



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-SP-9-25-4**  
December 5, 2025

**Maryvale Village Planning Committee**      December 10, 2025  
**Hearing Date:**

**Planning Commission** **Hearing Date:**      January 8, 2026

**Request From:**      IND.PK. (Pending C-2) (Industrial Park, Pending Intermediate Commercial) (1.34 acres)

**Request To:**      C-2 SP (Intermediate Commercial, Special Permit) (1.34 acres)

**Proposal:**      Special Permit to allow used automobile sales and all underlying C-2 uses

**Location:**      Approximately 765 feet south of the southwest corner of 37th Drive and Roanoke Avenue

**Owner:**      LNL Holdings, LLC

**Applicant/Representative:**      Shaine Alleman, Tiffany & Bosco, P.A.

**Staff Recommendation:**      Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commerce / Business Park	
<u>Street Map Classification</u>	37th Drive	Local	+33-foot west half street
	Wilshire Drive	Local	25-foot north half street
<p><b><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</i></b></p> <p>The proposal will allow a small-scale automobile sales business, expanding opportunities for new businesses, in an Industrial Park zoned area.</p>			
<p><b><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITE; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></b></p>			

### General Plan Conformity

The proposal, as stipulated, will provide large canopy, evergreen trees along the west property line to create a buffer from the nearby school site.

***BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES & SHADE;  
DESIGN PRINCIPLE: Integrate trees and shade into the design of new  
development and redevelopment projects throughout Phoenix.***

The proposal, as stipulated, will provide additional shade in the surface parking lot, and an enhanced landscape setback along the west property line which will help reduce the heat island effect and provide for more pedestrian comfort.

### **Applicable Plans, Overlays and Initiatives**

[Complete Streets Guidelines](#) – See Background Item No. 5.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 6.

[Shade Phoenix Plan](#) – See Background Item No. 7.

[Phoenix Climate Action Plan](#) – See Background Item No. 8.

[Transportation Electrification Action Plan](#) – See Background Item No. 9.

[Zero Waste PHX](#) – See Background Item No. 10.

[Conservation Measures for New Development](#) – See Background Item No. 11.

### **Surrounding Land Uses/Zoning**

	<u><b>Land Use</b></u>	<u><b>Zoning</b></u>
<b>On Site</b>	Commercial/commerce park uses	IND.PK.
<b>North</b>	Commercial/commerce park uses	IND.PK.
<b>South</b>	Single-family residences	R1-6
<b>East</b>	Wholesale distributor	IND. PK.
<b>West</b>	School	R1-6

<b>C-2 (Intermediate Commercial)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the proposed site plan</u></b>
<i>Building Setbacks</i>		
Street		
37th Drive (east)	Average 25 feet, Minimum 20 feet	Not specified
Wilshire Drive (south)	Average 25 feet, Minimum 20 feet	51 feet (Met)
Not adjacent to street		
North (Ind.Pk.)	0 feet	Not specified
West (R1-6)	50 feet	50 feet (Met)
<i>Landscape Setbacks</i>		
Streetscape		
37th Drive (east)	Average 25 feet, Minimum 20 feet	25 feet (Met)
Wilshire Drive (south)	Average 25 feet, Minimum 20 feet	Not specified
Not adjacent to street		
North (zoned Ind.Pk.)	None	Not specified
West (zoned R1-6)	10 feet	10 feet (Met)
Lot Coverage	Maximum 50 percent	23.28 percent (Met)
Building Height	Maximum 2 stories, 30 feet	1 story with mezzanine, 20 feet (Met)
Parking	1 space per 300 s.f. office and covered sales area and 1 space per 10,000 square feet of outdoor display.  8 spaces required	16 spaces

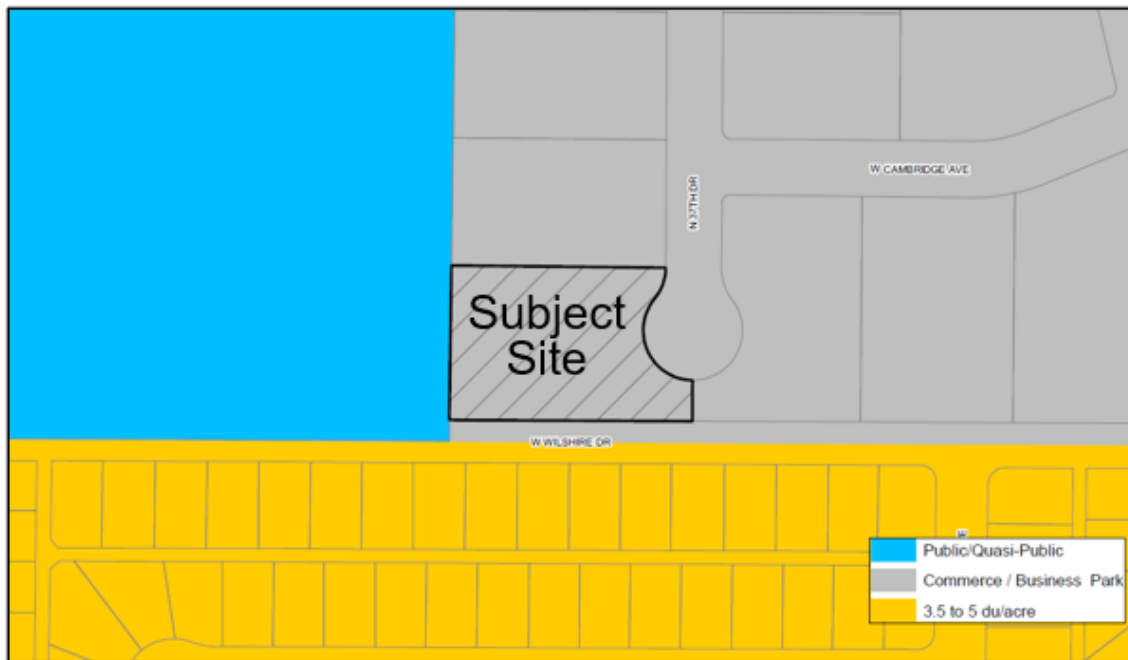
### **Background/Issues/Analysis**

#### **SUBJECT SITE**

1. This is a request to rezone a 1.34-acre site approximately 765 feet south of the southwest corner of 37th Drive and Roanoke Avenue from IND.PK. (Pending C-2) (Industrial Park, Pending Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow used automobile sales and underlying C-2 uses. Companion case Z-121-25-4 is a request to rezone the site from IND. PK. (Industrial Park) to C-2 (Intermediate Commercial) to allow commercial uses.

#### GENERAL PLAN LAND USE MAP

2. The General Plan Land Use Map designation for the subject site is Commerce / Business Park. The proposal is not consistent with the designation; however, it is less than 10 acres in size therefore it does not trigger the need for a general plan amendment. Properties to the north and east are designated Commerce / Business Park, while to the south is designated Residential 3.5 to 5 dwelling units per acre and to the west is designated Public / Quasi-Public on the General Plan Land Use Map.

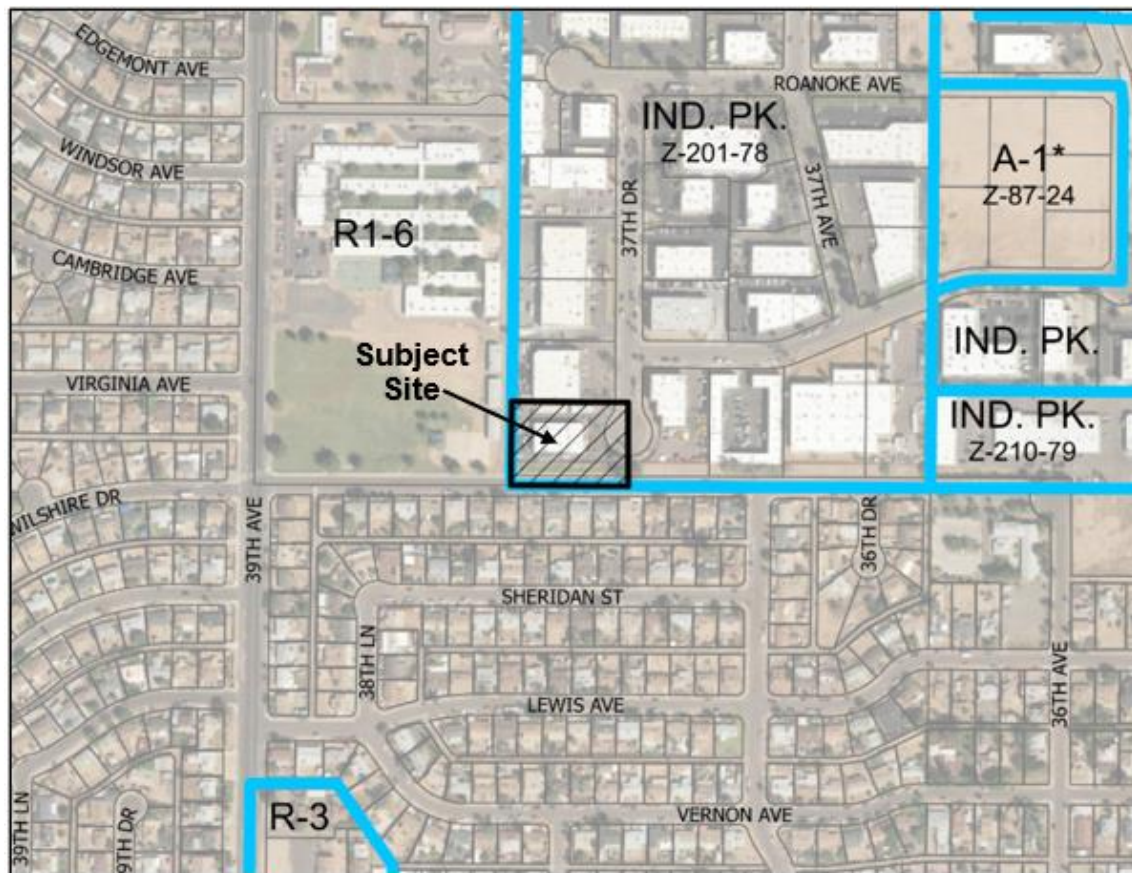


*General Plan Land Use Map, Source: Planning and Development*

#### SURROUNDING LAND USES AND ZONING

3. Properties to the north and east are zoned IND. PK. (Industrial Park) and are operating with a variety of commercial and industrial uses. To the south of the property, across Wilshire Drive, is a residential subdivision zoned R1-6 (Single-Family Residence District). To the west is a school site zoned R1-6 (Single-Family Residence District).





*Aerial Map, Source: Planning and Development Department*

## PROPOSAL

4. The site plan, attached as an exhibit, depicts an auto sales lot including 16 customer and employee vehicle parking stalls. There is an existing 10,273-square foot building which includes an 1,815-square foot mezzanine. The building elevations are provided in photographs, as the building already exists. While no building additions or significant site improvements are proposed on the subject site, in the event there is an increase in the cumulative floor area of the site by more than 15 percent, staff recommends the following improvements apply:

Stipulation No. 1. a. requires that pedestrian walkways that cross a vehicular path be constructed of pavement treatments, that visually contrasts parking and drive aisle surfaces.

Stipulation No. 1.b. requires that a minimum of one of the required bicycle parking spaces include standard electrical receptacles for electric bicycle charging capabilities.

Stipulation No. 1.c. requires that a minimum of 5% of the required vehicle parking spaces include EV Installed infrastructure.

Stipulation No. 1.d. requires that a minimum of two green stormwater infrastructure (GSI) elements for stormwater management be implemented. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

Stipulation No. 1.e. requires that a minimum 5-foot-wide sidewalk shall be constructed on the west side of 37th Drive, adjacent to the development.

Additionally, the proposal includes a landscape buffer along the west property line, adjacent to the school site, per Stipulation No. 2.

Automobile retail sales are allowed in the C-2 zoning district with a Special Permit (Section 647.A.2.e), subject to the following conditions:

- 1) Body repair and painting done on the lot shall be confined to a closed building.
- 2) The area used for parking, display, storage, or circulation shall be dust-free.
- 3) Lots shall be properly enclosed with a wall, fence, hedge, plantings, or combinations thereof, having a minimum height of 10 inches above the grade at which the cars are to be displayed, unless a hedge, planting or combinations thereof are approved in lieu of the 10-inch wall and/or the lot is depressed below the elevation of adjacent lots, in which case appropriate landscaping may be approved.
- 4) Any artificial light used for such lot or area shall be so arranged as to reflect light away from the adjoining premises, lot and/or streets, and shall be so located as not to be a nuisance to adjacent property and streets.

The proposal does not include outdoor body repair painting, the existing area used for parking, storage and circulation is paved, and the site is enclosed with a fence.

## AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

### 5. [Complete Streets Guidelines](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Per Stipulation No. 1.a, upon redevelopment, where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments, that visually contrasts parking and drive aisle surfaces. This will promote a safer and more pedestrian friendly environment. Additionally, Stipulation No. 1.e, requires a 5-foot-wide sidewalk constructed along 37th Drive upon redevelopment.

### 6. [Comprehensive Bicycle Master Plan](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. Bicycle parking will be provided as part of this proposal per Stipulation No. 3.

7. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. Enhanced landscaping will be required along the west side of the project site by Stipulation No. 2 to provide shade and screening. Stipulation No. 4 requires additional shade with either landscaping or structure(s), or a combination thereof within the employee and customer surface parking lot area.

8. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 1.d which requires a minimum of two GI techniques for stormwater management to be implemented upon future redevelopment.

9. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV

infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. Stipulation No. 1.c provides requirements for electric vehicle parking, charging and infrastructure upon redevelopment. Additionally, there is a requirement for standard electrical receptacles for electric bicycle charging capabilities per Stipulation No. 1.b.

10. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The application materials state the site can incorporate standard recycling by having tenants have separate refuse from recycling materials. The information materials provided note recycling materials will be collected in separate bins/bags for pickup by the City of Phoenix.

11. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulations Nos. 1.d, 4, and 5 which includes the following:

- Minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented;
- Minimum 25 percent shade for customer and employee surface parking areas via trees and/or structures; and
- Participation in the Phoenix Water Efficiency Checkup Program.

**COMMUNITY INPUT SUMMARY**

12. At the time this staff report was written, staff has received one letter of opposition to this request with concerns associated with washing vehicles and conducting business within the public right-of-way.

**OTHER**

13. The Street Transportation Department requires upon redevelopment, to construct a minimum 5-foot-wide sidewalk on the west side of 37th Drive,

adjacent to the development. Also, the Street Transportation Department requires all mitigation improvements to be constructed and/or funded as identified in the accepted Traffic Impact Analysis; that unused driveways be replaced with sidewalk, curb and gutter, and be ADA compliant; and that all streets within and adjacent to the development be constructed with improvements which comply with ADA accessibility standards. These requirements are identified in Stipulation Nos. 1.e, and 6 through 8.

14. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 9.
15. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 10.
16. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment may be required.

### **Findings**

1. The proposal is compatible with the commercial and industrial uses operating in the Industrial Park zoned area.
2. The project will provide additional small scale commercial options for the surrounding area.
3. The proposal, as stipulated, will provide enhanced standards for landscaping, shade, electric vehicle and bicycle parking, in alignment with several city policies and goals.

### **Stipulations**

1. Upon complete redevelopment or development that increases the cumulative floor area of the building by more than 15% from that depicted on the site plan date stamped November 17, 2025, the following shall apply:
  - a. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments, that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

- b. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
  - c. A minimum of 5% of the required vehicle parking spaces shall include EV Installed infrastructure.
  - d. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
  - e. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 37th Drive, adjacent to the development.
2. The landscape setback along the west property line shall be planted with 2-inch caliper, large canopy evergreen trees, as approved by the Planning and Development Department.
3. A minimum of 2 bicycle parking spaces shall be provided and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
4. A minimum of 25% of the employee and customer parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
5. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
6. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated June 4, 2025.
7. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
8. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and

Development Department. All improvements shall comply with all ADA accessibility standards.

9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
10. Prior to final site plan approval, the landowner shall execute Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Matteo Moric

December 5, 2025

**Team Leader**

Racelle Escolar

**Exhibits**

Sketch Map

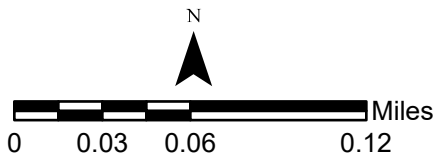
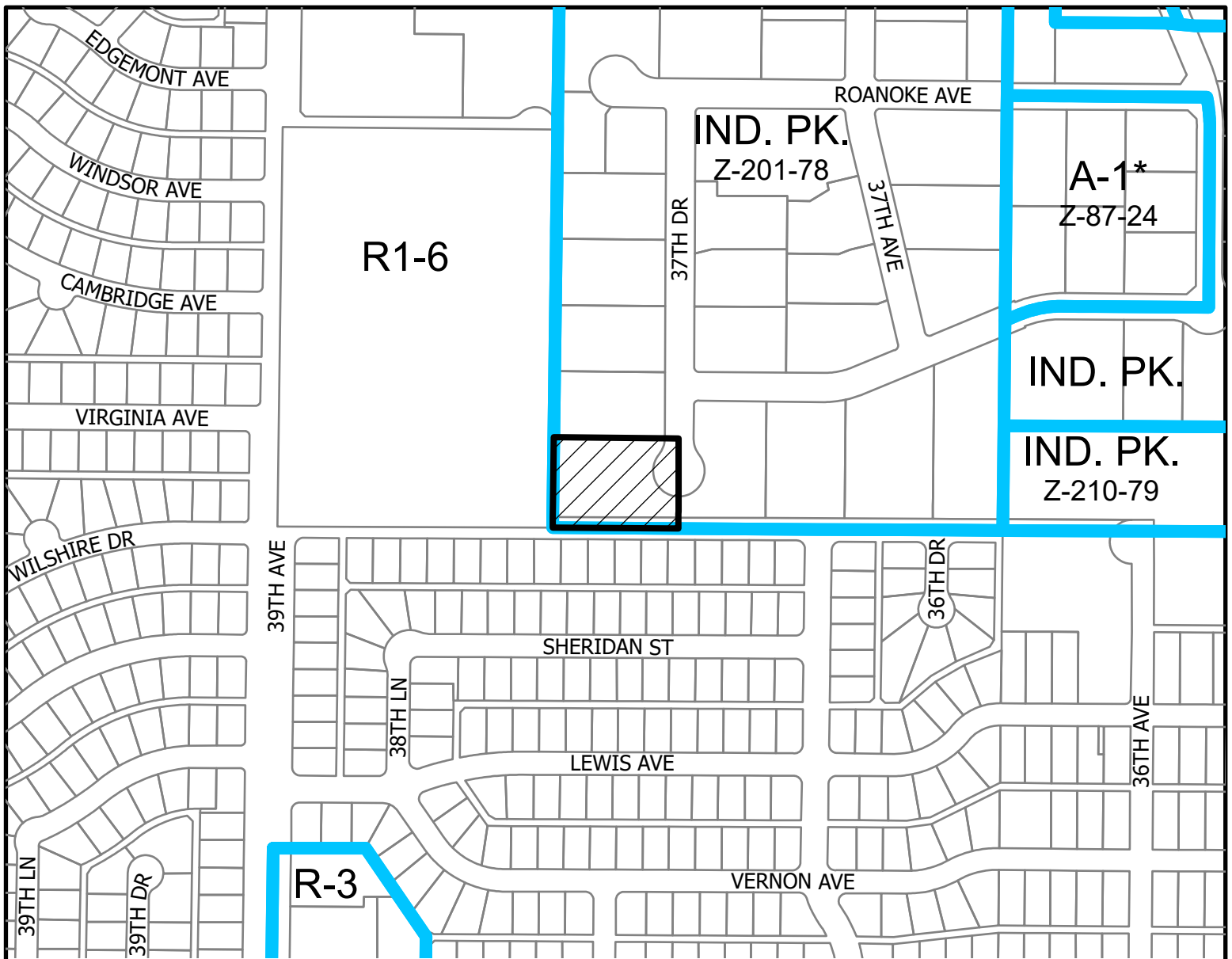
Aerial Map

Site Plan date stamped November 17, 2025

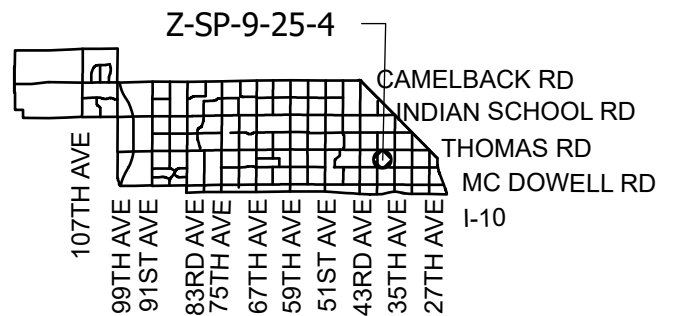
Elevations date stamped November 4, 2025 (4 pages)

Correspondence (6 pages)





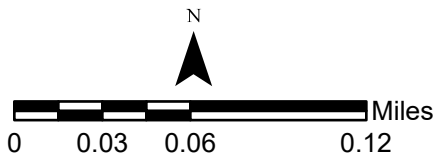
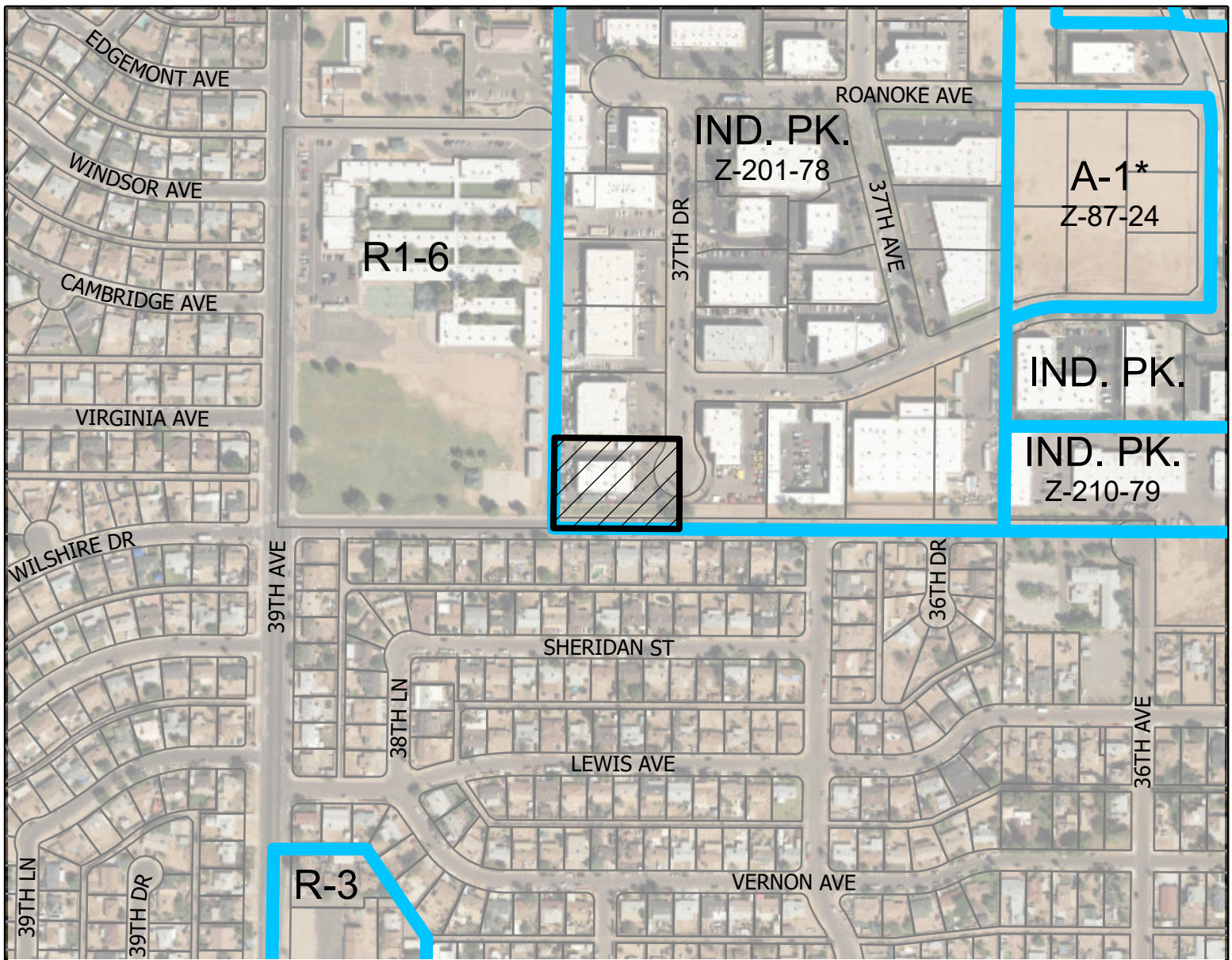
**MARYVALE VILLAGE**  
COUNCIL DISTRICT: 4



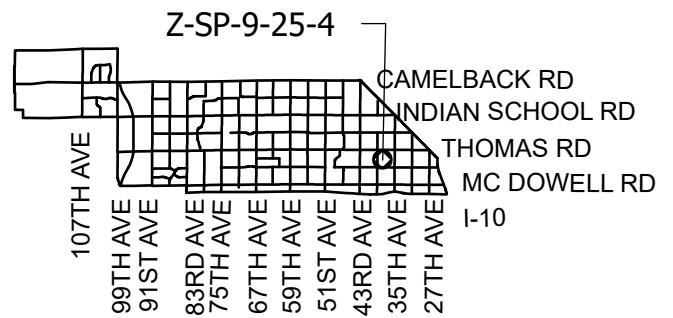
APPLICANT'S NAME: <b>Tiffany &amp; Bosco, P.A.</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-SP-9-25-4</b>		FROM: <b>IND PK (Pending C-2) ( 1.34 ac.)</b>	
DATE: <b>10/7/2025</b>		TO: <b>C-2 SP ( 1.34 ac.)</b>	
REVISION DATES:			
AERIAL PHOTO & QUARTER SEC. NO. <b>QS 14-20</b>			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>1.34 Acres</b>		ZONING MAP <b>G-6</b>	
MULTIPLES PERMITTED <b>IND PK (Pending C-2)</b> <b>C-2 SP</b>		CONVENTIONAL OPTION <b>N/A (19)</b> <b>19</b>	
		* UNITS P.R.D OPTION <b>N/A (23)</b> <b>23</b>	

\* Maximum Units Allowed with P.R.D. Bonus





**MARYVALE VILLAGE**  
COUNCIL DISTRICT: 4



APPLICANT'S NAME: <b>Tiffany &amp; Bosco, P.A.</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-SP-9-25-4</b>		FROM: <b>IND PK (Pending C-2) ( 1.34 ac.)</b>	
DATE: <b>10/7/2025</b>		TO: <b>C-2 SP ( 1.34 ac.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>1.34 Acres</b>		REVISION DATES:	
AERIAL PHOTO & QUARTER SEC. NO. <b>QS 14-20</b>		ZONING MAP <b>G-6</b>	
MULTIPLES PERMITTED <b>IND PK (Pending C-2)</b> <b>C-2 SP</b>		CONVENTIONAL OPTION <b>N/A (19)</b> <b>19</b>	
		* UNITS P.R.D OPTION <b>N/A (23)</b> <b>23</b>	

\* Maximum Units Allowed with P.R.D. Bonus







BUILDING HEIGHT: 20'

ALLOWED BUILDING HEIGHT: 30' maximum, limited to 2 stories

# PLM MOTORSPORTS

## EXISTING BUILDING ELEVATIONS

VIEW LOOKING

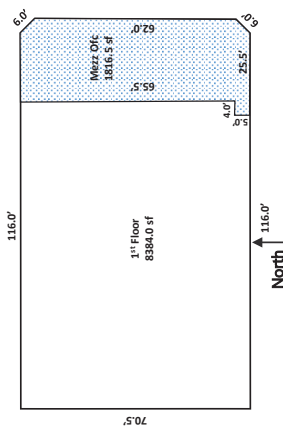


## NORTH (SIDE)

### PROJECT INFORMATION

OWNER: LNL HOLDINGS LLC  
PROJECT ADDRESS: 2602 N 37TH DR, PHOENIX  
EXISTING ZONING: IND PK  
PROPOSED ZONING: C-2 SP  
JURISDICTION: PHOENIX  
PARCEL #: 108-11-035  
REZONE: Z-121-25-4  
SPECIAL PERMIT: Z-SP-9-25-4

NOT TO SCALE



CITY OF PHOENIX  
NOV 04 2025  
Planning & Development  
Department

**TB** **TIFFANY & BOSCO** P.A.

SHAINE ALLEMAN  
Attorney at Law  
(602) 452-2712  
[sta@tblaw.com](mailto:sta@tblaw.com)





# PLM MOTORSPORTS

## EXISTING BUILDING ELEVATIONS

VIEW LOOKING

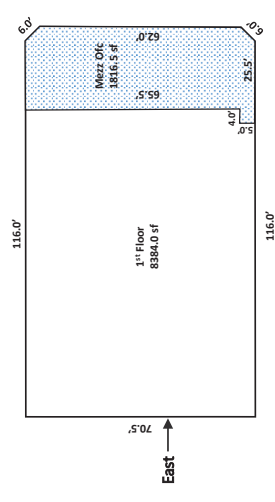


**EAST**  
**(REAR)**

### PROJECT INFORMATION

OWNER:	LNL HOLDINGS LLC
PROJECT ADDRESS:	2602 N 37TH DR, PHOENIX
EXISTING ZONING:	IND PK
PROPOSED ZONING:	C-2 SP
JURISDICTION:	PHOENIX
PARCEL #:	108-11-035
REZONE:	Z-121-25-4
SPECIAL PERMIT:	Z-SP-9-25-4

NOT TO SCALE



CITY OF PHOENIX

NOV 04 2025

Planning & Development  
Department

BUILDING HEIGHT: 20'

ALLOWED BUILDING HEIGHT: 30' maximum, limited to 2 stories



**TIFFANY  
& BOSCO**  
P.A.

**SHAINA ALLEMAN**  
Attorney at Law  
(602) 452-2712  
[sta@tblog.com](mailto:sta@tblog.com)



PLM MOTORSPORTS

EXISTING BUILDING ELEVATIONS

VIEW LOOKING

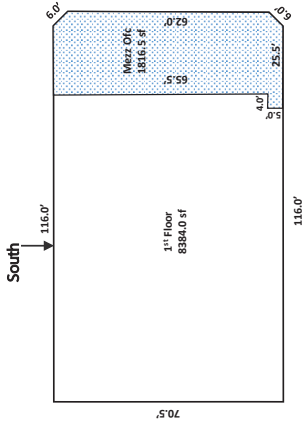


SOUTH  
(SIDE)

PROJECT INFORMATION

OWNER:	LNL HOLDINGS LLC
PROJECT ADDRESS:	2602 N 37TH DR, PHOENIX
EXISTING ZONING:	IND PK
PROPOSED ZONING:	C-2 SP
JURISDICTION:	PHOENIX
PARCEL #:	108-11-035
REZONE:	Z-121-25-4
SPECIAL PERMIT:	Z-SP-9-25-4

NOT TO SCALE



CITY OF PHOENIX

NOV 04 2025

Planning & Development  
Department

BUILDING HEIGHT: 20'

ALLOWED BUILDING HEIGHT: 30' maximum, limited to 2 stories



TIFFANY  
& BOSCO  
P.A.

SHAINE ALLEMAN  
Attorney at Law  
(602) 452-2712  
[sta@tblaw.com](mailto:sta@tblaw.com)





CITY OF PHOENIX

NOV 04 2025

Planning & Development  
Department

BUILDING HEIGHT: 20' - 1 Story (with mezzanine in front of building)  
ALLOWED BUILDING HEIGHT: 30' maximum, limited to 2 stories

# PLM MOTORSPORTS

## EXISTING BUILDING ELEVATIONS

VIEW LOOKING

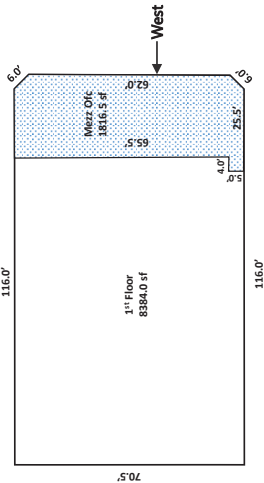


**WEST**  
(FRONT)

### PROJECT INFORMATION

OWNER: LNL HOLDINGS LLC  
PROJECT ADDRESS: 2602 N 37TH DR, PHOENIX  
EXISTING ZONING: IND PK  
PROPOSED ZONING: C-2 SP  
JURISDICTION: PHOENIX  
PARCEL #: 108-11-035  
REZONE: Z-121-25-4  
SPECIAL PERMIT: Z-SP-9-25-4

NOT TO SCALE



**TB**  
**TIFFANY**  
**& BOSCO**  
P.A.

SHAIANE ALLEMAN  
Attorney at Law  
(602) 452-2712  
[sta@tblaw.com](mailto:sta@tblaw.com)

**From:** [Shaine T. Alleman](#)  
**To:** [tiffany@pinnaclegasproducts.com](mailto:tiffany@pinnaclegasproducts.com)  
**Cc:** [Matteo Moric](#); [Sarah Stockham](#); [Racelle Escobar](#)  
**Subject:** Re: 2620 N 37th Dr Phoenix, 85009 (Z-121-25-4 & SP-9-25-4)  
**Date:** Tuesday, November 18, 2025 11:04:51 AM  
**Attachments:** [image001.png](#)

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Tiffany,

Thank you so much for the phone call this morning and I appreciate you expressing that you will not be opposing the Rezone and Special Permit Applications we are currently processing.

I know you have recognized that PLM Motorsports has worked diligently since you reported the issues earlier this year and the intent of the Applications is to allow for the PLM Motorsports use that has been occurring there. PLM will continue to be a good neighbor and has put operations in place to continue doing that. If there should be any issues at all, please feel free to call me on my cell at 480-236-1177 at any time.

Have a great day,

Shaine T. Alleman | Shareholder | (602) 452-2712

**TIFFANY & BOSCO, P.A.**

Seventh Floor Camelback Esplanade II | [2525 E Camelback Road](#) | Phoenix, AZ 85016

P [\(602\) 255-6000](tel:(602)255-6000) | F [\(602\) 255-0103](tel:(602)255-0103)

[sta@tblaw.com](mailto:sta@tblaw.com) | [Bio \[tblaw.com\]](#) | [vCard \[tblaw.com\]](#) | [Website \[tblaw.com\]](#) | [Practice Areas \[tblaw.com\]](#)

Offices: Arizona | California | Nevada | New Mexico

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From: [tiffany@pinnaclegasproducts.com](mailto:tiffany@pinnaclegasproducts.com) <[tiffany@pinnaclegasproducts.com](mailto:tiffany@pinnaclegasproducts.com)>

Date: Tuesday, October 21, 2025 at 12:44 PM

To: Shaine T. Alleman <[sta@tblaw.com](mailto:sta@tblaw.com)>

Cc: [matteo.moric@phoenix.gov](mailto:matteo.moric@phoenix.gov) <[matteo.moric@phoenix.gov](mailto:matteo.moric@phoenix.gov)>

Subject: RE: 2620 N 37th Dr Phoenix, 85009

You don't often get email from [tiffany@pinnaclegasproducts.com](mailto:tiffany@pinnaclegasproducts.com). [Learn why this is important \[aka.ms\]](#)

Good afternoon, thanks getting back to me. They have been more polite lately and we do appreciate that.

Tiffany Conner

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**From:** Shaine T. Alleman <sta@tblaw.com>  
**Sent:** Tuesday, October 21, 2025 11:07 AM  
**To:** tiffany@pinnaclelegasproducts.com  
**Cc:** matteo.moric@phoenix.gov  
**Subject:** Re: 2620 N 37th Dr Phoenix, 85009

Tiffany,

Thank you so much for reaching out regarding this Application. The Rezone/Special Permit Applications are only for the property located at 2602 N. 37th Drive (APN 108-11-035). We are not associated with the property at 2620 N. 37th Drive (APN 108-11-034).

I can confirm that ever since the City discussed the issue with my client, PLM Motorsports, in March 2025, that they have shifted their business operations to ensure that your driveway is clear and that any business operations are not conducted in the public right-of-way. We apologize for any concerns there.

Additionally, my client recently opened another property in another location in the City to help with their increased business and address any concerns at this specific Property. You should notice in the coming weeks that this Property's inventory will be reduced further and we anticipate that there will continue to not be any further concerns with PLM's operations.

Thank you for recognizing that PLM has corrected issues at this Property and they continue to want to be a good neighbor.

Please let me know if you have any further questions. I am also available to meet or have a phone call at your convenience.

Thank you,

Shaine T. Alleman | Shareholder | (602) 452-2712

**TIFFANY & BOSCO, P.A.**

Seventh Floor Camelback Esplanade II | 2525 E Camelback Road | Phoenix, AZ 85016

P (602) 255-6000 | F (602) 255-0103

[sta@tblaw.com](mailto:sta@tblaw.com) | [Bio \[tblaw.com\]](mailto:Bio [tblaw.com]) | [vCard \[tblaw.com\]](mailto:vCard [tblaw.com]) | [Website \[tblaw.com\]](http://Website [tblaw.com]) | [Practice Areas \[tblaw.com\]](http://Practice Areas [tblaw.com])

Offices: Arizona | California | Nevada | New Mexico

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From: [tiffany@pinnaclelegasproducts.com](mailto:tiffany@pinnaclelegasproducts.com) <[tiffany@pinnaclelegasproducts.com](mailto:tiffany@pinnaclelegasproducts.com)>

Date: Monday, October 20, 2025 at 11:40 AM

To: Shaine T. Alleman <[sta@tblaw.com](mailto:sta@tblaw.com)>

Cc: [matteo.moric@phoenix.gov](mailto:matteo.moric@phoenix.gov) <[matteo.moric@phoenix.gov](mailto:matteo.moric@phoenix.gov)>



Subject: 2620 N 37th Dr Phoenix, 85009

You don't often get email from [tiffany@pinnaclegasproducts.com](mailto:tiffany@pinnaclegasproducts.com). [Learn why this is important \[aka.ms\]](#)

Good morning,

We received a letter in the mail about the rezoning of the building on the other side of the cul-de-sac from us.

I want to make sure that I understand this this- even if the rezoning goes through, that will not give them the right to wash vehicles in public property? Or park cars without license plates in public property? Or conduct business on public property?

The photos attached is what it used to look like every day before zoning was called. We had a semi coming in so I parked my truck where they normally had the car washing station set up and they blocked in my vehicle in. They were quick to move cars but this shouldn't have happened. We are in an industrial park and my semis need to be able to unload also! I will say that they have been much more respectful lately.

This rezone is just for 2602 N 37th Dr? So what about 2620 N 37th Dr?

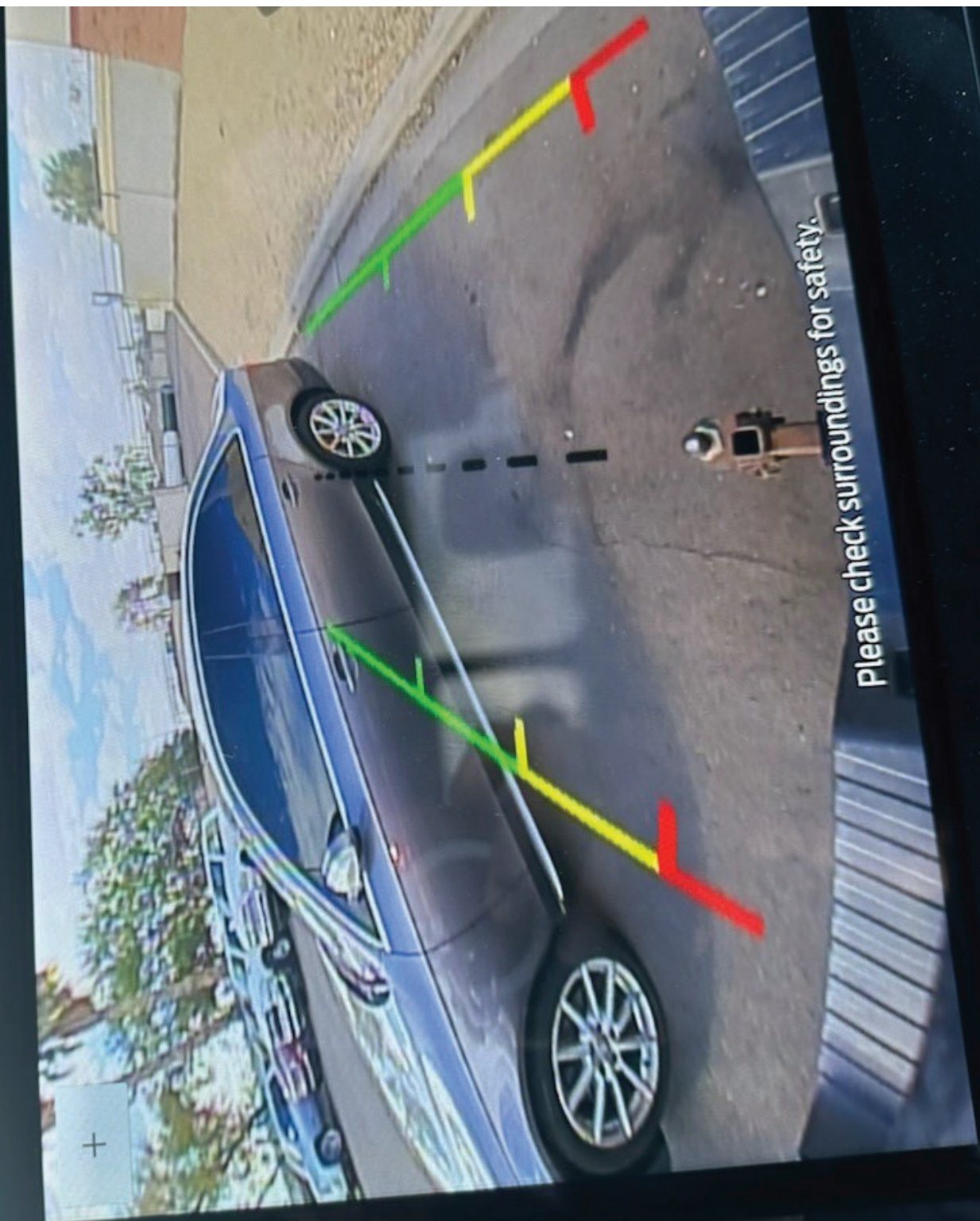
Is there any way we can get some speed bumps to reduce the speeding? We understand that we tucked back here but it's a miracle that there hadn't been an accident!!!

Tiffany Conner  
3735 W. Cambridge Ave  
Phoenix, AZ 85009  
602-272-3395

**PINNACLE**  
GAS PRODUCTS







Please check surroundings for safety.



