CORRECTION TO DEPARTMENT DUE DATE

PLEASE RESPOND ELECTRONICALLY TO TERESA GARCIA 2ND FLOOR, 602-262-7399

City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Joshua Bednarek
Planning & Development Department Director

Date: April 23, 2025

Subject: P.H.O. APPLICATION NO. PHO-1-25--323-79-6 – Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **May 21, 2025**.

2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.

3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by ***April 30, 2025**.

DISTRIBUTION

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City Council (Stephanie Bracken), 11th Floor
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Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Todd Shackelford), 16th Floor
Public Transit (Skitch Kitchen)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Teresa Garcia), 2nd Floor
Village Planner (Anthony Grande, Camelback East Village)
Village Planning Committee Chair (William Fischbach, Camelback East Village)

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION
APPLICATION NO: PHO-1-25--Z-323-79-6
Council District: 6

Request For: Stipulation Modification
Reason for Request: Request to modify Stipulation 1 regarding general conformance to the site plan and rendering.;Request to delete Stipulation 2 regarding parking ratios.;Request to delete Stipulation 3 regarding commencement of construction.;Request to modify Stipulation 4 regarding building height.

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Slavicek Holdings LLC	Owner	5500 North 24th Street Phoenix AZ 85016	602-285-4425		brett@slaviceklaw.com
Jason Morris, Withey Morris Baugh, PLC	Representative	2525 E Arizona Biltmore Cir, Suite A-212 Phoenix AZ 85016	6022300600		hannah@wmbattorneys.com
Brett Slavicek, Slavicek Holdings LLC	Applicant	5500 North 24th Street Phoenix AZ 85016	602-285-4425		brett@slaviceklaw.com

Property Location: Northwest corner of 24th Street and Missouri Avenue
Acreage: 1.15

Geographic Information

Zoning Map	APN	Quarter Section
I9	164-46-017	Q20-32

Village:
Camelback East

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@phoenix.gov or visit our website at https://www.phoenix.gov/pdd/licensing-time-frames

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

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: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
$1,725.00	$0.00	04/02/25	PHO (3+ stipulations)

WITHEY
MORRIS
BAUGH

April 2, 2025

VIA HAND DELIVERY

Byron Easton
Planning Hearing Officer
Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, Arizona 85003

Re: Modification of Stipulations - Case No. Z-323-79 – NWC 24th Street and Missouri Avenue, Phoenix

Dear Mr. Easton:

This firm represents Brett Slavicek (the "Owner") regarding the proposal to renovate their law office building located at 5500 N. 24th Street in Phoenix, which is also known as Maricopa County APN 164-46-017 (the "Property"). This Property is a transitional piece between single-family residential and the Camelback Road corridor, which has intensive development and height. Please see attached **Exhibit A** for an aerial view of the Property. As explained herein, the proposed development requires modification of stipulations, which were approved 46 years ago per rezoning case Z-323-79, to accommodate the minor renovation to the existing office building.

BACKGROUND

The current office is a well-known charming building along 24th Street that resembles a stone home with architecturally distinct facades, copper turret, ample landscaping, flowers, and no signage. The C-O zoning for the site was approved in 1980, and the structure was built in 1982. The low impact of the current use on the site, the considerate design of the building, and care of the Property has created an asset to the neighborhood.

The original rezoning approval and exhibits are attached at **Exhibit B**.

PROPOSAL

Due to the age of the existing building and need to modernize, the Owner would like to improve the interior of the building and offer additional office space (approximately 1,000 square feet beyond what exists in the current mezzanine). These offices will stay within the current building footprint and existing building height of 24 feet. In addition to interior improvements, the building exterior will keep its charm, while updating aged elements such as the roof, which will convert to slate and add more copper, and additional landscaping.

The proposed site plan, elevation, and rendering are attached at **Exhibit C.**

STIPULATION MODIFICATION

To allow the proposed renovation of the Property, the Owner requests the following modification of stipulations approved for Z-323-79:

1. THE ~~D~~development SHALL ~~to~~ be in GENERAL conformance with the site plan and ~~rendering.~~ ELEVATIONS DATED_____, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

P: 602.230.0600
F: 602.212.1787
wmbattorneys.com
info@wmbattorneys.com
2525 E Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016

Rationale: This stipulation has been modified to reflect the updated site plan and elevations for the minor office renovation.

2. ~~The parking ratio to be one space for every 250 square feet.~~

   Rationale: The parking should be consistent with the current and more modern city of Phoenix parking ratios, which are met with the proposal.

3. ~~Construction commences within 24 months.~~

   Rationale: This stipulation was accomplished with the original building and therefore is obsolete for this request.

4. THE BUILDING HEIGHT SHALL ~~That it be one-story office complex with a height limitation~~ not ~~to~~ exceed 24 feet.

   Rationale: The intent of the original stipulation is still met with the height limitation of 24 feet, and this modification would clarify and accommodate the proposed building renovation.

CONCLUSION

This minor office renovation will maintain the appeal and architectural integrity of the current building, while providing more modern office building. The thoughtful proposal of the additional space positioned within the existing building footprint and height continues the tradition of being a good neighbor.

Very truly yours,

WITHEY MORRIS BAUGH P.L.C.

By
Jason B. Morris

Attachments

EXHIBIT A

E Marshall Ave
N 23Rd Pl
E MISSOURI AVE
E Luke Ave
E Marshall Ave
N Thunderbird
E Thunderbird Trl
E Denton Ln
N 25Th St
E Mis
E Dent

EXHIBIT B

CITY
OF
PHOENIX
CITY CLERK DEPARTMENT

MAR 1980
RECEIVED
City of Phoenix
Planning Dept.
ADM.

March 14, 1980

Mr. Richard W. Schreiber
Schreiber & McGrew
6962 First Avenue
Scottsdale, Arizona 85251

Dear Mr. Schreiber:

The Phoenix City Council, at its meeting held Monday, March 10, 1980, considered Application No. 323-79, request of Richard W. Schreiber, on behalf of Irving Horowitz, to rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

The City Council granted this rezoning, subject to the following stipulations:

1. Development to be in conformance with the site plan and rendering.

2. The parking ratio to be one space for every 250 square feet.

3. Construction to commence within 24 months.

4. That it be a one-story office complex with a height limitation not to exceed 24 feet.

The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a supplementary zoning map has been adopted.

If you require further assistance or information, please contact the Planning Department, located on the sixth floor of the Municipal Building, 251 West Washington, or call 262-7131.

Sincerely,

Donna Culbertson
City Clerk Director

DC:al

Application No. 323-79
Applicant: Richard W. Schreiber (Owner: Irving Horowitz)
Subject: To rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

EXISTING LAND USE

Single family residence

PROPOSED LAND USE

Professional Offices

NEIGHBORHOOD LAND USES

East - Townhouses
West - Single family residence
North - Vacant
South - Single family residence

EXISTING STREETS AND RIGHT-OF-WAY

Missouri Avenue - 73' of right-of-way with a 40' north half street and a 33' south half street. The street is improved with curbs and gutters.

24th Street - 100' of right-of-way with a 40' west half street and a 60' east half street. The street is improved with curbs and gutters.

ZONING HISTORY

On this Parcel: None

In the Area:

#146-78 A request to rezone a parcel beginning approximately 168.72' north of Missouri Avenue on the west side of 24th Street (2.5 acres) from RE-35 to PAD-6. The case was withdrawn at the Planning Commission hearing.

ADDITIONAL INFORMATION

The 1985 Urban Forms Plan designates the area for 0 - 2 dwelling units per acre. The plan recommends that developed areas showing specific residential densities should be preserved and any new development or redevelopment should conform to those recommended limits.

PRO'S AND CON'S

PRO'S:

1. The parcel is on a major street.

2. C-O requires site plan review.

- continued -

Application No. 323-79 (Continued)

CON'S:

1. The property has been reasonably developed under the current zoning.

2. Approval would lead to similar requests for the similarly situated lots on the west side of 24th Street. This would worsen traffic congestion on this street.

3. The 1985 Urban Forms Plan recommends 0 - 2 residential units for this area.

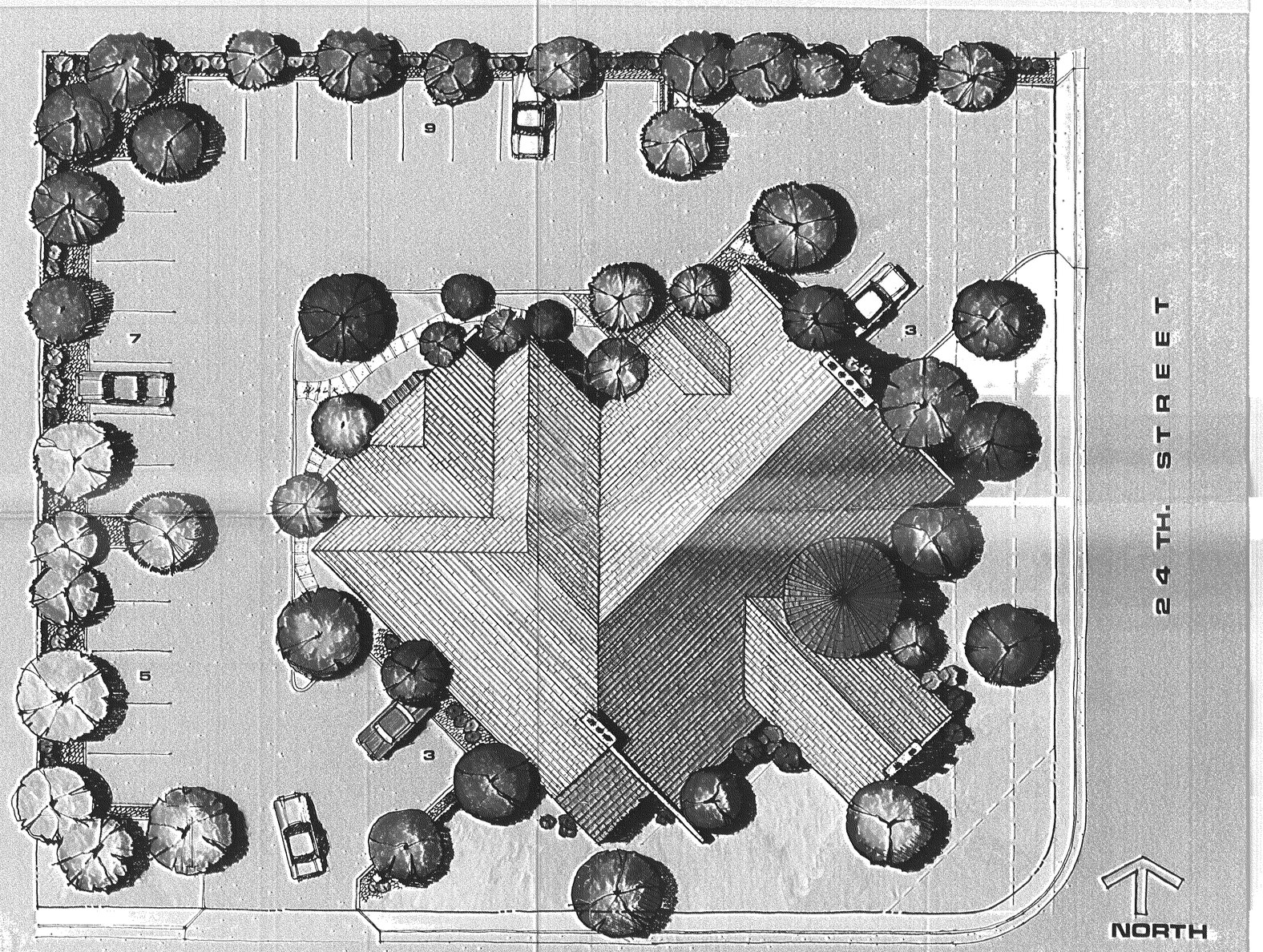
RECOMMENDATION

We recommend denial of this request.

RIGHT-OF-WAY NEEDED

None.

* * * * * * * * * *

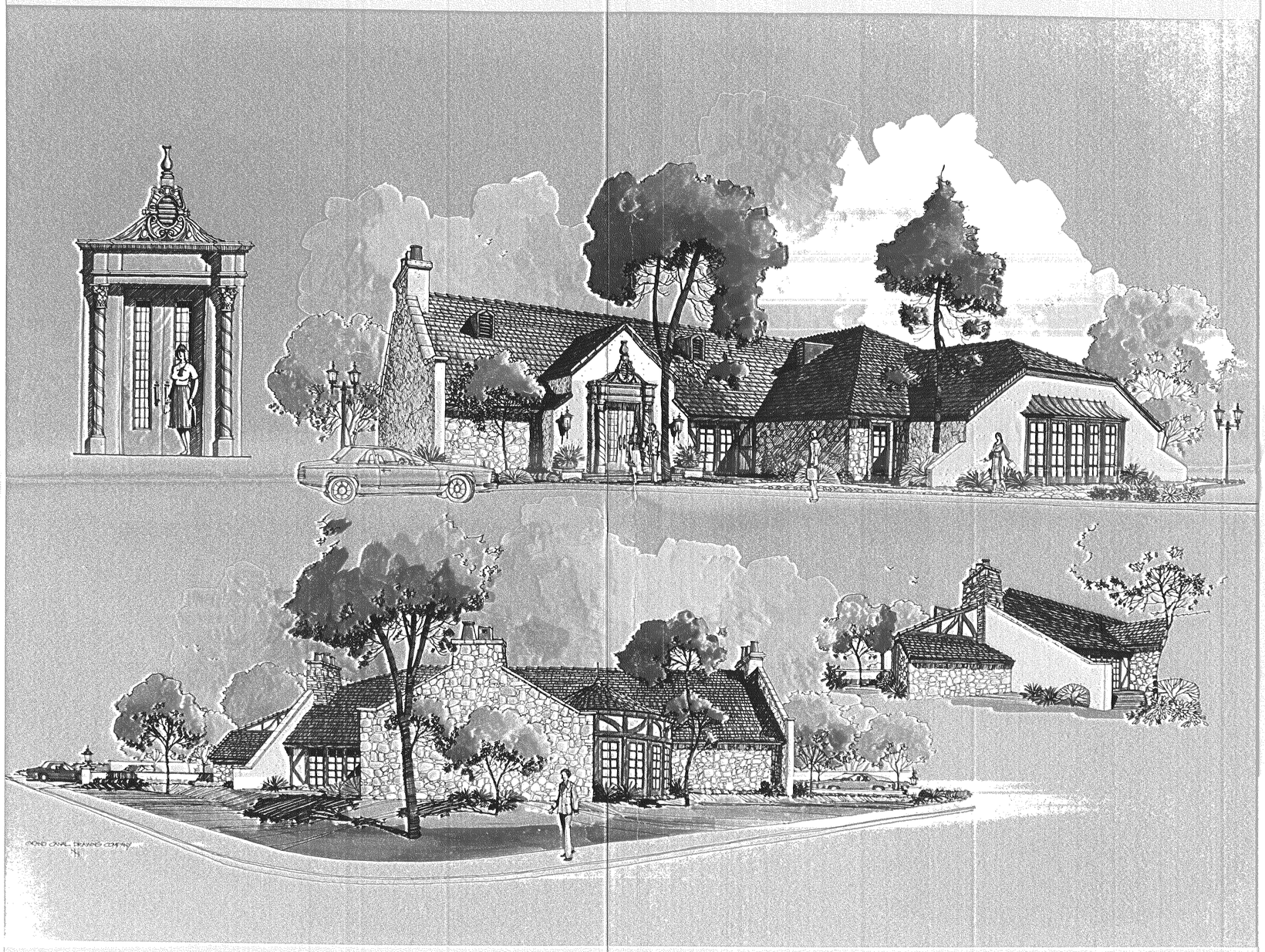


MISSOURI

SITE PLAN

1/8 = 1'-0"

Z 323-79



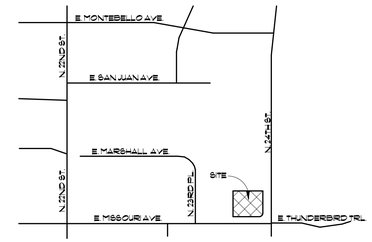
Z 323-77

EXHIBIT C

ARCHITECT:
CHAVEZ AIA
4720 E. CHOLLA ST.
PHOENIX, AZ 85028
(602) 992-8600
echavez@echavez.net

APPLICANT:
CHAVEZ AIA
4720 E CHOLLA ST.
PHOENIX, AZ 85028
(602) 992-8600
echavez@echavez.net

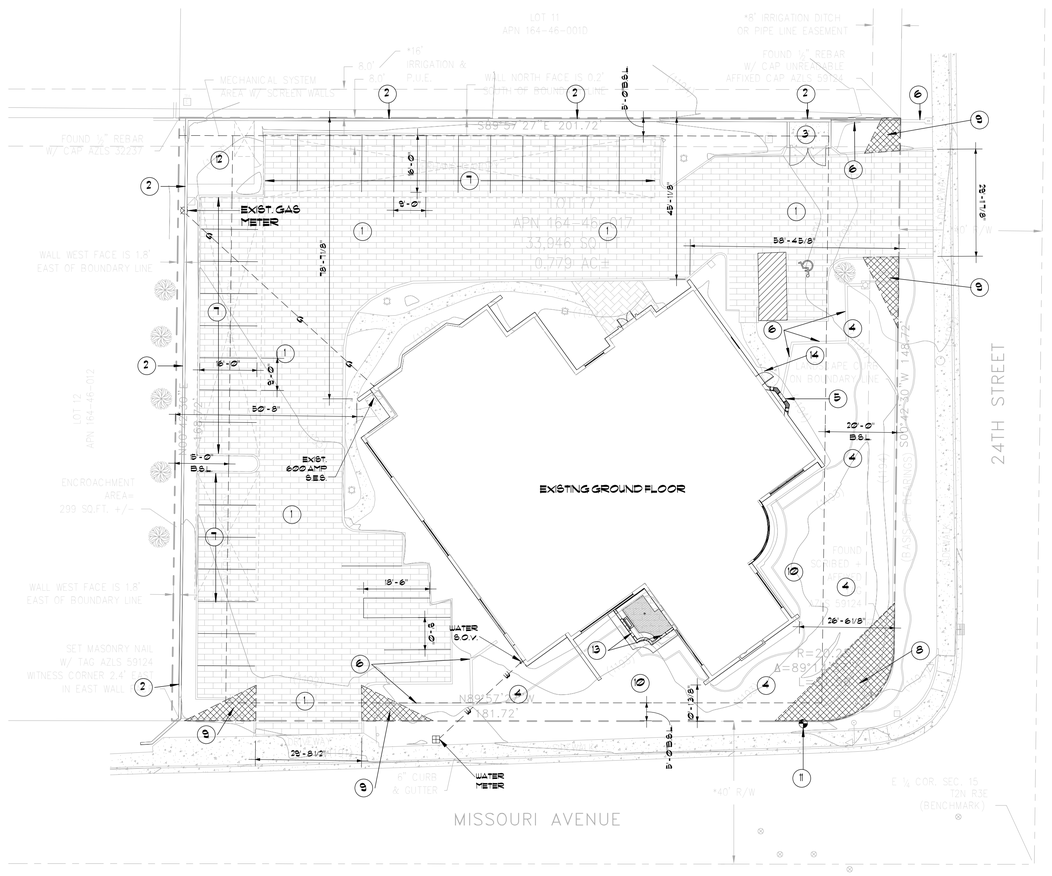
OWNER
SLAVICEK HOLDINGS LLC
5500 N. 24TH ST.
PHOENIX AZ. 85016



N

VICINITY MAP
N.T.S.

KEY NOTES:
1. EXISTING PAVERS
2. EXISTING STUCCO SITE WALLS 6'-0"
3. EXISTING 11'-0"X6'-0" REFUSE.
4. EXISTING LAWN.
5. BUILDING ADDITION.
6. EXISTING SITE WALL 3'-0"
7. COVERED PARKING
8. 33'X33' VISIBILITY TRIANGLE
9. 10'X10' VISIBILITY TRIANGLE
10. EXISTING RETENTION
11. EXISTING FIRE HYDRANT
12. EXISTING MECHANICAL EQUIPMENT.
13. EXISTING WALL, NOT ON 1980 RENDERING.
14. EXISTING BAY UNIT AT MEZZANINE, NOT ON 1980 RENDERING.



SITE PLAN
1"=20'-0"

GRAPHIC SCALE: 1 INCH = 20 feet
0 20 40 60 80

SITE DATA:

PROJECT DESCRIPTION:	REMODEL OF EXISTING MEZZANNE INTO SECOND FLOOR.
LEGAL DESCRIPTION:	LOT 17, SAN SOUCI, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 50 OF MAPS, PAGE 2.
SITE ADDRESS:	5500 N. 24TH ST. PHOENIX, AZ 85016
A.P.N.:	164-46-017
LOT ZONING:	C-O
NET LOT SIZE:	34,404 SQ. FT. (0.80 ACRES)
GROSS LOT SIZE:	50,465 SQ. FT.(1.16 ACRES)
EXISTING GROUND FLOOR (FOOTPRINT):	8,764 SQ. FT.
PROPOSED 2ND FLOOR ADDITION:	957 SQ. FT.
LOT COVERAGE:	25.4%
EXIST. BLDG HEIGHT:	+/-26'-2" A.F.F. (TOP OF RIDGE)

EXISTING PARKING:

PARKING SPACES:	32
ADA SPACES:	1
TOTAL:	33

PARKING CALCULATION:
12,192 SQ. FT. x 80%=9,754/300=33 SPACES

ZONING CASE #:
Z-323-79

STIPULATIONS:
1. DEVELOPMENT TO BE IN CONFORMANCE WITH THE SITE PLAN AND RENDERING.
2. THE PARKING RATIO TO BE ONE SPACE FOR EVERY 250 SQUARE FEET.
3. CONSTRUCTION TO COMMENCE WITHIN 24 MONTHS.
4. THAT IT BE A ONE-STORY OFFICE COMPLEX WITH A HEIGHT LIMITATION NOT TO EXCEED 24 FEET.

P.H.O. REQUEST
1. ALLOW PARKING RATIO EQUAL TO CURRENT STANDARDS.
2. ALLOW SECOND STORY IN BULDING, CONSISTENT WITH NEIGHBORHOOD AND AS PERMITTED IN STANDARD C-O ZONING.
3. ALLOW MODIFICATION OF EXTERIOR BULDING ELEVATIONS.

REGISTERED ARCHITECT
CERTIFICATE NO.
21340
EDWARD D. CHAVEZ
Date Signed 3-22-25
ARIZONA U.S.A.
EXPIRES 6-30-26

SLAVICEK
5500 N. 24TH ST., PHOENIX, AZ 85016

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EDWARD D CHAVEZ
AIA ARCHITECT
(602)992-8600

CHAVEZ ◇ AIA
ARCHITECTURE • DEVELOPMENT • COMMERCIAL • RESIDENTIAL • INTERIOR DESIGN

4720 EAST CHOLLA STREET PHOENIX, ARIZONA
602 493-9711 / 992-8600 / EMAIL: ECHAVEZ@ECHAVEZ.NET
SINCE 1972

date	layout
date	revisions

JOB NUMBER
--

SHEET DESCRIPTION
SITE PLAN

DATE
MARCH 18, 2025

A1

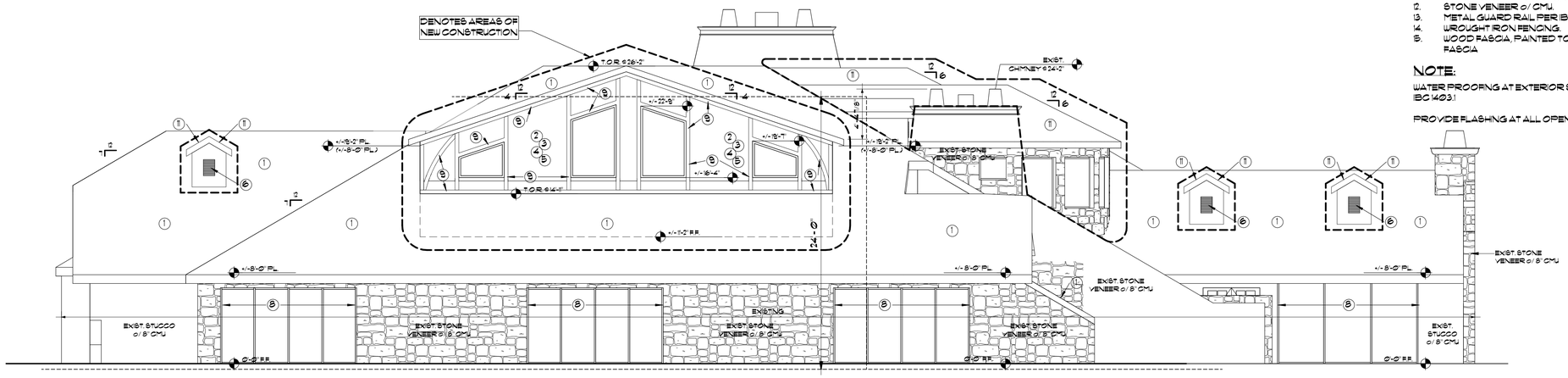
NOTES:

1. SLATE ROOF TILE.
2. SAN-KOTE STUCCO PER ICC ESR#2729 (SAND FINISH TEXTURE)
3. 2x WOOD STUDS AT 16" O.C.
4. TWO LAYERS OF GRADE "D" PAPER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT- SEE "ROOF VENT PLAN" ON SHEET A8.
7. STONE VENEER (PER ICC ESR #2668 OR EQUAL) O/ FRAMING- MATCH EXISTING STONE.
8. EXISTING DOOR/WDW. TO REMAIN.
9. DECORATIVE WOOD POP-OUTS. MATCH EXISTING DECORATIVE DESIGN.
10. STUCCO FINISH O/ 8" CMU.
11. METAL ROOF PER ICC ESR#3486 OR EQUAL.
12. STONE VENEER O/ CMU.
13. METAL GUARD RAIL PER IBC.
14. WROUGHT IRON FENCING.
15. WOOD FASCIA, PAINTED TO MATCH EXISTING WOOD FASCIA

NOTE:

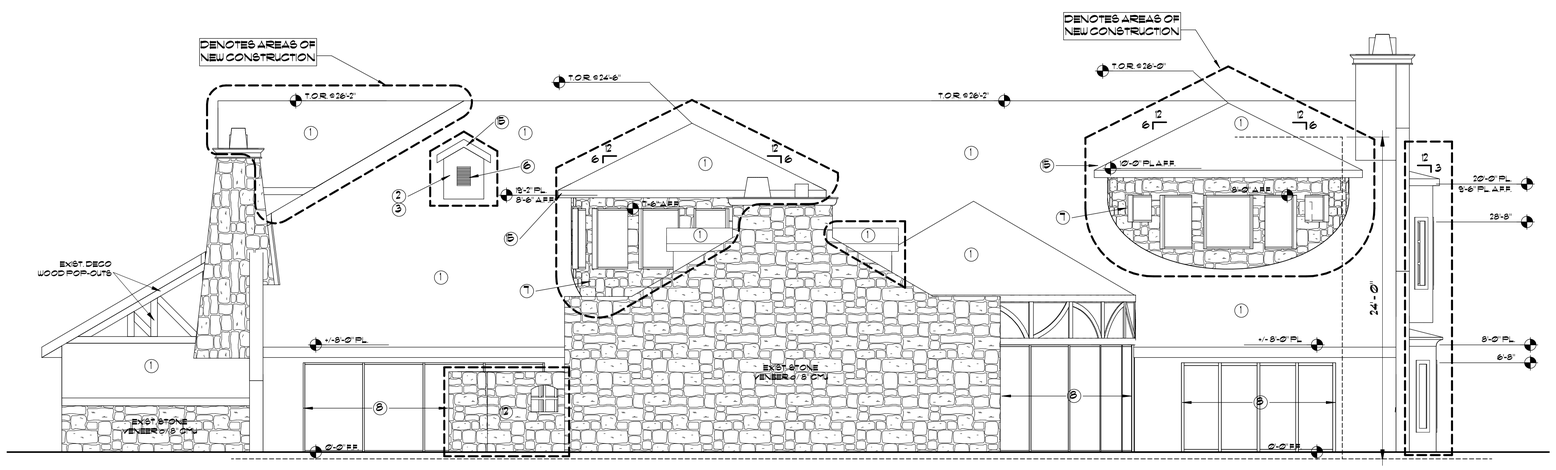
WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC 1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8



WEST ELEVATION

1 3/16" = 1'-0"



SOUTH ELEVATION

2 3/16" = 1'-0"

REGISTERED ARCHITECT
CERTIFICATE NO. 21340
EDWARD D. CHAVEZ
Date Signed 2-24-25
ARIZONA U.S.A.
EXPIRES 6-30-26

SLAVICEK

5500 N. 24TH ST., PHOENIX, AZ 85016

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EDWARD D CHAVEZ
A.I.A. ARCHITECT
602-492-9711

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602 493-9711 / 992-8600 / EMAIL: ECHAVEZ@ECHAVEZ.NET
SINCE 1972

date	layout
date	revisions

JOB NUMBER
--

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

DATE
MARCH 18, 2025

A9

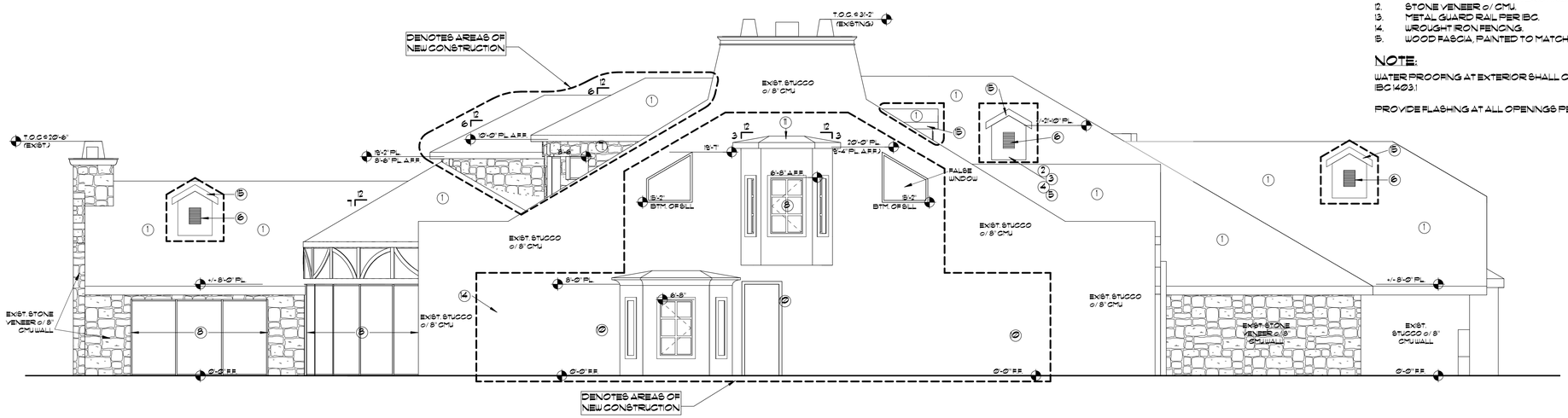
NOTES:

1. COMPOSITE ROOF TILE (PER ICC ESR #219 OR EQUAL)
2. SAN-KOTE STUCCO PER ICC ESR#2729 (SAND FINISH TEXTURE)
3. 2x WOOD STUDS AT 16" O.C.
4. TWO LAYERS OF GRADE "D" PAPER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT- SEE "ROOF VENT PLAN" ON SHEET A8.
7. STONE VENEER (PER ICC ESR #2669 OR EQUAL) o/ FRAMING- MATCH EXISTING STONE.
8. EXISTING DOOR/WDW. TO REMAIN.
9. DECORATIVE WOOD POP-OUTS. MATCH EXISTING DECORATIVE DESIGN.
10. STUCCO FINISH o/ 8" CMU.
11. METAL ROOFING- MATCH EXISTING.
12. STONE VENEER o/ CMU.
13. METAL GUARD RAIL PER IBC.
14. WROUGHT IRON FENCING.
15. WOOD FASCIA, PAINTED TO MATCH EXISTING WOOD FASCIA

NOTE:

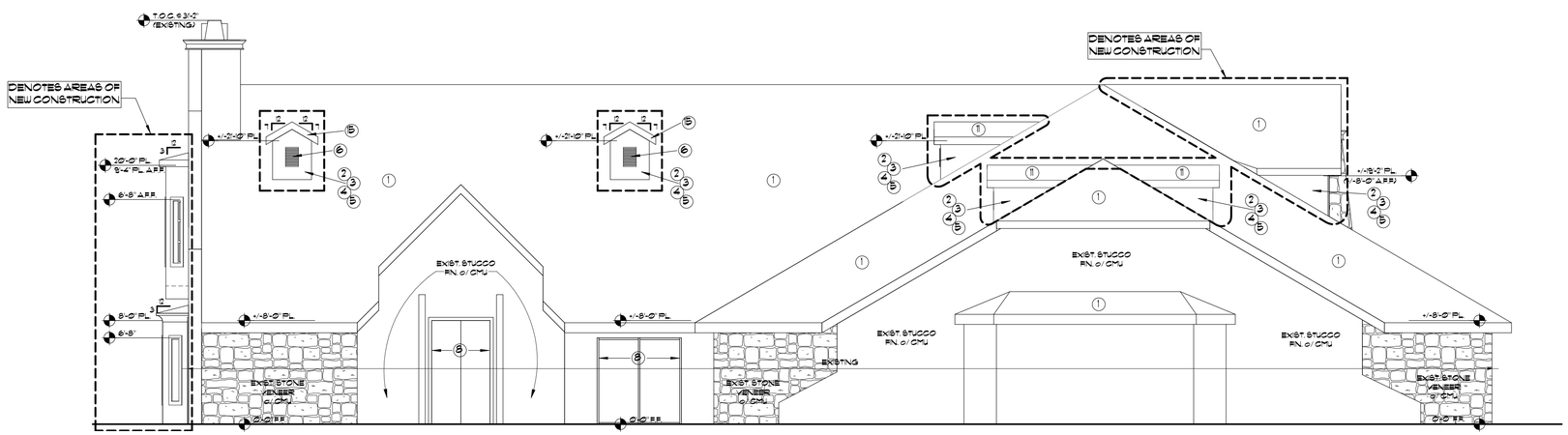
WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC 1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8



EAST ELEVATION

1 3/16" = 1'-0"



NORTH ELEVATION

2 3/16" = 1'-0"

REGISTERED ARCHITECT
CERTIFICATE NO.
21340
EDWARD D.
CHAVEZ
Date Signed 3-24-25
ARIZONA U.S.A.
EXPIRES 6-30-26

SLAVICEK
5800 N. 24TH ST., PHOENIX, AZ 85016

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602-952-8600

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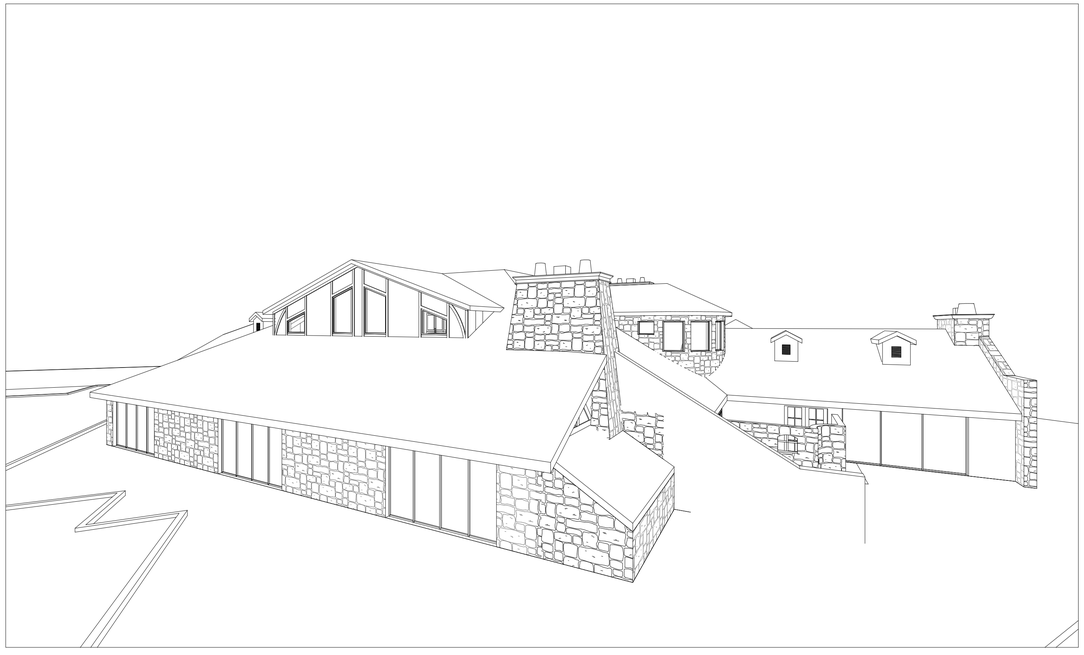
EXTERIOR ELEVATIONS

DATE
MARCH 18, 2025

A10

1 R- New Exterior View 1



2 R- New Exterior View 2

REGISTERED ARCHITECT
CERTIFICATE NO.
21340
EDWARD D.
CHAVEZ
Date Signed 2-24-25
ARIZONA U.S.A.
EXPIRES 6-30-25

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EDWARD D CHAVEZ
AIA ARCHITECT
602-992-9600

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date	layout
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JOB NUMBER
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SHEET DESCRIPTION
RENDERINGS

DATE
MARCH 18, 2025

CITY OF PHOENIX
CITY CLERK DEPARTMENT

MAR 1980
RECEIVED
City of Phoenix
Planning Dept.
ADM.

March 14, 1980

Mr. Richard W. Schreiber
Schreiber & McGrew
6962 First Avenue
Scottsdale, Arizona 85251

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The City Council granted this rezoning, subject to the following stipulations:

Mod 1. Development to be in conformance with the site plan and rendering.

Del 2. The parking ratio to be one space for every 250 square feet.

Del 3. Construction to commence within 24 months.

Mod 4. That it be a one-story office complex with a height limitation not to exceed 24 feet.

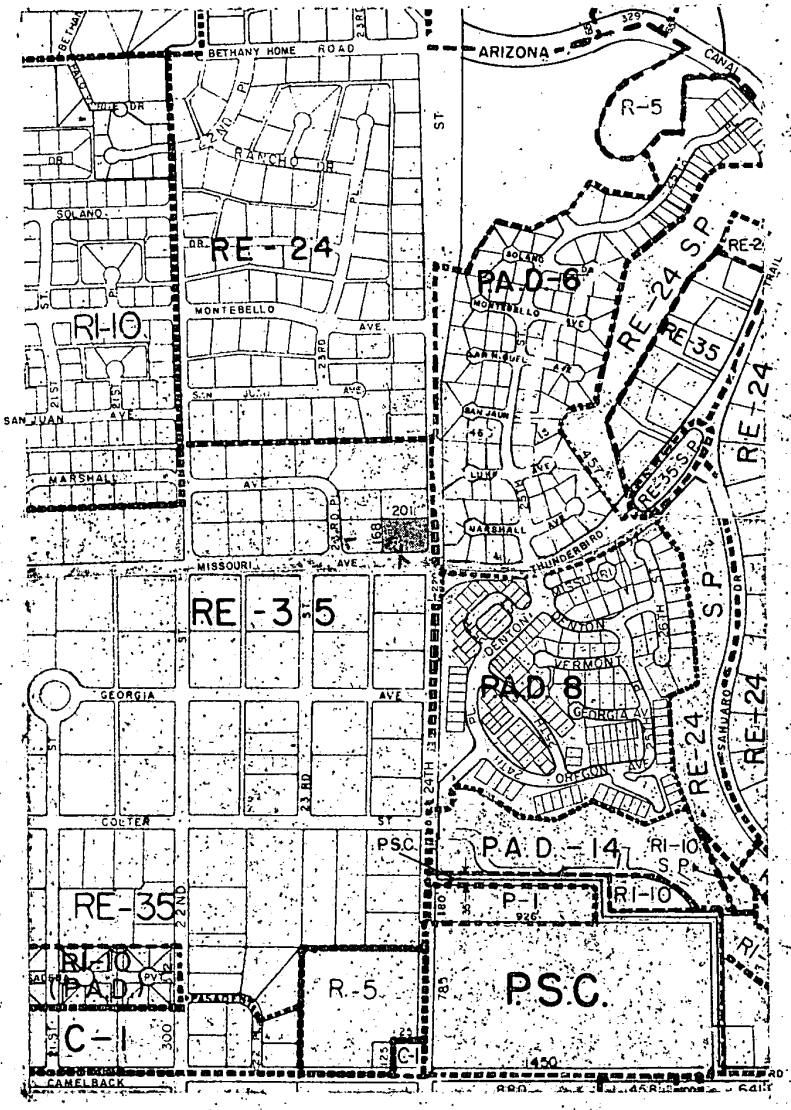
The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a supplementary zoning map has been adopted.

If you require further assistance or information, please contact the Planning Department, located on the sixth floor of the Municipal Building, 251 West Washington, or call 262-7131.

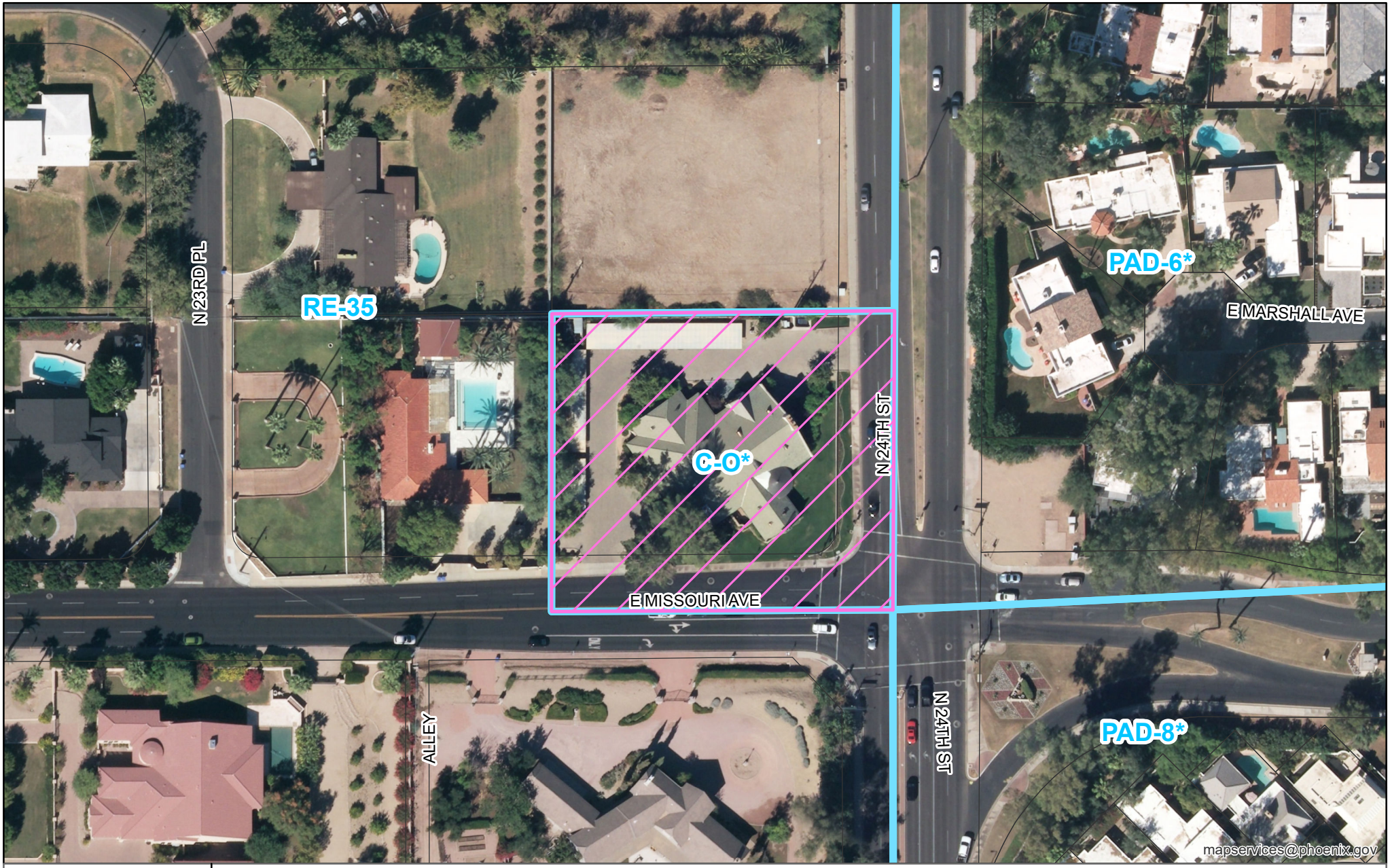
Sincerely,

Donna Culbertson
City Clerk Director

DC:al



APPLICANT'S NAME: *RICHARD W. SCHREIBER*	APPLICATION NO. *323-79*
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS: APPROX. *1.15* ACRES	REQUESTED CHANGE FROM *RE-35* TO *C-O*
MULTIPLES PERMITTED UNITS	NORTH SCALE 1" = 600'
HEARING DATES: P.C. *11-28-79* C.C. *1-7-80*	CITY PLANNING DEPT. PHOENIX — ARIZONA
AERIAL PHOTO & QUARTER SEC. NO. *20-32*	ZONING MAP NO. *H-7*



PHO-1-25--Z-323-79-6

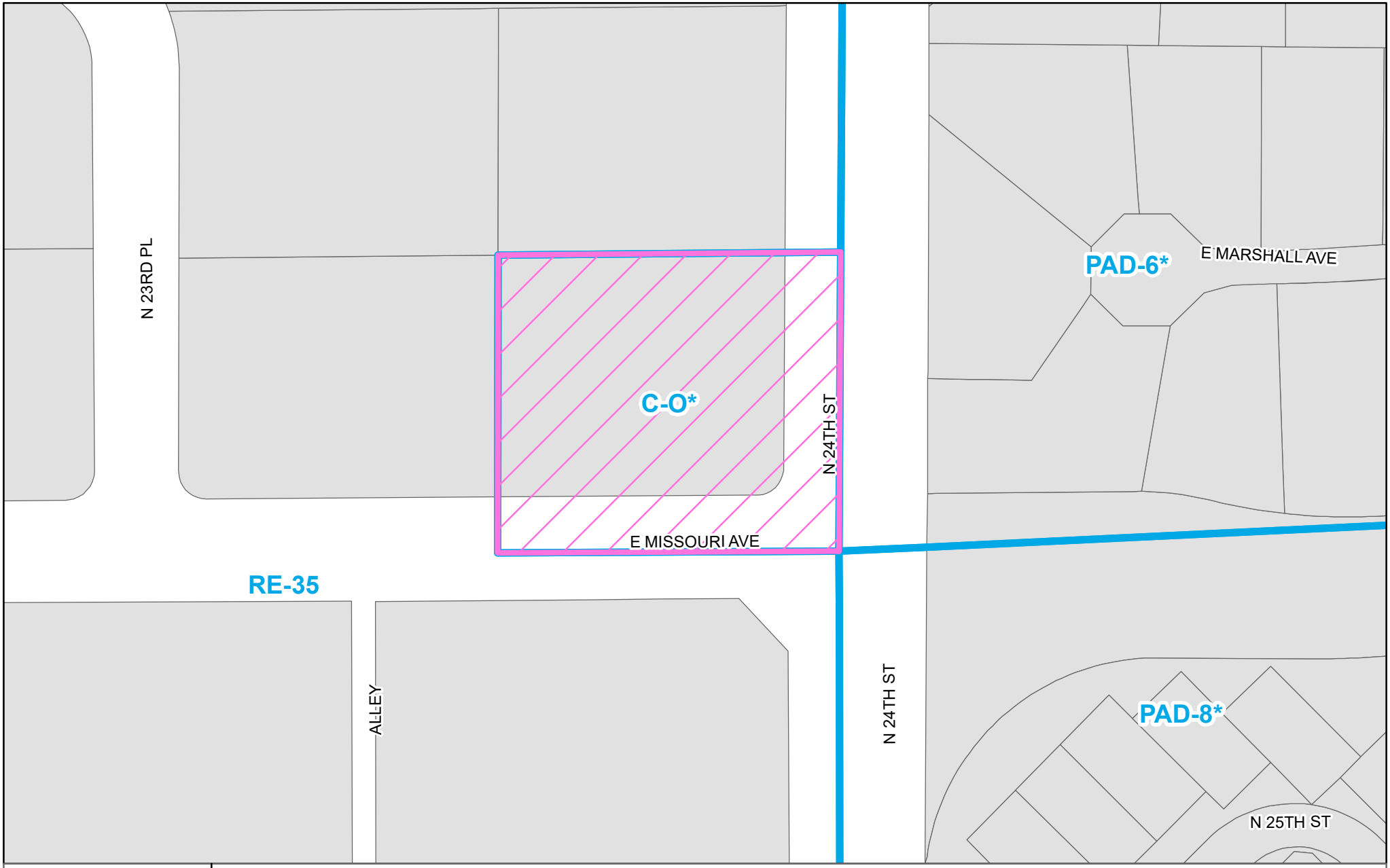
Property Location: Northwest corner of 24th Street and Missouri Avenue

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 40 80 160 Feet

N



PHO-1-25--Z-323-79-6

Property Location: Northwest corner of 24th Street and Missouri Avenue

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

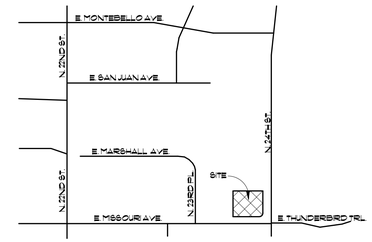
0 40 80 160 Feet

N

ARCHITECT:
CHAVEZ AIA
4720 E. CHOLLA ST.
PHOENIX, AZ 85028
(602) 992-8600
echavez@echavez.net

APPLICANT:
CHAVEZ AIA
4720 E CHOLLA ST.
PHOENIX, AZ 85028
(602) 992-8600
echavez@echavez.net

OWNER
SLAVICEK HOLDINGS LLC
5500 N. 24TH ST.
PHOENIX AZ. 85016



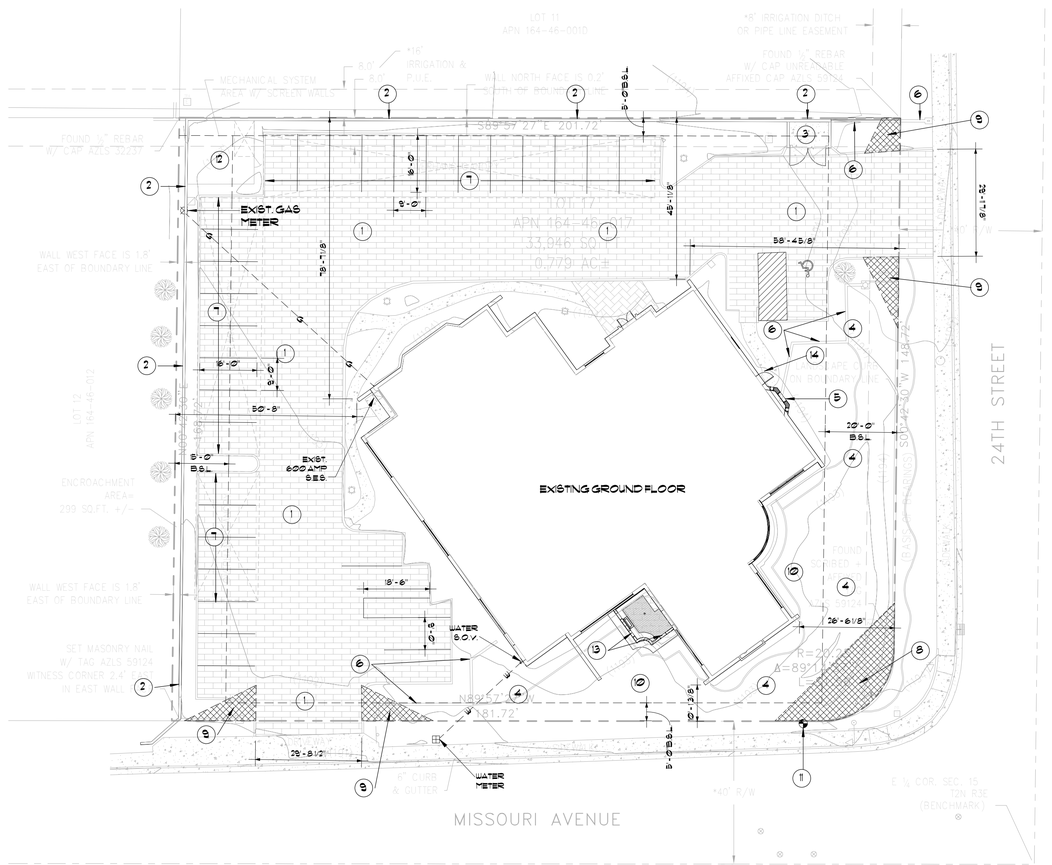
N

VICINITY MAP

N.T.S.

KEY NOTES:

1. EXISTING PAVERS
2. EXISTING STUCCO SITE WALLS 6'-0"
3. EXISTING 11'-0"X6'-0" REFUSE.
4. EXISTING LAWN.
5. BUILDING ADDITION.
6. EXISTING SITE WALL 3'-0"
7. COVERED PARKING
8. 33'X33' VISIBILITY TRIANGLE
9. 10'X10' VISIBILITY TRIANGLE
10. EXISTING RETENTION
11. EXISTING FIRE HYDRANT
12. EXISTING MECHANICAL EQUIPMENT.
13. EXISTING WALL, NOT ON 1980 RENDERING.
14. EXISTING BAY UNIT AT MEZZANINE, NOT ON 1980 RENDERING.



SITE DATA:

PROJECT DESCRIPTION:	REMODEL OF EXISTING MEZZANNE INTO SECOND FLOOR.
LEGAL DESCRIPTION:	LOT 17, SAN SOUCI, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 50 OF MAPS, PAGE 2.
SITE ADDRESS:	5500 N. 24TH ST. PHOENIX, AZ 85016
A.P.N.:	164-46-017
LOT ZONING:	C-O
NET LOT SIZE:	34,404 SQ. FT. (0.80 ACRES)
GROSS LOT SIZE:	50,465 SQ. FT.(1.16 ACRES)
EXISTING GROUND FLOOR (FOOTPRINT):	8,764 SQ. FT.
PROPOSED 2ND FLOOR ADDITION:	957 SQ. FT.
LOT COVERAGE:	25.4%
EXIST. BLDG HEIGHT:	+/-26'-2" A.F.F. (TOP OF RIDGE)

EXISTING PARKING:

PARKING SPACES:	32
ADA SPACES:	1
TOTAL:	33

PARKING CALCULATION:

12,192 SQ. FT. x 80%=9,754/300=33 SPACES

ZONING CASE #:

Z-323-79

STIPULATIONS:

1. DEVELOPMENT TO BE IN CONFORMANCE WITH THE SITE PLAN AND RENDERING.
2. THE PARKING RATIO TO BE ONE SPACE FOR EVERY 250 SQUARE FEET.
3. CONSTRUCTION TO COMMENCE WITHIN 24 MONTHS.
4. THAT IT BE A ONE-STORY OFFICE COMPLEX WITH A HEIGHT LIMITATION NOT TO EXCEED 24 FEET.

P.H.O. REQUEST

1. ALLOW PARKING RATIO EQUAL TO CURRENT STANDARDS.
2. ALLOW SECOND STORY IN BULDING, CONSISTENT WITH NEIGHBORHOOD AND AS PERMITTED IN STANDARD C-O ZONING.
3. ALLOW MODIFICATION OF EXTERIOR BULDING ELEVATIONS.

N

SITE PLAN

1 1"=20'-0"

GRAPHIC SCALE: 1 INCH = 20 feet

0 20 40 60 80'

CITY OF PHOENIX

APR 0 2 2025

Planning & Development Department

REGISTERED ARCHITECT CERTIFICATE NO. 21340 EDWARD D. CHAVEZ Date Signed 3-27-25 ARIZONA U.S.A. EXPIRES 6-30-26

SLAVICEK

5500 N. 24TH ST., PHOENIX, AZ 85016

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EDWARD D CHAVEZ
AIA ARCHITECT
(602)992-8600

CHAVEZ ◇ AIA

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4720 EAST CHOLLA STREET PHOENIX, ARIZONA
602 493-9711 / 992-8600 / EMAIL: ECHAVEZ@ECHAVEZ.NET
SINCE 1972

date	layout
date	revisions

JOB NUMBER --

SHEET DESCRIPTION SITE PLAN

DATE MARCH 18, 2025

A1

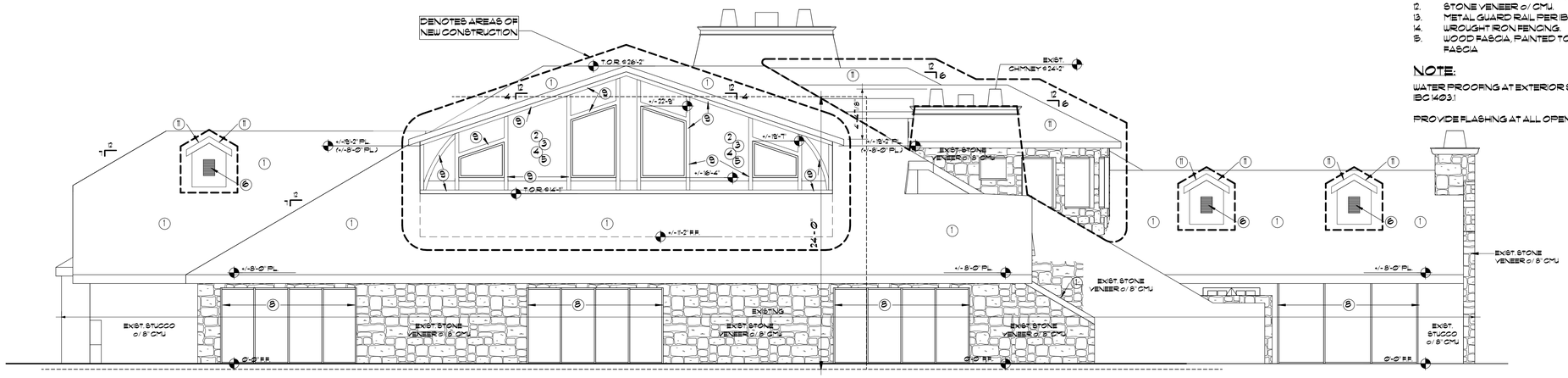
NOTES:

1. SLATE ROOF TILE.
2. SAN-KOTE STUCCO PER ICC ESR#2729 (SAND FINISH TEXTURE)
3. 2x WOOD STUDS AT 16" O.C.
4. TWO LAYERS OF GRADE "D" PAPER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT- SEE "ROOF VENT PLAN" ON SHEET A8.
7. STONE VENEER (PER ICC ESR #2668 OR EQUAL) O/ FRAMING- MATCH EXISTING STONE.
8. EXISTING DOOR/WDW. TO REMAIN.
9. DECORATIVE WOOD POP-OUTS. MATCH EXISTING DECORATIVE DESIGN.
10. STUCCO FINISH O/ 8" CMU.
11. METAL ROOF PER ICC ESR#3486 OR EQUAL.
12. STONE VENEER O/ CMU.
13. METAL GUARD RAIL PER IBC.
14. WROUGHT IRON FENCING.
15. WOOD FASCIA, PAINTED TO MATCH EXISTING WOOD FASCIA

NOTE:

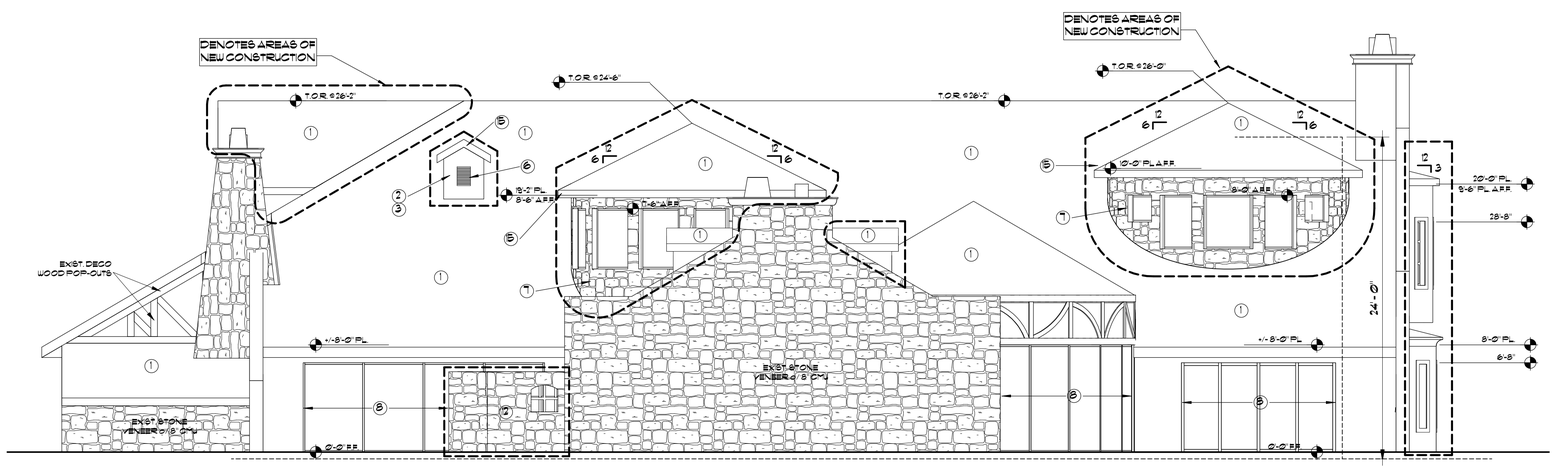
WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC 1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8



WEST ELEVATION

1 3/16" = 1'-0"



SOUTH ELEVATION

2 3/16" = 1'-0"

CITY OF PHOENIX

APR 0 2 2025

Planning & Development Department

REGISTERED ARCHITECT CERTIFICATE NO. 21340 EDWARD D. CHAVEZ Date Signed 3-29-25 ARIZONA U.S.A. EXPIRES 6-30-25

SLAVICEK

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EDWARD D CHAVEZ
A.I.A. ARCHITECT
602-492-8600

CHAVEZ ◇ AIA

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SINCE 1972

date	layout
date	revisions

JOB NUMBER --

SHEET DESCRIPTION EXTERIOR ELEVATIONS

DATE MARCH 18, 2025

A9

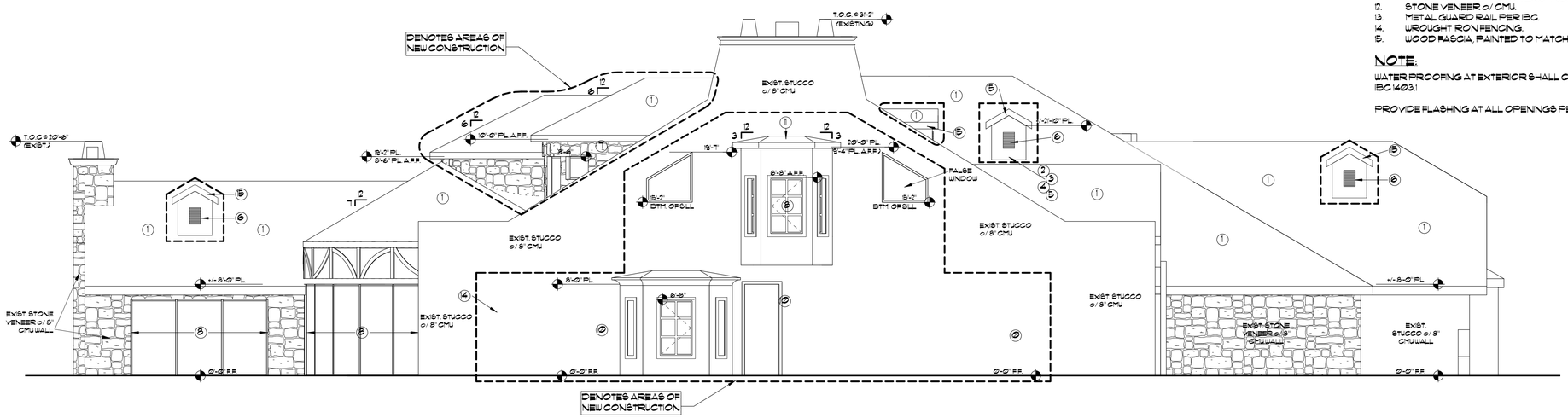
NOTES:

1. COMPOSITE ROOF TILE (PER ICC ESR #219 OR EQUAL)
2. SAN-KOTE STUCCO PER ICC ESR#2729 (SAND FINISH TEXTURE)
3. 2x WOOD STUDS AT 16" O.C.
4. TWO LAYERS OF GRADE "D" PAPER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT- SEE "ROOF VENT PLAN" ON SHEET A8.
7. STONE VENEER (PER ICC ESR #2669 OR EQUAL) o/ FRAMING- MATCH EXISTING STONE.
8. EXISTING DOOR/WDW. TO REMAIN.
9. DECORATIVE WOOD POP-OUTS. MATCH EXISTING DECORATIVE DESIGN.
10. STUCCO FINISH o/ 8" CMU.
11. METAL ROOFING- MATCH EXISTING.
12. STONE VENEER o/ CMU.
13. METAL GUARD RAIL PER IBC.
14. WROUGHT IRON FENCING.
15. WOOD FASCIA, PAINTED TO MATCH EXISTING WOOD FASCIA

NOTE:

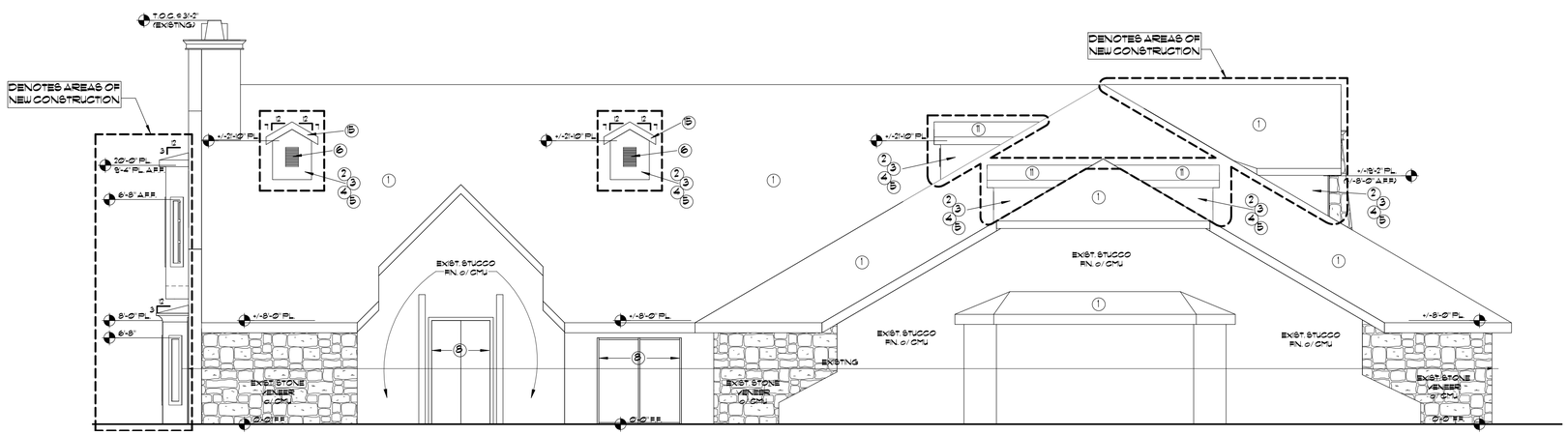
WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC 1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8



EAST ELEVATION

1 3/16" = 1'-0"



NORTH ELEVATION

2 3/16" = 1'-0"

CITY OF PHOENIX

APR 0 2 2025

Planning & Development Department

REGISTERED ARCHITECT CERTIFICATE NO. 21340 EDWARD D. CHAVEZ Date Signed 2-24-25 ARIZONA U.S.A. EXPIRES 6-30-26

SLAVICEK

5800 N. 24TH ST., PHOENIX, AZ 85016

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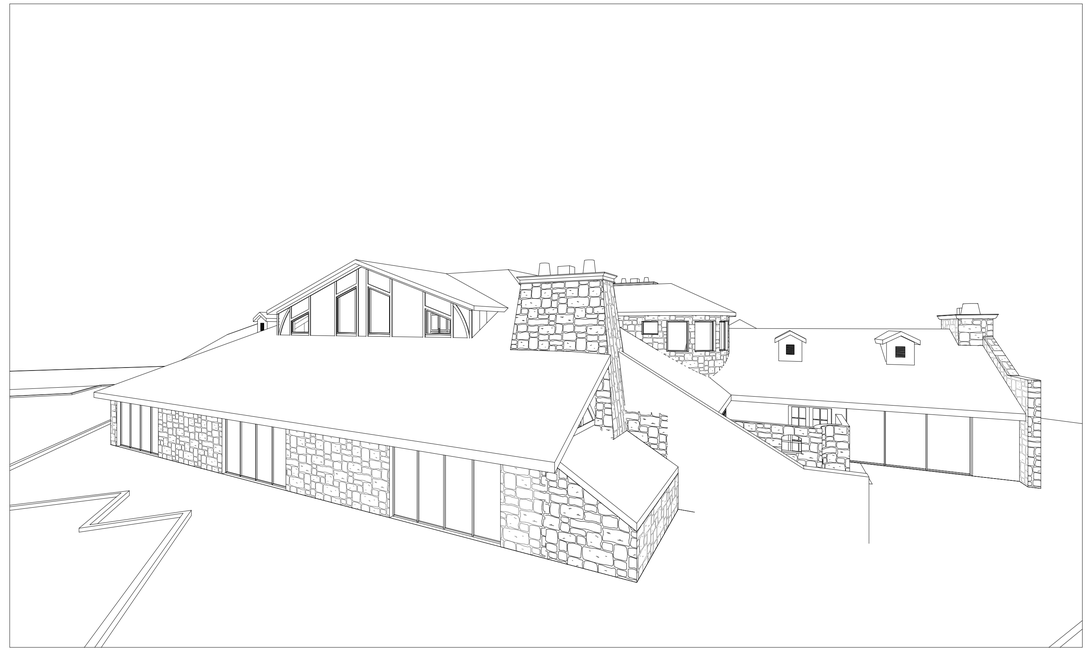
SHEET DESCRIPTION
EXTERIOR ELEVATIONS

DATE
MARCH 18, 2025

A10

R- New Exterior View 1

1



R- New Exterior View 2

2

CITY OF PHOENIX

APR 0 2 2025

Planning & Development Department

REGISTERED ARCHITECT
CERTIFICATE NO.
21340
EDWARD D.
CHAVEZ
Date Signed 2-2-25
ARIZONA U.S.A.
EXPIRES 6-30-26

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EDWARD D CHAVEZ
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602-992-9600

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date	layout
date	revisions

JOB NUMBER
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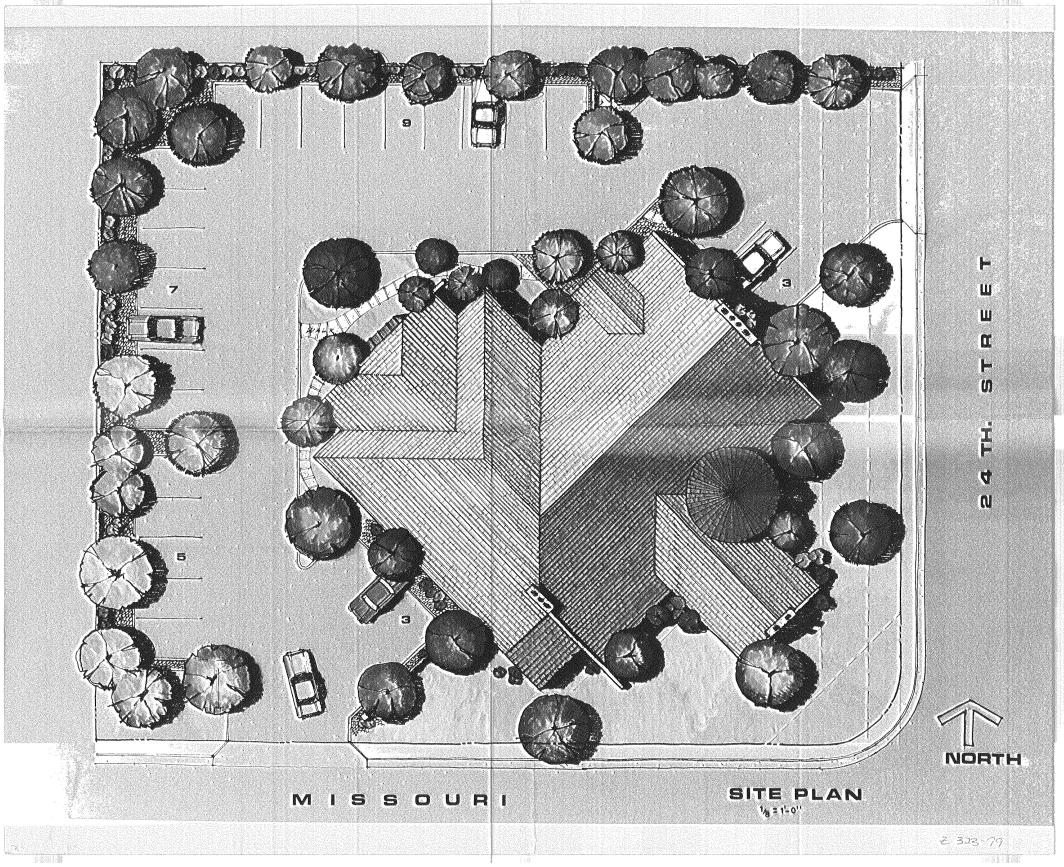
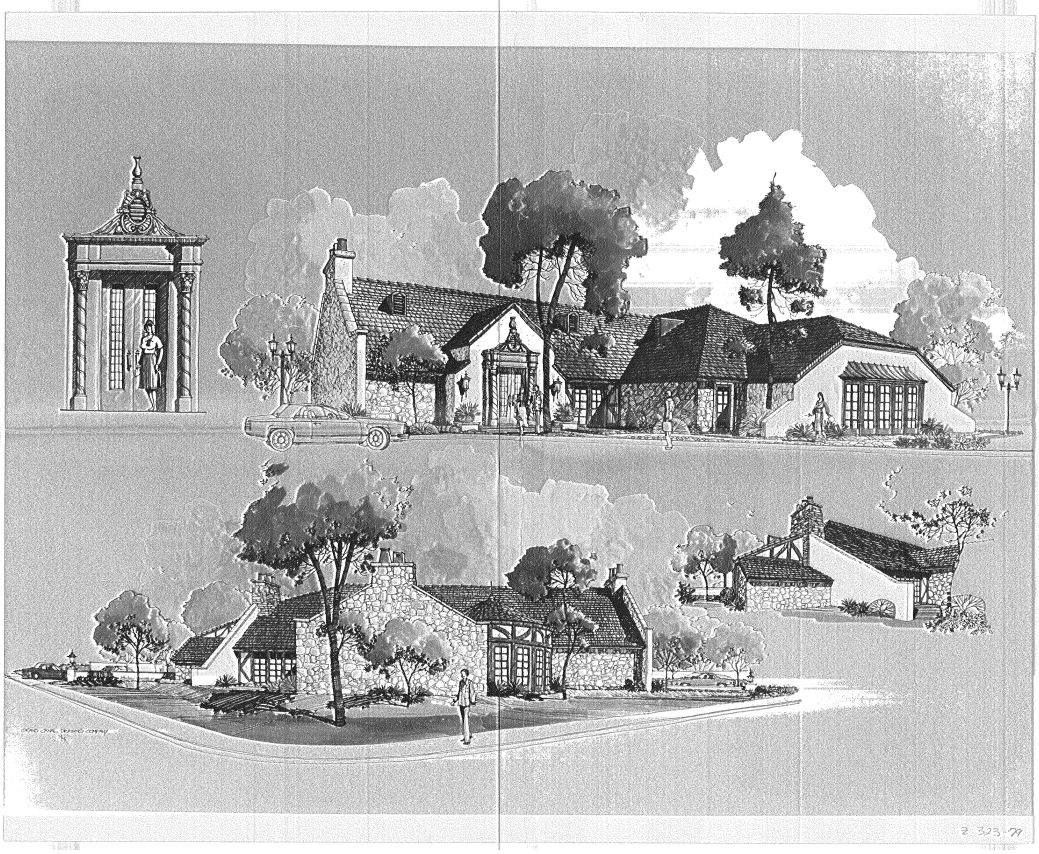
SHEET DESCRIPTION
RENDERINGS

DATE
MARCH 18, 2025


MISSOURI
SITE PLAN
1/8 = 1'-0"
24TH. STREET
NORTH
Z 323-79


Z 323-79

RICHARD W. SCHREIBER

Application No. 323-79 - (Appealed by Applicant) - Request of Richard W. Schreiber, on behalf of Irving Horowitz, to rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-0.

1/7/80

The Planning Commission recommended, 6-1 vote, that the application be denied.

This application requires three-fourths vote by the City Council to effect approval.

Mr. Francis Slavin, 100 W. Washington, addressed the Council to request a sixty-day continuance of Application No. 323-79. Mr. Slavin stated his clients had decided to redo their application, and needed sufficient time to review the matter, meet with the neighbors and the opposition, and therefore was requesting a continuance.

There being no one present in opposition, MOTION was made by Mr. Starr, SECONDED by Mrs. Carter, that Application No. 323-79 be continued to March 10, 1980. MOTION CARRIED UNANIMOUSLY.

RICHARD W. SCHREIBER

42 - Application No. 323-79 - (Appealed by Applicant) - Request of Richard W. Schreiber, on behalf of Irving Horowitz, to rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

1/7/80

The Planning Commission recommends, 6-1 vote, that the application be denied.

This application requires three-fourths vote by the City Council to effect approval.

Granted Denied Advisement Continued 3/10

Remarks:

ZONING CASES SCHEDULED FOR PUBLIC HEARING

ITEM 19 RICHARD W. SCHREIBER

Application No. 323-79 - (CONTINUED FROM JANUARY 7, 1980 - APPEALED BY APPLICANT) - Request of Richard W. Schreiber, on behalf of Irving Horowitz, to rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

3/10/80

The Planning Commission recommends, 6-1 vote, that the application be denied.

This application requires three-fourths vote by the City Council to effect approval.

Granted Denied Advisement Continued

Remarks: STIPS

Mr. Schreiber noted that there is a subdivision on 24th Street which, when planned, contained a service road and large setbacks; this gives an adequate horizontal division between the cars going by and the homes. However, this site does not have that benefit; it has been fully improved.

There were no others present to speak in favor of this request.

Speaking in opposition was the following person:

Mr. Michael Pierce, 2333 North Central Avenue

Mr. Pierce stated that he represented 14 of the residents in the subdivision which surrounded this site. He presented petitions in opposition to this request. He stated that the corner was residentially zoned; both sides of the Biltmore had been master planned as residential. They agree with the staff's recommendation for denial.

Mr. Schreiber stated that the uniqueness of a site is considered by the Commission and Council on an individual basis. He reiterated his points on the trends of the Missouri Corridor and 24th Street. He added that the property to the north of the site was not developed. He pointed out that the corners of the Biltmore entrance was heavily landscaped. He stated that the residence on the west was approximately 75 feet from the property line. Many of the residences in this area are heavily landscaped.

Mr. Schreiber stated that because of the required site plan approval, they would be able to meet area demands. He asserted that this would be a residentially-styled office building

Mr. Ervanian asked if the traffic count given during the applicant's presentation was the current count or the projected increase when the Southwest Forest Industries and the Western Savings projects were completed.

Mr. Schreiber replied that the count mentioned was the April 6, 1979 Traffic Engineering figure.

Mr. Ervanian asked what the building height would be.

Mr. Schreiber replied that it would be a two-story building, not to exceed 36 feet in height.

Mrs. Roberts stated that anything would look better than what was presently on that corner. However, she had seen two high-priced homes built to the west of this location. She asserted that this is a residential neighborhood and should remain as such.

November 28, 1979

Mrs. Roberts made the MOTION that Application No. 323-79 be forwarded to the City Council with a recommendation for denial.

Mr. Clark SECONDED the motion.

There being no further discussion, Chairman King called for a vote and the MOTION PASSED six to one with Mr. Ervanian in opposition.

* * * * *