

BUTLER HOUSING COMPANY, INC.
C/O REID BUTLER
42 WEST MARIPOSA STREET
PHOENIX, ARIZONA 85013
PHONE: 602-315-5031
E-MAIL: REID@BUTLERHOUSING.COM

To: Property Owner, Resident and/or Neighborhood Association President
Re: Location: 21st Avenue, north of Northern Avenue. Case Z-110-23-5

Date: December 29, 2023/Notice

The purpose of this letter is to inform you that Butler Housing Company, Inc. ("Applicant") has recently filed an Application for a Walkable Urban Code ("WU Code") Rezoning Case Z-110-23-5 for a 0.82 acre site located on 21st Avenue north of Northern Avenue. Meetings/Hearings have now been set to review our Case. Our request is for WU Code T5:5 (General Plan Land Use Designation Commercial) would permit up to 80 multifamily residential units.

The Meetings/Hearings are as follows:

Neighborhood Meeting

**On-Site at the vacant lot: 21st Avenue, just north of Northern Avenue
Behind the Einstein Bagel (to the north)
Einstein Bagel is at 2080 West Northern Avenue, Phoenix, AZ 85021
Tuesday, January 16, at 5 PM to 6 PM**

North Mountain Village Planning Committee

**Cowden Center/9202 North 2nd Street
(Northwest Corner of 2nd Street and Mission Lane)
Phoenix, AZ 85020
Wednesday, January 17, 2024, at 6:00 PM**

Phoenix Planning Commission Hearing

**City Council Chambers
200 West Jefferson Street, Phoenix, Arizona 85003
Thursday, February 1, 2024 at 6:00 PM
For more information, please see
<https://www.phoenix.gov/cityclerk/publicmeeting/notices>**

Phoenix City Council Hearing

**200 West Jefferson Street, Phoenix, Arizona 85003
Wednesday, March 6, 2024, at 2:30 PM
For more information, please see
<https://www.phoenix.gov/cityclerk/publicmeeting/notices>**

To participate in the meetings, please see the location/format on the agenda available on the public meeting notices website at <https://www.phoenix.gov/cityclerk/publicmeetings/notices>. Agendas will be posted on the website approximately one week prior to the meeting. Please be sure to verify the location/format within 24 hours of the meeting as this may be subject to change.

12/29/2023

NORTHERN COMMONS

For the City Council Hearing location and participation instructions, see <https://www.phoenix.gov/cityclerk/publicmeetings/city-council-meetings>.

For questions regarding the format of these meetings, please contact the village planner listed below.

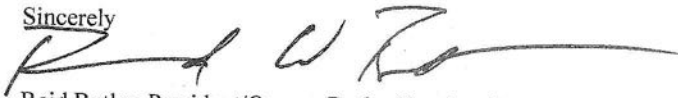
You are welcome to attend any or all of these meetings/hearings to learn about the case and make your opinions known. Please confirm the meeting details with the City of Phoenix Planning and Development Department before attending as they are subject to change. Hearing information may also be found on 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 Nick Klimek, and can be reached at Office: 602-534-7696 or E-mail: nick.klimek@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 602-315-5031 or reid@butlerhousing.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 602-315-5031 (cell/office phone) or reid@butlerhousing.com (e-mail).

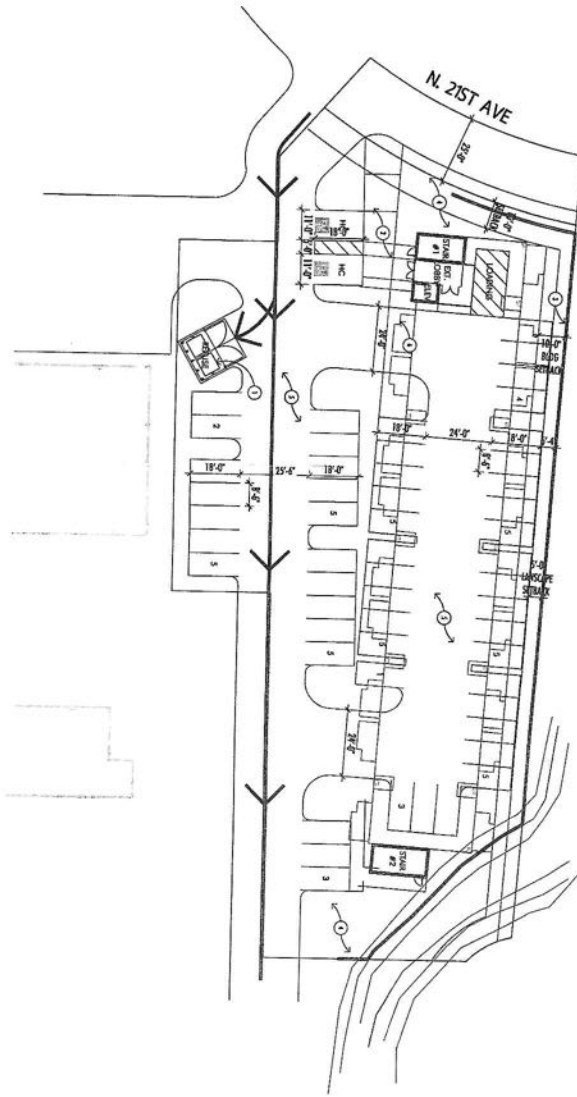
Sincerely



Reid Butler, President/Owner, Butler Housing Company, Inc.

Attachments: location map; conceptual site plan.

02 SITE PLAN / CONTEXT PLAN



PROJECT DATA

PROJECT NAME: EL CARO NORTHERN COMMONS
 PROJECT ADDRESS: 1000 N 21ST AVE, DENVER, CO 80202
 PROJECT NUMBER: 2023-001
 PROJECT PHASE: PRELIMINARY
 PROJECT START DATE: 01/15/2023
 PROJECT END DATE: 03/31/2023
 PROJECT OWNER: EL CARO DEVELOPMENT COMPANY
 PROJECT ARCHITECT: DAVIS ARCHITECTS, P.C.
 PROJECT ENGINEER: DAVIS ENGINEERS, P.C.
 PROJECT SURVEYOR: DAVIS SURVEYORS, P.C.
 PROJECT LANDSCAPE ARCHITECT: DAVIS LANDSCAPE ARCHITECTS, P.C.
 PROJECT INTERIOR ARCHITECT: DAVIS INTERIOR ARCHITECTS, P.C.
 PROJECT LIGHTING DESIGNER: DAVIS LIGHTING DESIGNERS, P.C.
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WARRANTY



PROJECT DESCRIPTION

PROJECT DESCRIPTION: PRELIMINARY ARCHITECTURAL AND ENGINEERING DESIGN FOR THE CONSTRUCTION OF A 1000 UNIT APARTMENT BUILDING WITH COMMERCIAL SPACE AND PARKING AT 1000 N 21ST AVE, DENVER, CO. THE PROJECT IS A MIX-USE DEVELOPMENT THAT WILL INCLUDE RESIDENTIAL, COMMERCIAL, AND PARKING. THE PROJECT IS SCHEDULED TO BE COMPLETED BY 03/31/2023.

PROJECT DIRECTORY

PROJECT DIRECTORY: ARCHITECT: DAVIS ARCHITECTS, P.C. 1000 N 21ST AVE, DENVER, CO 80202. ENGINEER: DAVIS ENGINEERS, P.C. 1000 N 21ST AVE, DENVER, CO 80202. SURVEYOR: DAVIS SURVEYORS, P.C. 1000 N 21ST AVE, DENVER, CO 80202. LANDSCAPE ARCHITECT: DAVIS LANDSCAPE ARCHITECTS, P.C. 1000 N 21ST AVE, DENVER, CO 80202. INTERIOR ARCHITECT: DAVIS INTERIOR ARCHITECTS, P.C. 1000 N 21ST AVE, DENVER, CO 80202. LIGHTING DESIGNER: DAVIS LIGHTING DESIGNERS, P.C. 1000 N 21ST AVE, DENVER, CO 80202. SOUND DESIGNER: DAVIS SOUND DESIGNERS, P.C. 1000 N 21ST AVE, DENVER, CO 80202. SIGNAGE DESIGNER: DAVIS SIGNAGE DESIGNERS, P.C. 1000 N 21ST AVE, DENVER, CO 80202. SECURITY DESIGNER: DAVIS SECURITY DESIGNERS, P.C. 1000 N 21ST AVE, DENVER, CO 80202. AV DESIGNER: DAVIS AV DESIGNERS, P.C. 1000 N 21ST AVE, DENVER, CO 80202. FURNITURE DESIGNER: DAVIS FURNITURE DESIGNERS, P.C. 1000 N 21ST AVE, DENVER, CO 80202. PAINT DESIGNER: DAVIS PAINT DESIGNERS, P.C. 1000 N 21ST AVE, DENVER, CO 80202. 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KEYED NOTES / LEGEND

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CITY OF PROGN. APPROVALS

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A100
 SITE PLAN
 SCALE: AS SHOWN

EL CARO
 NORTHERN COMMONS
 1000 N. NORTHERN AVE
 DENVER, COLORADO 80202