

STANDARD SECOND NOTIFICATION LETTER

September 20, 2016

Dear Property Owner or Neighborhood Association President:

The purpose of this follow-up letter is to inform you that we have recently filed Z-49-16-3 for a 4.75-acre site located at the northwest corner of 19th Avenue and Tierra Buena Lane and that meetings/hearings have now been set to review our case.

Our request to rezone to Residential R-3 from the existing S-2 PCD SP (approved R-2 PCD) would permit us to construct a new 68 unit, two-story development with a density of 14.32 units per acre. The meetings/hearings are as follows:

Village Planning Committee Hearing: Deer Valley Village Planning Committee
Deer Valley Community Center
Multi-Purpose Room
2001 West Wahalla Dr., Phoenix
October 20, 2016 at 6:00 pm

Planning Commission Hearing/Ratification: City of Phoenix Council Chambers
200 W. Jefferson Street
Phoenix, Arizona 85003
November 3, 2016 at 6:00 p.m.

City Council Hearing/Ordinance Adoption: City of Phoenix Council Chambers
200 W. Jefferson Street
Phoenix, Arizona 85003
December 7, 2016 at 2:30 pm

I would be happy to discuss any questions you may have regarding this case. I can be reached at (480) 921-2800 or via e-mail at charles@huellmantel.com.

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 Division, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 8500 and referencing the case number. Your letter will be made part of the case file.

The Deer Valley Village Planning Committee will forward a recommendation to the Zoning Hearing Officer or 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 Racelle Escolar and can be reached at (602) 262-6949 or racelle.escolar@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.

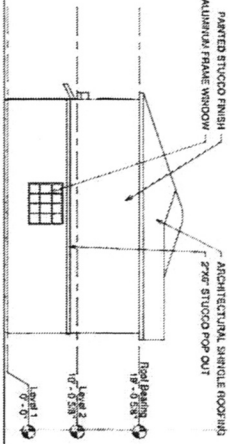
If the Planning Commission decision is not appealed within 7 calendar days, it is scheduled for Ordinance adoption by the City Council without further discussion.

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) 921-2800 or charles@huellmantel.com.

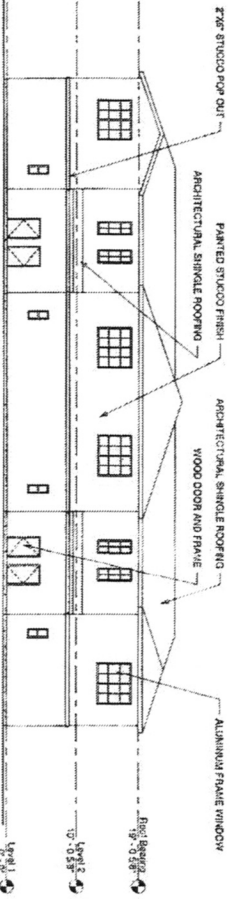
Sincerely,

A handwritten signature in black ink, appearing to read "C. Huellmantel", with a stylized flourish at the end.

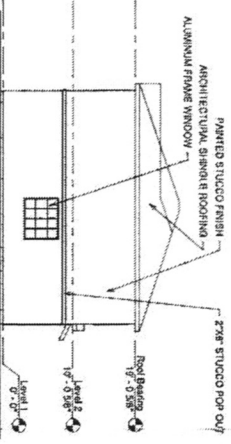
Charles Huellmantel



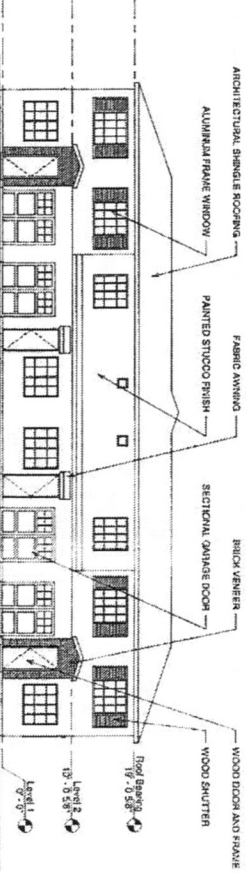
FRONT ELEVATION - BUILDING B



REAR ELEVATION - BUILDING B



LEFT ELEVATION - BUILDING B



FRONT ELEVATION - BUILDING B

San Vicente Meyer Development & Construction Services, Ltd
 15818 N. 19th Ave. Phoenix, AZ 85023

Project Name	San Vicente Meyer Development & Construction Services, Ltd
Client	San Vicente Meyer Development & Construction Services, Ltd
Architect	San Vicente Meyer Development & Construction Services, Ltd
Scale	AS SHOWN
Date	08/11/2011
Drawn By	AMM
Checked By	AMM
Project Number	15818 N. 19th Ave. Phoenix, AZ 85023

BUILDING ELEVATIONS

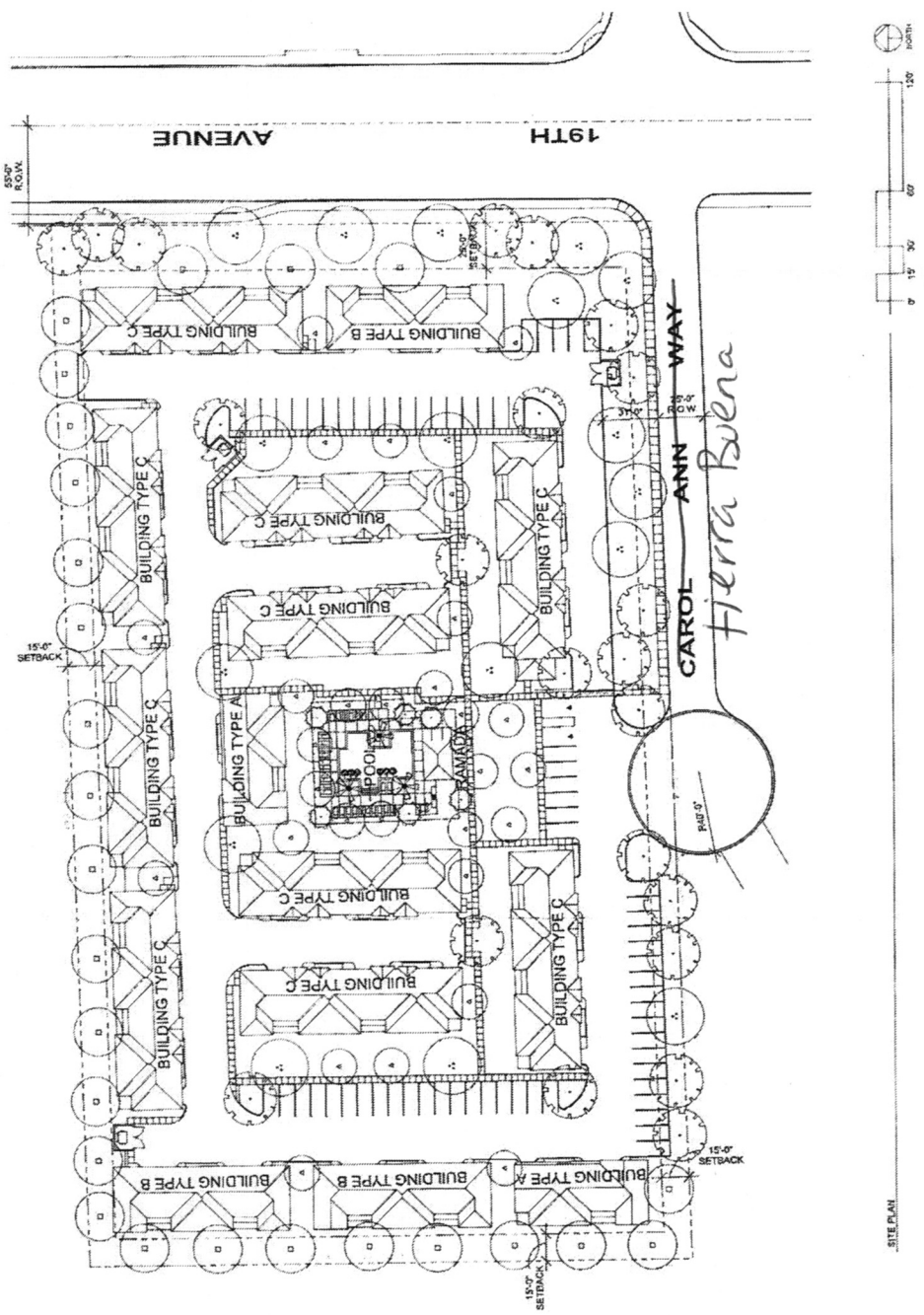
SAN VICENTE (DOWNSTREAM)

Location	15170
Area	2.840
Population	15,170
Population Density	5,340
Year of Study	2011
Map Scale	1" = 100'
Map Date	11/11/11
Map Author	San Vicente
Map Reviewer	San Vicente
Map Date	11/11/11
Map Scale	1" = 100'
Map Date	11/11/11

San Vicente Meyer Development & Construction Services, Ltd.
 15918 N. 19th Ave. Phoenix, AZ 85023

Project Name	San Vicente
Project No.	15170
Scale	A1.00
Date	11/11/11
Author	San Vicente
Reviewer	San Vicente
Date	11/11/11

ZONING SITE PLAN



SITE PLAN

Application Information Form

This form is part of the rezoning/special permit submittal requirement. For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, option #6.

DEVELOPMENT SERVICES PRE-APPLICATION MEETING

KIVA NUMBER: 16-66 **DATE:** June 7, 2016 **TIME:** 11:00 am

Please have the following information filled out before filing your application. This will assist staff when entering data on our computer system.

Zoning Map Amendment Special Permit Other

Property Location:	Northwest corner of 19th Avenue and Tierra Buena Lane				
To Be Changed From:	S-2 PCD SP, R-2 PCD	To:	R-3		
Proposed Use:	Multi-family housing (townhomes)				
Council District:	Council District 3	Village:	Deer Valley		
Legal Description:	The South Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 1, Township 3 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.				
Tax Parcel Number(s):	208-14-814	Gross Acreage:	4.407 Acres		
Zoning Map:		TAZ (Traffic Area Zone):			
Quarter Section:	35-24	Census Tract:			
Property Owner:	MDT Holdings, LLC				
Mailing Address:	18440 North 68th Street, Suite 3049				
City:	Phoenix	State:	AZ	Zip:	85054
Phone:		Fax:		Email:	
Applicant:	Meyer Development				
Mailing Address:	11811 North Tatum Boulevard				
City:	Phoenix	State:	Arizona	Zip:	85028
Phone:		Fax:		Email:	
Representative:	Huellmantel & Affiliates				
Mailing Address:	PO Box 1833				
City:	Tempe	State:	Arizona	Zip:	85280-1833
Phone:	(480) 921-2800	Fax:	(480) 323-2175	Email:	charles@huellmantel.com
Adjacent Jurisdiction to be Notified:					

A filing fee has been paid to the City of Phoenix to cover the cost of processing this application. The fee will be retained to cover these costs whether or not the request is granted. I hereby certify that the above information is correct, and that I am authorized to file on behalf of the owner. I understand that any materials submitted are part of the public record and consent to reproduction for the purpose of public examination and discussion in preparation for and during any public hearing process concerning this application. This does not permit reproduction for any commercial purpose.

Applicant's signature

Date

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 <https://www.phoenix.gov/pddsites/Pages/pddlicensetimes.aspx>.