



November 21, 2024

Dear Property Owner or Neighborhood Organization Representative,

The purpose of this letter is to inform you that **Rezio LLC** has recently filed a rezoning request for an approximately 0.99-acre site located at **13425 N 21st Pl, Phoenix, AZ 85022**, rezoning case number **Z-100-24**, to change the zoning from **R-3** to **R-5**. I/We would like to invite you to a neighborhood meeting to discuss this rezoning request and proposed development.

Attached is a copy of the cover page of our application, the site plan, and elevations. The following describes our request:

- **Proposed change:** Zoning district change from **R-3** to **R-5**, which would permit the development of multifamily residential units. While R-5 zoning allows up to 43.5 units per acre, we plan to build at a density of **24 dwelling units per acre (du/ac)**.
- **Existing use:** The site is currently designated as Multifamily Residential with a density of **12 dwelling units per acre (du/ac)** in the General Plan, and it is zoned R-3.

A neighborhood meeting will be held on:

December 2, 2024 @ 9:00 AM
Mesquite Public Library
4525 E Paradise Village Pkwy N
Phoenix AZ 85032

You are invited to attend this meeting to learn about the project and proposed zoning. If you are unable to attend, please contact me or one of my staff at 480-695-5927 or randy@rezio.pro to learn more about the case and express your concerns. The City of Phoenix Village Planner assigned to this case is **Matteo Moric** and can be reached at (602) 261-8235 or matteo.moric@phoenix.gov. This planner can answer your questions regarding the City review and hearing processes as well as the staff position once their report is complete. You may also make your feelings known on this case by writing to the City of Phoenix Planning and Development Department, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003, referencing the case number. Your letter will be made part of the case file.

Please be advised that meetings and hearings before the Village Planning Committee and the Planning Commission are planned to review this case. Specific meeting and hearing dates have not yet been set. You should receive a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled. 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 480-695-5927 or randy@rezio.pro.

Sincerely,

Randy Marks
Rezio LLC

13425N21STPL01.DOCX 01/21/2025 09:46



Application Information Form

This form is part of the rezoning/special permit submittal requirement. For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, option #6.

REZONING PRE-APPLICATION MEETING

APPLICATION NUMBER: ZPA-2-24

DATE: 1/16/24

TIME: 2:00PM

DEVELOPMENT PRE-APPLICATION MEETING

KIVA NUMBER: 24-655

DATE: 6/12/2024

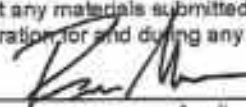
TIME: _____

Please have the following information filled out before filing your application. This will assist staff when entering data on our computer system.

Zoning Map Amendment ☒Special Permit ☐Other ☐

Property Location:		13425 N 21ST PL PHOENIX AZ 85022			
To Be Changed From:		R-3		To:	R-5
Proposed Use:		Multifamily Residential			
Council District:		District 3: Vice Mayor Debra Stark		Village:	Paradise Valley
Legal Description:		See attached			
Tax Parcel Number(s):		166-10-045			
Zoning Map:	L9	Gross Acreage:	43,135 SF / 0.99 AC	Quarter Section:	Q32-32
Property Owner:		AMIT NETZACH (NETZACH INVESTMENTS LLC)			
Mailing Address:		4401 E MARION WAY			
City:	PHOENIX	State:	AZ	Zip:	85018
Phone:	480-695-5927	Fax:		Email:	Netzach.Invest@gmail.com
Applicant:		RANDY MARKS (REZIO LLC)			
Mailing Address:		13835 N Tatum Blvd Ste 9-512			
City:	PHOENIX	State:	AZ	Zip:	85032
Phone:	480-695-5927	Fax:		Email:	RANDY@REZIOPRO.COM
Representative:		RANDY MARKS (REZIO LLC)			
Mailing Address:		13835 N Tatum Blvd Ste 9-512			
City:	PHOENIX	State:	AZ	Zip:	85032
Phone:	480-695-5927	Fax:		Email:	RANDY@REZIOPRO.COM
Adjacent Jurisdiction to be Notified:					

A filing fee has been paid to the City of Phoenix to cover the cost of processing this application. The fee will be retained to cover these costs whether or not the request is granted. I hereby certify that the above information is correct, and that I am authorized to file on behalf of the owner. I understand that any materials submitted are part of the public record and consent to reproduction for the purpose of public examination and discussion in preparation for and during any public hearing process concerning this application. This does not permit reproduction for any commercial purpose.




Applicant's signature

7/29/24

Date



	SUBJECT TITLE	NOTE PLAN	SHEET NO.	CH. 0
	PROJECT NAME	INTERLACE CONCEPT PLAN	SCALE	As Indicated
	PROJECT ADDRESS	13001 NTH Place		
		PHOENIX, AZ 85028		
	CLIENT NAME	INTERLACE INVESTMENTS LLC	DATE	09.09.2004

[illegible]

QUESTION	ANSWER	MARKS
1. The following are the components of a business plan except:	Executive Summary	1
2. The following are the components of a business plan except:	Executive Summary	1
3. The following are the components of a business plan except:	Executive Summary	1
4. The following are the components of a business plan except:	Executive Summary	1
5. The following are the components of a business plan except:	Executive Summary	1
6. The following are the components of a business plan except:	Executive Summary	1
7. The following are the components of a business plan except:	Executive Summary	1
8. The following are the components of a business plan except:	Executive Summary	1
9. The following are the components of a business plan except:	Executive Summary	1
10. The following are the components of a business plan except:	Executive Summary	1

the authors of the study. The authors of the study are not responsible for the content or accuracy of the information provided.

[illegible]

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1. ☐ **Yes**
 2. ☐ **No**
 3. ☐ **Not sure**
 4. ☐ **Other**

CITY APPROVAL _____



SITE INVESTIGATION

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SHEET INDEX

	Small Scale
	Large Scale
	Medium Scale
	Small Scale

ARBEA CALCIUM

[illegible]

510014

[illegible]**REZIO**

1-800-368-6868 • 410-528-1600



44 NORTH WEST ELEVATION



45 NORTH EAST ELEVATION



46 SOUTH EAST ELEVATION



PROJECT TITLE	PROJECT NAME	PROJECT ADDRESS	CLIENT NAME
15425 N21st Place	15425 N21st Place	15425 N21st Place	NETZACH INVESTMENTS LLC
DATE	DATE	DATE	DATE
01/11/2024	01/11/2024	01/11/2024	01/11/2024

RIVA # 24-655
SCEV # 2400207
PAPP # 2402587



		844.932.3946 • REZIO.COM	
PROJECT TITLE 15425 N21st Place		CITY APPROVAL	
PROJECT NAME 15425 N21st Place		REAL	
PROJECT ADDRESS 15425 N21st Place		DATE	
CLIENT NAME NETZACH INVESTMENTS LLC		DATE	