



North Park Central Neighborhood Association

February 2006

Our goal is to work together as a friendly community to maintain and improve the appearance, safety, and property value of our neighborhood, thereby creating a better place to live, grow, and raise our children



Our Neighborhood Needs Your Help Now **Package Liquor Store Trying To Move In**

We have received an application for a zoning adjustment for a package liquor store to be within 300 feet from a residential district. The business is C&C Mart and they are looking to go into 802 W. Osborn Road, Suite 111. This liquor store would be approx. 16 to 35 feet or less to residential property in our neighborhood. Yes, it is literally feet away from our homes. We need all neighbors support to stop this now. The hearing date is Feb. 7th at 2:30!

To stop this EVERYONE needs to get involved! You need to write a letter now to the Planning Department, Zoning Administrator, 200 W. Washington St. 2nd Floor, Phoenix, AZ 85003 or send an e-mail to Tom Simplot's Office at Tom.Simplot@phoenix.gov and they will walk your letter to the Planning Dept. Reference Zoning Adjustment ZA-1023-05. If you can not send a letter or e-mail, at the very least call Tom Simplot's office 602-262-7447 tell them to stop this liquor store and give them your name.

We need to flood the Planning Department with letters! We also need neighbors to go to the hearing and show a force opposing this. Pack up your neighbors and the kids and come to the hearing. The hearing date is February 7, 2006 at 2:30 pm at City Hall, 200 W. Washington St., Assembly Rm. C. If you need transportation, call Nancy at 602-367-4480 or Dennis at 602-279-5674.

This small retail area currently holds Star Video, Peggy's Hair Salon and Joyeria LaModa Jewelry. All of which do not have large product delivery and are closed in the evenings early except for the video rental which is open until 10:00 p.m. A package liquor store could potentially be open until 2:00 a.m. A high traffic package liquor business has no business being that close to our homes. This will add cut through traffic, crime, noise, lighting, access, circulation, parking, trash, security, and vagrancy to our neighborhood.

The City's Zoning Ordinance has a 300' requirement in their Zoning Ordinance for a reason, "to protect the neighborhoods". This is the only mechanism within the City Zoning Ordinance that helps protect neighborhoods and stops the "rubber stamp" approval by the State Liquor Board, as has occurred with previous cases in this area.

If there was ever a time to get involved to help your neighborhood, it is now! A business such as this will have a great negative impact to our neighborhood. Let's stop it now by denying the zoning application. Thank you to Osborn School District, The Phoenix Police Department and all area residents, neighborhoods and businesses for your support.

Home prices and sales – After a holiday slump, sales have picked back up. With a record asking price of \$345,000 homes in the low \$200,000 are selling fast with five sales pending this month alone. To see updates and current prices on the web, join our e-mail list and you will be sent the “Buyers Page” courtesy of Realtor Monique Walker. Send an e-mail to mail@npcna.com and ask to be added to the home sales e-mail list. All e-mail address will be kept confidential.



Address	SqFt	Bed/Bath	List Price	Sale Price	Price per SqFt
805 W. Mitchell Dr.	1,075	3/2	\$255,000	Active	\$237.21
816 W. Mitchell Dr.	1,170	3/1.75	\$200,000	\$200.00	\$170.94
821 W. Mitchell Dr.	1,519	3/1.75	\$269,900	Active	\$177.68
1012 W. Mitchell Dr.	1,088	3/1	\$188,900	Pending	\$173.62
815 W. Whitton Ave.	1,088	3/1	\$250,000	\$250,000	\$229.78
846 W. Whitton Ave.	1,547	4/1.75	\$259,900	Active	\$168.00
811 W. Indianola Ave.	1,514	3/2	\$224,900	Pending	\$148.55
818 W. Indianola Ave.	1,200	3/2	\$225,000	Pending	\$187.50
822 W. Indianola Ave.	1,657	4/2	\$315,000	Cancel	\$190.10
848 W. Indianola Ave.	1,196	3/2	\$199,950	Pending	\$167.18
848 W. Fairmount Ave.	2,075	4/1.75	\$314,900	Active	\$151.76
841 W. Amelia Ave.	1,629	4/2	\$234,900	Pending	\$144.20
824 W. Amelia Ave.	1,276	3/1.75	\$225,000	Active	\$176.33
3426 N. 8th Ave.	2,000	4/2	\$345,000	Active	\$172.50
3827 N. 8th Ave.	1,284	4/1	\$209,800	Active	\$163.40

2006 Bulk Trash Pick-Up Placement Begins: February 11 Collection Begins: February 19

Contact Information

North Park Central Neighborhood Association

Board Members

Nancy Joplin – President	(602) 367-4480
Erica Hoekstra – Secretary/Treasurer	(602) 277-3905
Dennis Newcombe – Block Watch Coord.	(602) 279-5674
Russell Combs	(602) 530-9918
Barbara Herren	(602) 279-3635
Helen Kennelly	(602) 274-4483

Thank you to Neighborhood Services for printing costs. Your support is appreciated!

Do you want to be notified about breaking neighborhood news that affects you?

If so, please send an email to Mail@NPCNA.com and be added to our distribution list. Your email address will only be used for notification purposes.

Community Phone Numbers

City of Phoenix Administration Services	(602) 534-5033
Graffiti Busters hotline	(602) 495-7014
Graffiti Detective reward hotline	(602) 262-7327
Property maintenance violations	(602) 262-7844
	blight@phoenix.gov
Grocery Cart Removal	(800) 843-2278
Illegal Signs	(602) 534-7100
Landlord/Tenant Counseling	(602) 262-7210
General Information, city	(602) 534-6262
Police Crime Stop	(602) 262-6151
To report a crime in progress	9-1-1
Dave Chambers, Police Comm. Action Officer	(602) 534-2637
Tom Simplot, District 4 City Councilman	(602) 262-7447
Ken Chevront, District 15 State Senator	(602) 926-5325
City of Phoenix Water Services	(602) 262-6251
Arizona Public Service	(602) 371-7171
Southwest Gas	(602) 862-1999
Cox Communications	(623) 594-1000