

PHOENIX PERMIT SERVICE LLC

1241 E Washington St Ste 102

Phoenix, AZ 85034

PHONE: 480-205-4828

EMAIL: [leodra@phoenixpermitservices.com](mailto:leodra@phoenixpermitservices.com)

November 2, 2020

Dear **Property Owner** or **Neighborhood Association President**:

The purpose of this follow-up letter is to inform you that our company has recently filed Z-50-20-7 for 1.12 acre site located Northeast Corner of 9<sup>th</sup> Avenue and Jefferson and that meetings/hearings have now been set to review our case.

Our request for C-3 CMOD Zoning (General Plan Land Use Designation of Public/Quasi Public) would permit C-3 CMOD. The meetings/hearings are as follow:

|  |   |  |
|--|---|--|
| Village Planning Committee Hearing:      | <b>Name of Committee</b><br><b>Location</b> | Central City Village<br>Meeting will be held virtually.  |
|  | <b>Date and Time</b>                        | December 14, 2020; 6:00 PM   |
| Planning Commission Hearing:             | <b>Location</b>                             | Meeting may be held at City of Phoenix Council Chambers (200 W. Jefferson Street, Phoenix, AZ 85003) or <u>virtually</u> . |
|  | <b>Date and Time</b>                        | January 7, 2021; 6:00PM  |
| City Council Hearing/Ordinance Adoption: | <b>Location</b>                             | Meeting may be held at City of Phoenix Council Chambers (200 W. Jefferson Street, Phoenix, AZ 85003) or <u>virtually</u> . |
|  | <b>Date and Time</b>                        | February 3, 2021; 2:30 PM  |

To participate in virtual meetings, see the instructions 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 one week prior to the meeting.

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 **Central City** 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 **Sarah Stockham** and can be reached at 602-261-8701 or email at [sarah.stockham@phoenix.gov](mailto:sarah.stockham@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 or one of my staff at 480-205-4828 or email at [Leodra@phoenixpermitservices.com](mailto:Leodra@phoenixpermitservices.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 480-205-4828 or [Leodra@phoenixpermitservices.com](mailto:Leodra@phoenixpermitservices.com).

Sincerely,

*Leodra Bowdell*

Attachment(s)

# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION TO AMEND ZONING ORDINANCE

**APPLICATION NO: Z-50-20**

**PROPERTY LOCATION:** Northeast corner of 9th Avenue and Jefferson Street

TO BE CHANGED:

FROM: C-3 SP CMOD

TO: C-3 CMOD

**PROPOSED USE:** Special Permit removal to allow C-3 CMOD permitted uses

**LEGAL DESCRIPTION:** See attached

**Ordinance #:**

**Ordinance Date:**

Supplemental Map #:

**CASE TYPE:** Rezoning

DSD #:

**CASE STATUS:** Pending

**GROSS ACREAGE:** 1.12

**VILLAGE:** Central City

**ZONING MAP: F-8**

CENSUS TRACT: 1143.01

**Q.S. MAP: 10-26**

**COUNCIL DISTRICT: 7**

**DATE FILED: 9/21/2020**

**TAZ:**

**FILING STAFF: 075891**

OWNER: Arizona, LLC

ADDRESS: 4735 E. Arroyo Verde Drive Paradise Valley AZ 85253

PHONE NO.: (425) 802-0399

OWNER EMAIL ADDRESS: julie@emeraldcitysmoothie.com

APPLICANT: Lcodra Bowdell, Phoenix Permit Services

PHONE NO.: (480) 205-4828

ADDRESS: 1241 E. Washington St., Suite 101 Phoenix AZ 85034

APPLICANT EMAIL ADDRESS: leodra@phoenixpermitservices.com

REPRESENTATIVE: Leodra Bowdell, Phoenix Permit Services

PHONE NO.: (480) 205-4828

ADDRESS: 1241 E. Washington St., Suite 101 Phoenix AZ 85034

FAX NO.:

REPRESENTATIVE EMAIL ADDRESS: leodra@phoenixpermitservices.com

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email [zoning.mailbox@phoenix.gov](mailto:zoning.mailbox@phoenix.gov) or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

SIGNATURE: Linda B. Miller

DATE: 10/28/20

POST APPLICATION MEETING DATE: 10/27/2020 3:00PM

Zoning Hearing Officer

## Planning Commission

City Council

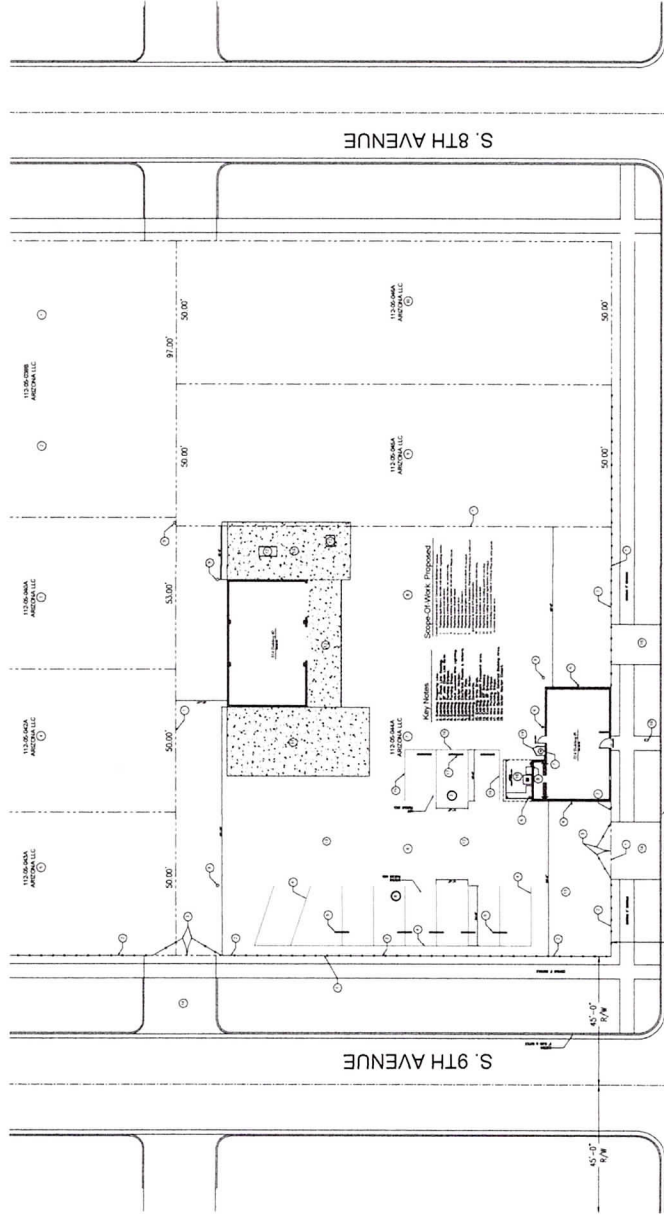
| FEE      | FEE WAIVED | FEE DATE  | RECEIPT    | PURPOSE             |
|----------|------------|-----------|------------|---------------------|
| \$875.00 | \$0.00     | 9/21/2020 | 20-0082908 | Original Filing Fee |

(Additional Properties Attached)

# SITE PLANS

FOR THE PROPERTY OF  
814 W. JEFFERSON ST, PHOENIX, AZ. 85007

LOCATED IN A PORTION OF THE  
SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 3 EAST,  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



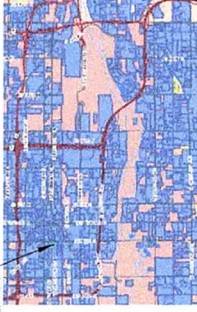
W. JEFFERSON STREET



814 - Existing/New Site Plan

SCALE 1" = 20'-0"

PROJECT LOCATION



VICINITY MAP

SCALE: N.T.S.

OWNER:  
ARIZONA LLC  
4735 E. ARROYO VERDE DR.  
PHOENIX, AZ 85034  
CONTACT: MRS. JULIE TRAUTMAN  
jtrautman@arizona.com  
(480) 444-0399

M.E.P. ENGINEER:  
SUN ENGINEERING, LLC  
600 W. HITCHER RD.  
SUITE 100  
PHOENIX, AZ 85021  
CONTACT: MR. SEN WATT  
sen@sunengineering.us  
(602) 797-6600

INDEX OF DRAWINGS

- A1 NEW SITE PLAN
- A2 EXISTING FLOOR PLANS
- A3 NEW FLOOR PLANS
- E1 ELECTRICAL SYMBOLS & LEGEND
- E2 ELECTRICAL POWER PLANS
- E3 ELECTRICAL POWER PLANS
- E4 ELECTRICAL ONE-LINE, CALCS, PANEL SCH.
- E5 ELECTRICAL SPECIFICATIONS

## PROJECT DESCRIPTION

PROJECT ADDRESS 814 W. JEFFERSON ST, PHOENIX, AZ.  
BUILDING #1 (SOUTHWEST) ONE-STORY 986 SQ. FT.  
BUILDING #2 (NORTH) ONE-STORY 1,251 SQ. FT.  
TOTAL LOT COVERAGE PERCENT: 9.94 %  
LOT DATA:  
ADDRESS: 814 W. JEFFERSON ST.  
SUBDIVISION: NEARHRS  
PARCEL NUMBER: 112-05-044A  
LOT NUMBER: #6  
LOT AREA (SQ. FT.): 22,500  
MCR #: 2-61  
ZONING: C-3  
CODES USED FOR DESIGN: 2018 IRC, 2018 IBC, 2018 NEC, 2018 IFC, 2018 IECC, 2018 MEC

S. 8TH AVENUE

S. 9TH AVENUE

W. JEFFERSON STREET

DESIGN CONSULTANT'S  
LOGO

STAMP

ARIZONA LLC  
EXISTING BUILDINGS' REHAB  
814 W. JEFFERSON STREET  
PHOENIX, ARIZONA

SELIMAJ, LLC  
CONSULTING  
CIVIL ENGINEERING / CAD SERVICES  
411 W. BARRY DR.  
CHANDLER, ARIZONA 85225  
P. 480-444-0394

ARIZONA LLC CIVILS REHAB  
814 W. JEFFERSON ST  
PHOENIX, ARIZONA

19-0000 SJAM J.A.M. 12-23-19  
NEW  
SITE PLAN