

Additional Background, Analysis, & Commentary on Z-32-23-3 Application to Rezone 1602 E Desert Cove



View from the Subject Property. The white building with blue stripes is Valley Self Storage, less than two tenths of a mile away.



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Application Evaluation

General Plan Land Use Map Designation

The General Plan Land Use Map designates the Subject Property Parks/Open Space - Publicly Owned. The Subject Property is not publicly-owned, and is not currently planned for future parks or open space.

Land to the west of the Subject Property is generally zoned C-3, with some of the parcels being developed with commercial uses, and others developed as Multi-Family Housing. The Subject Property is immediately adjacent to a large multi-family community to the southwest. Additional multi-family housing communities are located to the south of the Subject Property.

North Mountain Village Character Plan

The North Mountain Village Character Plan approved and adopted into the Phoenix General Plan is not consistent with the applicant's proposed use as a self storage facility.

The village character plan locates more intense commercial uses along the Cave Creek Road corridor. The Subject Property is not located directly adjacent to Cave Creek Road but is instead set back behind other commercial properties, similar to other properties developed as multi-family housing in the nearby area.

Self storage is not a use consistent with the goals of the North Mountain Village Character Plan, and would have negative impacts to nearby residential properties.

Neighborhood Character

Sunnyslope is an established residential community south of North Mountain. Characteristic to the area are a wide variety of residential housing types and units. A limited amount of land area has been developed into commercial corridors serving the community—but the overall character of the community remains predominantly residential.

In addition to the residential character of the broader area, there are already two existing self storage facilities less than 1/4 of a mile away, including a large facility that is directly across Cave Creek Road and is visible from the subject property. The neighborhood character does not require, and cannot sustain additional less-intensive commercial uses like self storage.

Impact On Surrounding Properties

The existing current condition of the Subject Property is blighted and full of inoperable vehicles and other debris, offering little or no opportunity for property theft or other criminal activities.

Developing a self storage facility on the Subject Property will create a veritable oasis where thieves and other criminals can target the personal property of storage customers with little or no obstacle. Commercial operations to the west and north are daytime operations, and the mountain preserve to the east provides a setting where criminals can act in secrecy and privacy. This criminal activity is likely to spill over and impact existing residential and commercial properties in the neighborhood.

PlanPHX Considerations

Vision of “The Connected Oasis”

With the exception of a few token bike racks—the proposed project does not contribute to a more “connected” city.

Community Benefits

Prosperity

The proposed project does not benefit the prosperity of the city or community. Self storage facilities create few jobs, and while the storage of personal property can be a convenient service—it does not drive customer traffic or encourage secondary uses within the area.

Health

The proposed project does not provide benefit to the health of the city or the community.

Environment

The proposed project does not benefit the environment in the city or the community. The Subject Property’s existing condition suggests the possibility of environmental hazards such as oil, solvents, or other chemicals leaching into the soil from stored inoperable vehicles and other debris.

Core Values

Connect People & Places

The proposed project does not connect people and places. The project will not contribute density or vitality to the neighborhood due to it’s nature as a place designated for dead storage.

Build The Sustainable Desert City

The proposed project does not contribute to building the sustainable desert city. Self storage enables and encourages the accumulation of more physical personal property than most people need or can reasonably store within the home.

Additionally, a broader analysis of the regulatory environment standard contractual terms of self storage facilities reveals that the storage of personal property with “sentimental value”, personal property with identity or welfare functions (CPAP machines, etc.), or personal property of even moderate monetary value are frequently prohibited by lease terms and

unprotected by legislation. Jeffrey Douglas Jones* coined “The Crap Rule” to describe the result of these regulatory and contractual shortcomings: “The sole product of the self storage industry is the storage of *crap*—personal property that tenants neither highly value nor much need—and *only crap*. Tenants who know their rights are foolish to store any personal property with welfare functions, and are in breach of contract for storing personal property with identity functions.”

*Jeffrey Douglas Jones, Associate Professor of Law, Lewis & Clark Law School; J.D., The University of Michigan Law School-Ann Arbor; Ph.D. Philosophy, The University of Wisconsin-Madison.

Strengthen Our Local Economy

The proposed project does not strengthen our local economy. Self storage creates few jobs and the profits are likely to be concentrated to just one or two individuals. Self storage does not create or encourage secondary uses or complementary development in the surrounding area.

Celebrate Our Diverse Communities & Neighborhoods

The neighborhood containing the proposed project already contains two self storage facilities, and adding a third will have a negative effect on the diversity of the community. Communities which are immediately adjacent to mountain preserves are often starved of appropriate city densities because there are no people within the preserves, and prior land use planning has failed to identify the needed densities to achieve diverse and vibrant neighborhoods that contain the building blocks of daily human life—grocery stores, restaurants, schools, parks, social gathering spots and other uses.

Create an Even More Vibrant Downtown

The proposed project does not support the core value of creating an even more vibrant downtown.

Commentary

Subject Property

On 9/20/2023 before the North Mountain Village Planning Committee, the Applicant's representative Marty Hall stated that the Subject Property contains two residential structures and that the property is currently rented.

Based on the photographic history of the property—the timing of derelict vehicles and outdoor storage appearing on the property after the applicant purchased the property, and the consistent appearance in aerial photos of certain items from year to year—there is substantial reason to believe that the applicant controlled the subject property either personally or through a business entity or partnership for the duration of applicant's ownership.

The presence of derelict vehicles on the subject property for nearly 20 years as well as the presence of an unsanctioned auto repair business (as documented by Code Enforcement Case PEF2011-05402 Violation Code: 41-608C8A COMMERCIAL BUSINESS IN A RESIDENTIAL), suggest that there is a significant likelihood that oils, solvents, or other chemicals may have been spilled onto or allowed to absorb into the soils on site.

To date—the applicant has not provided an environmental study identifying whether the Subject Property is suitable for habitation or development without environmental remediation first being performed on the site.

The potential for environmental contamination is an extremely serious one, given the location of the subject property within the Phoenix Mountain Preserves, and the presence of natural desert washes adjacent to the site.

Multiple separate Code Enforcement Cases demonstrate the applicant's repeated failure to maintain the Subject Property in compliance with the existing R1-10 zoning.

Adjacent Property

The applicant has stated an intention to rezone the Subject Property to C-3 in order to combine it with the Adjacent Property which is already zoned C-3.

Despite the existing C-3 zoning of the Adjacent Property, Code Enforcement Cases have documented the applicant's failure to maintain the Adjacent Property in compliance with the applicable C-3 zoning.

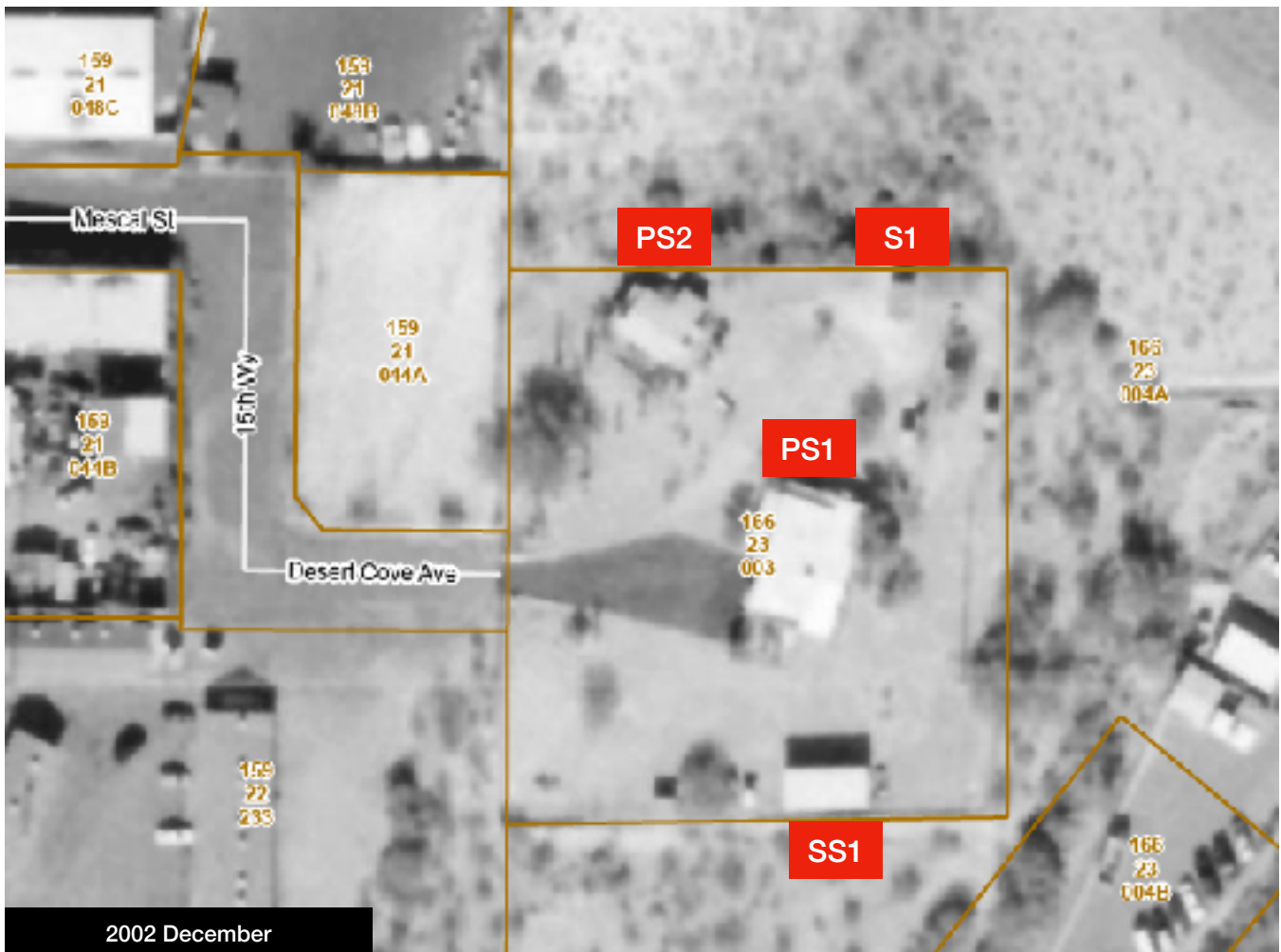
Code Enforcement Cases have also documented the applicant's failure to maintain the Adjacent Property free of weeds, dead grasses, debris and other outdoor storage.

History of Applicant's Ownership of Subject Property

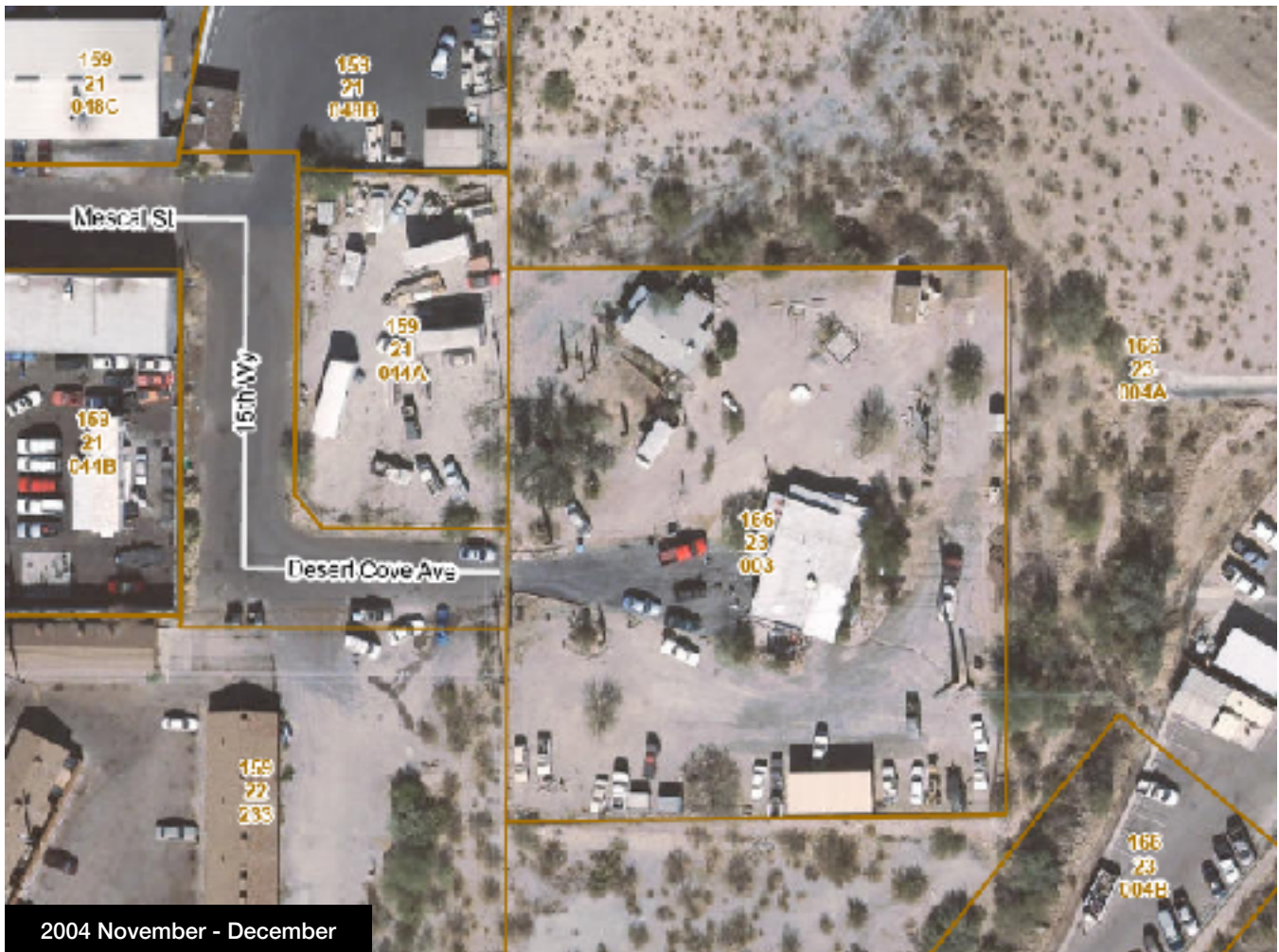
Introduction

According to tax records for the subject property, the applicant Terrance Maglio (with Paige Maglio) purchased Parcels 166-23-003 and 159-21-044A on October 16, 2003. Parcel 166-23-003 (the "Subject Property") is 1.2 acres and is zoned R1-10. Parcel 159-21-044A (the "Adjacent Property") is .305 acres and is zoned C-3. Both parcels are identified in tax records with the address 1602 E Desert Cove Ave. Other records identify one or both parcels with the address 1602 E Mescal St.

Condition of Subject Property Prior to Purchase



Aerial photography technology has improved substantially since 2002 when the above photo was taken in December 2002. In this photo from prior to the applicant's ownership, Parcel 166-23-003 can be viewed with two primary structures (PS1 & PS2), one secondary structure



(SS1), scattered vegetation, and some unidentified objects that appear to be small sheds (S1), dog houses, yard decorations or other small items.

Condition of Subject Property from Purchase to Today

Approximately two months after the applicant purchased the property, publicly available aerial photos taken between December 2003 and January 2004 appear to show the beginning of vehicle storage and outdoor storage on the Subject Property.

At this time, no vehicles or outdoor storage appear to be present on Adjacent Property, and this parcel appears to be vacant.

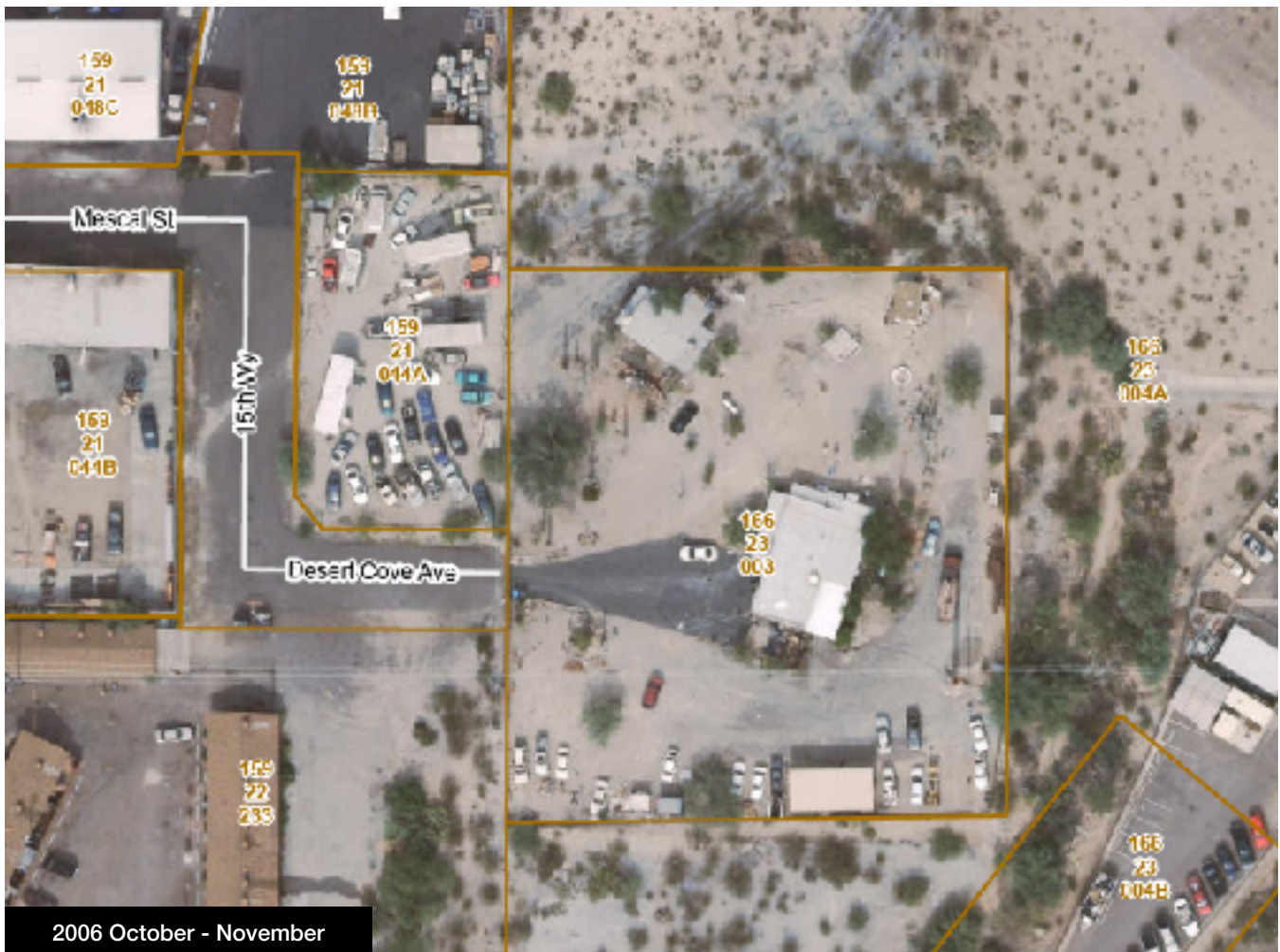


Approximately one year after purchasing the subject property, numerous vehicles as well as outdoor storage are visible in publicly available aerial photos of the Subject Property.

Vehicle storage also becomes visible on the Adjacent Property in the above aerial photo. The condition of the stored vehicles at the time of the photo is unknown, but the appearance of the property is consistent with inoperable or unlicensed vehicles.

Derelict vehicles and outdoor storage continued to accumulate on Subject Property in January - February 2006, as shown in the publicly available aerial photo above.

Additional vehicles, trailers, and outdoor storage are visible on Adjacent Property. The condition of these vehicles and trailers at the time of the photo is unknown, but the appearance of the property is consistent with inoperable or unlicensed vehicles.



At the time of the above photo, Subject Property contained numerous apparently inoperable vehicles, and outside storage.

Adjacent Property contains numerous vehicles, the condition of which at the time of the photo is unknown, but appears consistent with inoperable or unlicensed vehicles.



In October 2007—four years after purchasing the property—Subject Property contains a significant number of vehicles that appear consistent with inoperable or unlicensed vehicles. Additionally, the parcel appears to contain multiple dump trucks and a series of bins/dumpsters consistent with a scrap metal, recycling, or refuse collection business.

At the time this photo was taken, Adjacent Property is full with stored vehicles, trailers, and other items. The condition of the vehicles and trailers in the photo is unknown, but appears consistent with inoperable or unlicensed vehicles.



At the time the above photo was taken, it appears the bins/dumpsters likely associated with a scrap metal, recycling, or refuse collection business have been removed from Subject Property. Dump trucks, vehicles, and outdoor storage remain on the parcel.

Adjacent Property remains full with stored vehicles and trailers. The condition of the vehicles at the time of the photo is unknown, but appears consistent with inoperable or unlicensed vehicles.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.



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The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.

In March 2010, Code Enforcement Case PEF2010-11167 was opened by the City of Phoenix for the following violations on the Adjacent Property:

- Violation Code: 41-702A2 PARKING PLAN

Violation Description: Cease parking or using lot with out an approved parking plan.
Contact Planning.

- Violation Code: 39-7D VEGETATION

Violation Description: Remove the patches of high vegetation, weeds on vacant lot.

- Violation Code: 39-7A TRASH/LITTER

Violation Description: Remove the inoperable vehicles, auto parts, wood, metal and miscellaneous trash on vacant property.

- Violation Code: 41-624C C-3 REQUIREMENTS

Violation Description: Cease the storage of vehicles, equipment, metal on vacant lot. Acquire an approved site plan for use. Contact Planning.

- Violation Code: 41-624D C-3 USE

Violation Description: Cease the storage of vehicles, equipment, metal on vacant lot. Acquire an approved site plan for use. Contact Planning. STORAGE OF UNLICENSED/ INOPERABLE VEHICLES VISIBLE FROM OFF THE PROPERTY IS NOT ALLOWED IN A C-3 ZONE.



Subject Property continues to contain numerous stored vehicles and other outdoor storage. Some portion of the outdoor storage appears to have been shifted from Adjacent Property in order to comply with code enforcement.

Code Enforcement Case PEF2010-11167 for the Adjacent Property was closed and the disposition status set to “Compliance” in October/November 2010 and the above photo appears to show a cleaned-up Adjacent Property—nearly free of storage—and apparently free of all derelict vehicle storage.

Code Enforcement Case PEF2011-05402 was opened in February 2011 on Subject Property for the following violations:

- Violation Code: 39-7G NON D/P

Violation Wording: Motor vehicles and trailers shall not be parked, maneuvered or stored upon a lot or area within the city that is not dust free.

- Violation Code: 39-7A TRASH/LITTER

Violation Description: Remove the scrap wood, metal, auto parts and any miscellaneous trash on property.

- Violation Code: 41-608C8E OUTDOOR STORAGE IN A RESIDENTIAL ZONE

Violation Description: Remove the outside storage of vehicles, auto parts, wood, metal and any miscellaneous outside storage on property.

The above violations were resolved on 12/21/2011 with a disposition of “Compliance”.

- Violation Code: 41-611B R1-10 SPECIAL REQUIREMENTS

Violation Wording: Not complying with the correct special requirements for a R1-10 Single-Family Residence District.

- Violation Code: 41-611B R1-10 REQUIREMENTS

Violation Wording: Not complying with the correct requirements for a R1-10 Single-Family Residence District.

- Violation Code: 41-608C8A COMMERCIAL BUSINESS IN A RESIDENTIAL

Violation Description: Cease auto repair business on property.

The above violations were resolved on 6/08/2011 with a disposition of “Compliance”.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.



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The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.

In December 2016, Code Enforcement Case PEF2016-45109 was opened by the City of Phoenix for the following violations on both parcels:

- Violation Code: 39-6A EXT. SURFACES

Corrective Action: Repair, replace and/or remove exterior surfaces; walls; windows; doors so as to be free of deterioration. Estimated cost to abate does not include the possible removal of environmentally hazardous substances.

- Violation Code: 39-8B5 NUISANCE

Violation Description: APN# 159-21-044A. This is a Board Up/Securement Notice. There is a vacant and unsecured structure with open, broken, or missing windows and/or doors. All openings on all vacant structures must be intact and locked or secured in

accordance with the attached City of Phoenix Board Up/Securement Specifications.

- Violation Code: 39-7A TRASH/LITTER

Violation Description: APN# 159-21-044A. There is a discarded bike and other litter/debris on the property.

- Violation Code: 41-702B3 NON-DUST PROOF PARKING

Violation Description: PLEASE STOP PARKING ON NON DUSTPROOF PAVING SURFACES THAT DO NOT MEET CITY CODE REQUIREMENTS.

- Violation Code: 41-624D C-3 USE

Violation Description: APN# 159-21-044A. STORAGE OF AUTOMOBILES, TRAILERS, AND DEAD STORAGE; STORAGE OF BUILDING CONTRACTOR EQUIPMENT AND BUILDING MATERIALS ON A C-3 ZONED ZONING DISTRICT. THESE USES ARE ONLY ALLOWED IN A-1 AND A-2 ZONING DISTRICTS. PLEASE REMOVE ALL VEHICLES, TRAILERS, DEAD STORAGE, CONTRACTOR EQUIPMENT, AND BUILDING MATERIALS FROM THE PROPERTY.

- Violation Code: 39-7D VEGETATION

Violation Description: PLEASE CUT AND REMOVE ALL WEEDS OVER SIX INCHES ON THE PROPERTY. * OVERGROWN WEEDS/ GRASS IN EXCESS OF SIX INCHES AND DEAD VEGETATION. INCLUDES THE FRONT, SIDE AND REAR YARDS.

VEGETATION MUST BE MAINTAINED AT ALL TIMES.

- Violation Code: 41-624C C-3 REQUIREMENTS

Violation Description: APN# 159-21-044A. STORAGE OF AUTOMOBILES, TRAILERS, AND DEAD STORAGE; STORAGE OF BUILDING CONTRACTOR EQUIPMENT AND BUILDING MATERIALS ON A C-3 ZONED ZONING DISTRICT. THESE USES ARE ONLY ALLOWED IN A-1 AND A-2 ZONING DISTRICTS. PLEASE REMOVE ALL VEHICLES, TRAILERS, DEAD STORAGE, CONTRACTOR EQUIPMENT, AND BUILDING MATERIALS FROM THE PROPERTY.

- Violation Code: 41-701A REGULATIONS

Violation Wording: Not complying with the required bulk regulations.

Code Enforcement Case PEF2016-45109 was closed with a disposition of “Compliance” in July 2017.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.

In July 2017, Code Enforcement Case PEF2017-30813 was opened by the City of Phoenix for the following violations:

- Violation Code: 39-7H OUTSIDE STORAGE

Violation Wording: Maintaining the outside storage of building or landscaping materials, machinery, appliances, inoperable vehicles, and personal property, such as household goods, boxes, or furniture not placed for outdoor use, visible from beyond the bounds of the property.

- Violation Code: 39-7A TRASH/LITTER

Violation Wording: Maintaining an accumulation of garbage, debris, rubble, hazardous waste, or blight, which includes but is not limited to: bottles papers, glass, cans, organic or inorganic material, an accumulation of inoperable vehicles, discarded, broken or inoperable appliances, etc.

Code Enforcement Case PEF2017-30813 was closed with a disposition of “No Resolution” in August 2017.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

Adjacent Property contains only one trailer and does not appear to have any litter or debris at the time this photo was taken.

On 10/02/2018, Code Enforcement Case PEF2018-38948 was opened for 1602 E Mescal St with the following violations:

- Violation Code: 39-7A TRASH/LITTER

This Code Enforcement Case was closed 10/10/2018 with a disposition of “No Violation”.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

Adjacent Property contains only one trailer and does not appear to have any litter or debris at the time this photo was taken.

On 6/5/2019, Code Enforcement Case PEF2019-26580 was opened for 1602 E Desert Cove Ave with the following violations:

- Violation Code: 39-6A EXT. SURFACES

Violation Description: Securement Notice. Maintaining a vacant structure that has boarded windows visible from the street for more than 90 days. Corrective Action: Replace boarded windows visible from the street with glass or Polycarbonate material per attached City Specifications.

- Violation Code: 39-7D VEGETATION

Violation Description: There is grass/weeds over six inches tall in all yards. Remove dead trees or bushes on property.

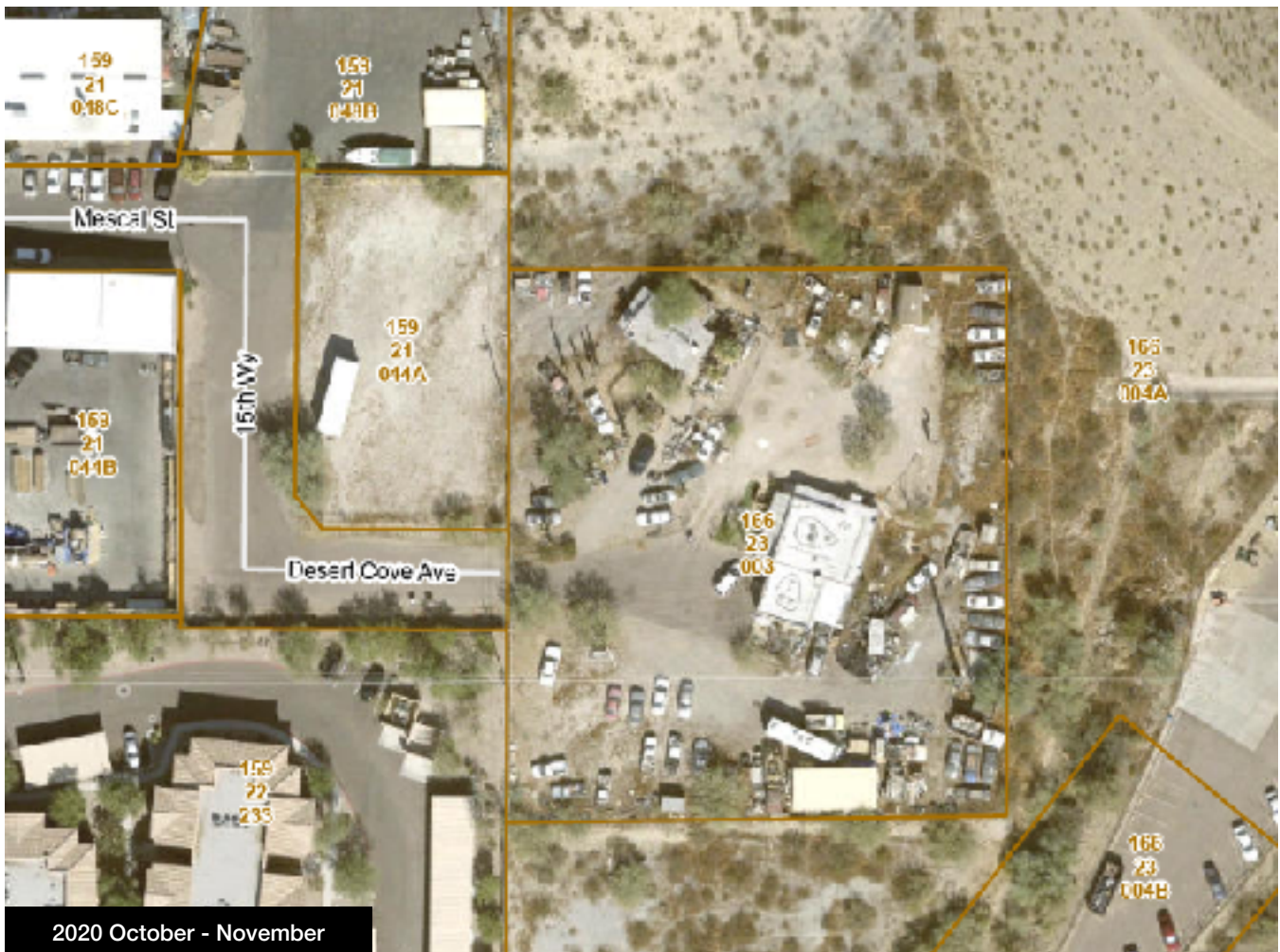
- Violation Code: 39-8B5 NUISANCE

Violation Description: This is a Board Up/Securement Notice. There is a vacant and unsecured structure with open, broken, or missing windows and/or doors. All openings on all vacant structures (including storage structures) must be intact and locked or secured in accordance with the attached City of Phoenix Board Up/Securement Specifications. Wood used to secure openings must be painted.

- Violation Code: 39-7A TRASH/LITTER

Violation Description: There is scattered debris in all yards.

This code enforcement case was closed on 7/26/2019 with a disposition of “Closed - Work Completed”.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The Adjacent Property appears to contain a single trailer at the time of this photo.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The Adjacent Property again appears to contain inoperable or unlicensed vehicles.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The Adjacent Property again appears to contain inoperable or unlicensed vehicles.

Current Conditions of Subject Property and Surrounding Areas

Condition of Subject Property on September 21, 2023



ADDITIONAL BACKGROUND, ANALYSIS
& COMMENTARY ON Z-32-23-3
APPLICATION TO REZONE
1602 E DESERT COVE

TOP: View NE from entrance to Subject Property.

BOTTOM: View NE from SW corner of Subject Property.



TOP: View SW of Subject Property from Flood Control Earthform.

BOTTOM: View SW of Subject Property from Flood Control Earthform.



& COMMENTARY ON Z-32-23-3
APPLICATION TO REZONE
1602 E DESERT COVE

Current Condition of Adjacent Property on September 21, 2023



TOP: View N of Adjacent Property from entrance to Subject Property.

BOTTOM: View SE of Adjacent Property from NW corner of Adjacent Property.





TOP: View W of Adjacent Property from NW corner of Adjacent Property.

BOTTOM: View SE of Adjacent Property from NW corner of Adjacent Property.



Photos of Mountain Views from Rear of Subject Property



TOP: View E/NE of Flood Control Dam from W end of dam.
BOTTOM: View E of Flood Control Dam from W end of dam.



Examples of Existing Multi-Family Housing in the Neighborhood



TOP: View of Existing Multi-Family Housing in the area south of the Subject Property.

BOTTOM: View of Existing Multi-Family Housing in the area south of the Subject Property.





TOP: View of Existing Multi-Family Housing in the area south of the Subject Property.

BOTTOM: View of Existing Multi-Family Housing in the area south of the Subject Property.



Appendix 1 - Supplemental Documentation

Code Enforcement Cases

PEF2010-11167 1602 E Desert Cove

PEF2011-05402 1602 E Mescal

PEF2016-45109 1602 E Desert Cove

PEF2017-30813 1602 E Mescal

PEF2018-38948 1602 E Mescal

PEF2019-26580 1602 E Desert Cove

Tax Information

Tax Information 1602 E Desert Cove - Parcel 166-23-003

Tax Information 1602 E Desert Cove - Parcel 159-21-044A

Case Details - PEF2010-11167

Address: 1602 E DESERT COVE AVE PHOENIX 85020-1483
Case Status: CLOSED COMPLIANCE
Responsible Party: MAGLIO TERRANCE A & PAIGE S
Case Opened: 3/23/2010
Inspector: Chris Pelton
Inspector Phone:
Location/Supervisor Phone: ()

Case Activity

Property Violations

[Return To Search \(/CodeEnforcement\)](#)

5 item(s) found.

Violation Code: 41-702A2 PARKING PLAN

Violation Description: Cease parking or using lot with out an approved parking plan. Contact Planning.

Closed Date: 11/22/2010

Status: Closed

Disposition: Compliance

Violation Wording: Parking and maneuvering areas shall be developed and maintained in accordance with an approved parking plan.

Corrective Action: Obtain and/or comply with the approved parking plan.

Violation Code: 39-7D VEGETATION

Violation Description: Remove the patches of high vegetation, weeds on vacant lot.

Closed Date: 11/22/2010

Status: Closed

Disposition: Compliance

Violation Wording: Maintaining an exterior condition on the property which may include, but is not limited to the following: tumbleweeds, weeds in excess of 6", lawn grass in excess of 6", dead trees and branches, palm fronds within 10 feet of the ground, potential fire haz

Corrective Action: Remove from the property and dispose of properly.

Violation Code: 39-7A TRASH/LITTER

Violation Description: Remove the inoperable vehicles, auto parts, wood, metal and miscellaneous trash on vacant property.

Closed Date: 11/22/2010

Status: Closed

Disposition: Compliance

Violation Wording: Maintaining an accumulation of garbage, debris, rubble, hazardous waste, or blight, which includes but is not limited to: bottles papers, glass, cans, organic or inorganic material, an accumulation of inoperable vehicles, discarded, broken or inoperable a

Corrective Action: Remove from property and dispose of properly.

Violation Code: 41-624C C-3 REQUIREMENTS

Violation Description: Cease the storage of vehicles, equipment, metal on vacant lot. Acquire an approved site plan for use. Contact Planning.

Closed Date: 11/22/2010

Status: Closed

Disposition: Compliance

Violation Wording: Not complying with the correct requirements in a C-3 District.

Corrective Action: Comply with all requirements in a C-3 District.

Violation Code: 41-624D C-3 USE

Violation Description: Cease the storage of vehicles, equipment, metal on vacant lot. Acquire an approved site plan for use. Contact Planning. STORAGE OF UNLICENSED/INOPERABLE VEHICLES VISIBLE FROM OFF THE PROPERTY IS NOT ALLOWED IN A C-3 ZONE.

Closed Date: 10/28/2010

Status: Closed

Disposition: Compliance

Violation Wording: Maintaining a use that is not permitted in a Commercial C-3 District.

Corrective Action: Cease the non-permitted use.

Case Details - PEF2011-05402

Address: 1602 E MESCAL ST PHOENIX 85020
Case Status: CLOSED AFTER TICKET
Responsible Party: MAGLIO TERRANCE A & PAIGE S
Case Opened: 2/22/2011
Inspector: Chris Pelton
Inspector Phone:
Location/Supervisor Phone: ()

Case Activity

Property Violations

[Return To Search \(/CodeEnforcement\)](#)

6 item(s) found.

Violation Code: 39-7G NON D/P

Violation Description:

Closed Date: 12/21/2011

Status: Closed

Disposition: Compliance

Violation Wording: Motor vehicles and trailers shall not be parked, maneuvered or stored upon a lot or area within the city that is not dust free.

Corrective Action: Cease the parking or maneuvering of motor vehicles and trailers on a non-dust free surface or lot.

Violation Code: 39-7A TRASH/LITTER

Violation Description: Remove the scrap wood, metal, auto parts and any miscellaneous trash on property.

Closed Date: 12/21/2011

Status: Closed

Disposition: Compliance

Violation Wording: Maintaining an accumulation of garbage, debris, rubble, hazardous waste, or blight, which includes but is not limited to: bottles papers, glass, cans, organic or inorganic material, an accumulation of inoperable vehicles, discarded, broken or inoperable a

Corrective Action: Remove from property and dispose of properly.

Violation Code: 41-608C8E OUTDOOR STORAGE IN A RESIDENTIAL ZONE

Violation Description: Remove the outside storage of vehicles, auto parts, wood, metal and any miscellaneous outside storage on property.

Closed Date:	12/21/2011
Status:	Closed
Disposition:	Compliance
Violation Wording:	Maintaining or allowing outdoor storage of building material, landscaping materials, machinery, parts/auto parts, scrap, or unlicensed or inoperable vehicle(s) visible beyond the bounds of the property in a residential zone.
Corrective Action:	Place the subject storage inside a building or in a suitably fenced area of the rear yard so it is not visible beyond the bounds of the property, or remove it from the property.

Violation Code: 41-611B R1-10 SPECIAL REQUIREMENTS

Violation Description:

Closed Date:	6/08/2011
Status:	Closed
Disposition:	Compliance
Violation Wording:	Not complying with the correct special requirements for a R1-10 Single-Family Residence District.
Corrective Action:	Comply with all special requirements for a R1-10 Single Family District.

Violation Code: 41-611B R1-10 REQUIREMENTS

Violation Description:

Closed Date:	6/08/2011
Status:	Closed
Disposition:	Compliance
Violation Wording:	Not complying with the correct requirements for a R1-10 Single-Family Residence District.
Corrective Action:	Comply with all requirements for a R1-10 Single Family District.

Violation Code: 41-608C8A COMMERCIAL BUSINESS IN A RESIDENTIAL

Violation Description:	Cease auto repair business on property.
Closed Date:	6/08/2011
Status:	Closed
Disposition:	No Violation
Violation Wording:	Operating or allowing to operate a commercial business in a residential zone.
Corrective Action:	Cease the operation of the commercial business on the property.

Case Details - PEF2016-45109

Address: 1602 E DESERT COVE AVE PHOENIX 85020-1483
Case Status: CLOSED - ABATED BY OWNER
Responsible Party: MAGLIO TERRANCE A & PAIGE S
Case Opened: 12/29/2016
Inspector: Chris Pelton
Inspector Phone:
Location/Supervisor Phone: ()

Case Activity

Property Violations

[Return To Search \(/CodeEnforcement\)](#)

8 item(s) found.

Violation Code: 39-6A EXT. SURFACES

Violation Description:

Closed Date: 10/02/2017

Status: Closed

Disposition: Closed - Work Completed

Violation Wording: Maintaining exterior surfaces; windows; doors; walls; that are deteriorated and/or that is a threat to health and safety of any person or persons. The condition of the wall; window; door is cracked; broken; missing; taped and/or blighting.

Corrective Action: Repair, replace and/or remove exterior surfaces; walls; windows; doors so as to be free of deterioration. Estimated cost to abate does not include the possible removal of environmentally hazardous substances.

Violation Code: 39-8B5 NUISANCE

Violation Description: APN# 159-21-044A. This is a Board Up/Securement Notice. There is a vacant and unsecured structure with open, broken, or missing windows and/or doors. All openings on all vacant structures must be intact and locked or secured in accordance with the attached City of Phoenix Board Up/Securement Specifications.

Closed Date: 10/02/2017

Status: Closed

Disposition: Closed - Work Completed

Violation Wording: All buildings, structures and excavations are to be maintained so as not to pose a hazard. The maintenance of a building, structure or excavation that meets any of the following is a nuisance and constitutes a violation of this ordinance, and subjects the

Corrective Action: Secure all open building(s) structures(s) including accessory structures such as storage sheds and garages. All building(s)/structures(s) must be kept secure so they cannot be opened from the outside. Unoccupied structures may be secured with locked doors

Violation Code: 39-7A TRASH/LITTER

Violation Description:	APN# 159-21-044A. There is a discarded bike and other litter/debris on the property.
Closed Date:	10/02/2017
Status:	Closed
Disposition:	Closed - Work Completed
Violation Wording:	Maintaining an accumulation of garbage, debris, rubble, hazardous waste, or blight, which includes but is not limited to: bottles papers, glass, cans, organic or inorganic material, an accumulation of inoperable vehicles, discarded, broken or inoperable a
Corrective Action:	Remove from property and dispose of properly.

Violation Code: 41-702B3 NON-DUST PROOF PARKING

Violation Description:	PLEASE STOP PARKING ON NON DUSTPROOF PAVING SURFACES THAT DO NOT MEET CITY CODE REQUIREMENTS.
Closed Date:	7/06/2017
Status:	Closed
Disposition:	Compliance
Violation Wording:	Not providing or maintaining the parking and maneuvering areas in a dustproof condition as required by the Phoenix Zoning Ordinance.
Corrective Action:	Provide the required dust control parking surface for all the uses on the property.

Violation Code: 41-624D C-3 USE

Violation Description:	APN# 159-21-044A. STORAGE OF AUTOMOBILES, TRAILERS, AND DEAD STORAGE; STORAGE OF BUILDING CONTRACTOR EQUIPMENT AND BUILDING MATERIALS ON A C-3 ZONED ZONING DISTRICT. THESE USES ARE ONLY ALLOWED IN A-1 AND A-2 ZONING DISTRICTS. PLEASE REMOVE ALL VEHICLES, TRAILERS, DEAD STORAGE, CONTRACTOR EQUIPMENT, AND BUILDING MATERIALS FROM THE PROPERTY.
Closed Date:	7/06/2017
Status:	Closed
Disposition:	Compliance
Violation Wording:	Maintaining a use that is not permitted in a Commercial C-3 District.
Corrective Action:	Cease the non-permitted use.

Violation Code: 39-7D VEGETATION

Violation Description:	PLEASE CUT AND REMOVE ALL WEEDS OVER SIX INCHES ON THE PROPERTY. * OVERGROWN WEEDS/ GRASS IN EXCESS OF SIX INCHES AND DEAD VEGETATION. INCLUDES THE FRONT, SIDE AND REAR YARDS. VEGETATION MUST BE MAINTAINED AT ALL TIMES.
-------------------------------	---

Closed Date: 7/06/2017

Status: Closed

Disposition: Compliance

Violation Wording: Maintaining an exterior condition on the property which may include, but is not limited to the following: tumbleweeds, weeds in excess of 6", lawn grass in excess of 6", dead trees and branches, palm fronds within 10 feet of the ground, potential fire haz

Corrective Action: Remove from the property and dispose of properly.

Violation Code: 41-624C C-3 REQUIREMENTS

Violation Description: APN# 159-21-044A. STORAGE OF AUTOMOBILES, TRAILERS, AND DEAD STORAGE; STORAGE OF BUILDING CONTRACTOR EQUIPMENT AND BUILDING MATERIALS ON A C-3 ZONED ZONING DISTRICT. THESE USES ARE ONLY ALLOWED IN A-1 AND A-2 ZONING DISTRICTS. PLEASE REMOVE ALL VEHICLES, TRAILERS, DEAD STORAGE, CONTRACTOR EQUIPMENT, AND BUILDING MATERIALS FROM THE PROPERTY.

Closed Date: 5/10/2017

Status: Closed

Disposition: Human Error

Violation Wording: Not complying with the correct requirements in a C-3 District.

Corrective Action: Comply with all requirements in a C-3 District.

Violation Code: 41-701A REGULATIONS

Violation Description:

Closed Date: 1/13/2017

Status: Closed

Disposition: No Violation

Violation Wording: Not complying with the required bulk regulations.

Corrective Action: Comply with all required bulk regulations.

Case Details - PEF2017-30813

Address: 1602 E MESCAL ST PHOENIX 85020
Case Status: CLOSED NO VIOLATION FOUND
Responsible Party: MAGLIO TERRANCE A & PAIGE S
Case Opened: 7/10/2017
Inspector: Sean Greenlief
Inspector Phone: (602)534-1183
Location/Supervisor Phone: NRC / Rudy Guinea((602)261-8146)

Case Activity

Property Violations

[Return To Search \(/CodeEnforcement\)](#)

2 item(s) found.

Violation Code: 39-7H OUTSIDE STORAGE

Violation Description:

Closed Date: 8/03/2017

Status: Closed

Disposition: No Resolution

Violation Wording: Maintaining the outside storage of building or landscaping materials, machinery, appliances, inoperable vehicles, and personal property, such as household goods, boxes, or furniture not placed for outdoor use, visible from beyond the bounds of the property

Corrective Action: Remove the outside storage visible from beyond the bounds of the property.

Violation Code: 39-7A TRASH/LITTER

Violation Description:

Closed Date: 8/03/2017

Status: Closed

Disposition: No Resolution

Violation Wording: Maintaining an accumulation of garbage, debris, rubble, hazardous waste, or blight, which includes but is not limited to: bottles papers, glass, cans, organic or inorganic material, an accumulation of inoperable vehicles, discarded, broken or inoperable a

Corrective Action: Remove from property and dispose of properly.

Case Details - PEF2018-38948

Address: 1602 E MESCAL ST PHOENIX 85020
Case Status: CLOSED NO VIOLATION FOUND
Responsible Party: MAGLIO TERRANCE A & PAIGE S
Case Opened: 10/02/2018
Inspector: Felicia High
Inspector Phone: (602)262-6576
Location/Supervisor Phone: UH / Monique Sermeno((602) 534-6381)

Case Activity

Property Violations

[Return To Search \(/CodeEnforcement\)](#)

1 item(s) found.

Violation Code: 39-7A TRASH/LITTER

Violation Description:

Closed Date: 10/10/2018

Status: Closed

Disposition: No Violation

Violation Wording: Maintaining an accumulation of garbage, debris, rubble, hazardous waste, or blight, which includes but is not limited to: bottles papers, glass, cans, organic or inorganic material, an accumulation of inoperable vehicles, discarded, broken or inoperable a

Corrective Action: Remove from property and dispose of properly.

Case Details - PEF2019-26580

Address: 1602 E DESERT COVE AVE PHOENIX 85020-1483
Case Status: CLOSED - ABATED BY OWNER
Responsible Party: MAGLIO TERRANCE A & PAIGE S
Case Opened: 6/05/2019
Inspector: Chris Pelton
Inspector Phone:
Location/Supervisor Phone: ()

Case Activity

Property Violations

[Return To Search \(/CodeEnforcement\)](#)

4 item(s) found.

Violation Code: 39-6A EXT. SURFACES

Violation Description: Securement Notice. Maintaining a vacant structure that has boarded windows visible from the street for more than 90 days. Corrective Action: Replace boarded windows visible from the street with glass or Polycarbonate material per attached City Specifications.

Closed Date: 7/26/2019

Status: Closed

Disposition: Closed - Work Completed

Violation Wording: Maintaining exterior surfaces; windows; doors; walls; that are deteriorated and/or that is a threat to health and safety of any person or persons. The condition of the wall; window; door is cracked; broken; missing; taped and/or blighting.

Corrective Action: Repair, replace and/or remove exterior surfaces; walls; windows; doors so as to be free of deterioration. Estimated cost to abate does not include the possible removal of environmentally hazardous substances.

Violation Code: 39-7D VEGETATION

Violation Description: There is grass/weeds over six inches tall in all yards. Remove dead trees or bushes on property.

Closed Date: 7/26/2019

Status: Closed

Disposition: Closed - Work Completed

Violation Wording: Maintaining an exterior condition on the property which may include, but is not limited to the following: tumbleweeds, weeds in excess of 6", lawn grass in excess of 6", dead trees and branches, palm fronds within 10 feet of the ground, potential fire haz

Corrective Action: Remove from the property and dispose of properly.

Violation Code: 39-8B5 NUISANCE

Violation Description: This is a Board Up/Securement Notice. There is a vacant and unsecured structure with open, broken, or missing windows and/or doors. All openings on all vacant structures (including storage structures) must be intact and locked or secured in accordance with the attached City of Phoenix Board Up/Securement Specifications. Wood used to secure openings must be painted.

Closed Date: 7/26/2019

Status: Closed

Disposition: Closed - Work Completed

Violation Wording: All buildings, structures and excavations are to be maintained so as not to pose a hazard. The maintenance of a building, structure or excavation that meets any of the following is a nuisance and constitutes a violation of this ordinance, and subjects the

Corrective Action: Secure all open building(s) structures(s) including accessory structures such as storage sheds and garages. All building(s)/structures(s) must be kept secure so they cannot be opened from the outside. Unoccupied structures may be secured with locked doors

Violation Code: 39-7A TRASH/LITTER

Violation Description: There is scattered debris in all yards.

Closed Date: 7/26/2019

Status: Closed

Disposition: Closed - Work Completed

Violation Wording: Maintaining an accumulation of garbage, debris, rubble, hazardous waste, or blight, which includes but is not limited to: bottles papers, glass, cans, organic or inorganic material, an accumulation of inoperable vehicles, discarded, broken or inoperable a

Corrective Action: Remove from property and dispose of properly.

1602 E Desert Cove Ave, Phoenix, AZ 85020-1483

Maricopa Assessor Parcel # 166-23-003



Property Information		Area Information	
Property Owner	TERRANCE A & PAIGE S MAGLIO	Subdivision	
Property Address	1602 E Desert Cove Ave Phoenix, AZ 85020-1483 Maricopa County	Section/Town/Range	22/3N/3E
Tax Mailing Address	Terrance A & Paige S Maglio 4120 W Greenway Rd Phoenix, AZ 85053-3708	Census Tract	104801
Property Type	(1040) MISC COMMML	Census Block	2003
Legal Class	---	Latitude	33.5859467078777
Lot/Block/Tract	-/-/-	Longitude	-112.047427089643
		Tax Area	691300
		Tax Municipality	Phoenix
		School Districts	Paradise Valley Unified District#69

Legal Description	
Abbr. Legal Description	N/A
Full Legal Description	SANTA ROSA MIN CLAIM THAT PT WITHIN SW4 SEC 22 3N 3E WINIFRED DIST BEING A PT OF MIN SURVEY 4112 DESC AS BEG AT SW COR NW4 SW4 SD SEC TH S 90° E 215' N 240' W 215' S 150' TO BEG

Land Areas

Lot	County Zone	City Zone
Size: 1.2 acres / 52,253 sqft	[R-10] RESIDENTIAL WITH 10,000 SF MINIMUM: 100%	[R1-10] Single Family Residence (Density Range Of 3 100% To 3.5 Or 4.5 W/Bonus):

Structure:

Service Repair Garage	Class:: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	
Structure Information	Construction	Additional Features
Living Area: 1,459 sqft	Construction: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	Added Detached: None
Year Built: 1948	Added Attached: None	
Stories: S		
Single-Family Residence	Class:: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	
Structure Information	Construction	Additional Features
Living Area: 456 sqft	Construction: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	Added Detached: None
Year Built: 1955	Added Attached: None	
Stories: S		
Single-Family Residence	Class:: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	
Structure Information	Construction	Additional Features
Living Area: 144 sqft	Construction: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	Added Detached: None
Year Built: 1955	Added Attached: None	
Stories: S		
Site Improvements	Class:: WOOD OR STEEL STUD FRAME	
Structure Information	Construction	Additional Features
Living Area: 1 sqft	Construction: WOOD OR STEEL STUD FRAME	Added Detached: None
Year Built: 1948	Added Attached: None	
Stories: S		

Deed History

Sale Date	Buyer	Seller	Sale				Financing	Transaction	Doc #
			Price	Down	Mortgage	Deed			
10/16/2003	TERRANCE A & PAIGE S MAGLIO	JOHN R JANY	\$178,000	\$178,000	\$0	Warranty		20031446141	

03/24/2003	JOHN R JANY LAWRENCE JANT	CHRISTINE JANY	\$0	\$0	\$0	Quit Claim	20030352098
10/05/1995	JANY TRUST	LAWRENCE & CHRISTINE E JANY	\$0	\$0	\$0	Special Warranty	1995 0610122

No Loan History: \$

Subdivision -

Subdivision Details

Improved Lots: 674
Year Built Range: 1911 - 2021
With Pool: 118 (18%)

Stories

Single Story: 535
Multiple Story: 103

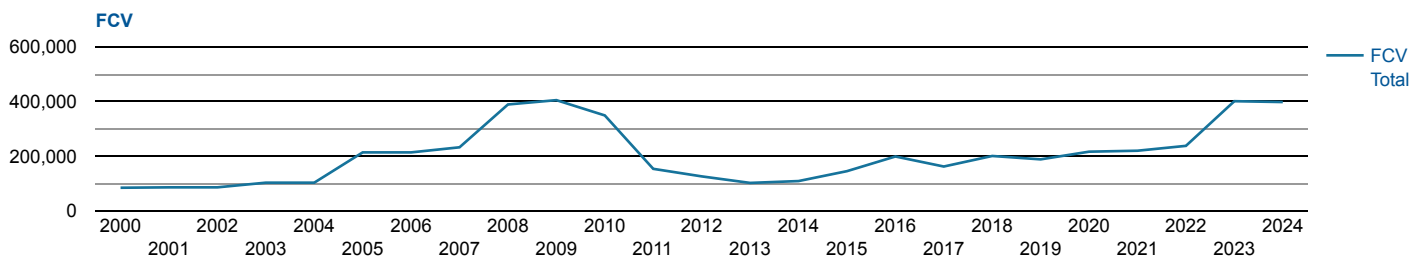
Average House

Sqft: 4,731
Lot Sqft: 84,402
Fixtures: 4

Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)

	2020 Final	2021 Final	2022 Final	2023 Prelim	2024 Prelim
FCV Improvement	\$88,200	\$88,400	\$91,100	\$100,800	\$100,884
FCV Land	\$127,600	\$130,900	\$146,000	\$299,700	\$296,500
FCV Total	\$215,800	\$219,300	\$237,100	\$400,500	\$397,384
FCV YoY Change	15%	2%	8%	69%	-1%
Assessed FCV	\$32,670	\$33,218	\$35,215	\$58,895	\$57,090
LPV Total	\$140,169	\$147,177	\$154,536	\$162,263	\$170,376
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$2,533	\$2,614	\$2,572	\$0	\$0



Flood Information

Map Number: 04013C1735L
Map Date: 2013-10-16
Panel: 1735L
FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

1602 E Desert Cove Ave, Phoenix, AZ 85020-1483

Maricopa Assessor Parcel # 159-21-044-A



Property Information		Area Information	
Property Owner	TERRANCE A & PAIGE S MAGLIO	Subdivision	
Property Address	1602 E Desert Cove Ave Phoenix, AZ 85020-1483 Maricopa County	Section/Town/Range	21/3N/3E
Tax Mailing Address	Terrance A & Paige S Maglio 4120 W Greenway Rd Phoenix, AZ 85053-3708	Census Tract	104801
Property Type	(0021) VAC COMM L URBAN SUBDIV	Census Block	2003
Legal Class	---	Latitude	33.5861756262034
Lot/Block/Tract	-/-/-	Longitude	-112.047926370355
		Tax Area	691300
		Tax Municipality	Phoenix
		School Districts	Paradise Valley Unified District#69
Legal Description			
Abbr. Legal Description	N/A		
Full Legal Description	THAT PT NE4 SE4 SEC 21 3N 3E BEG 40' N OF SE COR NE4 SE4 N 150' W 90' S 140' TH SELY TO PT 40' N & 80' W FR SE COR NE4 SE4 TH E 80' TO POB .30 AC		

Land Areas

Lot	County Zone	City Zone
Size: 0.305 acres / 13,284 sqft	[C-G] COMMERCIAL, GENERAL: 100%	[C-3] Commercial And General Commercial: 100%

No Structure Information:

Deed History

Sale Date	Buyer	Seller	Sale			Deed	Financing	Transaction	Doc #
			Price	Down	Mortgage				
10/16/2003	TERRANCE A & PAIGE S MAGLIO	JOHN R JANY	\$178,000	\$178,000	\$0	Warranty			20031446141
05/08/2003	JOHN R JANY LAWRENCE T JANY	JANY TRUST	\$0	\$0	\$0	Quit Claim			20030586106
12/07/1995	LAWRENCE & EDITH JANY	WILLIAM M & SUZANNE M CARTER	\$0	\$0	\$0	Joint Tenancy			1995 0751884
10/05/1995	JANY TRUST	LAWRENCE & CHRISTINE E JANY	\$0	\$0	\$0	Special Warranty			1995 0610121

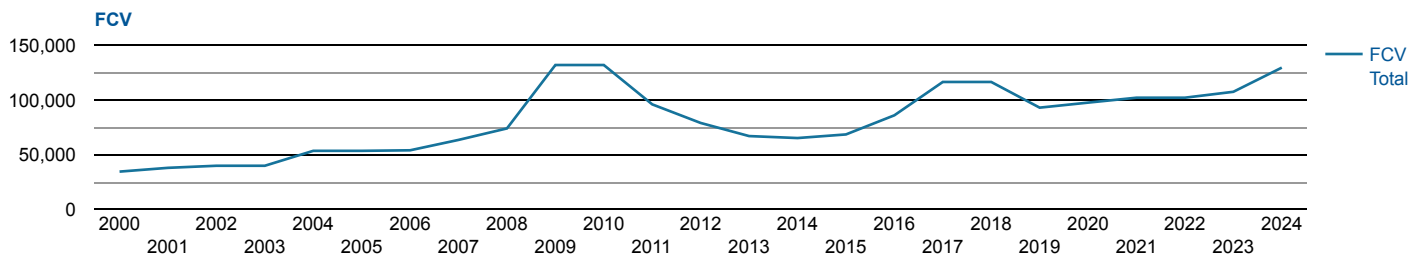
No Loan History: \$

Subdivision -

Subdivision Details	Stories	Average House
Improved Lots: 674	Single Story: 535	Sqft: 4,731
Year Built Range: 1911 - 2021	Multiple Story: 103	Lot Sqft: 84,402
With Pool: 118 (18%)		Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)				
	2020 Final	2021 Final	2022 Final	2023 Prelim	2024 Prelim
FCV Improvement	\$0	\$0	\$0	\$0	\$0
FCV Land	\$97,600	\$102,100	\$102,100	\$107,500	\$129,600
FCV Total	\$97,600	\$102,100	\$102,100	\$107,500	\$129,600
FCV YoY Change	5%	5%	0%	5%	21%
Assessed FCV	\$14,640	\$15,315	\$15,315	\$16,125	\$19,440
LPV Total	\$87,375	\$91,744	\$96,331	\$101,148	\$106,205
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,568	\$1,619	\$1,614	\$0	\$0



🔥 Flood Information

Map Number: 04013C1735L
 Map Date: 2013-10-16
 Panel: 1735L
 FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.