



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION FOR ZONING ADJUSTMENT

### APPLICATION NO: ZA-470-11

**CASE TYPE:** Variance  
**DATE FILED:** 12/27/2011  
**FILING FEE:** \$150.00

**COUNCIL DISTRICT:** 7  
**CASE STATUS:** Pending  
**AMOUNT WAIVED:** \$0.00

**EXISTING ZONING:** R-5 RI  
**FILING STAFF:** mmoric  
**RECEIPT:** 11-0065133

#### HEARING DATES

**ZA:** 02/09/2012 9:00 AM      **LOCATION:** 200 West Washington Street, 1st Floor, Assembly Room C

**BOA:**

**PROPERTY LOCATION:** 1325 North 14th Street

**LEGAL DESCRIPTION:** See attached.

#### CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Native American Connections (Owner)	4520 N Central Avenue, 600 Phoenix AZ 85012	(602) 254-3247	(602) 256-7356	
Joe Keeper Native American Connections, Inc. (Applicant)	4520 N Central Avenue, 600 Phoenix AZ 85012	(602) 254-3247	(602) 254-7356	j.keeper@nativeconnections.org
Doug McCord Architecture Resource Team (Representative)	99 E Virginia Avenue, 120 Phoenix AZ 85004	(602) 307-5399		dmccord@art-team.com

In making this application, I understand that the filing of this application and payment of fees does not entitle me to the relief requested. ( See Sec. 307 of City of Phoenix Zoning Ordinance for standards by which the hearing officer will review the application.) I understand the approval of this request does not replace the need for acquiring the appropriate building permits, site plan approval, liquor license or any other licenses required by governmental agencies. I also understand that in the case of liquor request approval of a use permit does not guarantee the CITY OF PHOENIX will recommend approval of the liquor license.

APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTE TO APPLICANT:** SUCH USE PERMITS AND VARIANCES AS ARE GRANTED BY THE ZONING ADMINISTRATOR SHALL BE VOID IF THE USE IS NOT COMMENCED OR IF A BUILDING PERMIT IS NOT OBTAINED **60 DAYS** OF SUCH GRANTING OR WITHIN THE TIME STIPULATED BY THE ADMINISTRATOR.

APPEALS OF DECISIONS OF THE ZONING ADMINISTRATOR MAY BE MADE BY ANY PERSON TO THE BOARD OF ADJUSTMENT WITHIN **15 DAYS** AFTER THE DATE OF ACTIONS.

#### REQUEST

- Variance to reduce parking from 98 to 85 spaces. 13 parking space reduction.
- Variance to create a lot with no street frontage.
- Variance to reduce the landscape setback to 3 feet adjacent to the public street (west). Minimum 20 feet required.
- Variance to reduce the landscape setback to 6 feet to the property line on the north. Minimum 10 feet required.
- Variance to reduce the landscape setback to 2 feet to the property line on the south. Minimum 10 feet required.

#### ZONING ORD. SECTIONS

702.C.Table  
618.B.Table B  
703.B.3

#### GEOGRAPHIC INFORMATION

**APN:** 116-21-117, 116-21-118  
**Qtr Section(Map Index):** 12-30(G9)



NATIVE AMERICAN CONNECTIONS

January 13, 2012

E-Hood Coronado  
902 E Coronado Road  
Phoenix, AZ 85006

Dear Property Owner:

The purpose of this letter is to inform you that we have recently filed a Zoning Adjustment application (ZA-470-11) for the Stepping Stone Place property located at 1325 N. 14<sup>th</sup> Street, Phoenix, AZ 85006. The hearing is as follows:

Zoning Adjustment Hearing  
City Hall  
200 W Washington  
1<sup>st</sup> Floor, Assembly Room C  
On Thursday, February 9, 2012 at 9:00 AM

You may attend the hearing to learn about the case and make your opinions known. Hearing information may also be found on signs posted on the site. You may also make your feelings known on this case by writing to the Planning and Development Services Department at 200 West Washington, 2<sup>nd</sup> Floor, Phoenix, AZ 85003 and referencing the case number. Your letter will be made part of the case file.

Native American Connections would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may contact Joe Keeper at 602-254-3247 or [keeper@nativeconnections.org](mailto:keeper@nativeconnections.org), or you may reach the City of Phoenix's Planning and Development Services Department at 602-262-7131.

Sincerely,

Joe Keeper  
Director of Housing and Real Estate Development

*"Changing Lives...Building Healthy Communities"*