" = 1'-0"  
Elevation length: 61.46'

City of Phoenix Plan #: 231437-LPSG ADA2 Date: 11/27/23

Building Mounted Sign

scale: 1" = 1'-0"

14.7 SF

CITY OF PHOENIX  
APR 02 2025  
Planning & Development  
Department

**AIRPARK**  
SIGNS & GRAPHICS  
Gretchen Wilde, owner / designer  
1205 N. Miller Road  
Tempe, AZ 85288  
480.966.6565 / 480.966.5668 (f)  
signs@airparksigns.com

3609 N 44th St.  
Phoenix, AZ

NOTES:

Approved By:

Date:

trc  
gw

High Place Mortgage

11.13.23

Building Mounted Sign

1  
PAGE



**NW CONCEPTUAL PERSPECTIVE**



**NE CONCEPTUAL PERSPECTIVE**



**SE CONCEPTUAL PERSPECTIVE**

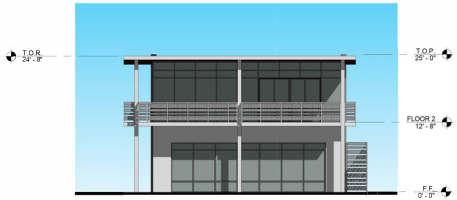


**SW CONCEPTUAL PERSPECTIVE**



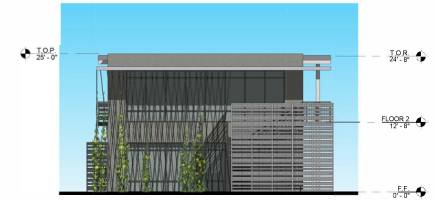
**WEST ELEVATION**

3/32" = 1'-0"



**NORTH ELEVATION**

3/32" = 1'-0"



**SOUTH ELEVATION**

3/32" = 1'-0"



**EAST ELEVATION**

3/32" = 1'-0"

**CITY OF PHOENIX**

JUN 14 2021

Planning & Development  
Department

3609 N 44th STREET

PHOENIX, AZ 85018

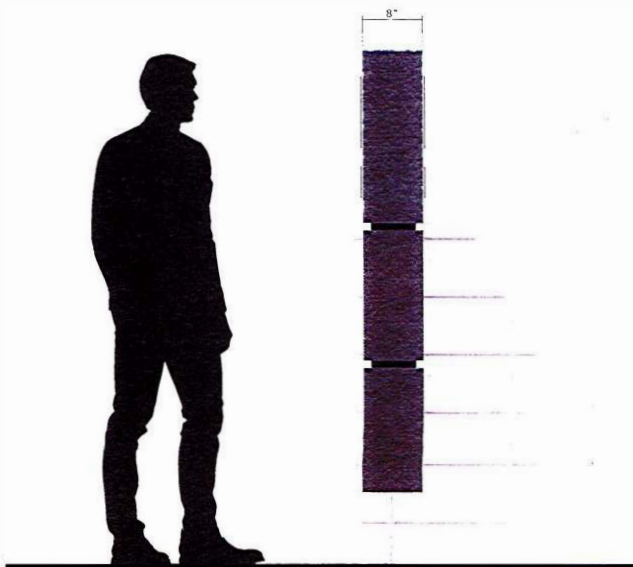
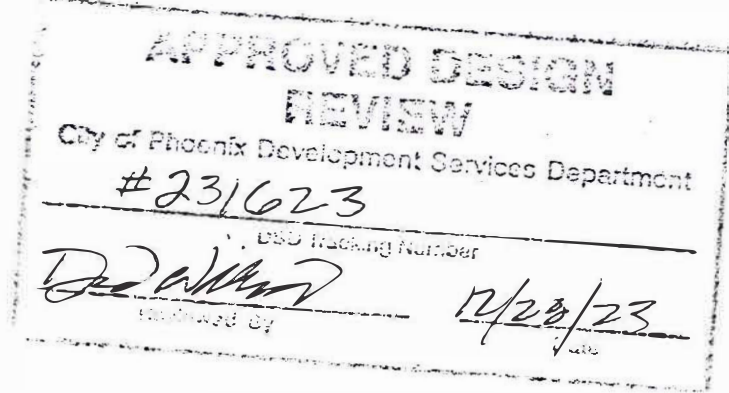
CONCEPTUAL ELEVATIONS - CRISS CROSS CABLES

21-009-00

6.8.21

EL-4

COPYRIGHT PINNACLE DESIGN, INC. 2021



Tenant Monument Sign  
Scale: 3/8" = 1'-0"



<p>Craig Ryan White, Licensed Designer 1995 N. Millicent Street Tempe, AZ 85284 480-988-8308 / 480-988-8305 (F) craig@airpark.com</p>	<p>3609 N 44th St. Phoenix, AZ</p>	<p>NOTES:</p> <p>Approved By: _____ Date: _____</p>	<p>trc gw</p>	<p>High Place Mortgage Monument Sign 11.20.23 1 PAGE</p>
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H



FDC

↑ HIGH PLACE  
MORTGAGE



↑ HIGH PLACE  
MORTGAGE

3609



**This item was adopted.**

**42 Amend City Code - Ordinance Adoption - Rezoning Application  
Z-39-21-6 - Approximately 180 Feet South of the Southeast Corner  
of 44th Street and Clarendon Avenue (Ordinance G-6908)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-39-21-6 and rezone the site from R1-10 (Single-Family Residence District) to R-O (Residential Office - Restricted Commercial District) to allow an office.

**Summary**

Current Zoning: R1-10 (Single-Family Residence District)

Proposed Zoning: R-O (Residential Office - Restricted Commercial District)

Acreage: 0.48 acres

Proposal: Office

Applicant: Brent Nardecchia, High Place Investments, LLC

Owner: High Place Investments, LLC

Representative: Rod Jarvis, Earl & Curley, P.C.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Camelback East Village Planning Committee heard this case on Sept. 7, 2021 and recommended approval, per the staff recommendation, by a vote of 14-0.

PC Action: The Planning Commission heard this case on Oct. 7, 2021 and recommended approval, per the Camelback East Village Planning Committee recommendation with an additional stipulation, by a vote of 9-0.

**Location**

Approximately 180 feet south of the southeast corner of 44th Street and Clarendon Avenue

Council District: 6

Parcel Address: 3609 N. 44th St.

**This item was adopted.**

12. Application #: **Z-39-21-6**  
From: R1-10  
To: R-O  
Acreage: 0.48  
Location: Approximately 180 feet south of the southeast corner of 44th Street and Clarendon Avenue  
Proposal: Office  
Applicant: Brent Nardecchia, High Place Investment, LLC  
Owner: High Place Investments, LLC  
Representative: Rod Jarvis, Earl & Curley, P.C.

Ms. Racelle Escolar stated that Item No. 12 is Z-39-21-6, a request to rezone 0.48-acres located approximately 180 feet south of the southeast corner of 44th Street and Clarendon Avenue from R1-10 (Single-Family Residence District) to R-O (Residential Office) District to allow an office.

The Camelback East Village Planning Committee recommended approval, per the staff recommendation.

Staff recommends approval, per the Camelback East Village Planning Committee recommendation, with the addition of the standard Proposition 207 waiver of claims stipulation as follows:

**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.**

Chairwoman Shank stated that there were no registered speakers in opposition.

**Commissioner Johnson MOTIONED to approve Z-39-21-6, per the Camelback East Village Planning Committee recommendation, with the additional stipulation as read into the record.**

**Commissioner Mangum SECONDED.**

There being no further discussion, the Chairwoman Shank called for a vote and the MOTION Passed 9-0.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped June 14, 2021, as modified by the following stipulations and approved by the Planning and Development Department.

2. The public sidewalk along 44th Street shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper shade trees that provide a minimum 75 percent shade at maturity.
  - b. Drought tolerant vegetation maintained at a maximum mature height of 24 inches and achieve minimum 75 percent live coverage.
3. A minimum 20-foot landscape setback shall be required adjacent to 44th Street and shall include large canopy shade trees 20 feet on center or in equivalent groupings between the sidewalk and proposed site development, as approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum four-inch caliper and 75 percent of the trees shall be minimum three-inch caliper. Five, five-gallon shrubs per tree, and additional shrubs or live groundcover, shall provide minimum 75 percent live cover at mature size, as approved by the Planning and Development Department.
4. A minimum 4-foot landscape setback shall be required along the eastern property line. This setback shall be planted with minimum 8-foot-tall shrubs or plants to provide a tall vegetative buffer from adjacent single-family residences to the east, as approved by the Planning and Development Department.
5. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department. Shade may be provided with a combination of trees and structural shade.
6. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
7. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.

9. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
10. Trees shall be placed to provide 75 percent shade coverage on all pedestrian paths and sidewalks at full maturity, as approved by the Planning and Development Department. Shade structures may be used to meet the shade requirement in places where trees are unable to be located.
11. The developer shall record a cross-access agreement for any shared access drives along 44th Street.
12. The developer shall dedicate a 10-foot sidewalk easement and construct a minimum 5-foot-wide sidewalk and landscape strip along 44th Street, as approved by the Planning and Development Department.
13. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
14. 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.
15. 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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and requested zoning. She stated that there was no site plan or elevations associated with this case and the intent of the request is to have consistent zoning with the adjacent residential parcels to the north. She added that the parcels were originally intended to function as a landscape buffer between the auto dealership and the single-family residential but were sold to adjacent property owners to be incorporated into private yards. She reviewed the staff findings and stipulations and added that staff recommended approval, subject to stipulations. She also noted that no correspondence from members of the public had been received regarding the request.

**Bill Allison**, representative with Withey Morris, PLC, provided the history of the property, explaining that the subject site was intended to be a landscape buffer between the auto dealership to the south and residential neighborhood to the north. He added that the request would ensure the zoning is consistent with the surrounding single-family lots.

### **MOTION**

**Barry Pacey** made a motion to approve the request per the staff recommendation. **Craig Tribken** seconded the motion.

### **VOTE**

**13-0:** Motion passes with committee members Swart, Fischbach, Bair, Bayless, Beckerleg Thraen, Eichelkraut, Grace, McKee, Miller, Nye, Pacey, Rush, and Tribken in favor.

- 4) **Z-39-21-6:** Presentation, discussion, and possible recommendation regarding a request to rezone 0.48 acres located approximately 180 feet south of the southeast corner of 44th Street and Clarendon Avenue from R1-10 (Single-Family Residence District) to R-O (Residential Office – Restricted Commercial District) to allow office use.

**Sofia Mastikhina**, staff, provided an overview of the request, including its location, current and surrounding zoning, and relationship to the 44th Street Corridor Residential Office Study. She explained that this study recommended this site for appropriate conversion to residential office if either combined with an adjacent parcel or if accessed via a shared driveway. The applicant has proposed the latter. She explained that the proposal is to demolish the existing structure on the site and build a new, two-story office building of modern design. She presented the proposed site plan and elevations, highlighted staff's findings, recommendation for approval, and listed the recommended stipulations of approval.

**Rod Jarvis**, representative with Earl & Curley, P.C., provided contextual information on the site, outlining its location on a major arterial street, noting nearby two-story developments, as well as surrounding commercial and office zoning. He presented the site plan, explaining that the new building will have a larger separation from the adjacent single-family homes to the east than the current structure. Additionally, the applicant has agreed to neighbors' requests to plant tall bamboo plants along the eastern property

line to better shield the development. He then presented the elevations as well as an exhibit showing the separation from the building, notably the second story, from the eastern property line. He discussed the neighborhood outreach conducted, adding that members of the Arcadia Osborn Neighborhood Association are supportive, with only one remaining concern relating stormwater drainage on the property to the north.

### **PUBLIC COMMENT**

**Wally Graham** expressed his support for the architectural design and praised the applicant. He then outlined his concerns regarding the grading of the subject site in relation to the property to the north, and shared photos that show the difference in grade between the two properties. He stated that a shared driveway along this shared property line where this difference exists could further exacerbate drainage problems. He then explained that the property owner to the north has made commercial improvements to the site and has started operating a business without the proper entitlements and, as such, without a required grading and drainage plan. He thanked the applicant's representative for working with him on communicating with the property owner to the north to come to a solution. **Jarvis** stated that the property owner to the north has already approached him to pursue a rezoning and all appropriate permits for his site.

### **MOTION**

**Vic Grace** made a motion to approve the request per the staff recommendation. **Barry Paceley** seconded the motion.

### **VOTE**

**13-0:** Motion passes with committee members Swart, Fischbach, Bair, Bayless, Beckerleg Thraen, Eichelkraut, Grace, McKee, Miller, Nye, Paceley, Rush, and Tribken in favor.

- 5) Presentation, discussion and review of a development located on the north side of the 202 freeway, between 40th & 44th Street. This item is in relation to Stipulation No. 3 of Rezoning Case No. Z-188-05-8 in regard to review and comment of building elevations by the Camelback East Village Planning Committee prior to submittal to the Planning and Development Department for approval.

*Committee member O'Malley arrived during this item, bringing the quorum to 14 members.*

**Brian Greathouse**, representative with Burch & Cracchiolo, provided an overview of the project, which was approved in December 2019. He stated that the developer, JLB, is ready to move forward with permits and, as part of the entitlement stipulations, their site plan and elevations are coming before the committee for feedback prior to preliminary site plan approval. He presented the site plan and elevations for the multifamily residential development, noting that the architecture was inspired by the nearby Sky Harbor International Airport.