



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT  
HISTORIC PRESERVATION OFFICE

June 4, 2025

Dear Property Owner or Neighborhood Association Representative:

The purpose of this letter is to inform you that the City of Phoenix Historic Preservation Commission has recently filed an application to establish **Historic Preservation (HP) overlay zoning** for the property known historically as **Pedro's Mexican Food** (now Eye Opener), located at the northeast corner of 6<sup>th</sup> Avenue and Hatcher Road (address: 524 West Hatcher Road (a.k.a. 9401-9409 North 6<sup>th</sup> Avenue). The map on the reverse side of this letter shows the proposed zoning overlay boundary. The application number is **2-71-25-3**.

You have received this letter because Maricopa County Assessor records indicate that you own property within 600 feet of the area to be rezoned or because you represent a registered neighborhood association located within one mile of the area to be rezoned.

Please be advised that meetings and hearings before the Historic Preservation Commission, North Mountain Village Planning Committee, and Planning Commission will be scheduled 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 meetings/hearings when they have been scheduled. You are invited to attend these meetings/hearings to learn about the case and make your opinions known. You may also make your feelings known on this case by writing to the Historic Preservation Office at the mailing address or email address below and referencing this notice. Your letter or message will be made part of the case file.

The purpose of HP overlay zoning is to recognize that a property is of historic significance and worthy of preservation. Properties that receive HP overlay zoning are automatically listed on the Phoenix Historic Property Register. HP overlay zoning does not change uses permitted by existing zoning or require any additional property maintenance; however, it does set limits on alterations to existing properties and may delay their demolition for up to one year. The City of Phoenix may provide incentives, such as grant funds, to encourage owners to preserve HP-zoned properties. Additional incentives may be available if the property is listed on the National Register of Historic Places. (For additional information please visit the following website: <http://phoenix.gov/pdd/historic-preservation>.)

Please note that the proposed zoning overlay was initiated by the Historic Preservation Commission specifically for the subject property, at the request of the property owner. If approved, the zoning overlay will not affect any adjacent properties; only the subject property will be affected.

If you have questions regarding this letter, you may contact me by phone at (602) 261-8699 or by e-mail at [kevin.weight@phoenix.gov](mailto:kevin.weight@phoenix.gov).

Sincerely,

Kevin Weight  
Principal Planner – Historic Preservation





**Pedro's Mexican Food**  
**524 West Hatcher Road (a.k.a. 9401-9409 North 6<sup>th</sup> Avenue)**

Parcels to receive Historic Preservation (HP) Zoning Overlay shown in purple