

First Notification Letter

Dear Property Owner,

The purpose of this letter is to inform you that Mr. Lucio & Mrs. Inez Lozoya have recently filed a rezoning request for a .25 AC site located at 2208 North 16th Street, rezoning case number Z-1-12. Please be advised that meetings and hearings before the Encanto Village Planning Committee, Zoning hearing Officer and/or the Planning Commission are planned to review the case. Specific meeting and hearing dates have been posted.

You are welcome to attend these meetings to learn about the case and make your opinions known. Please confirm the meeting details with the City of Phoenix Planning Department before attending as they are subject to change. Hearing information may be found on signs posted on the site and on City Page in the Arizona Republic. You may also make your feelings known on this case by writing to the City of Phoenix Planning department, 200 West Washington Street, Phoenix, AZ 85003 and referencing the case number. Your letter will be made part of the case file.

The Encanto 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 Department. The village planner who will staff this meeting is Katherine Coles and can be reached at 602-256-5648. This planner can answer your questions regarding the village review and city processes as well as the staff position once their report is complete. You are also urged to contact me or one of my staff at 602-909-4805 to learn more about this case and express your concerns.

Attached is a copy of the cover page of our application, the site plan and elevations (for rezoning requests only). The following describes our request:

Proposed change: Rezone from C-2 SP CNSPD to C-2 CNSPD allowing for future development of the site. Future development would include additional parking and a proposed building addition to the existing building. See attached site plan.

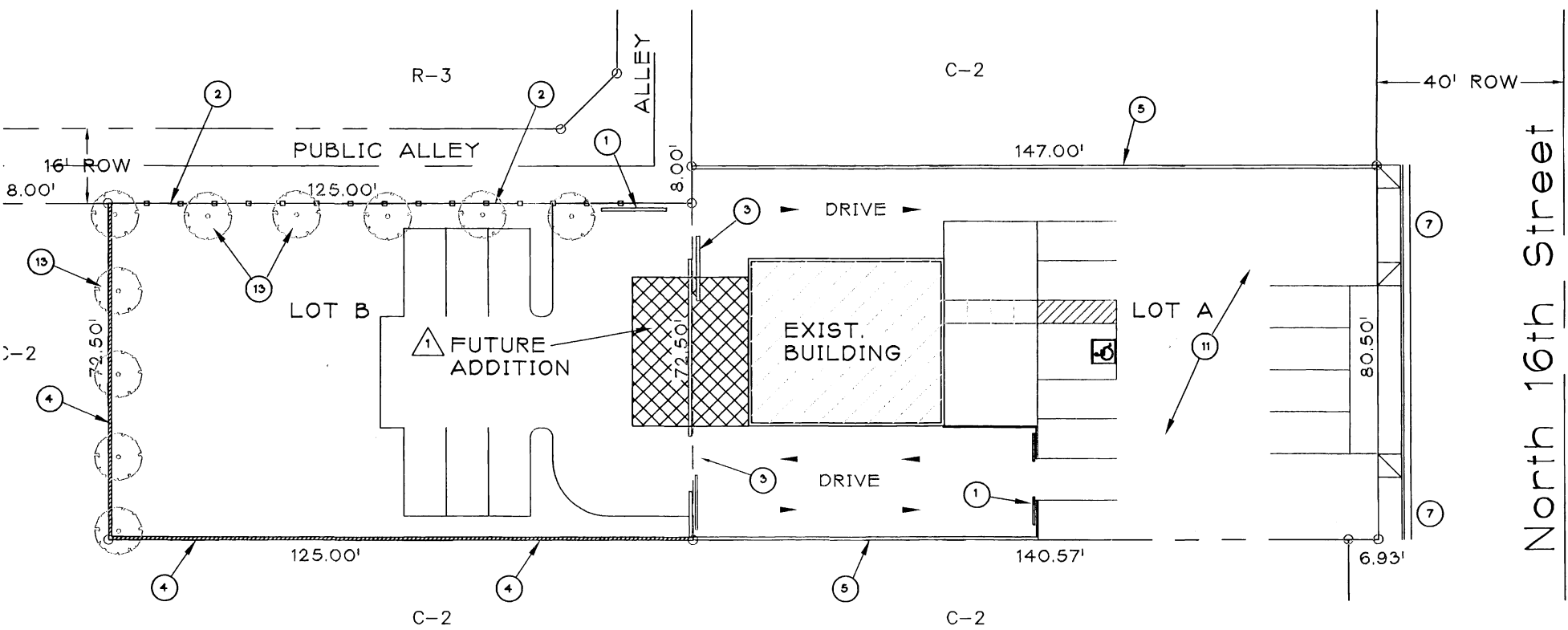
Existing use: Currently the lot is used as a shuttle service, designated for commercial use and zoned C-2.

While the City Council can stipulate to a specific site plan and development standards, we, and all other developers, have the opportunity to file later with the Planning hearing Officer to amend those conditions or ownership change.

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 602-909-4805 and fax: 602-279-3804.

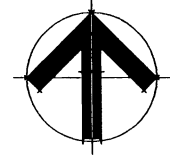
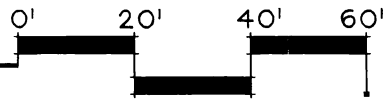
Sincerely,

Philip C. Reina



Site Plan

SCALE: 1"=20'-0" 05/10/11



North 16th Street

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 Division at 602-262-7131, option #6.

DEVELOPMENT SERVICES PRE-APPLICATION MEETING

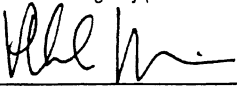
KIVA NUMBER: _____ DATE: OCT. 19, 2011 TIME: 10:00

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:	2008 N. 16th St.		
To Be Changed From:	C-2/SP. PERMIT	To:	C-2
Proposed Use:	EXPANSION FOR FUTURE USE		
Council District:		Village:	
Legal Description:	SEE ATTACHMENT		
Tax Parcel Number(s):	117-18-123A	Gross Acreage:	.21 AC
Zoning Map:	G9	TAZ (Traffic Area Zone):	
Quarter Section:	13.30	Census Tract:	
Property Owner:	LUCIO & INEZ LOZOYA		
Mailing Address:	2208 N. 16th St		
City:	PHOENIX	State:	AZ
Phone:		Fax:	
		Zip:	85006
		Email:	N/A
Applicant:	PHILIP REINA		
Mailing Address:	926 E. CHERYL DRIVE		
City:	PHOENIX	State:	AZ
Phone:	602-909-9805	Fax:	N/A
		Zip:	85040
		Email:	PREINA@AOL.COM
Representative:	SAME AS APPLICANT		
Mailing Address:			
City:		State:	
Phone:		Fax:	
		Zip:	
		Email:	
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

01/14/12

 Date

NEIGHBORHOOD MEETING ANNOUNCEMENT FOR:

Z-1-12 / Rezoning, removal of Special Permit from Lozoya Shuttle @ 2208 N. 16th Street, Phoenix, AZ.

Wednesday, April 18, 2012 @ 6:00 PM at this site.

Second Notification Letter

Dear Property Owner or Neighborhood Association President:

The purpose of this follow-up letter is to inform you that Mr. Lucio & Mrs. Inez Lozoya has recently filed a rezoning request for a .25 AC site located at 2208 North 16th Street, rezoning case number Z-1-12 and that meetings/hearings have been now been set to review our case.

Our request for Commercial Zoning (General Plan land use Designation C-2 CNSPD) would permit the removal of existing special permit designation of this site, in order to allow for future development. The meetings/hearings are as follows:

- | | |
|---|---|
| <u>Village Planning Committee Hearing:</u> | Encanto Village Planning Committee

Phoenix College, Willow Conf. Room 3310 N. 10 th Ave.

May 7, 2012 @ 6:15 PM |
| <u>Planning Commission Hearing:</u> | City of Phoenix Council Chambers 200 W. Jefferson St

May 9, 2011 @ 6:00 PM |
| <u>City Council Hearing (if appealed):</u> | City of Phoenix Council Chambers 200 W. Jefferson St.

June 6, 2012 @ 6:00 PM |

You are welcome to attend these meetings to learn about the case and make your opinions known. Please confirm the meeting details with the City of Phoenix Planning Department before attending as they are subject to change. Hearing information may be found on signs posted on the site and on City Page in the Arizona Republic. You may also make your feelings known on this case by writing to the City of Phoenix Planning department, 200 West Washington Street, Phoenix, AZ 85003 and referencing the case number. Your letter will be made part of the case file.

The Encanto 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 Department. The village planner who will staff this meeting is Katherine J. Coles and can be reached at 602-534-5500. This planner can answer your questions regarding the village review and city processes as well as the staff position once their report is complete. You are also urged to contact me or one of my staff at 602-909-4805 to learn more about this case and express your concerns. 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 602-909-4805 and fax: 602-279-3804.

Sincerely,

Philip C. Reina