



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-13-21-6**  
 April 26, 2021

[Camelback East Village Planning Committee Meeting Date](#)

May 4, 2021

[Planning Commission Hearing Date](#)

May 6, 2021

**Request From:**

R1-10 (Single-Family Residence District) (0.43 acres)

**Request To:**

R-O (Residential Office – Restricted Commercial District) (0.43 acres)

**Proposed Use**

Medical office

**Location**

Southwest corner of 44th Street and Calle Feliz

**Owner /Applicant**

Holly Mueller

**Representative**

Brian Greathouse, Burch & Cracchiolo

**Staff Recommendation**

Approval, subject to stipulations

General Plan Conformity			
<a href="#"><u>General Plan Land Use Map Designation</u></a>		Residential 2 to 3.5 dwelling units per acre	
<a href="#"><u>Street Map Classification</u></a>	44th Street	Major Arterial	40-foot west half street
	Calle Feliz	Local	25-foot south half street

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.***

The proposed project will be an adaptive reuse of an existing single-family home with little modifications to the existing structure that will not alter the residential character of the site.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL & SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.**

The conversion of the property to an office use encourages the growth of a local business that is appropriately located along a major arterial street.

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

As stipulated, the development will provide mature shade trees along its 44th Street frontage, as well as along the northern property line.

**Applicable Plan, Overlays, and Initiatives**

[44th Street Corridor Specific Plan](#) – See Background Item No. 7.

[44th Street Corridor Residential Office Study](#) – See Background Item No. 8.

[Tree and Shade Master Plan](#) – See Background Item No. 9.

[Complete Streets Guiding Principles](#) – See Background Item No. 10.

[Zero Waste PHX](#) – See Background Item No. 11.

**Surrounding Land Uses/Zoning**

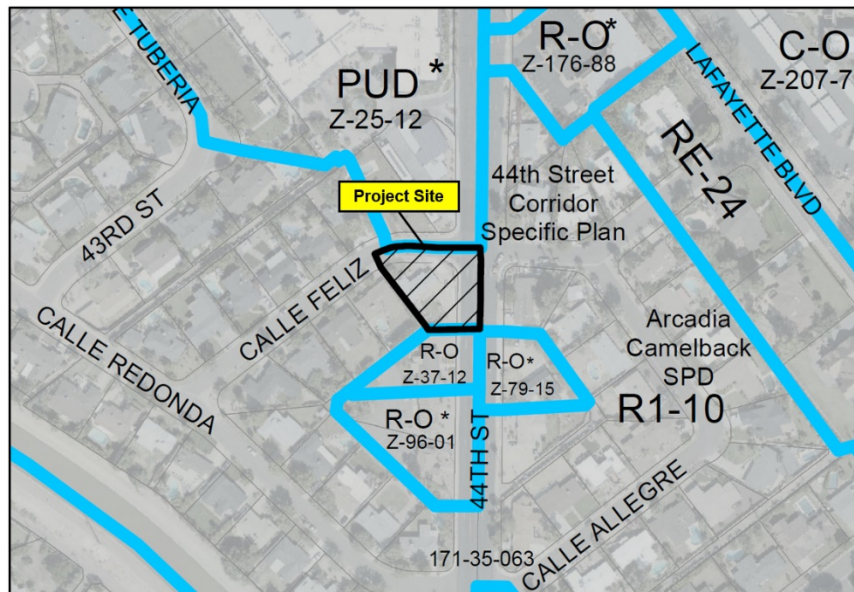
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Single-family residence	R1-10
<b>North</b>	Single-family residences, mixed-use development	R1-10, PUD
<b>South</b>	Residential offices	R-O
<b>East (Across 44th Street)</b>	Single-family residence	R1-10
<b>West</b>	Single-family residences	R1-10

<b>R-O (Residential Office – Restricted Commercial District)</b>		<i>*Variance / Site Plan Revision Required or may have existing legal nonconforming conditions</i>
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed Site Plan</u></b>
<i>Building Setbacks</i>		
Front (east)	20 feet	Not Met – 0 feet* (parking in setback)
Side (north and south)	10 feet, 3 feet	Met – Approximately 15 feet
Rear (southwest)	25 feet	Not Met – 6 feet, 10 inches*
Lot Coverage	Maximum 30 percent	Met – 18 percent
Building Height	Maximum 15 feet, up to 25 feet with additional setbacks	Not Met – 18 feet* (existing)
Parking	9 spaces	Met – 10 spaces

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone a 0.43-acre site located at the southwest corner of 44th Street and Calle Feliz from R1-10 (Single-Family Residence District) to R-O (Residential Office – Restricted Commercial District) to allow a medical office.



**Zoning Map**

**Source: City of Phoenix Planning and Development Department**

2. The site has a General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre. The same designation exists on all sides of the site. The proposal is not consistent with this designation. However, as the site is under 10 acres, a General Plan Amendment is not required.



**General Plan Land Use Map**

**Source: City of Phoenix Planning and Development Department**

### EXISTING CONDITIONS & SURROUNDING ZONING

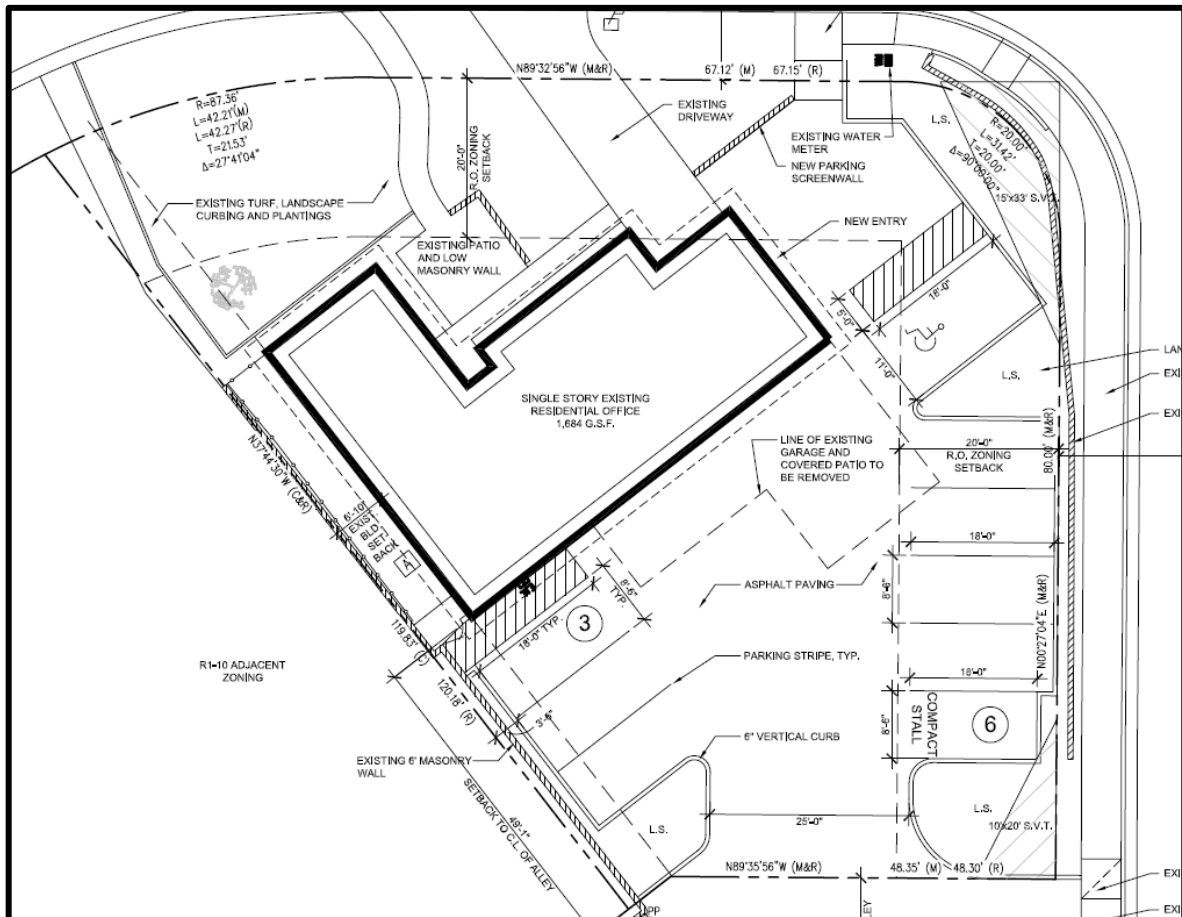
3. The site is currently a single-family residence, which was built in the late 1950s, according to historical aerial photos of the area. The surrounding neighborhood was developed similarly as single-family residential. The character of this neighborhood has remained largely the same over the years, with the exception of gradual transitions from single-family homes to residential offices along 44th Street and commercial uses locating to the north along Camelback Road. The three properties directly to the south of the project site, as well as one on the east side of 44th Street, were rezoned to R-O in recent years, creating a cluster of residential office properties along this stretch of 44th Street, south of Camelback Road. The proposal is consistent with this pattern as it will be a continuation of this zoning designation, providing a transition to the PUD property to the north.



**Historic Aerial Images**

**Source: City of Phoenix Planning and Development Department**

4. The proposal is to maintain the site largely as it exists today, with some modifications to accommodate the conversion to a medical office use. The proposed site plan depicts an approximately 1,684-square-foot residential office building, which corresponds to the existing building footprint and accounts for the demolition of a garage and covered patio (this area is noted on the proposed site plan). The existing yard on the southern portion of the site will be converted into a parking lot to accommodate all employee and client parking. No vehicular access to this parking lot is proposed from Calle Feliz.



**Conceptual Site Plan**

**Source: Threaded Studios Architecture and Planning**

Staff is not recommending general conformance to this site plan due to several setback encroachments of the existing building, as well as the need for variances to achieve the parking lot layout and vehicular access from the alley. However, to ensure that any future major redevelopment of the site is required to go through a public hearing process, staff is recommending that any changes to the existing footprint of the building, as depicted on the site plan date stamped April 7, 2021, will necessitate review and approval by the Planning Hearing Officer through the public

hearing process for stipulation modification prior to preliminary site plan approval. This is addressed in Stipulation No. 1.

Given the small size of the lot, location of existing structure, and limitations on landscape areas due to the development of a parking lot, there is little opportunity for robust tree shade cover throughout the site. In the event of redevelopment, staff is recommending the provision for a minimum of 75 percent shade coverage on all pedestrian paths and sidewalks at full maturity. This provision will be included in the Planning Hearing Officer review and is addressed in Stipulation No. 1.a.

The proposed layout of the site, which includes little to no modifications to the Calle Feliz street frontage and the retention of the residential character of the site is the impetus for staff's recommendation of approval. As such, should the site undergo any major redevelopment in the future, staff recommends that any new site plan or elevations depict a development that is compatible with the adjacent residential uses and incorporates architectural features that are consistent with the existing residential uses in the surrounding area. This provision is included in the Planning Hearing Officer review and is addressed in Stipulation No. 1.b. In keeping with the goal of retaining the residential character and low physical impact of the site on neighboring residential uses, staff is recommending that the building have a maximum allowed height of one story and eighteen feet, which corresponds to the current existing building height of the structure. This is addressed in Stipulation No. 2.

5. As mentioned in Background Item No. 4 above, the proposed layout of the site poses some limitations on the amount of tree shade coverage that can be achieved. To maximize the amount of trees to be planted on the site, staff is recommended that minimum two-inch caliper trees be planted 20 feet on center or in equivalent groupings along both Calle Feliz and 44th Street. Given the site constraints, staff recommends giving the Planning and Development Department plan review staff the flexibility to approve or modify this requirement, so that they can work with the applicant to assess where tree plantings are feasible and coordinate on appropriate substitutions where necessary. This is addressed in Stipulation No. 3 and, much like the reasoning behind Stipulation No. 1, staff's recommended stipulation language will work to ensure more robust tree plantings should the site undergo any major redevelopment in the future.
6. Although no signage is currently proposed, a stipulation prohibiting internally lit signs is included to help maintain the residential character of the area. This is addressed in Stipulation No. 5. Non-internally illuminated signage is also a recommended design feature of the 44th Street Corridor Residential Office Study, which is further discussed in Item No. 8.

## AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

### 7. [44th Street Corridor Specific Plan](#)

Completed in 1991, the 44th Street Corridor Specific Plan established a framework to provide compatibility of new development along 44th Street from McDonald Drive to Sky Harbor International Airport. The plan acknowledges that existing conditions are not favorable for single-family residential land use along 44th Street due to increasing traffic. Similarly, these properties are candidates for change of use in order to create a physical buffer between the established residential neighborhood and the street.

Design guidelines contained and implementation strategies in this plan encourage providing increased pedestrian connectivity along the corridor in addition to the canal edges. By providing mature trees where feasible to shade the existing sidewalk, the project is consistent with the recommendations of the plan.

### 8. [44th Street Corridor Residential Office Study](#)

The 44th Street Corridor Residential Office Study was completed in 1997 to determine the applicability of the Residential Office Zoning District for properties within the 44th Street Corridor. The plan details that a combination of high traffic volumes, closeness of houses to the street and difficulty of driveway access are poor livability factors for the continuation of residential uses adjacent to 44th Street.

A property inventory and analysis was completed as part of the study. The 111 residential properties along 44th Street were assigned a score level of 1 through 3. A level 1 score indicated that the site was suitable for standalone office. Level 2 specified that a consolidation of two or more properties would be necessary for R-O development, whereas a score of level 3 indicated that a site was not suitable for conversion to office development. The subject site was assigned a level 3 score due to the location of the site and its potential impact on the nearby residential properties. However, the proposal is to adaptively reuse the existing single-family residence on the site to convert to a medical office use, minimizing the impact of the building on the neighborhood. Further, the proposed site plan depicts a parking lot to accommodate all employee and client parking on the southeastern portion of the site, in close proximity to 44th Street.

The 44th Street Residential Office Study also outlines recommended design guidelines for R-O properties, which include enhancing the appearance of the property while still conforming to the character, style, and size of adjacent residential properties and limiting the visible commercial aspects of the R-O site. The proposed development will retain the existing single-family residence on the site to convert into a medical office use, so the property will continue to exhibit a residential character and style. As stipulated, the development will not have any internally lit signage, which will minimize the commercial aspect of the site.

9. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending that robust landscaping be planted along 44th Street and Calle Feliz as feasible due to site constraints, along with vegetative groundcovers to provide a minimum of 75 percent ground coverage. These are addressed in Stipulation Nos. 3 and 4.

10. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. In addition to the enhanced streetscape landscaping standards, staff is recommending that bicycle storage be provided on the site to support principles related to pedestrian connectivity and safety and promote multimodal forms of transportation. This is addressed in Stipulation No. 6. Staff is not recommending detached sidewalks on the perimeters of the site due to an existing water line along Calle Feliz and to the existence of the property's wall along 44th Street, where it encroaches into the right-of-way and the property owner will be required to obtain a revocable permit from the Street Transportation Department, as it is intended to be retained.

11. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposal will utilize regular trash and recycling bins.

**COMMUNITY INPUT SUMMARY**

12. At the time this staff report was written, staff received one letter of support for the project from a neighboring property owner.

**INTERDEPARTMENTAL COMMENTS**

13. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.



14. The Public Transit Department has requested that the developer provide clearly defined, accessible pathways constructed of materials that visually contrast with parking and drive aisle surfaces, which connect all building entrances and exits, and public sidewalks. These are addressed in Stipulation Nos. 7 and 8. This department has further requested that all pedestrian paths and sidewalks be shaded at 75 percent at maturity. Given the site constraints already outlined in this staff report, this requirement will be part of the Planning Hearing Officer review for any future redevelopment of the site, which would allow for more significant landscaping areas and the tree plantings needed to achieve 75 percent shade coverage. This is addressed in Stipulation No. 1.a.
15. The Street Transportation Department has required that the developer provide a 10-foot sidewalk easement along the west side of 44th Street, that the alley (if alley access is proposed) be paved per local street standards, and that all streets be constructed with all required improvements and comply with current ADA standards. These are addressed in Stipulation Nos. 9, 10, and 11.

#### OTHER

16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33 feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 12.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

#### **Findings**

1. The proposed rezoning will allow for an adaptive reuse of a residential property impacted by a major arterial to a viable office use.
2. The proposal will provide an opportunity for a new small business to locate in the Camelback East area and serve the surrounding neighborhood.
3. The proposal is consistent with design guideline recommendations of the 44th Street Corridor Specific Plan and the 44th Street Corridor Residential Office Study.

## **Stipulations**

1. Any changes to the footprint of the office building, as depicted on the site plan date stamped April 7, 2021, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
  - a. Trees shall be placed to provide 75 percent shade coverage on all pedestrian paths and sidewalks at full maturity. Shade structures may be used to meet the shade requirement in places where trees are unable to be located.
  - b. The office development shall be at a scale and intensity that reflects adjacent residential uses and incorporates architectural features and detailing that are consistent and compatible with existing residential uses in the surrounding area.
2. There shall be a maximum building height of one story and eighteen feet.
3. Minimum 2-inch caliper single-trunk shade trees shall be planted 20 feet on center or in equivalent groupings along Calle Feliz and 44th Street, as approved or modified by the Planning and Development Department.
4. A minimum of 75 percent live groundcover shall be provided within all landscape areas.
5. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
6. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.

8. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
9. The developer shall provide a 10-foot sidewalk easement on the west half of 44th Street, as approved by the Planning and Development Department.
10. If alley access is proposed and approved, the alley shall be paved per local street standards for the limits of the project, as approved by Planning and Development Department.
11. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
12. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

**Writer**

Sofia Mastikhina

April 26, 2021

**Team Leader**

Samantha Keating

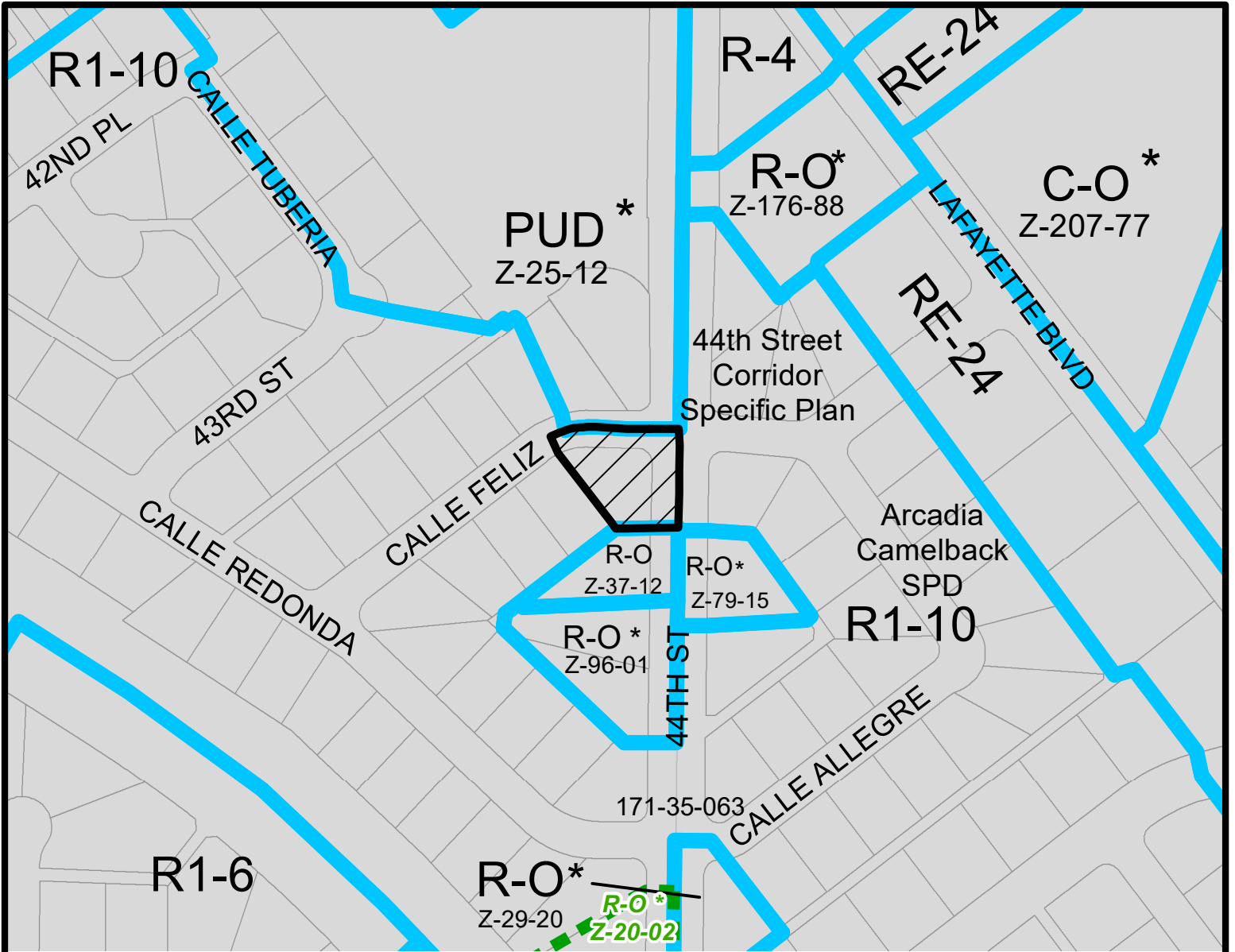
**Exhibits**

Sketch Map

Aerial

Site Plan date stamped April 7, 2021 (1 page)

Community correspondence (1 page)



Miles

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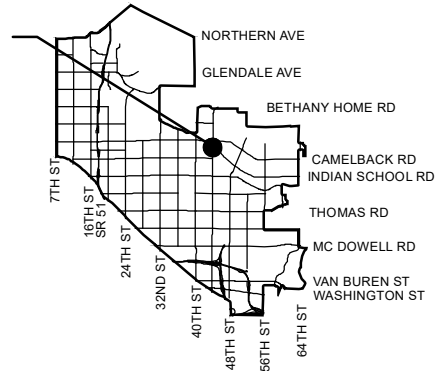
**CAMELBACK EAST VILLAGE**

CITY COUNCIL DISTRICT: 6



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

Z-13-21



APPLICANT'S NAME: **Holly Mueller**

**REQUESTED CHANGE:**

FROM: **R1-10 ( 0.43 a.c.)**

APPLICATION NO. **Z-13-21**

DATE: **3/16/2021**  
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

**0.43 Acres**

AERIAL PHOTO & QUARTER SEC. NO.  
**QS 18-37**

ZONING MAP  
**H-10**

TO: **R-O ( 0.43 a.c.)**

**MULTIPLES PERMITTED**

R1-10  
R-O

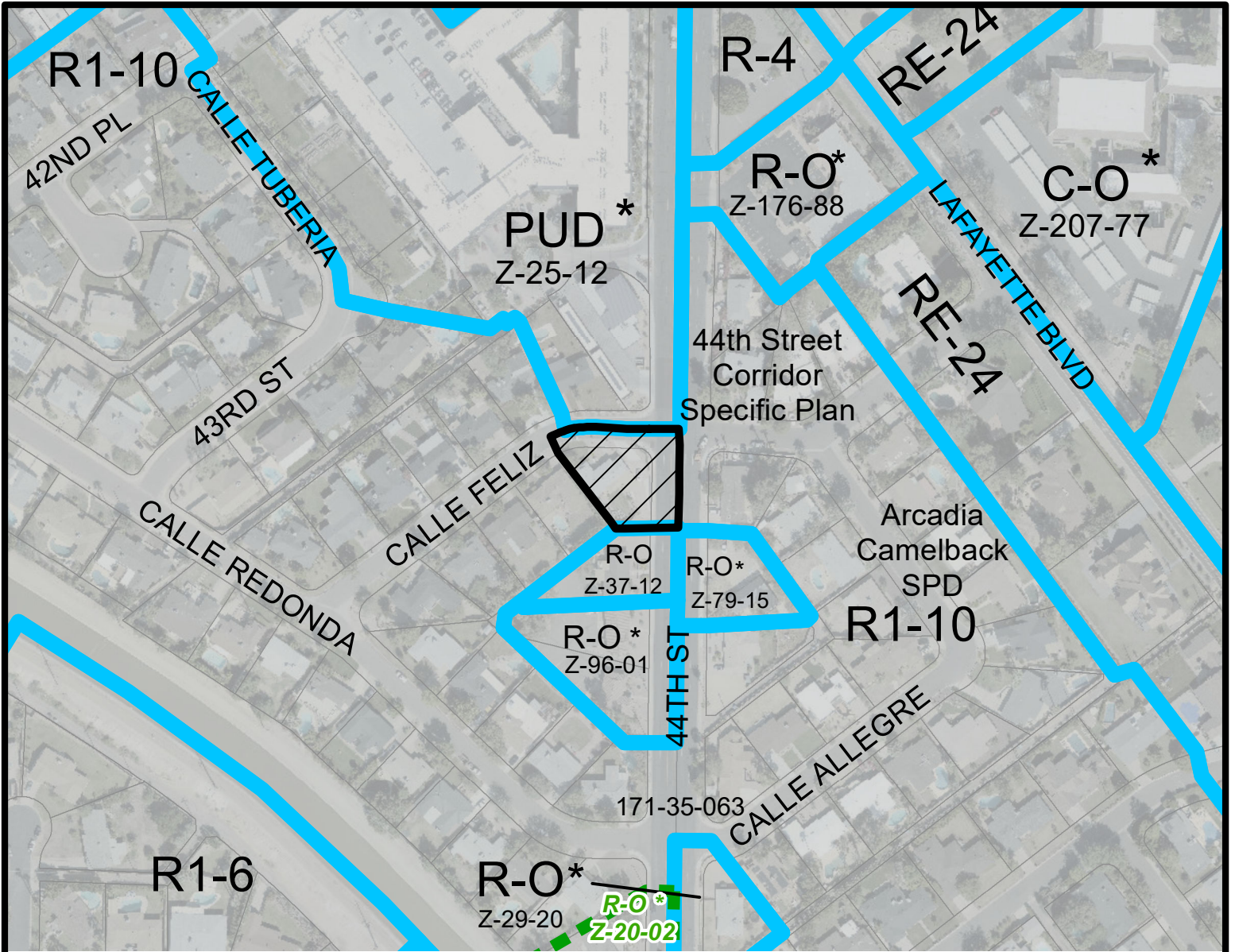
**CONVENTIONAL OPTION**

1  
1/development

**\* UNITS P.R.D. OPTION**

2  
N/A

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



Miles

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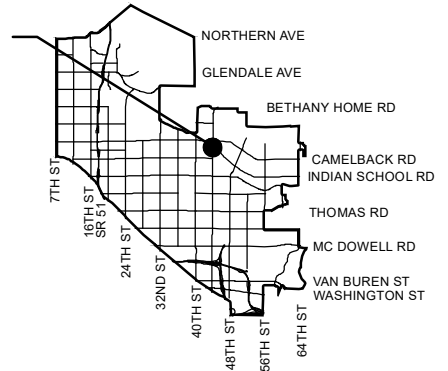
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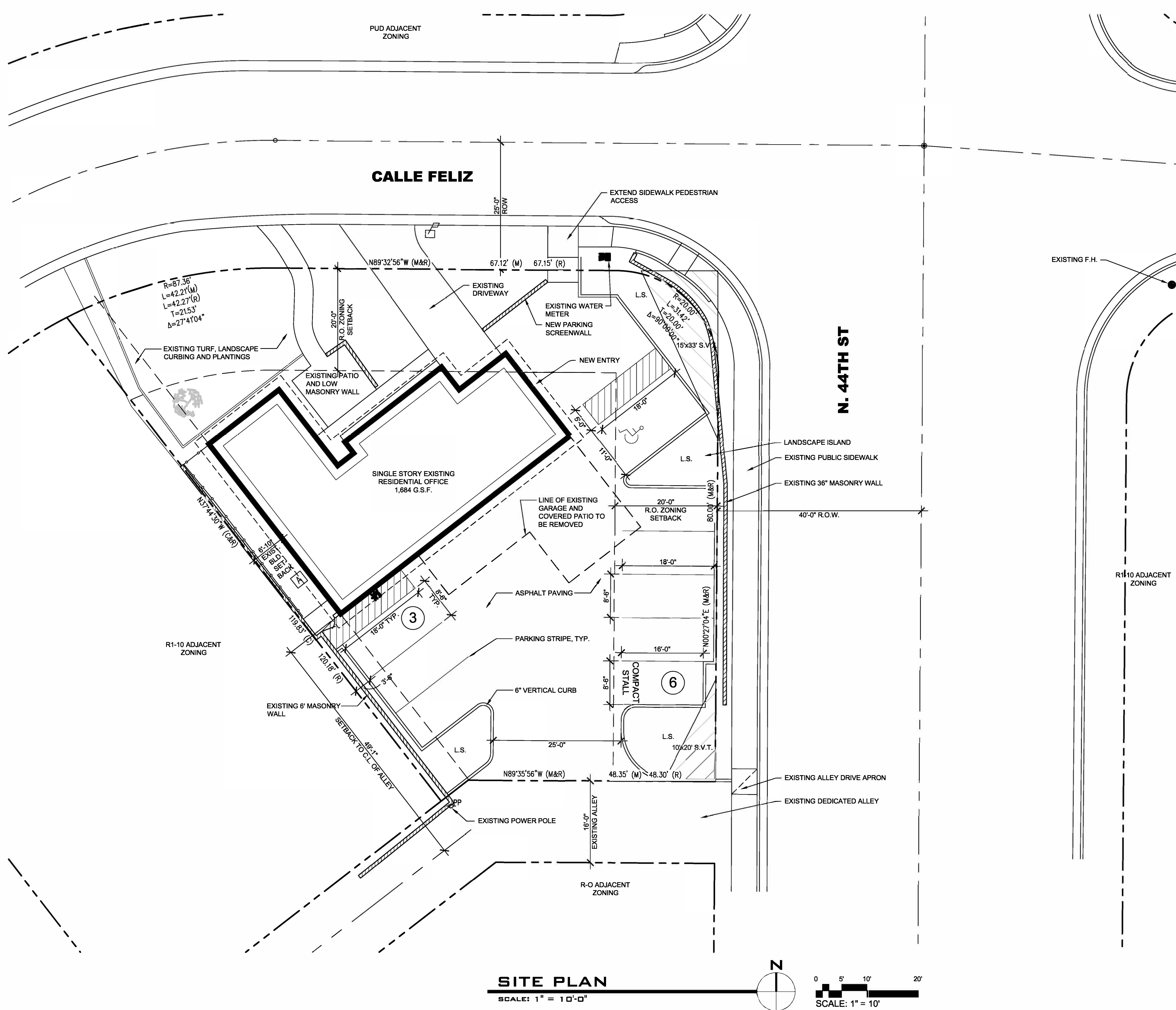
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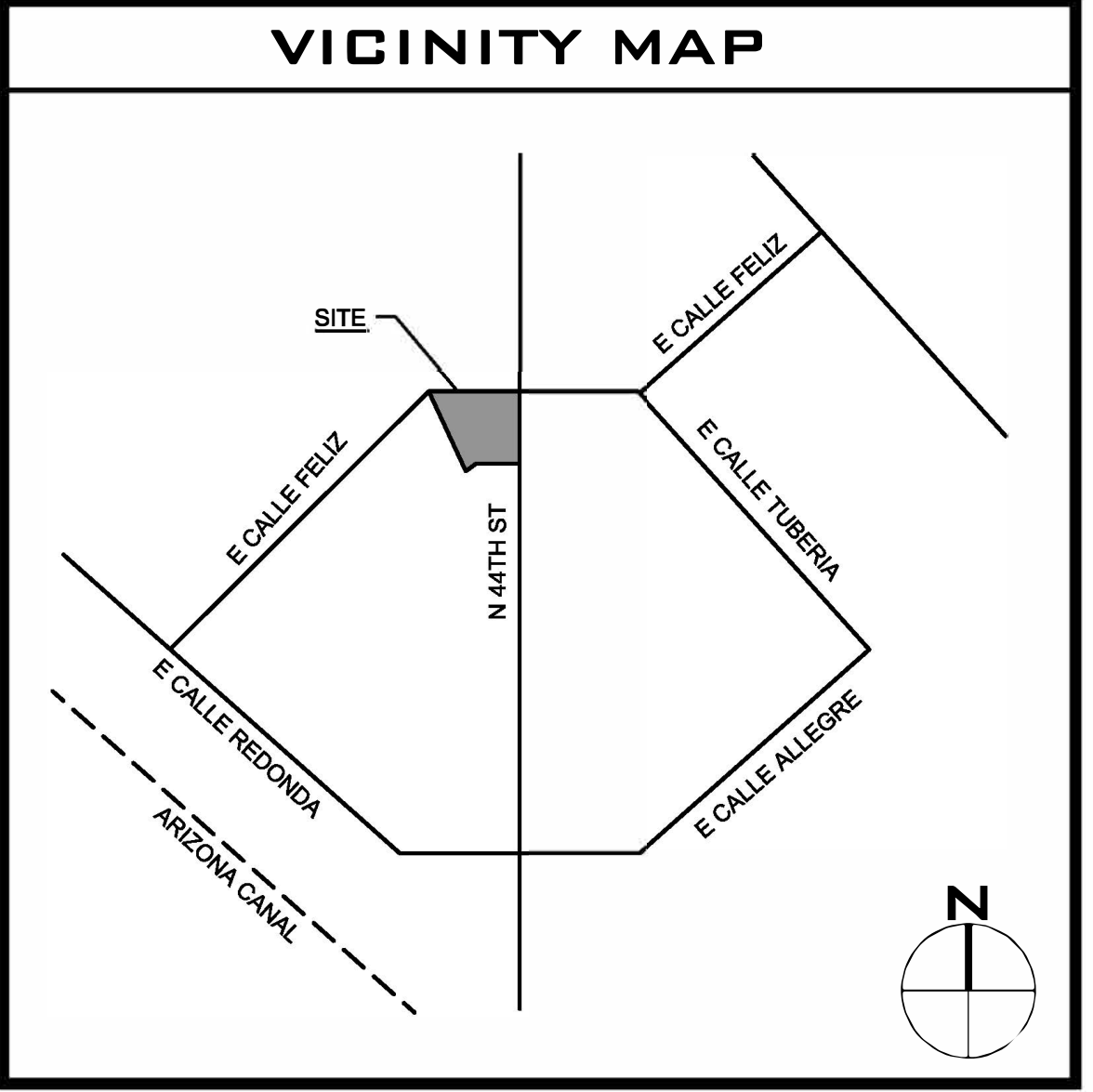
2  
N/A

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

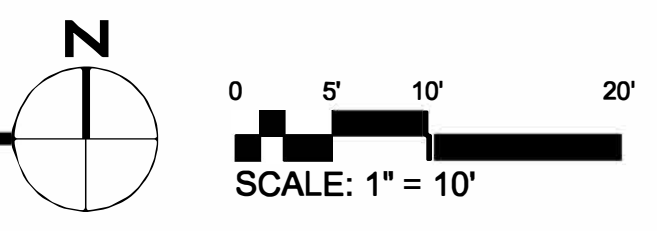


SITE DATA	
APN :	171-35-063
ZONING :	EXISTING - R1-10 PROPOSED - R-O
HEIGHT:	1-STORY 18'-0" MAX BUILDING HEIGHT
GROSS SITE AREA:	17,913 SF (0.41 Ac)
NET SITE AREA :	9,243 SF (0.21 Ac)
GROSS FLOOR AREA:	1,684 S.F. EXISTING
COVERAGE:	18%
<b>PARKING CALCULATIONS</b>	
REQUIRED PARKING:	1 STALL / 200 N.S.F. (1,684 G.S.F X 80%) / 200 = 6.74 (7) STALLS
PROVIDED PARKING:	9 TOTAL SURFACE STALLS (1 ADA VAN ACCESSIBLE)
NOTE: REFUSE PICKUP AND RECYCLING WILL BE PROVIDED COMMERCIALY.	

CONTACTS	
<b>OWNER</b>	<b>ARCHITECT</b>
MEDSPA 44 3501 E OREGON AVE PHOENIX, AZ 85018 T: (602) 525-0428 CONTACT: HOLLY MUELLER EMAIL: HOLLY@HOLLYMUELLER.COM	THREADED STUDIOS, PLLC. 3370 N. HAYDEN RD STE 123-303 SCOTTSDALE, AZ 85251 T: (602) 214-7270 CONTACT: JOHN MEISSNER, NCARB EMAIL: JOHN@THREADEDSTUDIOS.COM



**SITE PLAN**  
SCALE: 1" = 10'-0"



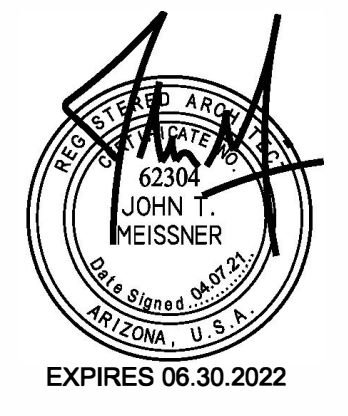
**CITY OF PHOENIX**  
APR 07 2021  
Planning & Development  
Department

**SITE PLAN NOTES**  
 \*DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.\*  
 \*ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.\*  
 \*STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.\*  
 \*STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.\*  
 \*ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.\*  
 \*OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.\*  
 \*ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.\*  
 \*ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.\*  
 \*BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.\*  
 \*ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.\*

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER  
 JOHN MEISSNER  
 PRINTED NAME OF COPYRIGHT OWNER  
 01/18/21  
 DATE

**MEDSPA 44**  
4337 E CALLE FELIZ  
PHOENIX, AZ 85018



# *ANDREW M. COHN*

April 5, 2021

## STATEMENT OF SUPPORT

Case No. Z-13-21

I give my support to Rezoning Application Z-13-21 regarding the property located at 4337 E. Calle Feliz. The existing use is a single-family dwelling unit and the proposed rezoning is from R1-10/Single-Family Residential to R-O/Residential Office. The proposed rezoning fits the land use pattern in the area.

My property is located just north of the proposed rezoning site at 4800 N. 44<sup>th</sup> Street.

Spirit Camelback LLC

A handwritten signature in black ink, appearing to be 'AC' followed by a long horizontal stroke.

Andrew Cohn  
Manager/Member