

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 11/8/2022  
Agenda Item: 4**

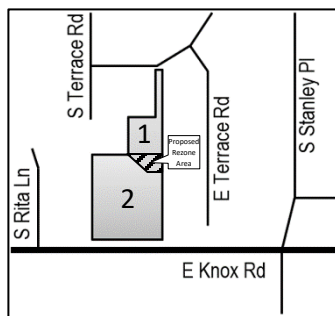
**ACTION:** Request a Zoning Map Amendment from AG to R1-15, and a Preliminary Subdivision Plat for THE CALIENDO RESIDENCE, located at 1100 East Knox Road. The applicant for the Zoning Map Amendment is Burch & Cracchiolo, P.A., and the applicant for the Preliminary Subdivision Plat is Gilbert Land Surveying, P.L.C.

**FISCAL IMPACT:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** THE CALIENDO RESIDENCE (PL220039) consists of a 2.22-acre single-family parcel located on the north side of East Knox Road, just east of South Rita Lane in the AG, Agricultural District. The parcel was recently sold with the understanding that the Caliendos intent to purchase a portion of the property back to combine with the parcel adjacent to the north, which they currently own and is zoned R1-15, Single-Family Residential. A Zoning Map Amendment is required to process the Preliminary and Final Subdivision Plat because the parcels in question are not zoned the same, which would result in a split-zoned lot that would not conform to the required general development standards of the AG zoning district, specifically minimum lot area and dimensions. The overall goal is to provide the smaller of the parcels with additional lot area to expand the backyard. The request includes the following:

- ZON220010 Zoning Map Amendment from AG, Agricultural District, to R1-15, Single-Family Residential District.
- SBD220009 Preliminary Subdivision Plat consisting of two (2) lots.



Property Owner for Lot 1  
 Property Owner for Lot 2  
 Zoning Map Amendment Applicant  
 Prelim Subdivision Plat Applicant  
 Net Site Area of Rezoned Portion  
 Zoning District (current/proposed)  
 Net Site Area for Proposed Lot 1  
 Net Site Area for Proposed Lot 2

Erica M. Flores  
 Frank and Michelle Caliendo  
 Brian Great House, Cracchiolo P.A.  
 Ryan D. Gilbert, Gilbert Land Surveying, P.L.C.  
 7,475 s.f. / 0.17 acres  
 AG / R1-15  
 34,442 s.f. / 0.79 acres  
 87,538 s.f. / 2.01 acres

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Jeff Tamulevich, Community Development Director  
 Legal review by: N/A  
 Prepared by: Lee Jimenez, Senior Planner  
 Reviewed by: Suparna Dasgupta, Principal Planner

## COMMENTS

This site is located between East Terrace Road, East Knox Road, East Terrace Road, and South Rita Lane.

Existing entitlements for this property that will remain in effect are: None

Existing uses on the site include: Single-Family

This request includes the following:

1. Zoning Map Amendment
2. Preliminary Subdivision Plat

The applicant is requesting the Development Review Commission take action on the item two above and provide recommendations to the City Council for item one.

## PUBLIC INPUT

- Neighborhood meeting required; in lieu of an in-person meeting, the applicant held a comment period to fulfill the public outreach requirements for a zoning map amendment.
- Neighborhood outreach began on September 7<sup>th</sup>, 2022 and ended on September 23<sup>rd</sup>, 2022. Neighbors were instructed to respond to the neighborhood outreach notification letter if they had any comments, questions, and/or concerns.
- During the neighborhood outreach period, the applicant received four (4) comments. Three (3) neighbors wanted to know more information about the proposal, and one (1) requested clarification on several items concerning drainage, traffic, access, and development standards; the applicant is continuing discussions with this neighbor.
- See attached Final Public Involvement Plan provided by the applicant for more details regarding the feedback received during the neighborhood outreach period.
- During the public hearing notification period, staff received nine (9) comments in support of the proposal. Copies of these comments are provided in the staff report attachments.

## PROJECT ANALYSIS

### CHARACTER AREA PLAN

The site is located within the limits of the Corona / South Tempe Character Area Plan. The proposed Preliminary Subdivision Plat and Zoning Map Amendment will not increase density but instead create a larger residential lot which is consistent with the character area plan. Lot 2 will remain larger than 2 acres, and Lot 1 will increase from 0.69 acres to 0.86 acres, an increase of nearly 20%.

### ZONING

The proposal substantially conforms with the land use goals and element objectives for the City of Tempe General Plan 2040. The zoning amendment will have no impact to existing infrastructure or traffic.

Section 6-304 C.2. Approval criteria for Zoning amendment (*in italics*):

1. *The proposed zoning amendment is in the public interest*; The proposed zoning map amendment will allow the subdivision plat application to be processed, increasing the lot size of Lot 1, adding property value to not only itself but the surrounding area as well. The amendment will not increase the allowed density nor the number of dwellings on the lots.
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan*; The proposal conforms and facilitates the following elements of the General Plan 2040: Economic Development, Circulation, Conservation, Open Space, and Public Facilities and Services.

### REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Zoning Amendment and Preliminary Subdivision Plat.

Based on the information provided and the above analysis, staff recommends approval of the requested Zoning Amendment and Preliminary Subdivision Plat. This request meets the required criteria and will conform to the conditions.

**ZONING MAP AMENDMENT CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Zoning Map Amendment approval shall be null and void.

**CODE/ORDINANCE REQUIREMENTS:**

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

DEADLINE: Preliminary Subdivision Plat approval shall be valid for a period of twelve (12) months from the date of Commission approval. Failure to submit a Final Subdivision Plat application within 12 months shall make the Preliminary Plat null and void.

**STANDARD DETAILS:**

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

**ZONING AND DEVELOPMENT CODE:**

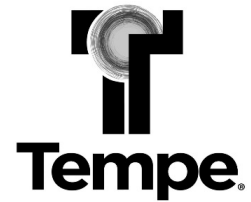
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.

**HISTORY & FACTS:**

August 14, 1979                      Building Inspection Department issued a final approval for a single-family residence, located at 1100 East Knox Road in the AG, Agricultural District.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-304, Zoning Map Amendment  
Section 6-307, Subdivisions, Lot Splits and Adjustments



# DEVELOPMENT PROJECT FILE

for

## THE CALIENDO RESIDENCE (PL220039)

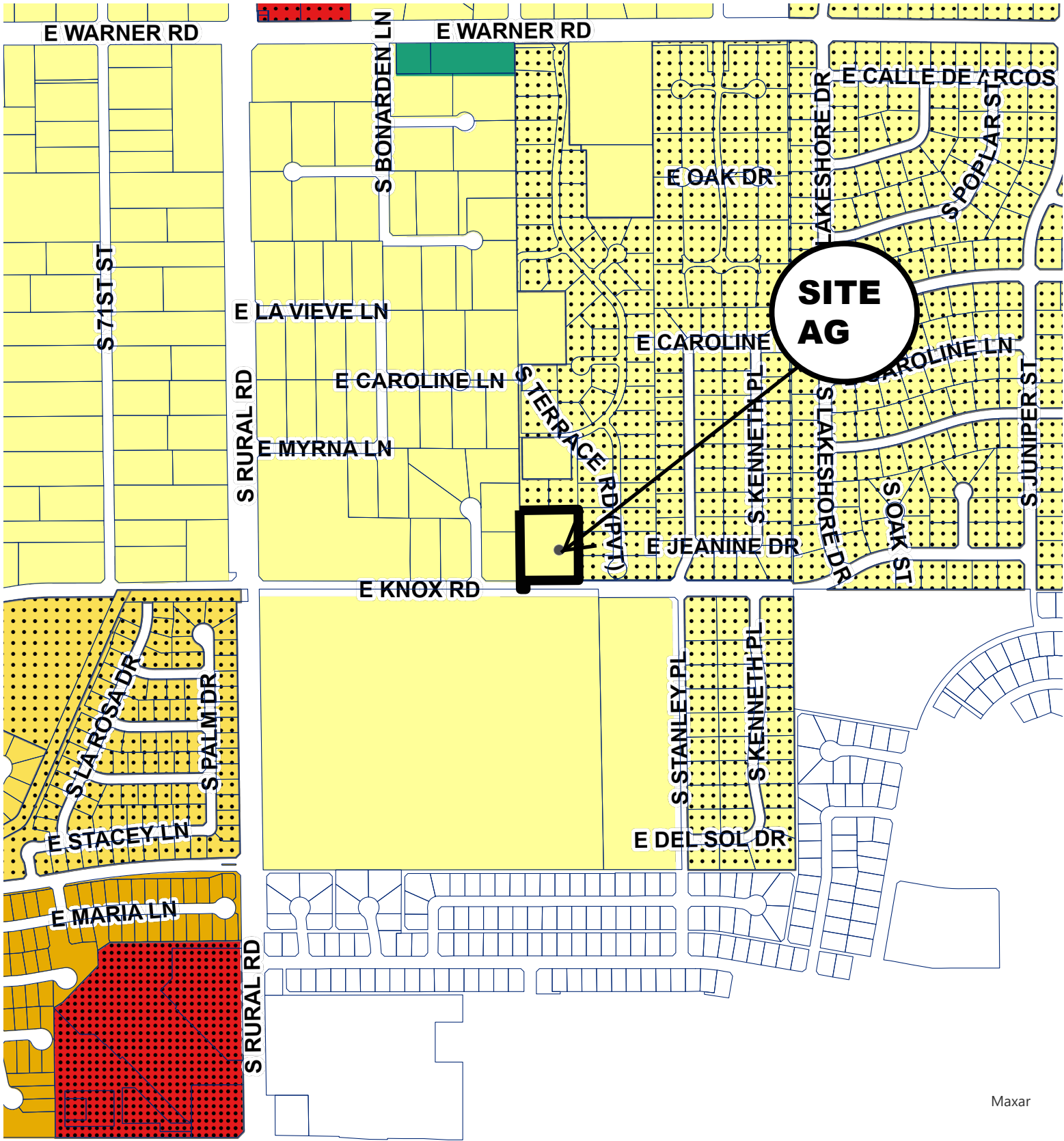
### **ATTACHMENTS:**

- 1-9. Site Context (Location Map, Aerial, Site Plan, and Site Photos)
- 10-15. Zoning Map Amendment Applicant's Letter of Explanation
- 16. Preliminary Subdivision Plat Applicant's Letter of Explanation
- 17-18. Existing and Proposed Zoning Maps
- 19-21. Preliminary Subdivision Plat
- 22-42. Final Public Involvement Plan
- 43-45. Waiver of Rights and Remedies
- 46-63. Public Comments (as of 11/1/2022)





# The Caliendo Residence



- Planned Commercial Center Neighborhood (PCC-1)
  - Planned Commercial Center General (PCC-2)
  - Residential/Office (RO)
  - Agricultural (AG)
  - Single-Family Residential (R1-15)
  - Single-Family Residential (R1-8)
  - Single-Family Residential (R1-7)
  - Single-Family Residential (R1-6)
  - Override 1
- Twelve Point**
- CenterlineSubType
- ADOT
  - Canal

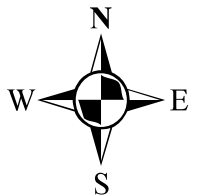
- Monument
- Private
- Railroad
- Street
- <all other values>

ATTACHMENT 1

Zoning District

- Light Industrial District (LID)

Maxar



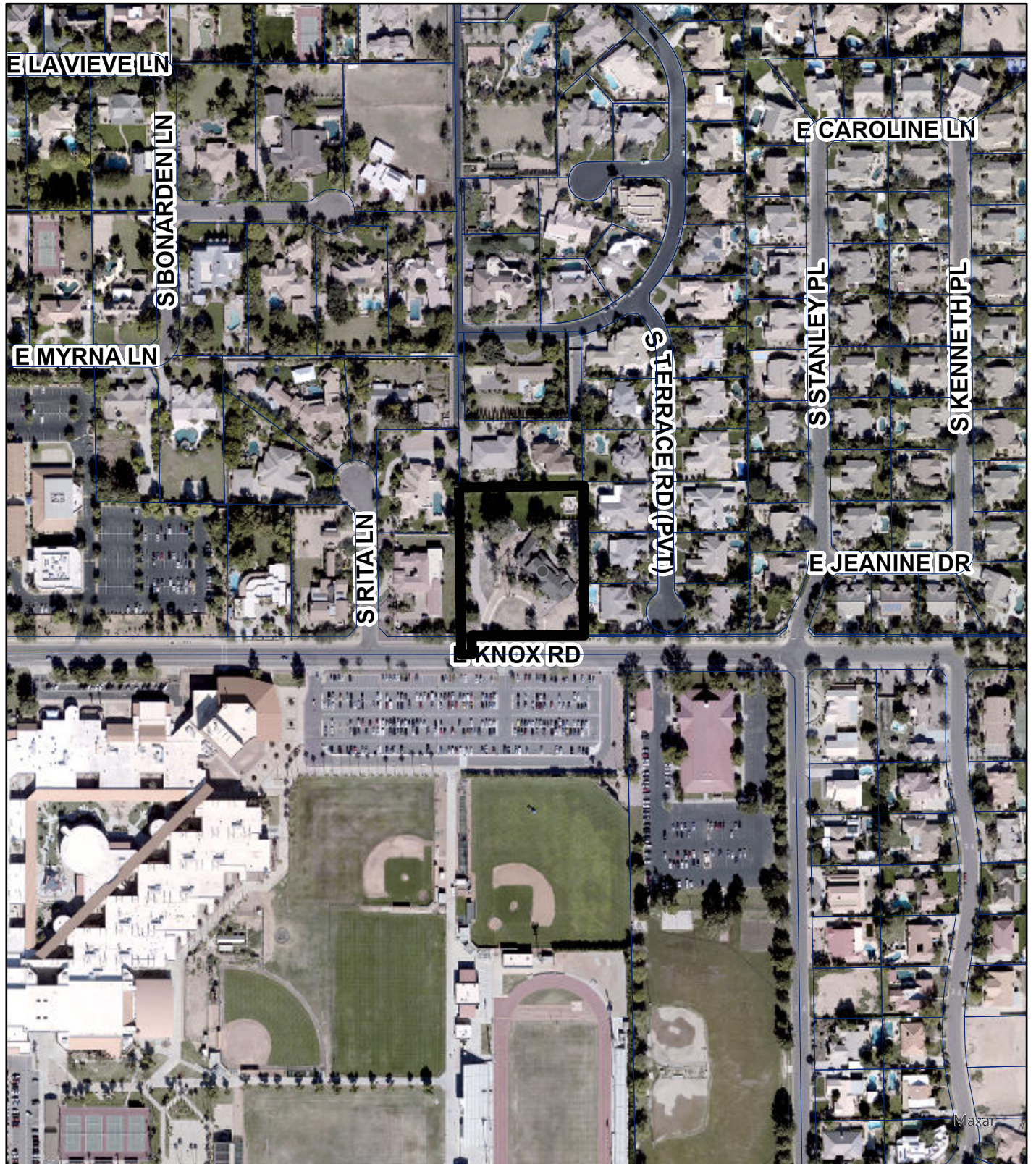




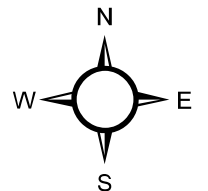
Tempe

PL220039

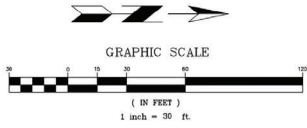
# The Caliendo Residence



## Aerial Map

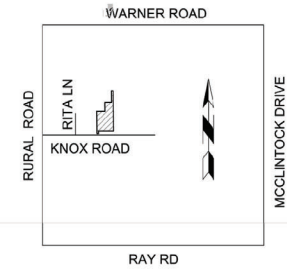






## THE CALIENDO RESIDENCE SITE PLAN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER  
MERIDIAN, MARICOPA COUNTY, ARIZONA



**OWNER/DEVELOPER:**

FRANK CALIENDO  
1101 E WARNER ROAD NO. 140  
TEMPE, AZ 85284

**SURVEYOR:**

GILBERT LAND SURVEYING  
CONTACT: RYAN D. GILBERT, RLS  
4361 S. SQUIRES LANE  
GILBERT, AZ 85297  
480-275-8020



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°37'38"E	30.00'
L2	S0°30'30"E	40.00'
L3	N89°58'41"W	25.27'
L4	N89°36'51"E	62.01'

**ZONING:**

R1-15  
AG  
JURISDICTION OF CITY OF TEMPE

**PROJECT DESCRIPTION:**

THERE ARE NO PROPOSED BUILDINGS, BUILDING ADDITIONS OR CONSTRUCTION PER THIS PLAN. THE PURPOSE OF THIS PROPOSED PLAN IS TO RECONFIGURE THE BACKYARD AREAS BETWEEN TWO LOTS THAT ARE OWNED BY THE SAME PROPERTY OWNER. THE BACKYARD FROM LOT 1 WILL BE MADE SLIGHTLY DEEPER TO ALLOW FOR MORE USABLE OUTDOOR SPACE. LOT 2 WILL REMAIN OVER 2 ACRES IN SIZE AND WILL RETAIN A GREAT DEAL OF USABLE OUTDOOR AREA. THE ADJUSTED LOT LINE WAS DEVELOPED SUCH THAT NEITHER RESULTANT LOT WOULD HAVE IRREGULAR OR UNUSABLE AREAS. REQUIRED SETBACKS WILL BE MAINTAINED WITH THE ADJUSTED LOT LINES.

GILBERT LAND SURVEYING, PLC  
4361 S. Squires Lane, Gilbert, Arizona 85297  
Phone: (480) 275-8020

**THE CALIENDO RESIDENCE  
SITE PLAN**  
A PORTION OF THE NORTHWEST QUARTER OF  
SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4  
EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

DATE:	FIELD:	DRAWN:	JOB NO.:	SHEET:
3/10/22	RG	RG	22-0105	1 OF 1

# PHOTO LOCATION MAP





1.



2.



3.



4.





5.



6.



7.



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10.



11.



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14.



15.



16.





17.



18.



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# **CALIENDO RESIDENCE**

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**Zoning Map Amendment for approximately .172 acres located east of the  
NEC of South Rita Lane and East Knox Road**

**Case No. PL220039**

**Submitted on August 8, 2022**

**Updated September 7, 2022**

## **NARRATIVE REPORT**

### **A. PURPOSE OF REQUEST**

Erica Flores is the owner of approximately 2.22 acres located east of the northeast corner of South Rita Lane and East Knox Road (the “Knox Property”). Frank and Michele Caliendo (“Caliendo”) own an adjacent residential property to the north, consisting of approximately .688 acres located east of the southeast corner of South Terrace Road and East Terrace Road at 1101 East Warner Road #145 (the “Warner Property”). The Site consists of an approximately 7,478 square foot portion of the northeast corner of the Knox Property (the “Site”). An aerial of the Site is attached as **Exhibit 1**. The Knox Property (including the Site) is zoned AG, and the Warner Property is zoned R1-15.

Caliendo seeks to purchase the Site from the owner of the Knox Property and combine it with the Warner Property (the “Caliendo Residence”). See **Exhibit 2**, Caliendo Residence Site Plan. Under the current zoning map, the proposed lot line adjustment would result in “split-zoning” of the Caliendo Residence, with the 7,478 square foot Site zoned AG, and the remaining .688 acres zoned R1-15. The minimum net site area in the AG zoning district is 43,560 square feet. Caliendo thus requests a zoning map amendment of the Site from AG to R1-15, which will remove any discrepancy in the zoning of their property, and would be consistent with the dominant zoning in the area.

### **B. DESCRIPTION OF PROPOSAL**

Caliendo seeks only to obtain a lot line adjustment adding the Site to the Warner Property. See **Exhibit 2**, Caliendo Residence Site Plan. No further development is proposed. The Site is currently part of a backyard and it will remain part of a backyard. From the outside looking in, nothing will change. The Knox Property and the Caliendo Residence will comply with all underlying zoning regulations.

### **C. LAND USE AND DEVELOPMENT**

The City of Tempe’s 2040 General Plan Projected Land Use Map designates the Site Residential. The Site itself consists of a portion of the northeast corner of the backyard of the 2.22 acre Knox Property. The Knox Property has an existing single-family home with frontage facing south along East Knox Road. The Site is enclosed by properties with existing single-family homes. A .44 acre property zoned R1-15 with an existing single-family home borders the east boundary of the Site. The Knox Property borders the southern and western boundaries, and the Warner Property borders the north boundary.

The proposal is consistent with the Corona/ South Tempe Character Area Plan. The pertinent qualities sought in this character area are limited density, and large residential lots. Under the proposal the Knox Property will remain larger than 2 acres and the Warner Property will increase from .688 acres to .86 acres.

With respect to economic development, circulation, conservation, open space, and public facilities and services, the proposal is consistent with the goals of the General Plan, and the public interest. No additional development will occur, and rezoning from AG to R1-15 will bring the Site within the dominant zoning district of the surrounding area, and will allow an increase of the size of the Warner Property while maintaining consistency in the City’s zoning map.

# EXHIBIT 1





**Caliendo  
Lot 1  
1101 E Warner Rd #145**

**Flores  
Lot 2  
1101 E Knox Rd**

**SITE**



# EXHIBIT 2





**Gilbert Land Surveying, PLC**  
Professional Surveying & Mapping

4361 S. Squires Lane • Gilbert, AZ 85297  
P: (480) 275-8020 • F: (480) 612-2428  
www.GilbertLandSurveying.com

Mr. Lee Jimenez  
Senior Planner  
Community Development, Planning Division  
31 East 5<sup>th</sup> Street  
Tempe, AZ 85281

**RE: PL220039 The Caliendo Residence**

Dear Lee,

This Letter of Explanation is being provided on behalf of Frank Caliendo, Michelle Caliendo and Erica M. Flores, regarding the application for a preliminary/final plat. The purpose of this proposed plat is to reconfigure the backyard areas between two lots that are owned by the same property owner. The backyard from Lot 1, APN:308-02-131, will be made slightly deeper to allow for more usable outdoor space. Lot 2, APN:301-62-99K, will remain over 2 acres in size and will retain a great deal of usable outdoor area. The adjusted lot line was developed such that neither resultant lot would have irregular or unusable areas. Required setbacks will be maintained with the adjusted lot lines.

Sincerely,

Ryan D. Gilbert, RLS  
Principal  
Gilbert Land Surveying, PLC

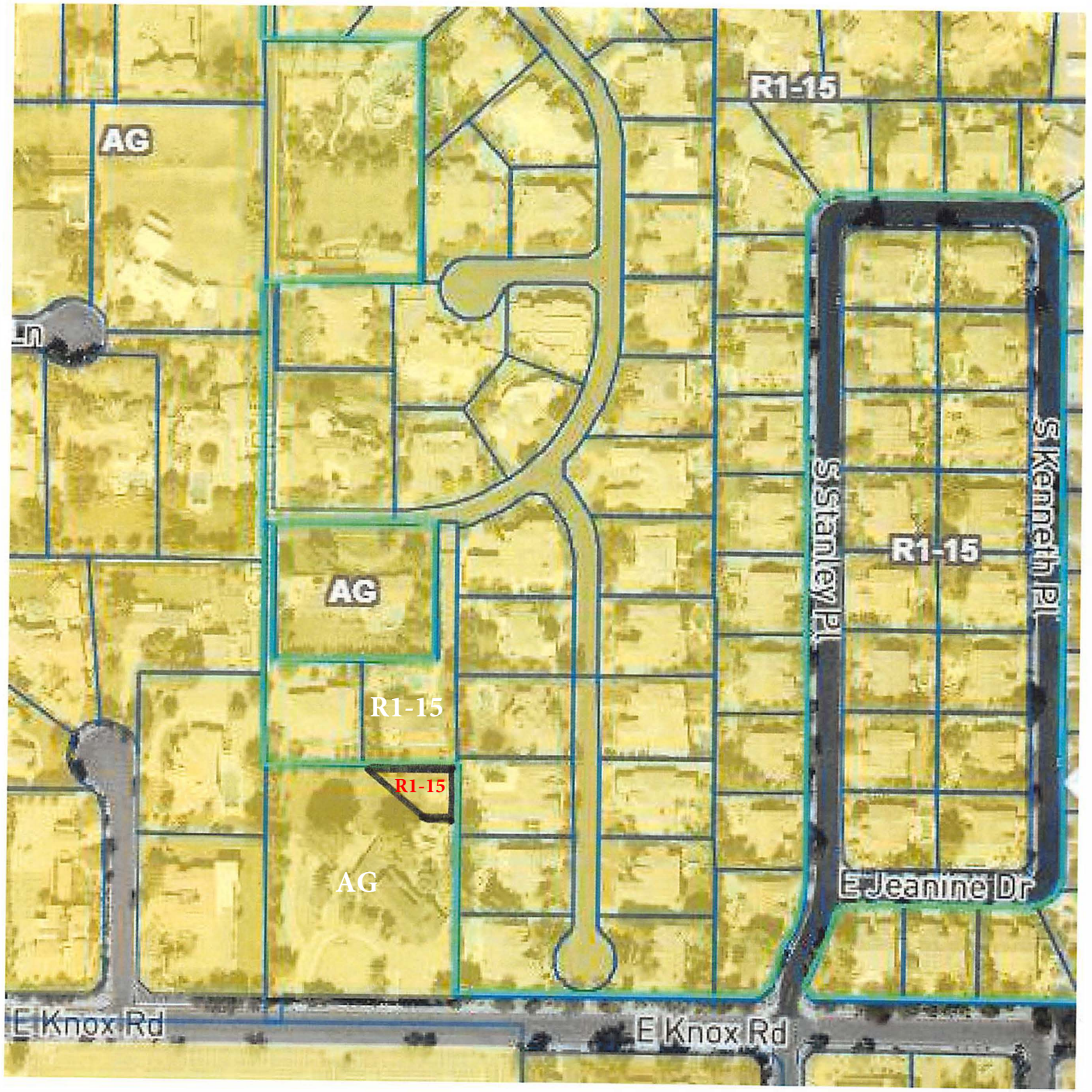


# EXISTING ZONING MAP





# PROPOSED ZONING MAP





**A PRELIMINARY SUBDIVISION PLAT FOR  
"THE CALIENDO RESIDENCE"**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

**DEDICATION:**

FRANK CALIENDO AND MICHELE N. CALIENDO, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE CALIENDO LIVING TRUST, DATED MARCH 23, 2010, AND ANY AMENDMENTS THERETO, AS OWNER OF LOT 1, AND ERICA M. FLORES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS OWNER OF LOT 2, HAS SUBDIVIDED UNDER THE NAME OF "THE CALIENDO RESIDENCE", LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY PUBLISHES THIS PLAT OF "THE CALIENDO RESIDENCE" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

**OWNER'S AUTHORIZATION:**

BY: FRANK CALIENDO AND MICHELE N. CALIENDO, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE CALIENDO LIVING TRUST, DATED MARCH 23, 2010, AND ANY AMENDMENTS THERETO.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FRANK CALIENDO  
ITS: TRUSTEE

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MICHELE N. CALIENDO  
ITS: TRUSTEE

BY: ERICA M. FLORES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ERICA M. FLORES

**ACKNOWLEDGMENT:**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED SHANE KUBER, WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

**RATIFICATION STATEMENT:**

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER 2022-0511567, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A., A NATIONAL BANK

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
DATE

**ACKNOWLEDGMENT:**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

BY: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

**NOTES:**

- 1.) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2.) LOT CORNERS TO BE SET WITH 1/2" REBAR W/CAPS RLS#54333 OR WITH MAG NAILS W/TAG RLS#54333.
- 3.) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- 4.) ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL RETAIN THE RUNOFF VOLUME FROM THE 100-YEAR DESIGN STORM AND SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

**FLOOD PLAIN CERTIFICATION:**

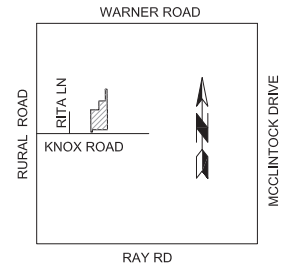
SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C2710L, MAP REVISED OCTOBER 16, 2013. ZONE "X" SHADED IS DESIGNATED AS BEING "AREA OF 0.2% ANNUAL CHANCE FLOOD IN AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES, DIKES OR OTHER STRUCTURES SUBJECT TO FAIL DURING LARGER FLOODS, FROM 1% ANNUAL CHANCE FLOOD.

**OWNER/DEVELOPER OF LOT 1:**

FRANK CALIENDO &  
MICHELE N. CALIENDO  
1101 E WARNER ROAD NO. 140  
TEMPE, AZ 85284

**OWNER/DEVELOPER OF LOT 2:**

ERICA M. FLORES  
1100 E. KNOX ROAD  
TEMPE, AZ 85284



**VICINITY MAP:**  
N.T.S.

**APPROVALS:**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COMMUNITY DEVELOPMENT

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2022; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITION ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT ENABLE THE SURVEY TO BE RETRACED.

RYAN D. GILBERT, RLS# 54333 \_\_\_\_\_ DATE \_\_\_\_\_  
4361 S. SQUIRES LANE  
GILBERT, AZ 85297  
480.275.8020  
RYAN@GILBERTSURVEY.COM

	A PRELIMINARY SUBDIVISION PLAT FOR <b>"THE CALIENDO RESIDENCE"</b> LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA				
	GILBERT LAND SURVEYING, PLC 4361 S. Squires Lane, Gilbert, Arizona 85297 Phone: 480.275.8020	DATE: 09/28/22	FIELD: RG	DRAWN: RG	JOB NO.: 224105

DS220296

SBD220009

REC22050

REC22050

SBD220009

DS220296

A PRELIMINARY SUBDIVISION PLAT FOR  
**"THE CALIENDO RESIDENCE"**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH,  
 RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
 MARICOPA COUNTY, ARIZONA

**LEGAL DESCRIPTION: (Prior to Subdivision)**

PARCEL NO. 1:

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 2,289.29 FEET;

EXCEPT BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 2,289.29 FEET OF THE WEST HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SECTION 23;

THENCE SOUTH 00 DEGREES 32 MINUTES 05 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, A DISTANCE OF 340.78 FEET TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 23;

THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 373.04 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 18 SECONDS WEST A DISTANCE OF 338.13 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 2,289.29 FEET OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23;

THENCE NORTH 89 DEGREES 36 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 371.62 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

AN UNDIVIDED 1/6TH INTEREST IN A DOMESTIC WELL LOCATED ON THE EAST 25 FEET OF THE WEST 50 FEET OF THE SOUTH 35 FEET OF THE NORTH 1,591.57 FEET OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

A PORTION OF THE SOUTH 348.86 FEET OF THE NORTH 2,289.29 FEET OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, BEING THE INTERSECTION OF WARNER AND RURAL ROAD.

THENCE NORTH 89 DEGREES 35 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1,316.79 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 11 SECONDS EAST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23 A DISTANCE OF 1,940.65 FEET;

THENCE NORTH 89 DEGREES 32 MINUTES 46 SECONDS EAST A DISTANCE OF 250.22 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 32 MINUTES 46 SECONDS EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00 DEGREES 31 MINUTES 53 SECONDS EAST, A DISTANCE OF 348.86 FEET;  
 THENCE SOUTH 89 DEGREES 35 MINUTES 18 SECONDS WEST A DISTANCE OF 139.96 FEET;  
 THENCE NORTH 00 DEGREES 33 MINUTES 22 SECONDS WEST A DISTANCE OF 150.00 FEET;  
 THENCE NORTH 89 DEGREES 35 MINUTES 18 SECONDS EAST A DISTANCE OF 110.02 FEET;  
 THENCE NORTH 00 DEGREES 31 MINUTES 53 SECONDS WEST A DISTANCE OF 198.84 FEET TO THE TRUE POINT OF BEGINNING;

**LEGEND:**

- SET SUBDIVISION PIN
- ⊗ FOUND BRASS CAP IN HANDHOLE
- ⊙ FOUND BRASS CAP FLUSH
- FOUND AS NOTED
- ▲ SET MAGNAIL W/TAG RLS# 54333
- SET 1/2" REBAR W/CAP RLS# 54333
- ~ BREAKLINE
- R/W RIGHT-OF-WAY
- M.C.R. MARICOPA COUNTY RECORDS
- R.B. RADIAL BEARING
- RLS REGISTERED LAND SURVEYOR
- R.O.S. RECORD OF SURVEY
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- CENTERLINE

**DOMESTIC WELL NOTE:**

AN UNDIVIDED 1/6TH INTEREST IN A DOMESTIC WELL WHICH IS DESCRIBED IN PARCEL NO. 2 HEREON SHALL REMAIN IN PLACE FOR THE BENEFIT LOT 2 OF THE SUBDIVISION PLAT, SAID WELL LIES 667 FEET NORTH OF THE NORTH LINE OF SAID LOT 2 AND SHOULD NOT BE CONSIDERED AS A PART OF LOT 1 OF SAID SUBDIVISION MAP.

**BENCHMARK:**

BRASS CAP IN HANDHOLE LOCATED AT THE CENTER OF INTERSECTION OF RURAL ROAD AND KNOX ROAD. ELEVATION= 1174.75 PER NGVD29 AND THE CITY OF TEMPE VERTICAL DATUM AND SURVEY CONTROL MAP, POINT 294.

**BASIS OF BEARINGS:**

THE BASIS OF BEARING USED FOR THIS PLAT IS THE CENTERLINE OF KNOX ROAD BETWEEN RURAL ROAD AND LAKESHORE.

SAID BEARING= SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST

DS220296


SBD220009

REC22050

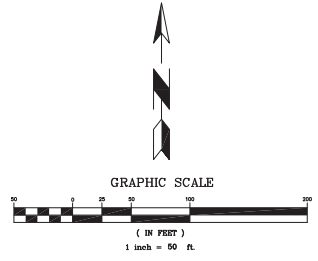
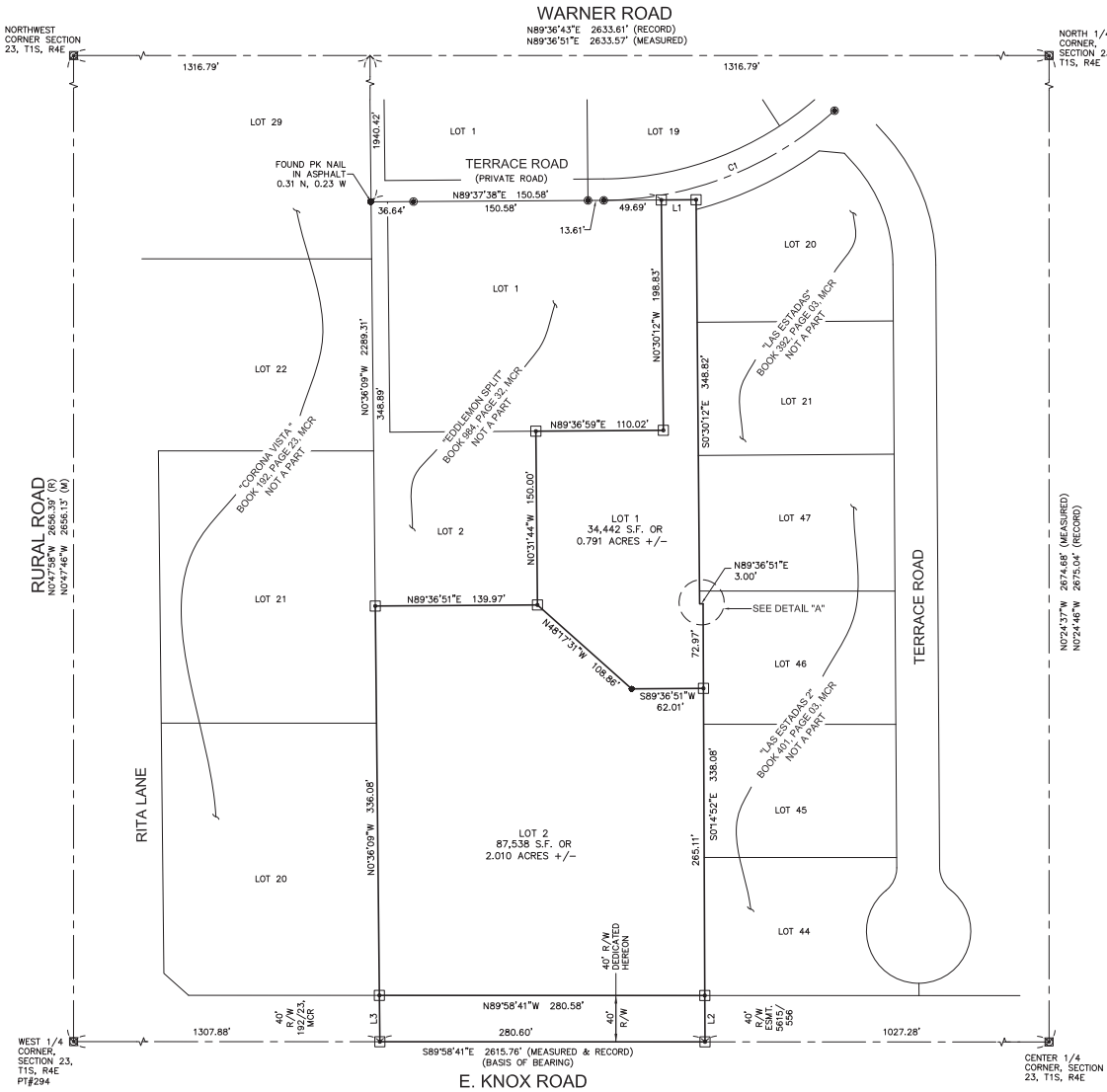
REC22050

SBD220009

DS220296

	A PRELIMINARY SUBDIVISION PLAT FOR <b>"THE CALIENDO RESIDENCE"</b> LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA				
	GILBERT LAND SURVEYING, PLC 4361 S. Saguaro Lane, Gilbert, Arizona 85297 Phone: 480.224-6200	DATE: 09/28/22	FIELD: RG	DRAWN: RG	JOB NO.: 224105

A PRELIMINARY SUBDIVISION PLAT FOR  
**"THE CALIENDO RESIDENCE"**  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,  
 TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT  
 RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LINE TABLE

LINE	BEARING	LENGTH
L1	N89°37'38"E	30.00'
L2	S0°14'52"E	40.00'
L3	N0°36'09"W	40.00'



Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	218.51'	300.00'	41°43'37"	N68°45'01"E	213.71'



A PRELIMINARY SUBDIVISION PLAT FOR  
**"THE CALIENDO RESIDENCE"**  
 LOCATED IN THE NORTHWEST QUARTER OF  
 SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4  
 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
 MARICOPA COUNTY, ARIZONA

DATE: 09/28/22	FIELD: RG	DRAWN: RG	JOB NO.: 22-0105	SHEET: 30F3
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**PUBLIC INVOLVEMENT FINAL REPORT  
FOR  
CALIENDO ADDITION**

**LOCATED AT  
1100 E KNOX ROAD  
TEMPE, ARIZONA**

**APN: 301-62-999K**

**October 20, 2022**

**Case No. PL220039**

# **Public Involvement Final Report**

## **Caliendo Addition**

### **Brief Description of Proposal**

This report provides information about the proposed implementation of the Public Involvement Final Report (“PIFR”) for a portion of property located at 1100 E. Knox Road. The portion of the property being rezoned is herein referred to as the “Site”. Frank and Michele Caliendo recently sold the Site. As part of the sale of the Site, the Caliendo’s have an option to buy back the Site which is approximately 0.172 acres so they can combine the additional acreage with their existing property located north of the Site (1101 E. Warner Road, No. 145. In order to buy the property, the Site will need to be rezoned to R1-15, which is the same zoning designation as the Caliendo’s property to the north. No additional homes or development are being constructed on the Site.

This PIFR provides information about how we reached out to citizens, neighbors, nearby businesses, public agencies and interested persons to talk with them about and gather their input on the proposed plans and actions addressed in the Application. Comments, letters, emails, and other material have been submitted with this Report.

### **Public Notification Format**

The methods for reaching out to citizens who may be interested in the development included letters explaining what was being proposed and included the Applicant’s email address and phone number to contact if they had any questions or comments. A sign was also posted on the site.

### **Notifications**

On September 7, 2022 letters were mailed to owners within 600’ of the site and registered neighborhood/homeowners associations within 1,320’ of the site. The letter included specific information about the proposed development, a plan of the proposed development, and suggested all parties affected by this application ask questions or provide comments to the Applicant and another Team member by email or telephone between September 7, 2022 through September 23, 2022. The letter included the Narrative, aerial of the site, site plan, existing zoning map, and the proposed zoning map. The letter also included our planner’s name, email address and phone number in case the neighbors had questions for Staff. A copy of the letter with attachments, a list of the owners within 600’ of the site and a list of the registered neighborhood/homeowner associations within 1,320’ of the site can be found at **Exhibit 1**. There were 72 letters

mailed to the 600' owners and 4 letters emailed to the neighborhood associations within 1,320'.

One sign was installed on the site on September 7, 2022 that identified what was being proposed and to contact the Applicant by email or telephone if anyone had any questions or comments.

The hearing dates will be added to the sign on the site no later than 10/24/2022.

### **Neighborhood Contact**

Since this is only a shift in two parcel sizes, no neighbors should be directly affected by the proposal.

Four neighbors called or emailed. Three neighbors wanted to understand in greater detail what was being proposed and had no concerns. A fourth neighbor emailed about a few items that he needed clarification on. Information about these contacts are attached at **Exhibit 2**.

### **Conclusion**

Three of the neighbors had no concerns. We are continuing discussions with the fourth neighbor on outstanding issues he has.



# **EXHIBIT 1**

# BURCH & CRACCHIOLO, P.A.

1850 N. Central Ave., Ste. 1700

Phoenix, Arizona 85004

(602) 234-9903

[bgreathouse@bcattorneys.com](mailto:bgreathouse@bcattorneys.com)

**TO:** Rural Road and Knox Road Area Neighbors  
**FROM:** Brian Greathouse  
**DATE:** September 7, 2022  
**RE:** Caliendo Residence  
1100 E. Knox Road  
Case No. PL220039

Dear Area Neighbor:

Our office has been working with the owners of property located at 1100 E. Knox Road ("Flores") and 1101 E. Warner Road, #145 ("Caliendo") in connection with a rezoning request with the City of Tempe on 0.172± acres, located on a portion of the property at 1100 E. Knox Road. The portion of the property being rezoned is herein referred to as the "Site". The letter of explanation that was submitted with the application is attached.

Caliendo recently sold the 2.22± acre property at 1100 E. Knox Road to Flores (Lot 2). As part of the sale of the Site, the Caliendo's have an option to buy back 0.172± acres so they can combine the 0.172± acres acreage with their existing property located north of the Site (1101 E. Warner Road, # 145) (Lot 1). In order to combine the property, the 0.172± acre Site will need to be rezoned from AG (Agriculture) to R1-15, which is the same zoning designation as the Caliendo's property. The existing and proposed zoning maps are attached. No additional homes are being constructed on the Site.

You will be receiving information in the future once the Development Review Commission and City Council hearings have been scheduled.

Due to the COVID-19 pandemic and in lieu of a physical neighborhood meeting, we are asking all parties affected by this development to ask questions or provide comments at the phone numbers and email addresses listed below between September 7, 2022 and September 23, 2022. You can contact Ricki Horowitz at Burch & Cracchiolo (602-234-8728/[rhorowitz@bcattorneys.com](mailto:rhorowitz@bcattorneys.com)) or me at Burch & Cracchiolo (602-234-9903/[bgreathouse@bcattorneys.com](mailto:bgreathouse@bcattorneys.com)). If you have any questions about the zoning or hearing process, you can contact Lee Jimenez, Tempe Senior Planner (480-350-8486/[Lee\\_Jimenez@tempe.gov](mailto:Lee_Jimenez@tempe.gov)).

Thank you.



Brian Greathouse

rlh  
Attachments

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# **CALIENDO RESIDENCE**

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**Zoning Map Amendment for approximately .172 acres located east of the  
NEC of South Rita Lane and East Knox Road**

**Case No. PL220039**

**Submitted on August 8, 2022**

**Updated September 7, 2022**

## **NARRATIVE REPORT**

### **A. PURPOSE OF REQUEST**

Erica Flores is the owner of approximately 2.22 acres located east of the northeast corner of South Rita Lane and East Knox Road (the “Knox Property”). Frank and Michele Caliendo (“Caliendo”) own an adjacent residential property to the north, consisting of approximately .688 acres located east of the southeast corner of South Terrace Road and East Terrace Road at 1101 East Warner Road #145 (the “Warner Property”). The Site consists of an approximately 7,478 square foot portion of the northeast corner of the Knox Property (the “Site”). An aerial of the Site is attached as **Exhibit 1**. The Knox Property (including the Site) is zoned AG, and the Warner Property is zoned R1-15.

Caliendo seeks to purchase the Site from the owner of the Knox Property and combine it with the Warner Property (the “Caliendo Residence”). See **Exhibit 2**, Caliendo Residence Site Plan. Under the current zoning map, the proposed lot line adjustment would result in “split-zoning” of the Caliendo Residence, with the 7,478 square foot Site zoned AG, and the remaining .688 acres zoned R1-15. The minimum net site area in the AG zoning district is 43,560 square feet. Caliendo thus requests a zoning map amendment of the Site from AG to R1-15, which will remove any discrepancy in the zoning of their property, and would be consistent with the dominant zoning in the area.

### **B. DESCRIPTION OF PROPOSAL**

Caliendo seeks only to obtain a lot line adjustment adding the Site to the Warner Property. See **Exhibit 2**, Caliendo Residence Site Plan. No further development is proposed. The Site is currently part of a backyard and it will remain part of a backyard. From the outside looking in, nothing will change. The Knox Property and the Caliendo Residence will comply with all underlying zoning regulations.

### **C. LAND USE AND DEVELOPMENT**

The City of Tempe’s 2040 General Plan Projected Land Use Map designates the Site Residential. The Site itself consists of a portion of the northeast corner of the backyard of the 2.22 acre Knox Property. The Knox Property has an existing single-family home with frontage facing south along East Knox Road. The Site is enclosed by properties with existing single-family homes. A .44 acre property zoned R1-15 with an existing single-family home borders the east boundary of the Site. The Knox Property borders the southern and western boundaries, and the Warner Property borders the north boundary.

The proposal is consistent with the Corona/ South Tempe Character Area Plan. The pertinent qualities sought in this character area are limited density, and large residential lots. Under the proposal the Knox Property will remain larger than 2 acres and the Warner Property will increase from .688 acres to .86 acres.

With respect to economic development, circulation, conservation, open space, and public facilities and services, the proposal is consistent with the goals of the General Plan, and the public interest. No additional development will occur, and rezoning from AG to R1-15 will bring the Site within the dominant zoning district of the surrounding area, and will allow an increase of the size of the Warner Property while maintaining consistency in the City’s zoning map.





# Exhibit 1



**THE CALIENDO RESIDENCE  
SITE PLAN**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVERS  
METESMAN, MARICOPA COUNTY, ARIZONA

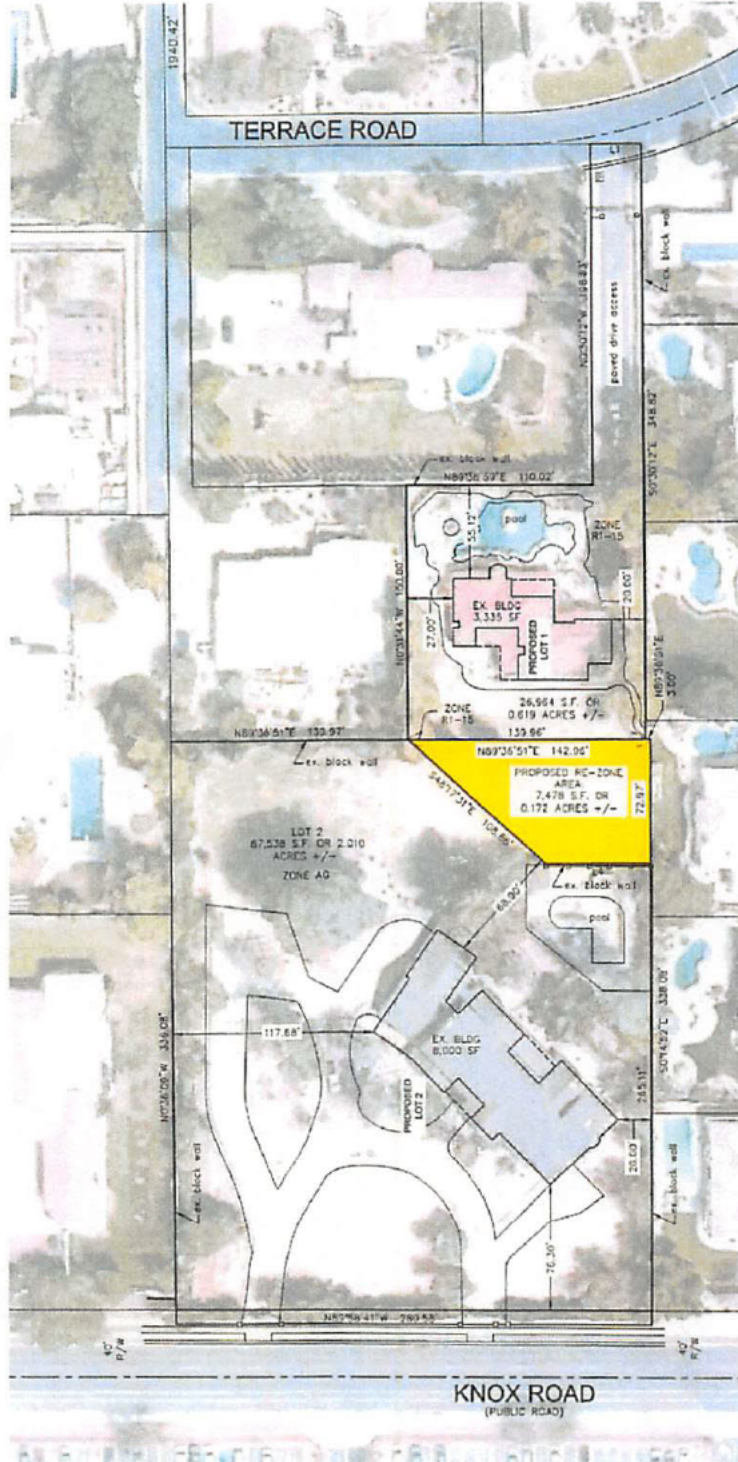


**SURVEYOR**

CELESTE LAND SURVEYING  
10111 N. 28TH AVENUE, SUITE 100  
SCOTTSDALE, ARIZONA 85257  
PHONE: 480-343-3337

**OWNER/DEVELOPER**

FRANK CALIENDO  
1102 E. MARICOPA ROAD, MC 147  
SCOTTSDALE, ARIZONA 85257  
PHONE: 480-343-3337



**LINE TABLE**

LINE	BEARING	LENGTH
1	N89°08'57"E	110.02'
2	N103°34'51"E	100.00'
3	N89°08'57"E	110.02'
4	N103°34'51"E	100.00'

**ZONING:**  
RT-15  
ASSOCIATION OF CITY OF TEMPE

**PROJECT DESCRIPTION:**  
THESE ARE AN PROPOSED REVISIONS, INCLUDING AMENDMENTS OR  
CORRECTIONS TO THE SITE PLAN, THE PURPOSE OF THIS PROPOSED PLAN IS  
TO CORRECT THE SITE PLAN TO REFLECT THE ACTUAL PROPOSED LOT 1, 2,  
3, 4 AND 5, AND TO CORRECT THE BEARINGS AND DISTANCES TO REFLECT  
THE ACTUAL PROPOSED LOT 1, 2, 3, 4 AND 5, AND TO CORRECT THE  
BEARINGS AND DISTANCES TO REFLECT THE ACTUAL PROPOSED LOT 1,  
2, 3, 4 AND 5. THE PROPOSED PLAN IS SUBJECT TO THE APPROVAL OF THE  
CITY OF TEMPE AND THE MARICOPA COUNTY BOARD OF SUPERVISORS.  
NO OTHER LOT SHALL BE RECORDED UNLESS THEY ARE SUBMITTED WITH THE  
AS SHOWN ON THIS PLAN.

**CELESTE LAND SURVEYING, PC**  
10111 N. 28TH AVENUE, SUITE 100  
SCOTTSDALE, ARIZONA 85257  
PHONE: 480-343-3337

**THE CALIENDO RESIDENCE  
SITE PLAN**  
A PORTION OF THE NORTHWEST QUARTER OF  
SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVERS  
METESMAN, MARICOPA COUNTY, ARIZONA

**DATE:** 10/15/2015  
**JOB NO.:** 2015008  
**SCALE:** AS SHOWN  
**SHEET:** 1 OF 1



# EXISTING ZONING MAP





# PROPOSED ZONING MAP





**600' Ownership List  
Caliendo, Frank & Michelle  
1100 E. Knox Rd**

301-62-005C  
SCHOOL DIST 213  
3300 SO MILL AVE  
TEMPE, AZ 85282

301-62-005G  
CORP PRESIDING BISHOP CHURCH JC LDS  
50 E NORTH TEMPLE RM 2225  
SALT LAKE CITY, AZ 84150

301-62-032A  
GARZA JOHN A/BERTA A TR  
1014 E KNOX RD  
TEMPE, AZ 85284

301-62-033  
NANNAPANENI RAVI B  
1884 E STEPHENS DR  
TEMPE, AZ 85283

301-62-034  
CUEVAS EDGAR/OLGA TR  
PO BOX 51431  
PHOENIX, AZ 85076

301-62-035  
9315 S RITA LANE TRUST  
9315 S RITA LN  
TEMPE, AZ 85284

301-62-036  
POWERS FAMILY TRUST THE  
9303 S RITA LN  
TEMPE, AZ 85284

301-62-037  
ESTENSON FAMILY TRUST  
9302 S RITA LN  
TEMPE, AZ 85284

301-62-038  
HENDRIX LYLE  
9314 S RITA LN  
TEMPE, AZ 85284

301-62-039  
B K CAMPBELL FAMILY LP LLC  
949 E MYRNA LN  
TEMPE, AZ 85284

301-62-040  
STOLWORTHY R RANDY/KARI LYNN TR  
1001 E CAROLINA LN  
TEMPE, AZ 85284

301-62-041  
PEASE FAMILY TRUST  
1015 E CAROLINE LN  
TEMPE, AZ 85284

301-62-042A  
DAVE & COLLEEN WALTERS FAM TR  
1027 E CAROLINE LN  
TEMPE, AZ 85284

301-62-043A  
MONTANA REVOCABLE TRUST  
1039 E CAROLINE LN  
TEMPE, AZ 85284

301-62-241  
REYNOLDS DOUGLAS A/JANICE A TR  
9401 S STANLEY PL  
TEMPE, AZ 85284

301-62-242  
LISHEWSKI FORREST EDWARD/ELLEN G  
9419 S STANLEY PL  
TEMPE, AZ 85284

301-62-280  
OPDAHL GREGORY JOHN/JILL E  
1020 E CAROLINE LN  
TEMPE, AZ 85284

301-62-281  
REEVES PATRICK/DOMENIQUE  
1038 E CAROLINE LN  
TEMPE, AZ 85284

301-62-999K  
FLORES ERICA M  
1100 E KNOX RD  
TEMPE, AZ 85284

308-02-029  
DAVIS CHRISTOPHER M  
9360 S STANLEY PL  
TEMPE, AZ 85284

308-02-030  
GROSSMAYER KELLY/JOSEPH  
1284 W STACEY LN  
TEMPE, AZ 85284

308-02-031  
LABOY JOSE A/KARAN  
9316 S STANLEY PL  
TEMPE, AZ 85284

308-02-032  
REYNOLDS GOLD FAMILY TRUST  
9294 S STANLEY PL  
TEMPE, AZ 85284

308-02-033  
SU THUAN V/AILEEN T  
9272 S STANLEY PL  
TEMPE, AZ 85284

308-02-034  
DENISE RENEE QUITQUIT TRUST  
9250 S STANLEY PL  
TEMPE, AZ 85284

308-02-035  
DANIEL STEVEN W/PATRICIA A  
9228 S STANLEY PL  
TEMPE, AZ 85284

308-02-036  
TRIEU THANG/MELODY ANH TR  
9206 S STANLEY PL  
TEMPE, AZ 85284

308-02-037  
STRATHMAN LIVING TRUST  
9184 S STANLEY PL  
TEMPE, AZ 85284

308-02-038  
CHRISTOPHER & BEVERLY SEIBAL FAM TR  
9162 S STANLEY PL  
TEMPE, AZ 85284

308-02-055  
CARMACK BURT C/SUSAN DENISE  
1227 E JEANINE DR  
TEMPE, AZ 85284

308-02-065  
HANSON MICHAEL W  
9195 S STANLEY PL  
TEMPE, AZ 85284

308-02-066  
ALLEN DOUGLAS C/MARLENE K TR  
9217 SOUTH STANLEY PL  
TEMPE, AZ 85284

308-02-067  
HDS REVOCABLE LIVING TRUST  
9239 S STANLEY PL  
TEMPE, AZ 85284

308-02-068  
WILLOUGHBY BRUCE H/JANICE S  
9261 S STANLEY PL  
TEMPE, AZ 85284

308-02-069  
KING THOMAS MICHAEL/ANNE W TR  
9283 S STANLEY PL  
TEMPE, AZ 85284

308-02-070  
NEDELKOV DOBRIN/VALENTINA  
9305 S STANLEY PL  
TEMPE, AZ 85284

308-02-071  
DINTELMAN JEFFREY A/MICHELLE L  
9327 S STANLEY PL  
TEMPE, AZ 85284

308-02-072  
CORONA RANCH HOA INC  
3100 W RAY RD STE 201  
CHANDLER, AZ 85226

308-02-087  
NOONE STEVE/LAURA P TR  
1101 E WARNER RD NO 118  
TEMPE, AZ 85284

308-02-088  
CARTER LEE NELMS & NORMA LYNN NELMS  
TR  
1101 E WARNER RD UNIT 119  
TEMPE, AZ 85284

308-02-089  
HADLEY RITA M/KEM MARK A  
1101 E WARNER RD UNIT 123  
TEMPE, AZ 85284

308-02-090  
MOUNTAIN FAMILY TRUST  
1101 E WARNER RD UNIT 124  
TEMPE, AZ 85284

308-02-091  
TADEVOSSIAN MISAK/RAGSDALE JOANN  
1101 E WARNER RD UNIT 125  
TEMPE, AZ 85284

308-02-092  
SCHULTZ ELIZABETH J/ALEX H  
1301 E POWELL WAY  
GILBERT, AZ 85298

308-02-093  
MASSEUR LIVING TRUST  
1101 E WARNER RD UNIT 127  
TEMPE, AZ 85284

308-02-094  
BRUCE & EILEEN OLIVER REVOCABLE TRUST  
1101 E WARNER RD UNIT 130  
TEMPE, AZ 85284

308-02-095  
HEYRAM FAMILY TRUST  
1101 E WARNER RD UNIT 144  
TEMPE, AZ 85284

308-02-096  
OWNER/OCCUPANT  
1101 E WARNER RD, NO 142  
TEMPE, AZ 85284

308-02-097  
MITRA SUMIT K/JAYANTI TR  
1101 E WARNER RD 21  
TEMPE, AZ 85284

308-02-100  
RAJNISH MAINI & SARITA MAINI REV LIVI  
1101 E WARNER RD NO 133  
TEMPE, AZ 85284

308-02-101  
WILEY RONALD D/ISABEL M  
1101 E WARNER RD UNIT 132  
TEMPE, AZ 85284

308-02-102  
LITTLETON THOMAS J/LINDA J TR  
1101 E WARNER RD NO 131  
TEMPE, AZ 85284

308-02-103  
KENNEDY FAMILY TRUST  
1101 E WARNER RD UNIT 129  
TEMPE, AZ 85284

308-02-104  
JOSEPH BASELICE & JAN BASELICE LIV TR  
1101 E WARNER RD UNIT 128  
TEMPE, AZ 85284

308-02-105  
LEE JERRY A/CHRISTINA A TR  
1101 E WARNER RD UNIT 122  
TEMPE, AZ 85284

308-02-106  
DATE CHETAN G/SHOBHNA C  
1101 E WARNER RD # 121  
TEMPE, AZ 85284

308-02-116A  
LAS ESTADAS OWNERS ASSOCIATION  
42 S HAMILTON PL 101  
GILBERT, AZ 85233

308-02-119  
LAS ESTADAS OWNERS ASSOCIATION  
1834 E BASELINE STE 102  
TEMPE, AZ 85283

308-02-120  
PARU TRUST  
1101 E WARNER RD UNIT 134  
TEMPE, AZ 85284

308-02-121  
RAO TRUST  
1101 E WARNER RD UNIT 135  
TEMPE, AZ 85284

308-02-122  
HART STEVEN/CLAUDINE TR  
1101 E WARNER RD 136  
TEMPE, AZ 85284

308-02-123  
SOHAM TRUST I  
1101 E WARNER RD UNIT 137  
TEMPE, AZ 85284

308-02-124  
LENZ BISHOP FAMILY TRUST  
1101 E WARNER RD UNIT-138  
TEMPE, AZ 85284

308-02-125  
DINKEL PATRICK/DIANN  
1101 E WARNER RD UNIT 139  
TEMPE, AZ 85284

308-02-126  
CALIENDO FRANK/MICHELE TR  
1101 E WARNER RD EST 140  
TEMPE, AZ 85284

308-02-127  
FARGOTSTEIN PHILLIP F/KAREN K TR  
1101 E WARNER RD UNIT 141  
TEMPE, AZ 85284

308-02-131  
CALIENDO LIVING TRUST  
1101 E WARNER RD NO 140  
TEMPE, AZ 85284

308-02-160  
ARIZONA COMMUNITY CHURCH  
PO BOX 26699  
TEMPE, AZ 85285

308-02-161  
MCNEIL FAMILY TRUST  
9211 S TERRACE RD  
TEMPE, AZ 85284

308-02-162  
ZURBRUEGG JOHN A/JUSTINA M  
9239 S TERRACE RD  
TEMPE, AZ 85284

308-02-163  
SHAVIN ALAN J/TARSITANO LISA  
9245 S TERRACE RD  
TEMPE, AZ 85284

308-02-168  
DELBERT R LEWIS JR FAMILY TRUST  
1101 E WARNER RD UNIT 112  
TEMPE, AZ 85284



Neighborhood Association List  
Caliendo, Frank & Michelle  
1100 E. Knox Rd

CORONA DEL SOL ESTATES  
LEE JACOBS  
[LeeRJacobs@gmail.com](mailto:LeeRJacobs@gmail.com)

CORONA RANCH HOA  
MARCY GILSON  
[GMarcy1@cox.net](mailto:GMarcy1@cox.net)

LAS ESTADAS HOA  
LARRY HEYWOOD  
[LARRY@HEYWOODREALTY.COM](mailto:LARRY@HEYWOODREALTY.COM)

WINGFOOT HOA  
JILL CLARK  
[Jill\\_C\\_Clark@yahoo.com](mailto:Jill_C_Clark@yahoo.com)

**If Returned, Send to:**

CORONA DEL SOL ESTATES  
LEE JACOBS  
1319 E GREENTREE DR  
TEMPE, AZ 85284

CORONA RANCH HOA  
MARCY GILSON  
9340 S. KENNETH PL  
TEMPE, AZ 85284

LAS ESTADAS HOA  
LARRY HEYWOOD  
42 S HAMILTON PL, STE 101  
GILBERT, AZ 85233

WINGFOOT HOA  
JILL CLARK  
1225 E WARNER RD, #2  
TEMPE, AZ 85281

# **EXHIBIT 2.**

## Ricki Horowitz

---

**From:** Brian Greathouse  
**Sent:** Wednesday, September 7, 2022 11:16 AM  
**To:** Ricki Horowitz  
**Subject:** FW: phone call

For our files..... I talked with her. Just wanted to know what's going on

### Brian Greathouse

(602) 234-9903



---

**From:** Jacque Collard <jcollard@bcattorneys.com>  
**Sent:** Wednesday, September 7, 2022 10:46 AM  
**To:** Brian Greathouse <bgreathouse@bcattorneys.com>  
**Subject:** phone call

Jan Reynolds re Knox & Rural (Caliendo) [REDACTED]

She says she saw the sign in the yard and wanted to know what is going on – what they are wanting to do

### Jacque Collard

Assistant to Edwin C. Bull and Brian D. Greathouse



BURCH & CRACCHIOLO  
Direct: 602.234.8727  
Email: [jcollard@bcattorneys.com](mailto:jcollard@bcattorneys.com)  
1850 N. Central Ave., Suite 1700  
Phoenix, AZ 85004



2020 BEST PLACES TO WORK  
PHOENIX BUSINESS JOURNAL

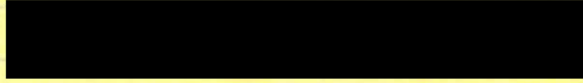




9/7/2022 TF

~~Forrest Lishewski~~

9419 S. Stanley Pl.



He's fine w/ request.

## Ricki Horowitz

---

**From:** Brian Greathouse  
**Sent:** Friday, September 16, 2022 11:18 AM  
**To:** Ricki Horowitz  
**Cc:** Michele Caliendo  
**Subject:** FW: Rural and Knox road

FYI for your outreach files – Paul is supportive.

### Brian Greathouse

(602) 234-9903



---

**From:** Paul Mountain <paul.j.mountain@gmail.com>  
**Sent:** Friday, September 9, 2022 3:51 PM  
**To:** Brian Greathouse <bgreathouse@bcattorneys.com>  
**Subject:** Rural and Knox road

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Brian - I hope you are doing well. I received some mail from your office today. The Calientos live a few doors down here in Tempe, it looks like you are working with Frank and Michele. I just wanted to say hi, I have not seen you in awhile. I hope all is well with you and your family.

I assume this is informational only for our neighborhood, nothing to do on our end, correct?

Paul

--

Paul Mountain  




## Ricki Horowitz

---

**From:** Brian Greathouse  
**Sent:** Monday, October 17, 2022 10:29 AM  
**To:** Ricki Horowitz  
**Subject:** FW: CALLIANDO REQUEST RELATING TO LOT 145

**Importance:** High

### Brian Greathouse

(602) 234-9903



---

**From:** Phil <pfargotstein@gmail.com>  
**Sent:** Sunday, September 25, 2022 12:40 PM  
**To:** Brian Greathouse <bgreathouse@bcattorneys.com>  
**Subject:** CALLIANDO REQUEST RELATING TO LOT 145  
**Importance:** High

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Brian: I appreciated the opportunity to discuss our concerns relating to the request by the Caliendos to rezone a portion of the Knox property and merge it into Lot 145. I wanted to outline the issues so that the other board members also know what we talked about. (As I mentioned Michelle Caliendo is also a board member but she is not being included to avoid any conflicts of interest. Further we are directing our comments to you as their counsel as requested). As I mentioned the Board has several issues that they feel need to be addressed or confirmed as part of the rezoning and merging into Lot 145. In addition as the owner of the property immediately adjacent to Lot 140 (which is the Caliendo's main residence) and also immediately adjacent Lot 145 I have separate issues.

#### LAS ESTADAS BOARD ISSUES/CONCERNS:

**2011 LETTER AGREEMENT:** As a condition to allowing the Caliendos to remove part of their back block wall (which was also the perimeter wall of Las Estadas, the Board and the Caliendos entered into a letter agreement dated January 21, 2011. I agree that the requirement to reconstruct the block wall under the letter agreement has not been triggered since the proposed action does not result in the sale of Lot 14. But there are several other issues that we believe are triggered. Further, even if not technically required under the letter agreement we believe the following items are reasonable regardless,

**DRAINAGE:** The concern in the 2011 letter agreement was that any drainage or runoff from the Knox property, including any part that is to be merged with Lot 145, not impact Las Estadas. That is still our concern,. Thus as part of the rezoning and merger of the property into Lot 145, we are requesting an explicit provision that any drainage from the Site that is being rezoned be kept on the Site or on Lot 145, and will not flow throw Lot 145 into any other lot or any common areas of Las Estadas. We understand that when all the lots were constructed in Las Estadas they were required

to be designed to keep all rain water on the respective lots for up to a 100 year rain event. Thus this should not be problem for Lot 145 or the Site.

**TRAFFIC:** The concern in the 2011 letter agreement was that there would be no vehicular traffic from the Knox property into any part of Las Estadas or the roadway system in Las Estadas since the Knox property had entrances on Knox. At that time the Knox property and Lot 145 were all owned by the Caliendos. As a result the prohibition was applicable to all of the Knox property as well as Lot 145. In addition to vehicular traffic, the Board is also concerned about the potential for pedestrian traffic to access Las Estadas from the Site and/or Lot 145. Las Estadas is a gated community and has combination locks on all vehicle and pedestrian gates. We want to ensure that the rezoning etc will not adversely impact that security. As a result the Board is requesting an explicit provision in the rezoning and merger approval that no vehicular or pedestrian traffic will be allowed to enter the Site or Lot 145 from the remainder of the Knox property that has been sold to a third party.

**PERIMETER WALL:** Since the proposed rezoning and merger into Lot 145 would result in the Site now having access to the remainder of Las Estadas, the Board is also requesting an explicit provision that a new block wall perimeter fence will be installed on the south and west property line of the Site and that the block wall will be at least of the same quality and hight of the remaining solid block wall along the back fence of Lot 140. Further the Board is also requesting the an explicit provision will require the new Site perimeter wall to be tied into the existing block wall on Lot 140 and the west side block wall to Lot 145 with no gates or other openings between the Site and remainder of the Knox property. Installation of a solid block wall would also address the Board concerns about vehicle or pedestrian access.

**DEVELOPMENT ON THE SITE:** The cover letter addressed to the Las Estadas neighbors, indicates that "no additional homes are being constructed on the Site". Further, the Narrative Report accompanying the rezoning request provided indicates that "no further development is proposed. The Site is currently part of a back yard and will remain part of a back yard From the outside looking in nothing will change.". The Narrative Report also repeats that "no additional development will occur". In view of those statements we request an explicit provision as a condition of the rezoning and merging into Lot 145 that there incorporating all of the representations in the Narrative Report and to avoid any ambiguity that there will be no permanent installations on the Site that is higher than the current solid block was that borders the back yard of Lot 140. That would allow the construction of patios, fire pits etc so long as they do not extend above the fence line and would allow the continued use of the trampoline that extends above the fence line but is not a permanent installation.

**ADJACENT PROPERTY OWNER ISSUES/CONCERNS:** In addition to the concerns of the Board, I have concerns that are personal as the immediately adjacent property owner to both Lots 140 and 145. These are NOT Board concerns but rather personal to us as individual property owners. The current structure on Lot 145 was required to comply with applicable setbacks ( front, side and back) and other requirements set forth in the zoning regulations. One of those limitations included a 30 foot or other set back from the rear property line. Merging the Site into Lot 145 would arguably establish a new back yard property line and arguably extend the building envelope further at the rear of the current structure. Any such extension of the current structure as a result of the new expanded rear property line would be immediately adjacent to our Lot 141 and would defeat in large part the representations of no development of the Site itself . Consequently as the immediately adjacent property owner to both Lot 140 and Lot 145, we request an explicit condition of the rezoning and merger into Lot 145 include the requirement that any future development of structures on Lot 145 must meet all zoning setback requirements based on the pre-merger rear property line, NOT the expanded property line resulting from the merger of the site into Lot 145. This would not have any impact on the current structure or use of Lot 145 but would limit any future buildings, expansion or construction to the same area that currently exists, pre-rezoning and pre-merger. This would not adversely impact the current use of Lot 145.

After you have a chance to consider the above and discuss them with your clients we are happy to discuss them further. Further feel free to discuss with any of the other board members in you like. Thank you for your time and attention. Phil Fargotstein

**WHEN RECORDED RETURN TO:**  
City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by *Erica M. Flores* (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL220039 – THE CALIENDO RESIDENCE, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER \_\_\_\_\_  
(Identify Action Requested))

for development of the following real property (Property):

Insert Property Address: 1100 EAST KNOX ROAD

**Legal Description:**

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 2011-414398, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



**COMMENCING** AT A POINT LOCATED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°58'41" EAST, 1027.47 FEET AND FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS NORTH 89°58'41" WEST, 1588.29 FEET;

THENCE NORTH 00°01'19" EAST, 40.00 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF KNOX ROAD BEING THE SOUTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE NORTH 00°14'52" WEST, 265.11 FEET, ALONG THE EAST LINE OF SAID PARCEL OF LAND, DEPARTING FROM SAID RIGHT-OF-WAY TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°36'51" WEST, 62.01 FEET, DEPARTING FROM SAID EAST LINE;

THENCE NORTH 48°17'31" WEST, 108.86 FEET TO THE NORTH LINE OF SAID PARCEL OF LAND;

THENCE NORTH 89°36'51" EAST, 142.96 FEET ALONG SAID NORTH LINE, TO THE EAST LINE OF SAID PARCEL OF LAND;

THENCE SOUTH 00°14'52" EAST, 72.97 FEET ALONG SAID EAST LINE TO THE **POINT OF BEGINNING**.

DESCRIBED AREA ABOVE CONTAINS 7,478 SQUARE FEET OR 0.172 ACRES MORE OR LESS



## Barry, Joanna

---

**From:** planning@tempe.gov  
**Sent:** Tuesday, October 25, 2022 11:54 AM  
**To:** Dasgupta, Suparna; Barry, Joanna  
**Subject:** Development Review Commission Online Meeting Comment Card

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

A new entry to a form/survey has been submitted.

**Form Name:** Development Review Commission Online Meeting Comment Card  
**Date & Time:** 10/25/2022 11:53 AM  
**Response #:** 126  
**Submitter ID:** 107068  
**IP address:** [REDACTED]  
**Time to complete:** 7 min. , 55 sec.

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### Survey Details

Page 1

The City of Tempe Development Review Commission values and welcomes public input on Public Hearing items. If you wish to address a matter on the Development Review Commission Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Development Review Commission meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

#### Contact Information

<b>Full Name</b>	Diane Alber	<b>Representing</b>	Not answered
<b>City &amp; State of Residence</b>	Tempe AZ	<b>Email</b>	Not answered
<b>Phone Number</b>	Not answered	<b>Meeting Date</b>	Not answered

#### Agenda Item & PL#

PL220039  
**Project Name** The Caliendo Residence  
(o) Support

#### Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**  
Not answered



**Comments**

I read the case and I'm familiar with where the property is and I am in favor of rezoning. I don't see any negative impact to the neighborhood or the city.

**All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.**

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,  
City of Tempe, AZ

---

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## Barry, Joanna

---

**From:** planning@tempe.gov  
**Sent:** Tuesday, October 25, 2022 11:04 AM  
**To:** Dasgupta, Suparna; Barry, Joanna  
**Subject:** Development Review Commission Online Meeting Comment Card

A new entry to a form/survey has been submitted.

**Form Name:** Development Review Commission Online Meeting Comment Card  
**Date & Time:** 10/25/2022 11:03 AM  
**Response #:** 125  
**Submitter ID:** 107065  
**IP address:** [REDACTED]  
**Time to complete:** 4 min. , 51 sec.

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### Survey Details

Page 1

The City of Tempe Development Review Commission values and welcomes public input on Public Hearing items. If you wish to address a matter on the Development Review Commission Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Development Review Commission meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

#### Contact Information

<b>Full Name</b>	Dr. Amalia Decomas	<b>Representing</b>	Not answered
<b>City &amp; State of Residence</b>	Tempe AZ	<b>Email</b>	amaliadecomas@hotmail.com
<b>Phone Number</b>	[REDACTED]	<b>Meeting Date</b>	Not answered

#### Agenda Item & PL#

220039  
**Project Name** Not answered  
(o) Support

#### Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

#### To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

#### Comments

I fully support them with the rezoning. I see no reason to be against it and do not feel this will affect our neighborhood in any negative way. They are good neighbors and I have no reservations whatsoever.

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,  
City of Tempe, AZ

---

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## Barry, Joanna

---

**From:** planning@tempe.gov  
**Sent:** Tuesday, October 25, 2022 2:56 PM  
**To:** Dasgupta, Suparna; Barry, Joanna  
**Subject:** Development Review Commission Online Meeting Comment Card

A new entry to a form/survey has been submitted.

**Form Name:** Development Review Commission Online Meeting Comment Card  
**Date & Time:** 10/25/2022 2:55 PM  
**Response #:** 127  
**Submitter ID:** 107081  
**IP address:** [REDACTED]  
**Time to complete:** 2 min. , 37 sec.

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### Survey Details

Page 1

The City of Tempe Development Review Commission values and welcomes public input on Public Hearing items. If you wish to address a matter on the Development Review Commission Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Development Review Commission meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

#### Contact Information

<b>Full Name</b>	Candace Vitale	<b>Representing</b>	Caliendo
<b>City &amp; State of Residence</b>	Tempe AZ	<b>Email</b>	vitale321@me.com
<b>Phone Number</b>	Not answered	<b>Meeting Date</b>	Not answered

#### Agenda Item & PL#

PL220039  
**Project Name** Caliendo Residence  
(o) Support

#### Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

#### To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

#### Comments

There is ZERO impact on neighbors.

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.

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I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,  
City of Tempe, AZ

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**From:** [planning@tempe.gov](mailto:planning@tempe.gov)  
**To:** [Dasgupta, Suparna](#); [Barry, Joanna](#)  
**Subject:** Development Review Commission Online Meeting Comment Card  
**Date:** Tuesday, October 25, 2022 2:58:52 PM

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A new entry to a form/survey has been submitted.

**Form Name:** Development Review Commission Online Meeting Comment Card  
**Date & Time:** 10/25/2022 2:58 PM  
**Response #:** 128  
**Submitter ID:** 107083  
**IP address:** [REDACTED]  
**Time to complete:** 5 min. , 18 sec.

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### Survey Details

Page 1

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[View meeting agenda](#)

#### Contact Information

<b>Full Name</b>	Chris Vitale	<b>Representing</b>	Not answered
<b>City &amp; State of Residence</b>	Tempe AZ	<b>Email</b>	chrsv@phoneninjas.com
<b>Phone Number</b>	[REDACTED]	<b>Meeting Date</b>	11/08/2022

#### Agenda Item & PL#

220039  
**Project Name** Not answered  
(o) Support

#### Reading of Comments

(o) I DO NOT want my comments read aloud

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

Not answered

#### Comments

Not answered



**All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.**

**[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)**

[x] I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,  
**City of Tempe, AZ**

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## Jimenez, Lee

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**From:** planning  
**Sent:** Tuesday, October 25, 2022 3:07 PM  
**To:** Dasgupta, Suparna; Barry, Joanna  
**Subject:** Development Review Commission Online Meeting Comment Card

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

A new entry to a form/survey has been submitted.

**Form Name:** Development Review Commission Online Meeting Comment Card  
**Date & Time:** 10/25/2022 3:07 PM  
**Response #:** 131  
**Submitter ID:** 107088  
**IP address:** [REDACTED]  
**Time to complete:** 12 min. , 13 sec.

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### Survey Details

Page 1

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#### Contact Information

<b>Full Name</b>	Kali Harrison	<b>Representing</b>	Not answered
<b>City &amp; State of Residence</b>	Tempe, AZ	<b>Email</b>	KaliHarrison108@gmail.com
<b>Phone Number</b>	[REDACTED]	<b>Meeting Date</b>	11/08/2022

#### Agenda Item & PL#

220039  
**Project Name** The Caliendo Residence  
(o) Support

#### Reading of Comments

(o) I DO NOT want my comments read aloud

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**  
Not answered

**Comments**

I'm a Tempe neighbor IN FAVOR of the rezoning.  
I see no negative impact to our neighborhoods!

**All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.**

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,  
City of Tempe, AZ

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## Jimenez, Lee

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**From:** planning  
**Sent:** Tuesday, October 25, 2022 6:21 PM  
**To:** Dasgupta, Suparna; Barry, Joanna  
**Subject:** Development Review Commission Special Meeting Comment Card

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

A new entry to a form/survey has been submitted.

**Form Name:** Development Review Commission Special Meeting Comment Card  
**Date & Time:** 10/25/2022 6:21 PM  
**Response #:** 2  
**Submitter ID:** 107099  
**IP address:** [REDACTED]  
**Time to complete:** 7 min. , 6 sec.

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### Survey Details

Page 1

The City of Tempe Development Review Commission values and welcomes public input on Public Hearing items. If you wish to address a matter on the Development Review Commission Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Development Review Commission meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

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#### Contact Information

<b>Full Name</b>	Erin Rossi	<b>Representing</b>	The Rossi Family
<b>City &amp; State of Residence</b>	Tempe, AZ	<b>Email</b>	fitz.benn@gmail.com
<b>Phone Number</b>	[REDACTED]	<b>Meeting Date</b>	Not answered

#### Agenda Item & PL#

PL220039  
**Project Name** The Caliendo Residence  
(o) Support

#### Reading of Comments

(o) Provide my written comments to the Development Review Commission prior to the meeting for their review

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**  
Not answered

### Comments

We are residents of the Las Estadas community and fully support the Caliendo family's desire to expand their backyard. We do not believe it will have a negative impact on our neighborhood, in fact we believe larger lots make our properties that much more desirable when it comes to re-sale values.

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[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

[x] I agree to adhere to the Conduct Guidelines when addressing the Development Review Commission

Thank you,  
City of Tempe, AZ

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## Jimenez, Lee

---

**From:** planning  
**Sent:** Tuesday, October 25, 2022 8:36 PM  
**To:** Dasgupta, Suparna; Barry, Joanna  
**Subject:** Development Review Commission Online Meeting Comment Card

A new entry to a form/survey has been submitted.

**Form Name:** Development Review Commission Online Meeting Comment Card  
**Date & Time:** 10/25/2022 8:35 PM  
**Response #:** 133  
**Submitter ID:** 107104  
**IP address:** [REDACTED]  
**Time to complete:** 1 min. , 59 sec.

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### Survey Details

Page 1

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#### Contact Information

<b>Full Name</b>	Paul and Jessica Mountain	<b>Representing</b>	Not answered
<b>City &amp; State of Residence</b>	Tempe AZ	<b>Email</b>	paul.j.mountain@gmail.com
<b>Phone Number</b>	[REDACTED]	<b>Meeting Date</b>	Not answered

#### Agenda Item & PL#

220039  
**Project Name** The Caliendo Residence  
(o) Support

#### Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

#### To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you

Not answered

#### Comments

We support the requested rezoning. The Calientos are active members in our community (Las Estadas) in Tempe. They continue to invest to make the community stronger. The rezoning will not have any negative impacts on the neighborhood.



Frank and Michelle have done a thorough assessment of their options and this rezoning request, so we support their request. Thank you for allowing us to comment.

Regards, Paul and Jessica Mountain

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**[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)**

[x] I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,  
City of Tempe, AZ

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**From:** [planning@tempe.gov](mailto:planning@tempe.gov)  
**To:** [Dasgupta, Suparna](#); [Barry, Joanna](#)  
**Subject:** Development Review Commission Online Meeting Comment Card  
**Date:** Thursday, October 27, 2022 1:13:19 PM

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A new entry to a form/survey has been submitted.

**Form Name:** Development Review Commission Online Meeting Comment Card  
**Date & Time:** 10/27/2022 1:13 PM  
**Response #:** 134  
**Submitter ID:** 107166  
**IP address:** [REDACTED]  
**Time to complete:** 6 min. , 33 sec.

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### Survey Details

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The City of Tempe Development Review Commission values and welcomes public input on Public Hearing items. If you wish to address a matter on the Development Review Commission Agenda, please fill out and submit the form below, no later than two hours (4 p.m.) prior to the start of the Development Review Commission meeting. If time allows, additional input will be monitored throughout the course of the meeting. You will be allowed up to three minutes to speak.

[View meeting agenda](#)

#### Contact Information

<b>Full Name</b>	Audra Small	<b>Representing</b>	Self
<b>City &amp; State of Residence</b>	Tempe, AZ	<b>Email</b>	audrasmall@yahoo.com
<b>Phone Number</b>	[REDACTED]	<b>Meeting Date</b>	11/08/2022

#### Agenda Item & PL#

PL220039  
**Project Name** The Caliendo Residence  
(o) Support

#### Reading of Comments

(o) I WOULD like my comments read aloud for the record, if time allows

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

Not answered

#### Comments

I have seen the yard and feel comfortable with this re-zoning.

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting. Becoming boisterous while addressing the Commission is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Development Review Commission meeting will be grounds, at the discretion of the Development Review Commission Chair, for ending the speaker's time.

[City of Tempe Guidelines Conduct at City Council Meetings English and Spanish](#)

I agree to adhere to the Conduct Guidelines when addressing the City Council

Thank you,  
**City of Tempe, AZ**

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**From:** [planning@tempe.gov](mailto:planning@tempe.gov)  
**To:** [Dasgupta, Suparna](#); [Barry, Joanna](#)  
**Subject:** Development Review Commission Special Meeting Comment Card  
**Date:** Saturday, October 29, 2022 8:20:29 AM

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A new entry to a form/survey has been submitted.

**Form Name:** Development Review Commission Special Meeting Comment Card  
**Date & Time:** 10/29/2022 8:20 AM  
**Response #:** 4  
**Submitter ID:** 107200  
**IP address:** [REDACTED]  
**Time to complete:** 7 min. , 48 sec.

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### Survey Details

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[View meeting agenda](#)

#### Contact Information

<b>Full Name</b>	Patrick Dinkel	<b>Representing</b>	Self
<b>City &amp; State of Residence</b>	Tempe, AZ	<b>Email</b>	PatDinkel@gmail.com
<b>Phone Number</b>	[REDACTED]	<b>Meeting Date</b>	11/08/2022

#### Agenda Item & PL#

pl220039  
**Project Name** The Caliendo Residence  
(o) Support

#### Reading of Comments

(o) Provide my written comments to the Development Review Commission prior to the meeting for their review

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

Not answered

#### Comments



My property is adjacent to both of the two residents who own property directly affected by this rezoning request. I believe this to be a matter which has no real impact on any other parties other than those two residents, so given their obvious support I support the the request as well.

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I agree to adhere to the Conduct Guidelines when addressing the Development Review Commission

Thank you,  
**City of Tempe, AZ**

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