

Standard Second Notification Letter Update

For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, option #6.

November 13, 2023

Dear Property Owner or Neighborhood Association President:

The purpose of this follow-up letter is to inform you that pursuant to our company filing **KIVA Z-32-23-3** for a 1.2 acre site located **1602 E. Desert Cove Ave** the City of Phoenix Planning Commission voted to continue the hearing in an effort to make sure that the Neighborhood and Neighborhood Associations, including any and all parties who opposed the proposed application for rezoning had the opportunity to voice their concerns with both the owner/applicant and members of the Planning Commission per the scheduled dates noted below.

The meetings/hearings are as follows:

Planning Commission Hearing:	Location:	City of Phoenix Council Chambers
	Date and Time:	December 7, 2023 @ 6:00 PM
City Council Hearing:	Location:	City of Phoenix Council Chambers
	Date and Time:	January 4, 2023 @ 2:30 PM

You are welcome to attend any or all of these meetings/hearings to learn about the case and make your opinions known. Please confirm the meeting details with the City of Phoenix Planning and Development Department before attending as they are subject to change. Hearing information may also be found on signs posted on the site and in the Record Reporter. You may also make your feelings known on this case by writing to the City of Phoenix Planning and Development Department, Zoning Section, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003 and referencing the case number. Your letter will be made part of the case file.

The North Mountain Village Planning Committee will forward a recommendation to the Planning Commission after considering testimony from affected parties and reviewing the staff report prepared by the Planning and Development Department. The village planner who will staff this meeting is **Anthony Grande** and can be reached at **602-256-5648** or **anthony.grande@phoenix.gov**.

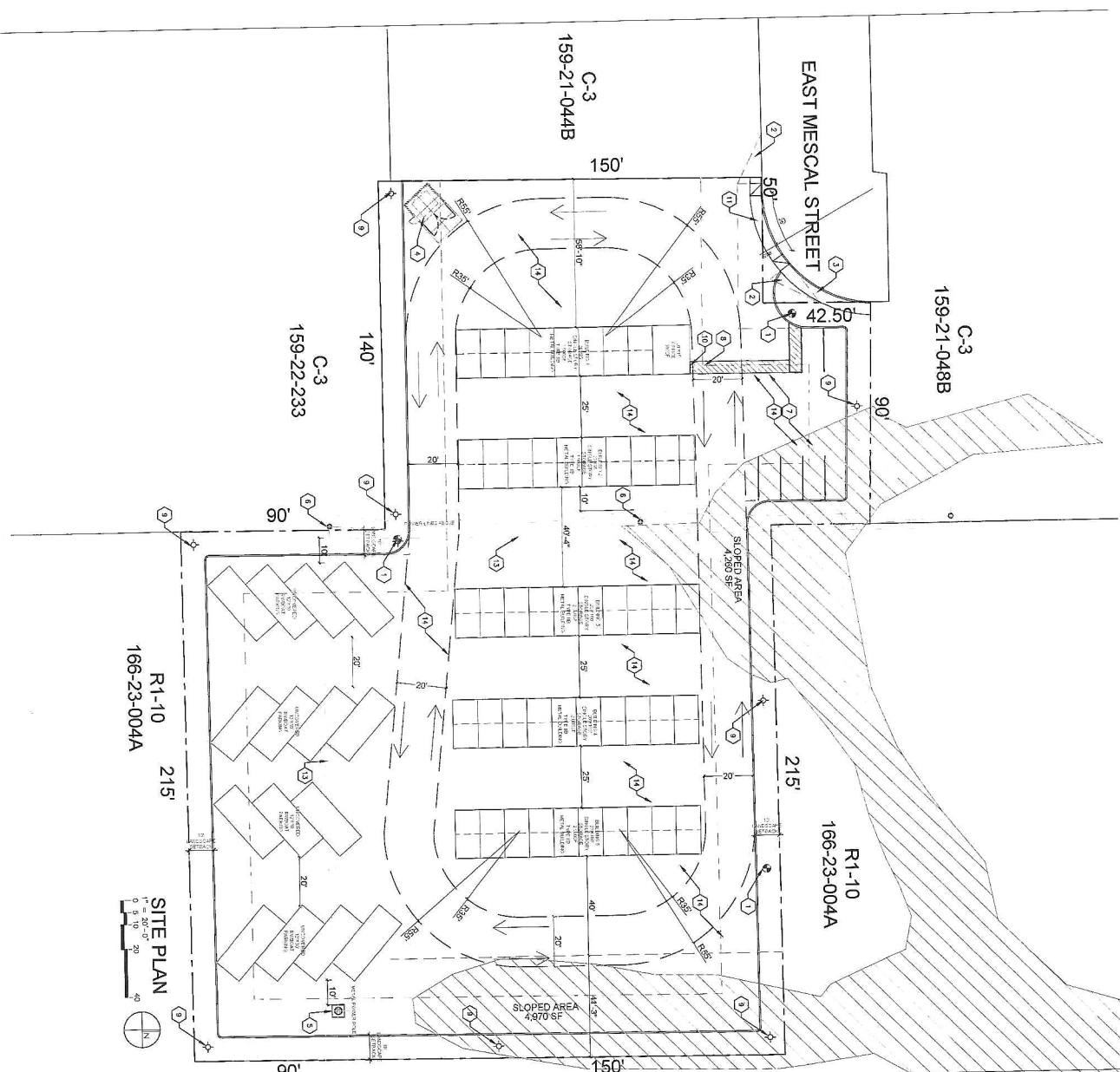
This planner can answer your questions regarding the village review and city hearing processes as well as the staff position once their report is complete. You are also urged to contact me at **480-300-9726** or **martyhall16@gmail.com** to learn more about the case and express your concerns.

If a case is not appealed within seven calendar days after the Planning Commission Hearing, the decision will be ratified and scheduled for Ordinance adoption by the City Council without further discussion.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at **480-300-9726** or **martyhall16@gmail.com**.

Sincerely,

Marty Hall
Owner Representative



R1-10 215' 166-23-004A

C-3 159-22-233

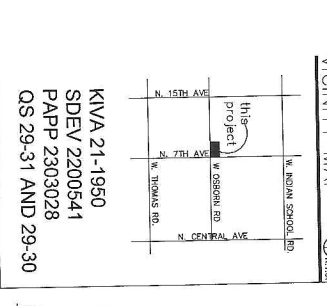
EAST MESCAL STREET
SLOPED AREA 4280 SF
SLOPED AREA 4970 SF
R1-10 215' 166-23-004A
C-3 159-21-048B
C-3 159-21-044B

R1-10 166-23-004A

- SHEET KEYNOTES**
- 1 NEW FIRE MANNING, 175'
 - 2 NEW 10' X 20' VEHICLE STORAGE - 100' X 100' AND 100' X 50' TO BE ADDED TO EXISTING STORAGE AND TO PROVIDE DRIVE FROM WEST SIDE THAT IS OVER 3' HIGH
 - 3 NEW VEHICLE DRIVE AND DRIVE IN CURVE
 - 4 NEW RAMP INDICATOR
 - 5 EXISTING BURN POWER POLE
 - 6 EXISTING POWER POLE
 - 7 USE 2X4 STRUCT. ALL SPECIFICATIONS AT FURNISH
 - 8 EXISTING BRUSH
 - 9 ACCESSIBLE DRIVE TO PROPERTY
 - 10 NEW SITE LIGHTING
 - 11 NEW 10' X 10' TOILET BUILDING TO BE ADDED TO EXISTING BLDG. TO PROVIDE LAVATORY SHALL NOT HAVE A DRIVE DRIVEWAY FROM 25' IN ANY DIRECTION
 - 12 P-1025 DRIVEWAY
 - 13 DRIVE TO CORNER BY EAST OF PARKING DRIVE
 - 14 EXISTING EXTERIOR POWER LINES
 - 15 NEW SLOPED TERRAIN PROTECTIVE

- SITE NOTES**
- PROPERTY AND USE OF THIS SITE SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
 - ALL UTILITIES SHOWN ARE THE RESULT OF FIELD SURVEY AND FIELD TESTING. ANY UNIDENTIFIED UTILITIES SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
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- LEGEND**
- PROPERTY LINE
 - EXISTING / SETBACK LINE
 - EXISTING CURB
 - EXISTING FIRE HYDRANT
 - ACCESSIBLE ROUTE FROM BUILDING TO COMMON AREA



VICINITY MAP

KIVA 21-1950
SDEV 2200541
PAPP 2303028
QS 29-31 AND 29-30

SITE DATA

ADDRESS PARCEL NO.	166-23-004	166-23-004
SITE AREA GROSS	52,263 SF	13,942 SF
ASPHALTED DRIVEWAY	11,999 ACRES	13,942 ACRES
NEWEST TOTAL	77,263 SF	179,182 SF
EXISTING TOTAL	1,100 SF	1,100 SF
NEWEST CONSTRUCTION	76,163 SF	178,082 SF
EXISTING CONSTRUCTION	1,100 SF	1,100 SF
TOTAL CONSTRUCTION	77,263 SF	179,182 SF
PERMITTED CONSTRUCTION	77,263 SF	179,182 SF
UNPERMITTED CONSTRUCTION	0 SF	0 SF
ALLOWED CONSTRUCTION	77,263 SF	179,182 SF

PARKING CALCULATIONS

BUILDING CONSTRUCTION

EXISTING BLDG CONSTRUCTION

NEW BLDG CONSTRUCTION

TOTAL BLDG CONSTRUCTION

PERMITTED BLDG CONSTRUCTION

UNPERMITTED BLDG CONSTRUCTION

ALLOWED BLDG CONSTRUCTION

EXISTING DRIVEWAY

NEW DRIVEWAY

TOTAL DRIVEWAY

PERMITTED DRIVEWAY

UNPERMITTED DRIVEWAY

ALLOWED DRIVEWAY

MESCAL SITE PLAN

1602 EAST DESERT COVE ROAD
PHOENIX, AZ 85020

drafter LLC
4101 N. CENTRAL AVENUE
PHOENIX, AZ 85018
(602) 999-9090
www.drafter.com

A1.0

NO. REVISION

NO.	REVISION	DATE

PROJECT NO. / SHEET NO.

DATE: 01.18.2020

DRAWN BY: M. FERREZ
CHECKED BY: M. FERREZ