

LAW OFFICE OF DAVID CISIEWSKI, PLLC

11811 North Tatum Blvd, Suite 1051, Phoenix, AZ 85028
Telephone: 602.953.8729 Facsimile: 602.997.9807 Email: dave@dclawaz.com Web: www.dclawaz.com

October 1, 2015

Dear Property Owner or Neighborhood Association:

The purpose of this follow-up letter is to inform you that this office has filed a rezoning request for an approximately 1.03 gross acre tract located at 4031 East Camelback Road, approximately 350 feet east of the southeast corner of 40th Street and Camelback Road, Phoenix, Arizona, referenced as Case # Z-43-15 and that meetings and hearings have now been sent to review this case. This request is to rezone approximately 1.03 gross acres of land located at 4031 East Camelback Road from R-O to C-1 zoning for a small restaurant.

The meetings/hearings in this matter are as follows:

Village Planning Committee Hearing: Camelback East Village Planning Committee
Devonshire Senior Center
2802 East Devonshire Avenue
(1 Block North of Indian School Road)
Phoenix, Arizona
November 3, 2015, 6:00 pm

Phoenix Planning Commission Hearing: City of Phoenix Council Chambers
200 West Jefferson Street
Phoenix, Arizona 85003
November 10, 2015, 6:00 pm

City Council Hearing: City of Phoenix Council Chambers
200 West Jefferson Street
Phoenix, Arizona 85003
December 2, 2015, 3:00 pm

You are welcome to attend any or all of these hearings to learn about this case and make your opinions known. Please confirm the meeting details with the City of Phoenix Planning Department before attending as the meetings dates, times and location are subject to change. You may also express your opinions on this case by writing to the Phoenix Planning Department at 200 West Washington Street, Phoenix, Arizona 85003 and referencing the above case number. Your letter will be made part of the case file.

The Camelback East Village Planning Committee will forward a recommendation to the Zoning Hearing Officer or Planning Commission and City Council 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 Xandon Keating and he can be reached at 602-256-5618 or at xandon.keating@phoenix.gov. The planner can answer your questions regarding the village review and city hearing processes, as well as the staff position on the case once their report is complete. You are also urged to contact my office at 602-953-8729 or via email at Dave@DCLawAZ.com to learn more about this case and express your comments.

If this case is not appealed within 7 calendar days after the Planning Commission decision it will be scheduled for Ordinance adoption by the City Council without further discussion.

Again, please feel free to contact my office should you have any questions or comments regarding this matter.

Sincerely,



David Cisiewski, Esq.

Attachments: Rezoning Application
Proposed Site Plan

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City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE

APPLICATION NO: Z-43-15

PROPERTY LOCATION: Approximately 400 feet east of the southeast corner of 40th Street and Camelback Road

TO BE CHANGED:

FROM: R-O

TO: C-1

PROPOSED USE: Restaurant

LEGAL DESCRIPTION: See attached

Ordinance #:

Ordinance Date:

Supplemental Map #:

CASE TYPE: Rezoning

GROSS ACREAGE: 1.03

CENSUS TRACT: 1081

DATE FILED: 8/13/2015

DSD #: 15-965

VILLAGE: Camelback East

Q.S. MAP: 18-37

TAZ:

CASE STATUS: Pending

ZONING MAP: H-10

COUNCIL DISTRICT: 6

FILING STAFF: mmoric

OWNER: Curtis Rapp
ADDRESS: 3808 North 54th Place Phoenix AZ 85018
OWNER EMAIL ADDRESS:

PHONE NO.:

APPLICANT: Pool Real Estate, LLC
ADDRESS: 719 East Osborn Phoenix AZ 85014
APPLICANT EMAIL ADDRESS: gadzooks09@gmail.com

PHONE NO.: (602) 820-1120

REPRESENTATIVE: David Cisiewski
ADDRESS: 11811 North Tatum Boulevard, Ste # 1051 Phoenix AZ 85028
REPRESENTATIVE EMAIL ADDRESS: dave@dclawaz.com

PHONE NO.: (602) 953-8729
FAX NO.:

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 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:

DATE:

POST APPLICATION MEETING DATE: 09/21/2015 3:00PM

Zoning Hearing Officer

Planning Commission

City Council

FEE	FEE WAIVED	FEE DATE	RECEIPT	PURPOSE
\$4,740.00	\$0.00	8/13/2015		Original Filing Fee



PHOENIX, ARIZONA 85018

enchiladas and soups
gadzuks
4031 E Camelback Rd
Phoenix 85018

PRELIMINARY
SITE PLAN

A020

DATE: 4/10/2015
TIME: 10:14:11

SITE PLAN GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND AND SHALL BE DEEPER THAN THE DEEPEST EXISTING UTILITY.
3. THE EXISTING DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MINIMUM WIDTH OF 10 FEET.
4. ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT BE LOCATED AT A MINIMUM HEIGHT OF 7 FEET.
5. CABLE AT THE PROPERTY LINE, NO NOISE, OR VIBRATION WILL BE LIMITED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHTS OF WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING AND PLANTINGS.
7. THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE.
8. AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY CDD PRIOR TO ANY CHANGES TO THE PROJECT.
9. ALL ROOFTOP EQUIPMENT AND LANTERNS SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
10. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH, REFRIGERATORS AND OTHER MECHANICAL EQUIPMENT. BOTTOM FLOW FROM FIVE LEVEL ADJACENT TO ALL PUBLIC STREETS.
11. SOILAGE WILL BE REVERSED UNDER A SEPARATE PERMIT.
12. WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT SHALL BE FOR REFERENCE ONLY. WALLS ARE EXISTING.
13. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE STANDARD, 7th MAINTENANCE, 10TH AND 12TH MAINTENANCE.

KEY NOTES - SITE PLAN

1. EXISTING POWER POLE TO BE RELOCATED BY OTHERS.
2. EXISTING HEADWALL OF DRAINAGE DITCH.
3. SIGHT TRIANGLE TRIMMED.
4. NEW EDGE OF CURB.
5. NOT NOTED.
6. EXISTING CANAL HEADWALL.
7. EXISTING EDGE OF ASPHALT.
8. TRASH TRUCK TURNING RADIUS.
9. TRASH ENCLOSURE.

AREA: 11.44 AC
D.S.: 18.37
SDCV: 1500160
PAPP: 1001485

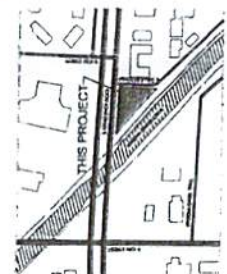
LEGEND



1"=10'-0"

NOT TO SCALE

VICINITY MAP



PROJECT TEAM

OWNER:
ALAN POOL
800 NORTH 1ST AVENUE
PHOENIX, AZ 85018
GADZUKS@GADZUKS.COM

ARCHITECT:
PARKINSON
4545 NORTH 26TH STREET, SUITE 202
PHOENIX, AZ 85018
TEL: 602.344.8815
CONTACT: NATHAN PARKINSON
NATHAN@PARKINSONARCHITECTS.COM

PROJECT DATA

ZONING: R-1.5
PROPOSED CHANGES: P-1.5
APN: 171-34-009G
OCCUPANCY: A-2
CONSTRUCTION TYPE: NA
SITE AREA: 0.847 ACRES ± (28,180 SF (NET))
BUILDING AREA: 1.03 ACRES ± (45,081 SF (GROSS))
2000 SQFT.

PROJECT DESCRIPTION

THIS PROPOSED PROJECT IS TO DEVELOP A 2000-SQ-FT CASUAL RESTAURANT AT THIS LOCATION. IT IS TO TAKE ADVANTAGE OF THE PEDESTRIAN AND BICYCLE ACCESS FROM THE CANAL.

PARKING CALCULATIONS

PARKING REQUIREMENTS:
REQUIRE: 1 SPACE PER 80 S.F. (INCLUDING OUTSIDE DINING/STORAGE, ETC.)
EXCLUSIONS: 1 SPACE PER 100 S.F. (STORAGE, ETC.)
TOTAL: 17 SPACES
PROPOSED: 20 SPACES

LEGAL DESCRIPTION

THIS PROJECT IS 25.00 ACRES, ACCORDING TO THE PLAT OF RECORD IN THE BOOK 11 OF MAPS, MADE AND DESCRIBED AS FOLLOWS: AT THE INTERSECTION CORNER OF LOT 24, TRACT EAST 23.35 CAMELBACK ROAD TO THE SOUTHWESTERLY BOUNDARY OF SAID LOT 24, A DISTANCE OF 201 FEET, MORE OR LESS.