



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-116-Q-81-6**  
**April 10, 2018**

**South Mountain [Village Planning Committee](#) Meeting Date:** April 17, 2018  
**[Planning Commission](#) Hearing Date:** May 3, 2018  
**Request From:** [PCD](#) (Approved [C-O M-R SP PCD](#)) (1.62 acres)  
**Request To:** [RH PCD](#) (1.62 acres)  
**Proposed Use** Major amendment to the Pointe South Mountain PCD to allow accessory conference and exhibition uses for the Arizona Grand Resort  
**Location** Approximately 700 feet southeast of the southeast corner of the Highline Canal and Arizona Grand Parkway  
**Owner/Applicant** Arizona Grand Resort, LLC  
**Representative** Stephen C. Earl, Earl, Curley & Lagarde, PC  
**Staff Recommendation** Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Designation</a>	Commercial		
<a href="#">Street Map Classification</a>	Arizona Grand Parkway	Private Street	Approximately 35 foot northeast half street
<p><b>CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS, AND CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.</b></p> <p>The proposal will support expanded uses for the Arizona Grand Resort, a major resort hotel located adjacent to the Baseline Road corridor and in close proximity to the Interstate 10 freeway.</p>			

***STRENGTHEN OUR LOCAL ECONOMY; TOURISM FACILITIES; LAND USE***

***PRINCIPLE: Encourage tourism related activities within specified tourism districts.***

The proposal would allow the development of accessory conference and exhibition uses for the Arizona Grand Resort, a major economic engine and tourist attraction for the South Mountain Village.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.***

The subject site is a component of the existing Arizona Grand Resort site and is not adjacent to any existing residential uses. The site is located in close proximity to the Baseline Road corridor and the Interstate 10 freeway. The proposal represents an expansion of the existing resort site and is consistent with the scale and character of the existing resort.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Protect the neighborhood's views of open space, mountains, and man-made or natural landmarks.***

The proposal is consistent in scale and character with the existing resort site and the proposed single-story design will maintain view corridors to nearby South Mountain Park.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.***

The temporary tent structure has been periodically moved between multiple locations on the site in compliance with the City's temporary use permit requirements. The proposal would support permanent installation of the tent and allow other related improvements that will improve conditions on the subject site.

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

As stipulated, the proposal will allow the preservation of an existing oleander hedge along Arizona Grand Parkway as well as the installation of perimeter landscaping that will both screen the proposed tent and mechanical equipment and provide shade for users of the site.

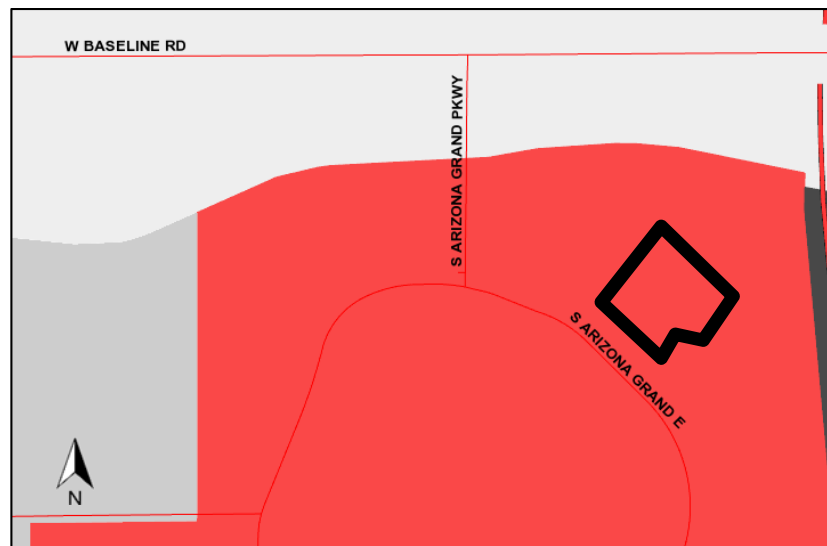
<b>Area Plans</b>	
The subject site is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.	

<b>Surrounding Zoning/Land Uses</b>		
	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
<b>On Site</b>	PCD (Approved C-O M-R SP PCD)	Temporary Tent
<b>North</b>	PCD (Approved C-O M-R SP PCD)	Vacant
<b>South</b>	RH M-R PCD, PCD (Approved C-O M-R SP PCD)	Arizona Grand Resort
<b>East</b>	PCD (Approved C-O M-R SP PCD)	Vacant
<b>West</b>	PCD (Approved C-2 M-R PCD SP), RH M-R PCD	Arizona Grand Resort

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone approximately 1.62 acres, located approximately 700 feet southeast of the southeast corner of the Highline Canal and Arizona Grand Parkway, from PCD (Approved C-O M-R SP PCD) (Planned Community District, Approved Commercial Office, Mid-Rise District, Special Permit, Planned Community District) to RH PCD (Resort District, Planned Community District) to allow a major amendment to the Pointe South Mountain PCD (Z-116-81) to allow accessory conference and exhibition uses for the Arizona Grand Resort.
2. The General Plan Land Use Map designation for the subject site is Commercial. The request is consistent with this designation and a General Plan Amendment is not required.



*General Plan Land Use Map*

3. The subject site consists of a portion of a parcel within the Pointe at South Mountain PCD and is a component of the larger Arizona Grand Resort site. The subject site has previously been utilized as a driving range and helipad. The site has street frontage on Arizona Grand Parkway, a private street, and provides pedestrian access in a marked crossing to the larger resort site to the southwest.
4. The Arizona Grand Resort has had a temporary tent structure on the subject site at various times over the last 25 years. The temporary tent had previously been permitted through the approval of temporary use permits. The temporary use permit regulations limited the time that the structure could be in place to six month periods and the tent was periodically moved to other locations within the resort in compliance with these regulations. Additionally, the temporary tent structure did not qualify to be permitted as a permanent structure, in part because it lacked fire sprinklers.

The request would allow the permanent installation of a tent structure on the site to host conference and exhibition uses accessory to the resort. Additionally, the proposed tent would be constructed to comply with the International Building Code (IBC) and obtain required permits as a permanent structure. The proposed location is in close proximity to the resort's other conference and convention spaces.

#### SURROUNDING USES & ZONING

5. North, east, and south (north of Arizona Grand Parkway) of the subject site is vacant property zoned PCD (Approved C-O M-R SP PCD). This area comprises a portion of the Arizona Grand Resort and has previously been utilized as a driving range.

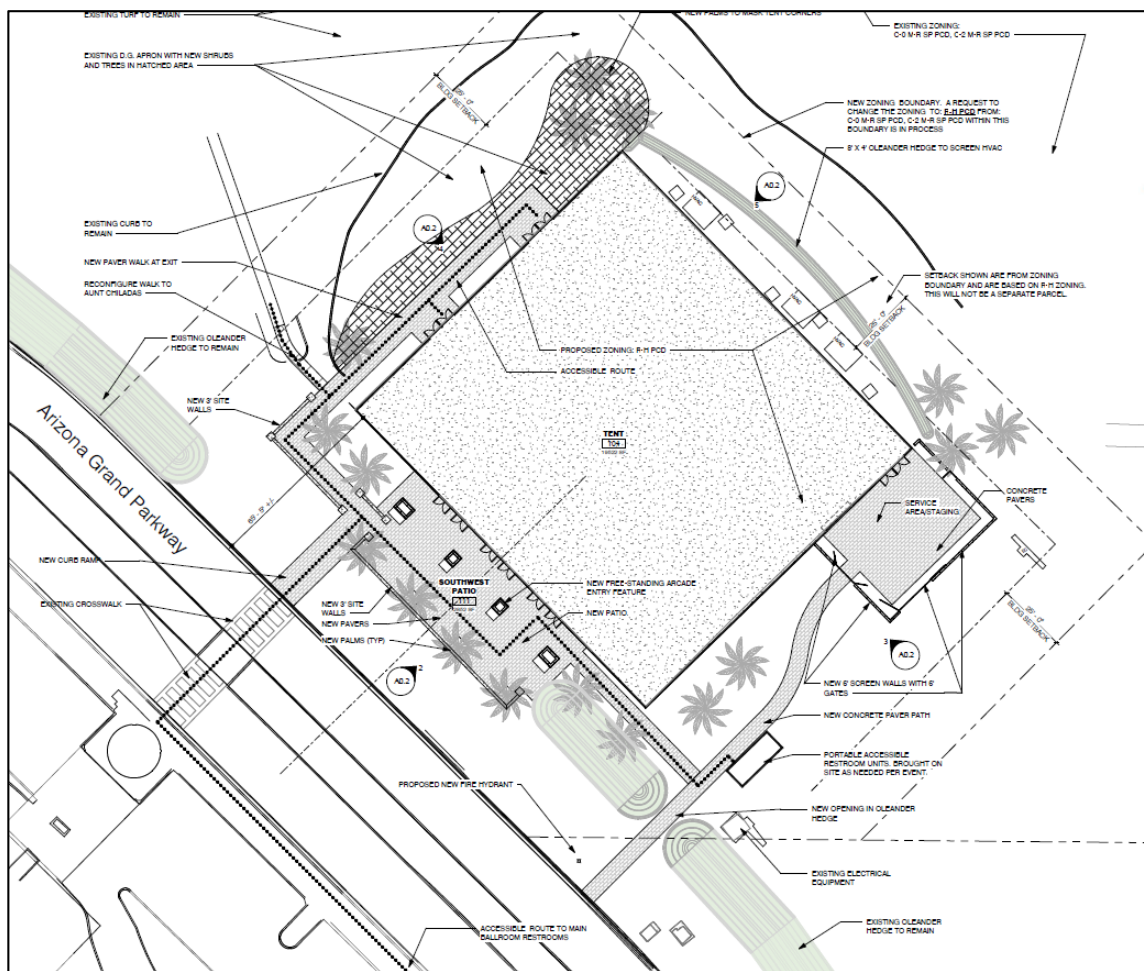


South and west of the subject site, across Arizona Grand Parkway, is the Arizona Grand Resort which is zoned RH M-R PCD.

## PROPOSAL

### 6. Site Plan

The conceptual site plan depicts a 19,552 square foot permanent tent structure with its primary entrance oriented towards Arizona Grand Parkway. The perimeter of the tent features patios, seating areas, and pedestrian walkways utilizing pavers, screened by three foot walls. There is a service and staging area at the northeast corner of the tent. The site plan also includes a redesigned pedestrian walkway which connects the subject site to commercial development adjacent to Baseline Road. All mechanical equipment is located behind the tent and is fully screened from view of Arizona Grand Parkway. Stipulation #2 requires general conformance to this site plan.



### 7. Elevations

Conceptual elevations depict a permanent tent structure with a maximum building height of 40 feet. The tent is constructed of panelized, white vinyl. The design guidelines of Section 507 Tab A require exterior facades to be made of high-quality materials and contain multiple accent materials. Through the



design review process, additional features of architectural interest may be required on the façade of the tent.

The primary entrance, facing Arizona Grand Parkway features a detached arcade with architectural detailing designed to correlate with existing design elements in the larger Arizona Grand Resort site. Stipulation #3 that the freestanding arcade maintain consistency with existing resort elements and provide architectural detailing intended to provide visual interest to the structure.



*Southwest Elevation*

8. **Landscape Plan**

The conceptual landscape plan proposes retaining an existing oleander hedge along Arizona Grand Parkway that provides screening for the vacant property surrounding the subject site. A new oleander hedge is proposed at the rear of the site that will fully screen mechanical equipment. Decorative planters along Arizona Grand Parkway will be provided at the main entry. Stipulation #1 requires general conformance to this plan.

COMMUNITY INPUT

9. At the time the staff report was written, no correspondence from the public had been received by staff.

DEPARTMENT COMMENTS

10. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
11. Floodplain Management determined that the site is located within a Special Flood Hazard Area called Zone A on panel 2240 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017. Due to this determination, the Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). Additionally, the developer may be required to submit FEMA approved CLOMR-F or CLOMR plans as a component of the development review process.

12. The Water Services Department indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development.
13. The Parks & Recreation, Street Transportation, and Public Transit Departments had no comments regarding the request.

#### MISCELLANEOUS

14. 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 #4.
15. 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 abandonment may be required.

#### **Findings**

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. The RH PCD zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area.
3. The proposal would support the expansion of a resort use that is a major driver of economic and tourist activity in the surrounding area.

#### **Stipulations**

1. All stipulations of the underlying PCD approvals shall remain intact
2. The development shall be in general conformance with the site plan and landscape plan date stamped January 25, 2018, as approved by the Planning and Development Department.

3. The free-standing arcade, as depicted on the elevations date stamped January 25, 2018, shall be consistent with existing resort elements and contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
4. 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**

Adam Stranieri

April 10, 2018

**Team Leader**

Samantha Keating

**Exhibits**

Zoning sketch

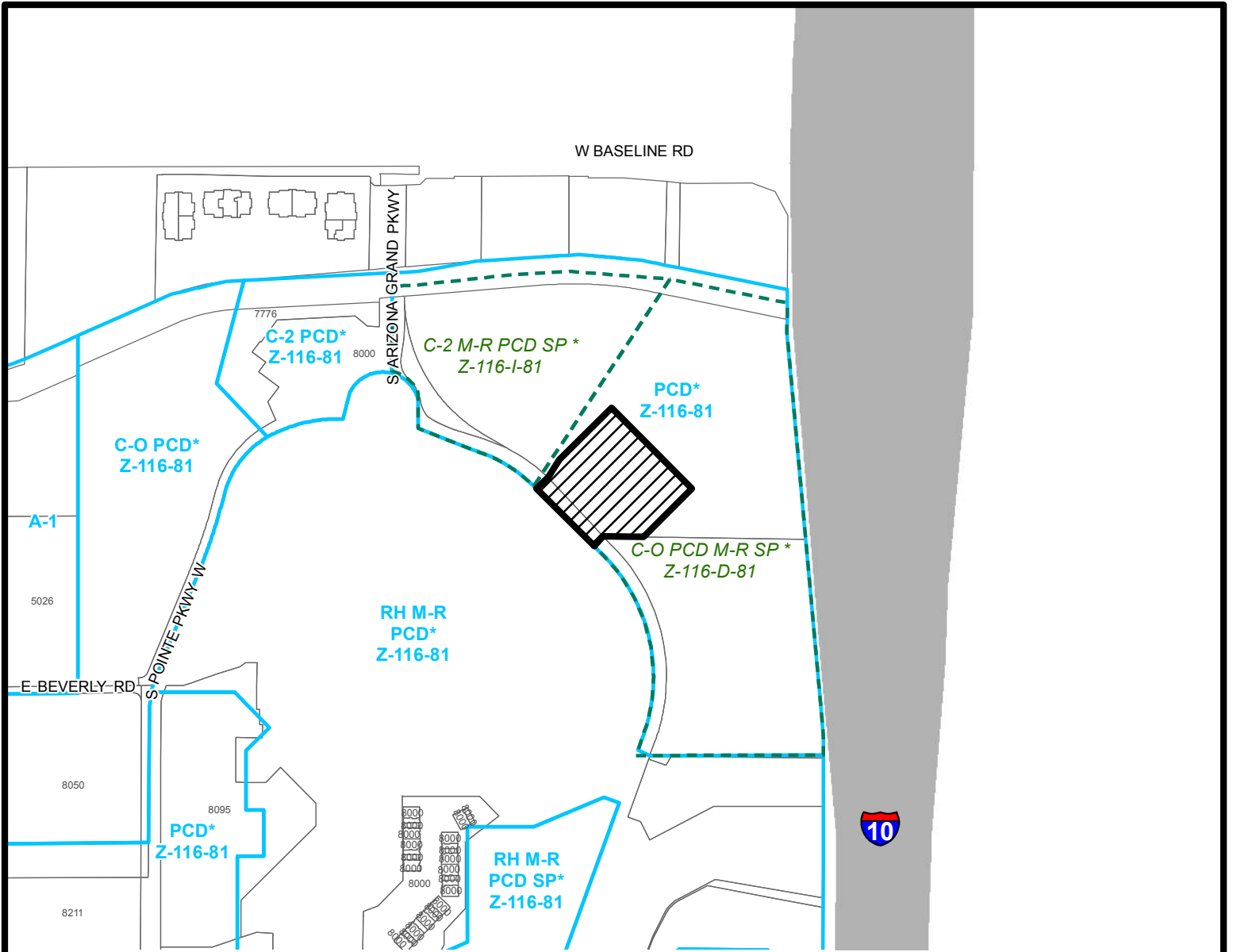
Aerial

Site Plan - Date Stamped January 25, 2018

Elevations - Date Stamped January 25, 2018 (2 pages)

Landscape Plan - Date Stamped January 25, 2018





Feet

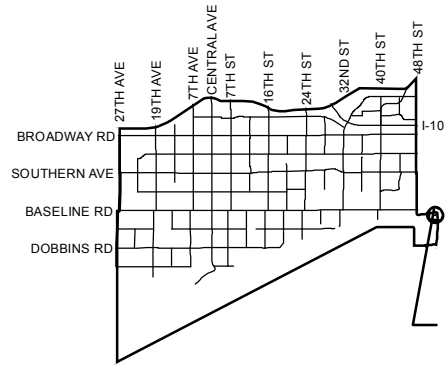
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**SOUTH MOUNTAIN VILLAGE**

CITY COUNCIL DISTRICT: 6



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



Z-116-Q-81

APPLICANT'S NAME: Arizona Grand Resort, LLC

**REQUESTED CHANGE:**

FROM: PCD (App. C-O MR SP PCD) (1.62 a.c.)

APPLICATION NO. Z-116-Q-81

DATE: 02/06/2018  
REVISION DATES:

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

1.62 Acres

AERIAL PHOTO & QUARTER SEC. NO.  
QS 01-39

ZONING MAP  
D-11

TO: RH PCD (1.62 a.c.)

**MULTIPLES PERMITTED**

PCD (App. C-O MR SP PCD)  
RH PCD

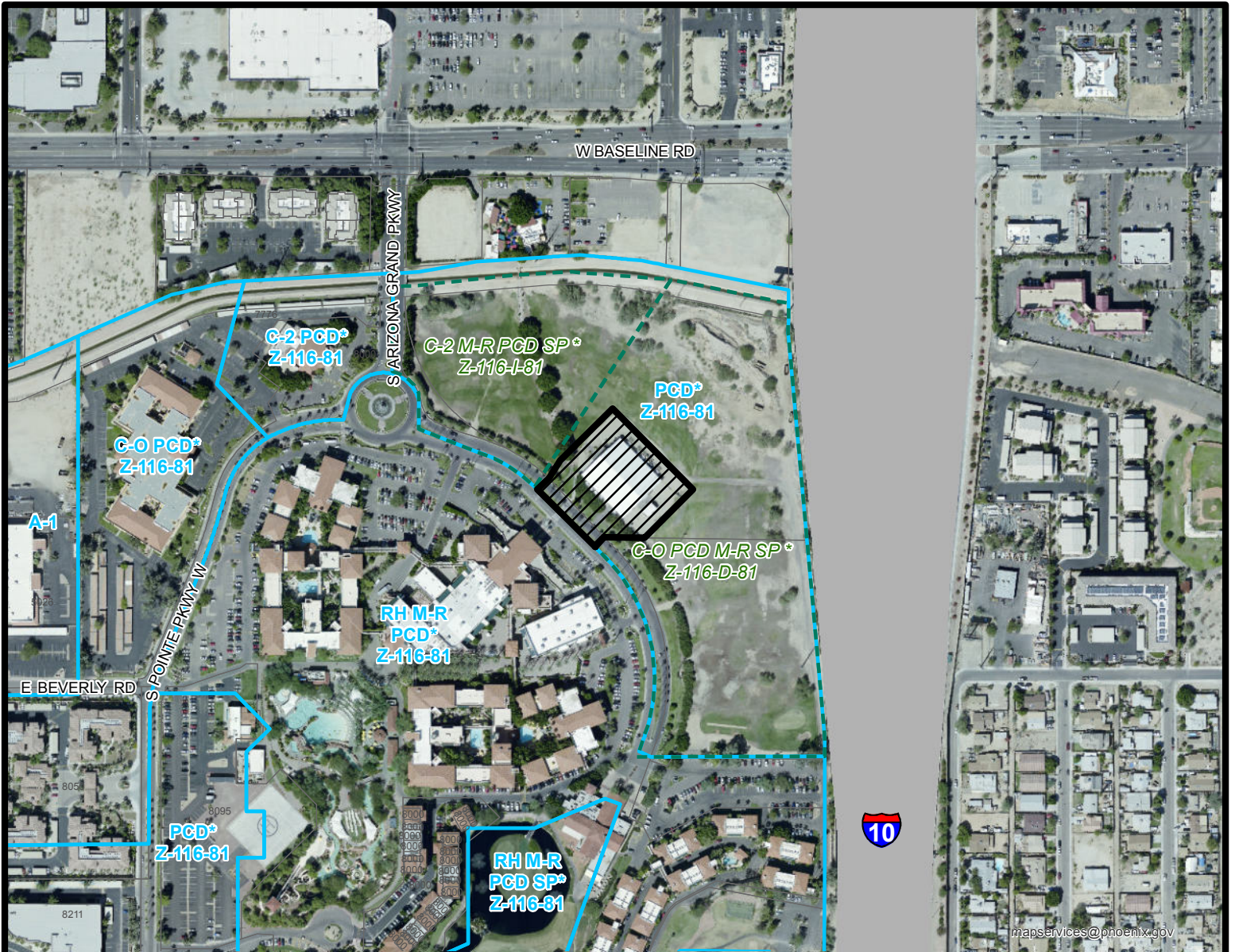
**CONVENTIONAL OPTION**

N/A  
32

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

N/A  
N/A

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



maps@phoenix.gov



Feet

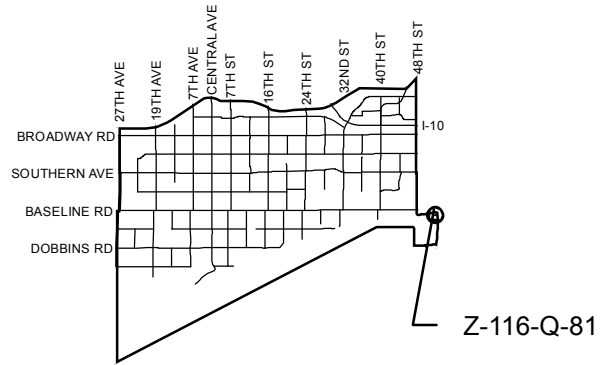
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**SOUTH MOUNTAIN VILLAGE**

CITY COUNCIL DISTRICT: 6



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



Z-116-Q-81

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PCD (App. C-O MR SP PCD)  
RH PCD

**CONVENTIONAL OPTION**

N/A  
32

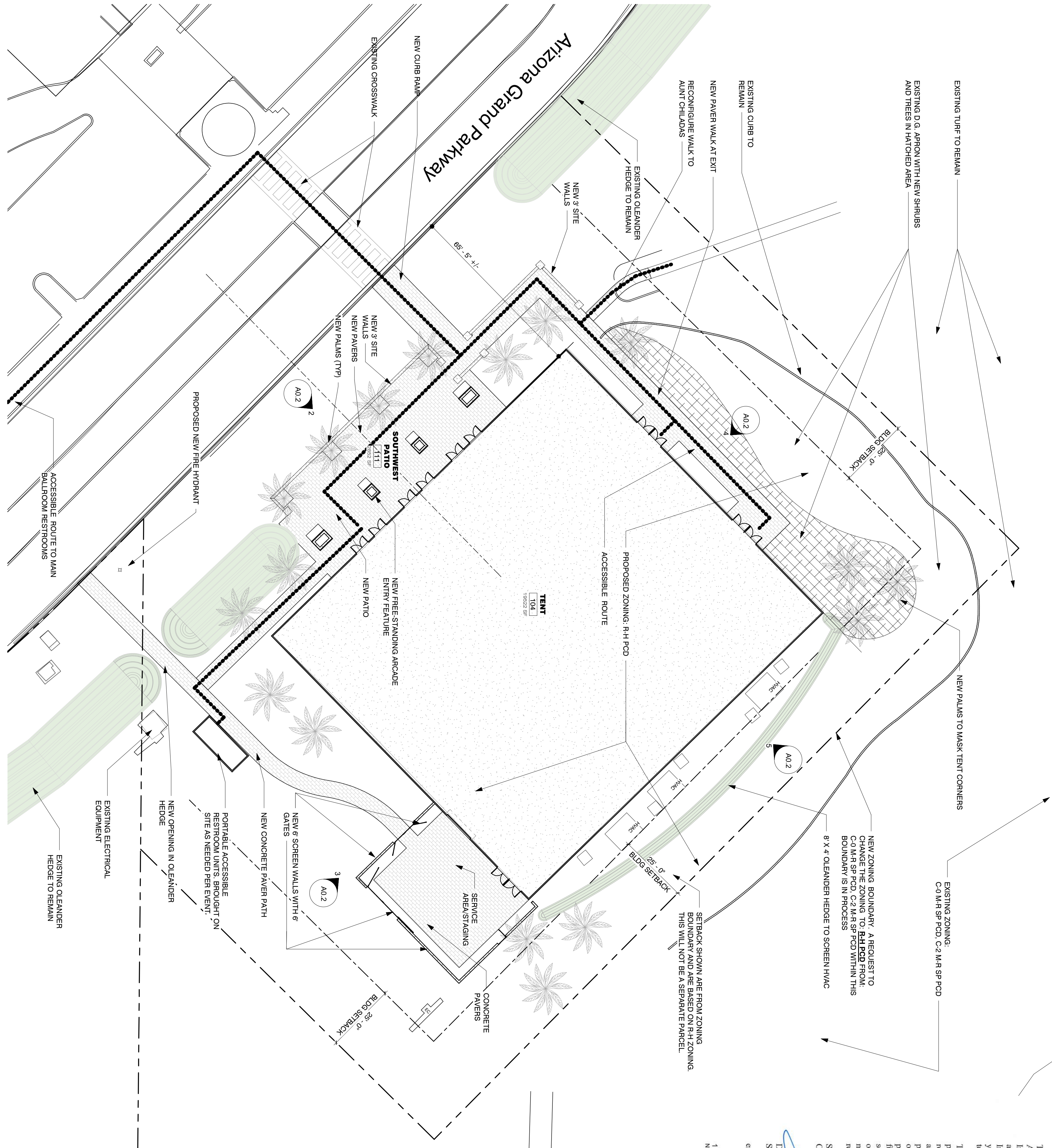
**\* UNITS P.R.D. OPTION**

N/A  
N/A

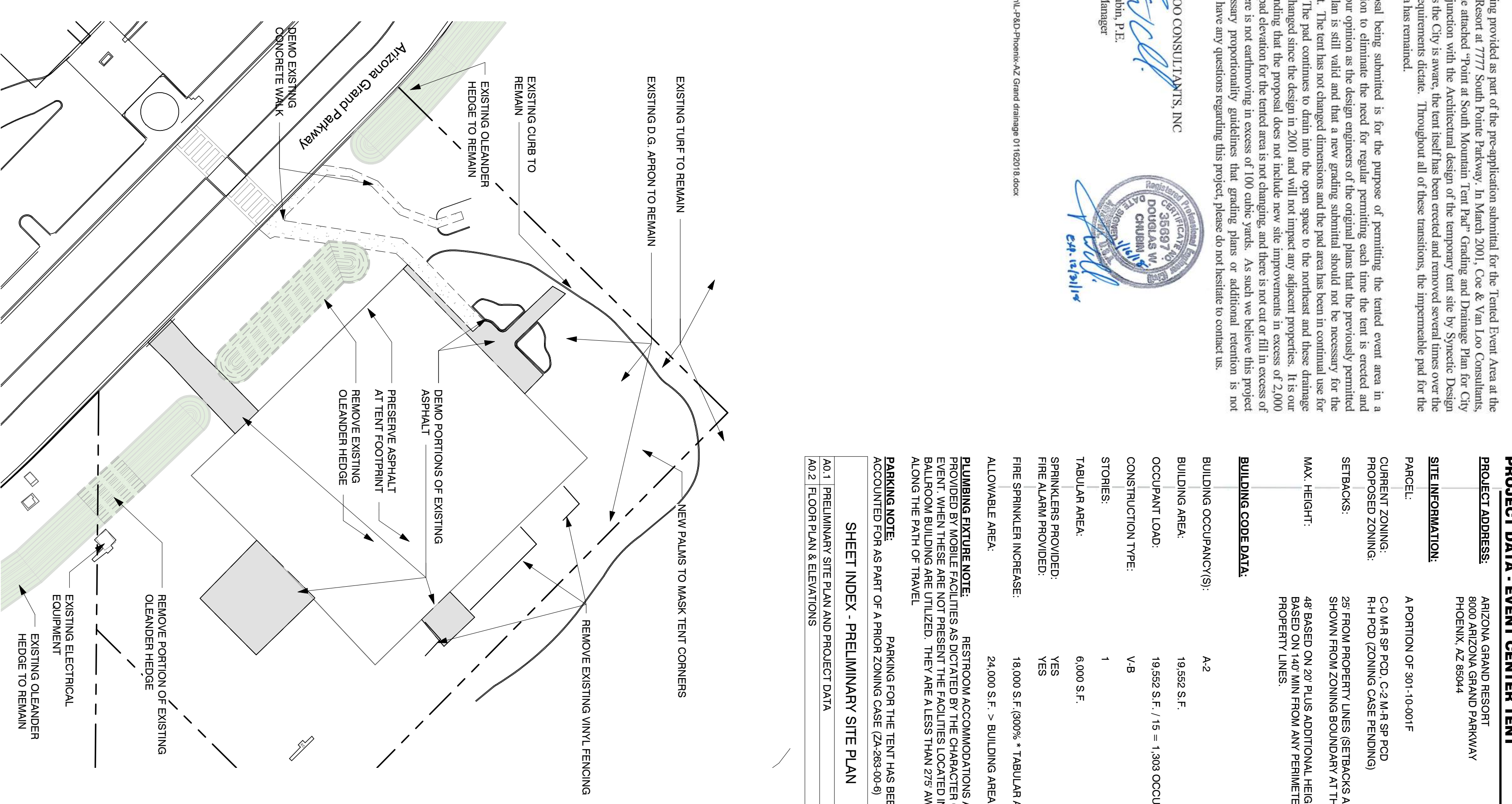
\* Maximum Units Allowed with P.R.D. Bonus



**CITY OF PHOENIX**  
 JAN 25 2018  
**Planning & Development**  
**Department**



1 Site Plan - Tent  
 1" = 20'-0"



2 Site Plan - Demo  
 1" = 40'-0"

**CVL CONSULTANTS**  
 4550 North 12th Street | Phoenix, AZ 85014  
 602.264.6831

January 16, 2018  
 City of Phoenix - Planning and Development Department  
 200 West Washington Street 2nd Floor  
 Phoenix, Arizona 85003  
**RE: Arizona Grand - Tented Event Area**  
 KIVA 99-5666 / 00-7142  
 CVL Project No. 01-01-02207-04

To whom it may concern:  
 This letter is being provided as part of the pre-application submittal for the Tented Event Area at the Arizona Grand Resort at 7777 South Pointe Parkway. In March 2001, Coe & Van Loo Consultants, Inc. provided the attached "Point at South Mountain Tent Pad" Grading and Drainage Plan for City approval in conjunction with the Architectural design of the temporary tent site by Synectic Design Incorporated. As the City is aware, the tent itself has been erected and removed several times over the years as event requirements dictate. Throughout all of these transitions, the impermeable pad for the tented event area has remained.

The new proposal being submitted is for the purpose of permitting the tented event area in a permanent fashion to eliminate the need for regular permitting each time the tent is erected and removed. It is our opinion as the design engineers of the original plans that the previously permitted and approved plan is still valid and that a new grading submittal should not be necessary for the proposed project. The tent has not changed dimensions and the pad area has been in continual use for over 15 years. The pad continues to drain into the open space to the northwest and these drainage paths have not changed since the design in 2001 and will not impact any adjacent properties. It is our further understanding that the proposal does not include new site improvements in excess of 2,000 square feet, the pad elevation for the tented area is not changing, and there is not cut or fill in excess of one foot and there is not disturbing in excess of 100 cubic yards. As such we believe this project meets the necessary, proportionally guidelines that grading plans or additional retention is not required. If you have any questions regarding this project, please do not hesitate to contact us.

Sincerely,  
 COE & VAN LOO CONSULTANTS, INC.  
  
 Douglas W. Chubb, P.E.  
 Senior Project Manager  
  
 enclosures

1 N:\193539\00 Tent Studies\3 Drawings\3539 Tent Site for Pre-App 17.docx

**PROJECT NARRATIVE**  
 THE ARIZONA GRAND RESORT HAS UTILIZED A TENT FOR THE PAST TWO AND ONE-HALF YEARS UNDER A TEMPORARY USE PERMIT. THE TENT CURRENTLY HAS TO BE MOVED EVERY 6 MONTHS SINCE IT DOES NOT QUALIFY AS A PERMANENT STRUCTURE UNDER THE BUILDING CODE. MAINTAINING THE USE OF A TEMPORARY STRUCTURE PER THIS SCENARIO IS LIMITED TO A 3 YEAR PERIOD. THE END OF THAT PERIOD IS NEAR. THE RESORT HAS DECIDED TO PURSUE A PERMANENT TENT INSTALLATION ON THE TO COMPLETE THE TENTED EVENT AREA. THE TENTED EVENT AREA TO COMPLETE WITH THE BUILDING CODE AND WILL THEN BE DEEMED A PERMANENT STRUCTURE. THE NEW STRUCTURE WILL COMPLY WITH ALL APPLICABLE CODES AS IT RELATES TO: STRUCTURE, ENERGY CODE, FIRE RATING, FIRE SPRINKLERS, FIRE ALARMS, ACCESSIBILITY ETC... THOSE RESORT ELEMENTS THAT ARE ACCESSORY TO THE USE OF THE TENT WILL REMAIN AS SUCH. THE TENTED EVENT AREA WILL BE DEEMED A PERMANENT STRUCTURE TO BE UTILIZED AS SUCH. THE SITE WORK WILL BE LIMITED. SITE WORK WILL INCLUDE NEW SITE WALLS SCREEN WALL, AN ENTRY FEATURE, AND SUBSTANTIAL PERIMETER LANDSCAPING.

**PROJECT DATA - EVENT CENTER TENT**

**PROJECT ADDRESS:** ARIZONA GRAND RESORT  
 8000 ARIZONA GRAND PARKWAY  
 PHOENIX, AZ 85044

**SITE INFORMATION:**  
 A PORTION OF 301-10-001F

**PARCEL:** C-0 M R SP PCD C-2 M R SP PCD  
 PROPOSED ZONING: R-H PCD (ZONING CASE PENDING)  
 SETBACKS: 25' FROM PROPERTY LINES (SETBACKS ARE SHOWN FROM ZONING BOUNDARY AT THIS TIME)  
 MAX. HEIGHT: 48' BASED ON 20' PLUS ADDITIONAL HEIGHT BASED ON 48' MIN FROM ANY PERIMETER PROPERTY LINES.

**BUILDING CODE DATA:**  
 BUILDING OCCUPANCY(S): A-2  
 BUILDING AREA: 19,552 S.F.  
 OCCUPANT LOAD: 19,552 S.F. / 15 = 1,303 OCCUPANTS  
 CONSTRUCTION TYPE: V-B  
 STORES: 1  
 TABULAR AREA: 6,000 S.F.  
 SPRINKLERS PROVIDED: YES  
 FIRE ALARM PROVIDED: YES  
 FIRE SPRINKLER INCREASE: 18,000 S.F. (90% \* TABULAR AREA)

**ALLOWABLE AREA:** 24,000 S.F. > BUILDING AREA

**BUILDING EXISTENCE NOTE:** RESTROOM ACCOMMODATIONS ARE PROVIDED BY MOBILE FACILITIES AS DICTATED BY THE CHARACTER OF THE EVENT. WHEN THESE ARE NOT PRESENT THE FACILITIES LOCATED IN THE BALLROOM BUILDING ARE UTILIZED. THEY ARE A LESS THAN 275' AWAY ALONG THE PATH OF TRAVEL.

**PARKING NOTE:** PARKING FOR THE TENT HAS BEEN ACCOUNTED FOR AS PART OF A PRIOR ZONING CASE (ZK-285-00-09)

**SHEET INDEX - PRELIMINARY SITE PLAN**

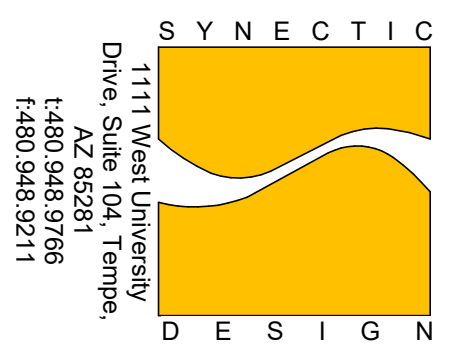
AO.1	PRELIMINARY SITE PLAN AND PROJECT DATA
AO.2	FLOOR PLAN & ELEVATIONS

**ARIZONA GRAND EVENT CENTER**  
 8000 ARIZONA GRAND PARKWAY  
 PHOENIX, AZ 85044

**REVISIONS:**

NO.	DESCRIPTION	DATE

Phase: Enhanced Pre-App  
 Drawn By: Author  
 Reviewed By: Checker  
 SDI Project No.: 3539  
 Date: 2018-01-16  
**AO.1** Sheet:  
 PRELIMINARY SITE PLAN AND PROJECT DATA



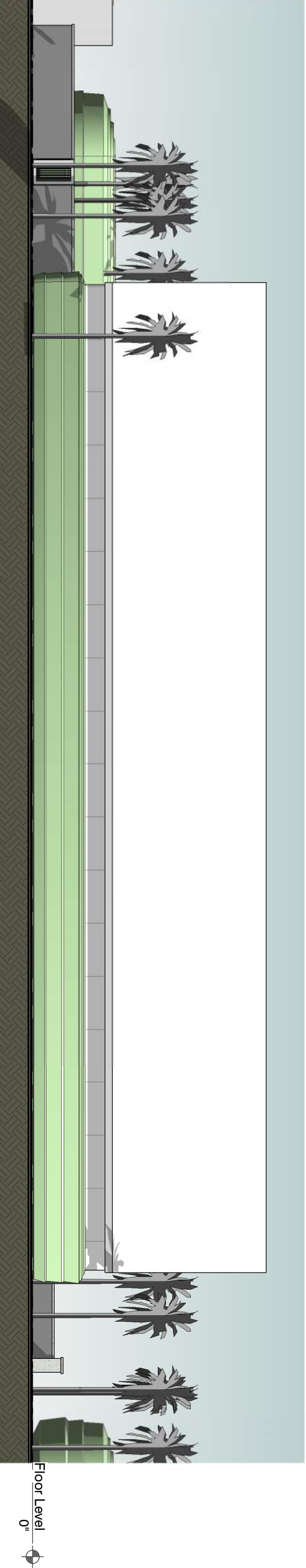
1111 West University Drive, Suite 104, Tempe, AZ 85283  
 480.948.9766  
 1-480-948-9211



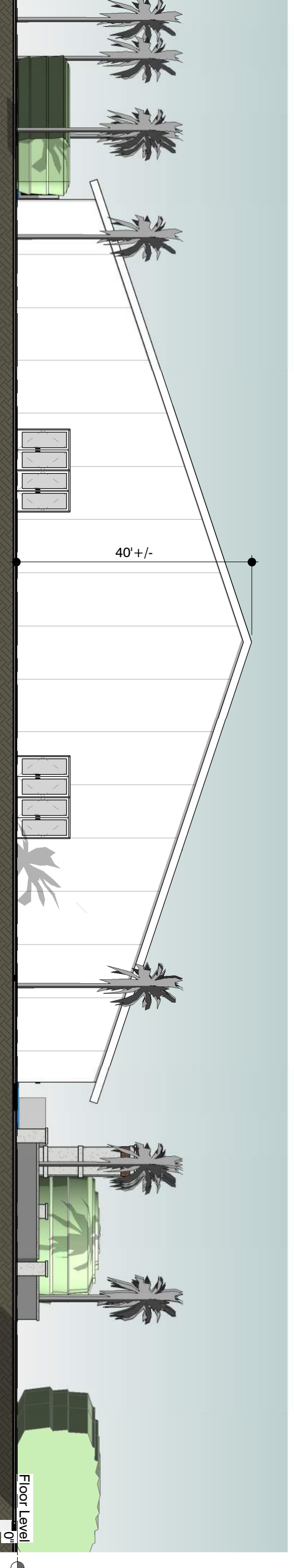
**CITY OF PHOENIX**  
 JAN 25 2018  
 Planning & Development  
 Department



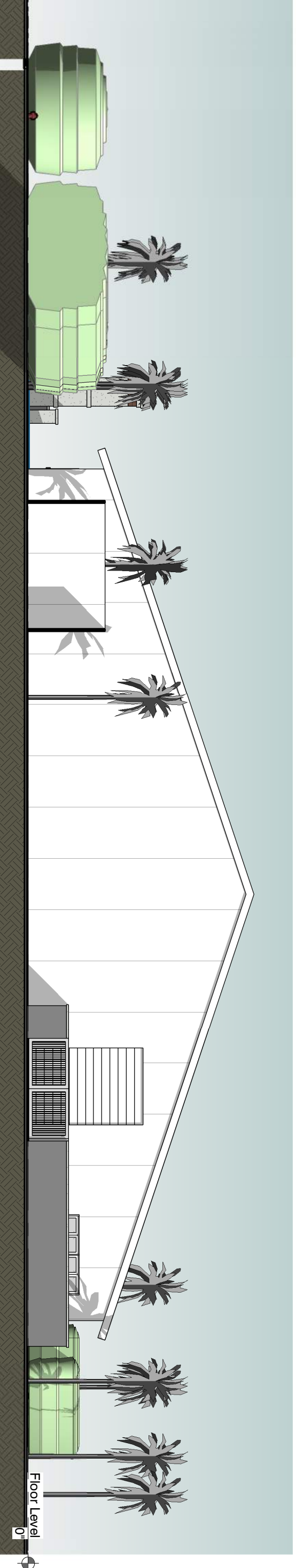
6 Prelim Images  
 1/2" = 1'-0"



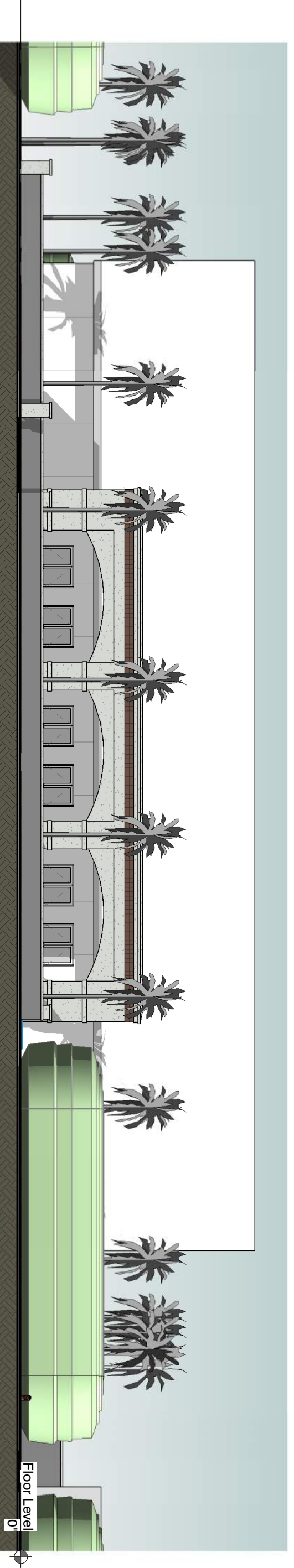
5 Northeast Elevation  
 1/16" = 1'-0"



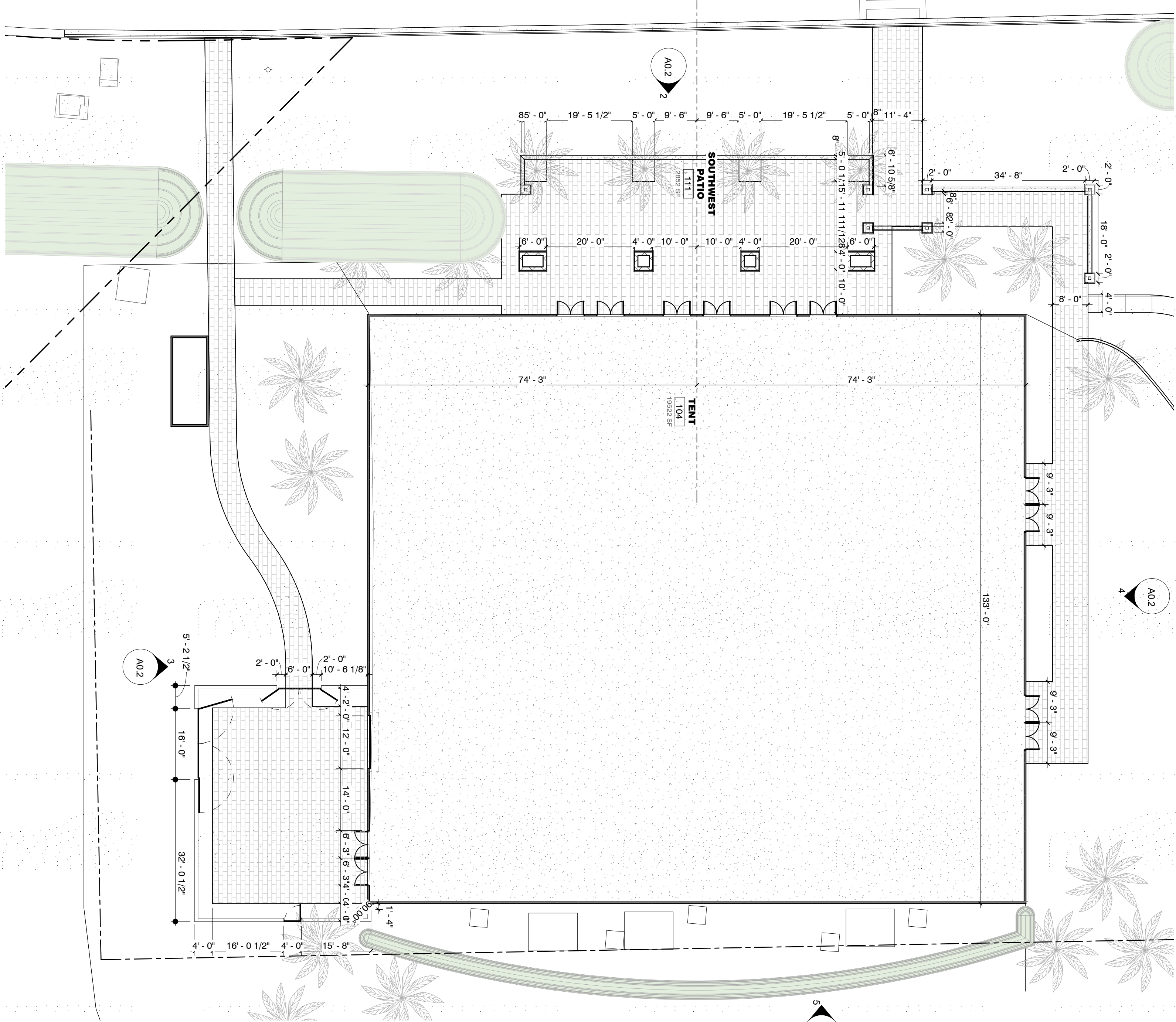
4 Northwest Elevation  
 1/16" = 1'-0"



3 Southeast Elevation  
 1/16" = 1'-0"

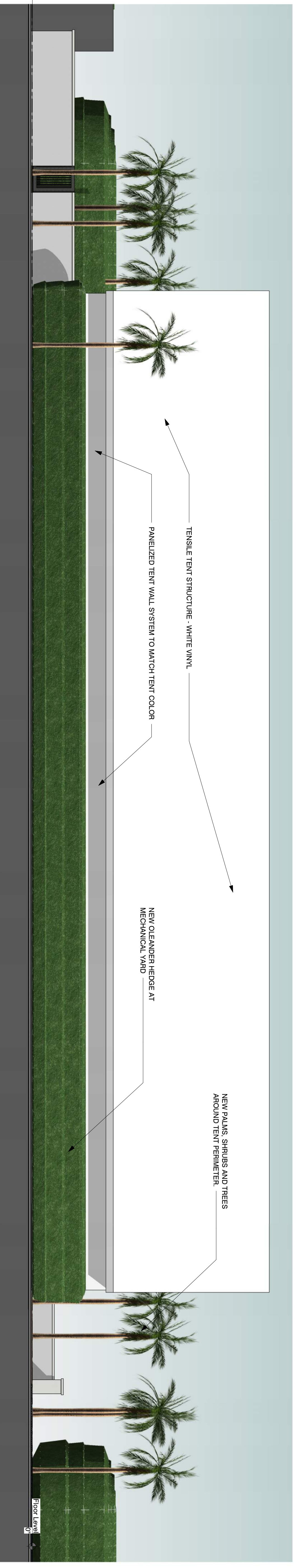


2 Southwest Elevation  
 1/16" = 1'-0"



1 Floor Plan  
 1/16" = 1'-0"





1 Northeast Elevation Copy 1  
 1/8" = 1'-0"

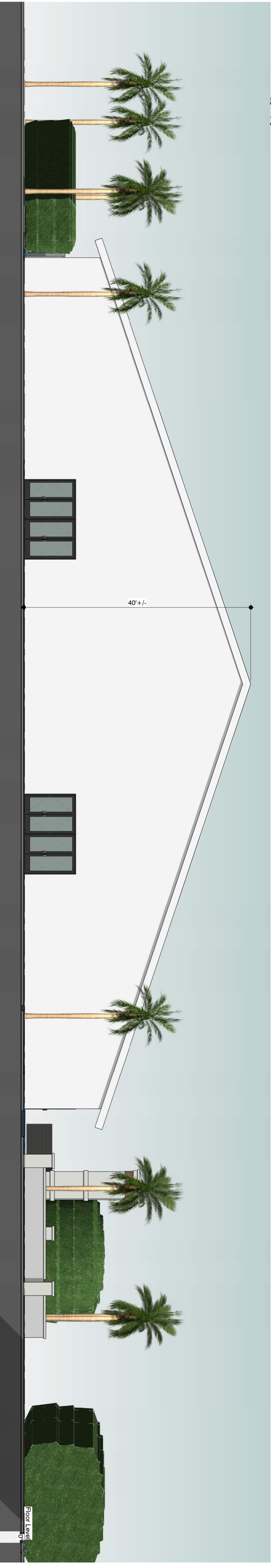
TENSILE TENT STRUCTURE - WHITE VINYL

PANELIZED TENT WALL SYSTEM TO MATCH TENT COLOR

NEW OLEANDER HEDGE AT MECHANICAL YARD

NEW PALMS, SHRUBS AND TREES AROUND TENT PERIMETER

Floor Level 0



2 Northwest Elevation Copy 1  
 1/8" = 1'-0"

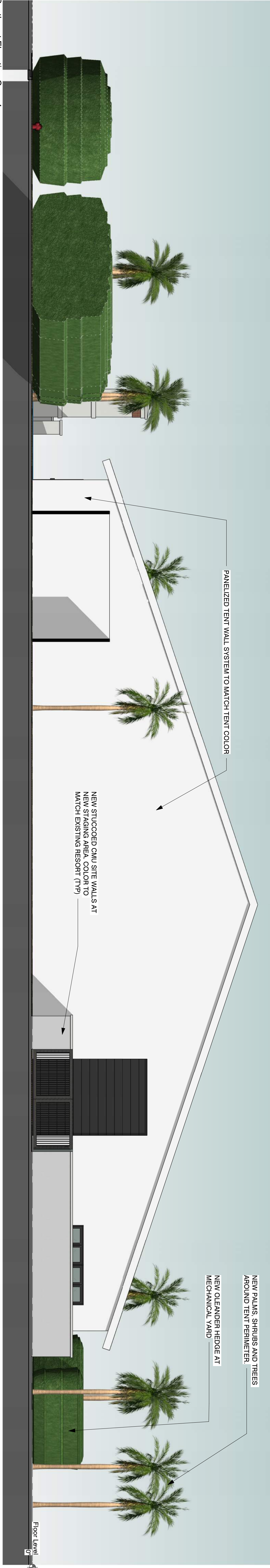
PANELIZED TENT WALL SYSTEM TO MATCH TENT COLOR

NEW STUCCOED CMU SITE WALLS AT NEW STAGING AREA COLOR TO MATCH EXISTING RESORT (TYP)

NEW PALMS, SHRUBS AND TREES AROUND TENT PERIMETER

NEW OLEANDER HEDGE AT MECHANICAL YARD

Floor Level 0



3 Southeast Elevation Copy 1  
 1/8" = 1'-0"

TENSILE TENT STRUCTURE - WHITE VINYL

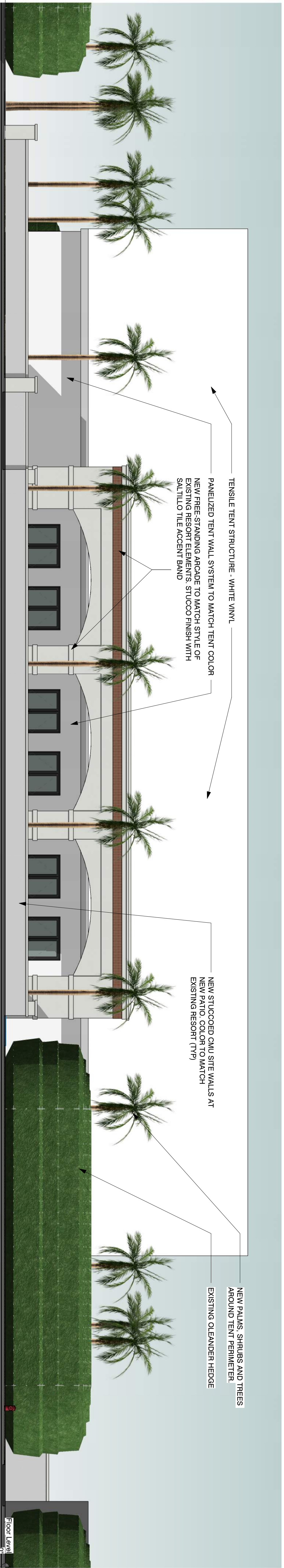
PANELIZED TENT WALL SYSTEM TO MATCH TENT COLOR

NEW FREE-STANDING ARCADE TO MATCH STYLE OF EXISTING RESORT ELEMENTS. STUCCO FINISH WITH SANTILO TILE ACCENT BAND

NEW STUCCOED CMU SITE WALLS AT NEW STAGING AREA COLOR TO MATCH EXISTING RESORT (TYP)

NEW PALMS, SHRUBS AND TREES AROUND TENT PERIMETER

EXISTING OLEANDER HEDGE



4 Southwest Elevation Copy 1  
 1/8" = 1'-0"

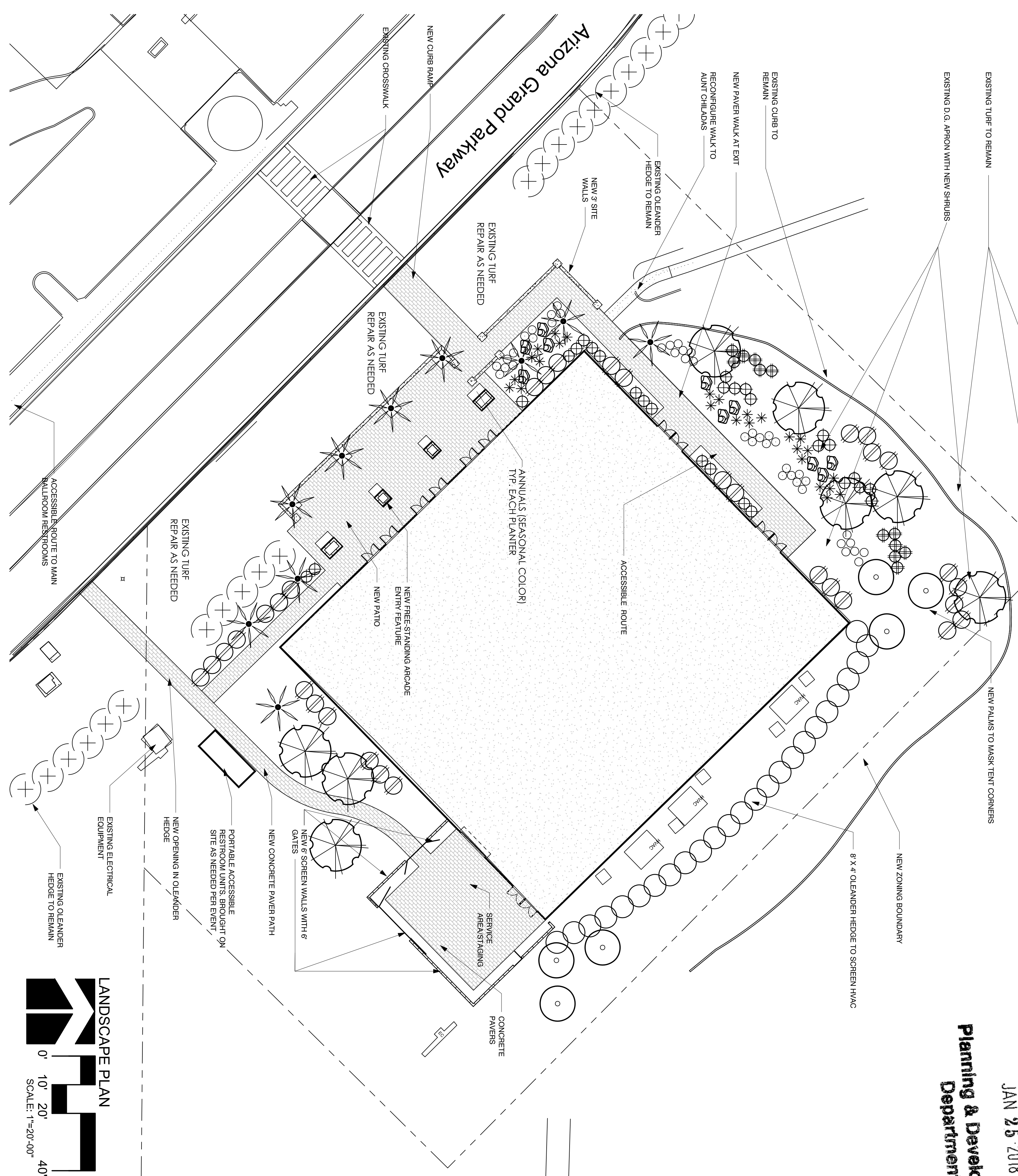


# CITY OF PHOENIX

JAN 25 2018

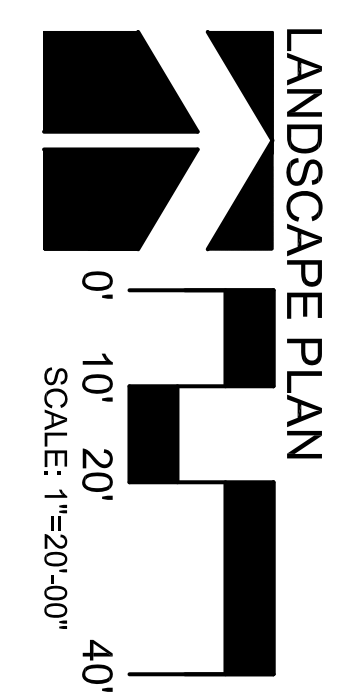
## Planning & Development Department

**CITY OF PHOENIX GENERAL LANDSCAPE NOTES:**  
 THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THE PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.  
 THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.  
 CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.  
 FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING AND APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.  
 NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.  
 ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS. ALL RIGHT-OF-WAY AND CITY-REQUIRED (PERMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.  
 CONTACT THE PARKS AND RECREATION DEPARTMENT FORESTRY SUPERVISOR AT 602-262-6842 TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RELOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RELOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.  
 CONTACT THE STREET TRANSPORTATION DEPARTMENT HORTICULTURIST AT 602-262-4284 PRIOR TO THE RELOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RELOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.  
 ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.  
 THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO THE INTO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THOUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL IN THE RIGHT-OF-WAY PER THE APPROVED PLAN.  
 WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.  
 TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET RIGHT INCHES (6 FT) PER SECTION 507.748 A.I.A.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.  
 PVC PIPE LATERALS ARE REQUIRED A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE PVC PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.  
 PLANT QUANTITIES AND CALIPER SIZES PER THE ZONING REQUIREMENTS FOR THIS SITE PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN.  
 NOTE: MINIMUM CALIPER SIZES IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.  
 PLAN APPROVALS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND RESUBMITTMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME PROCEDURES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.  
**MISC. LANDSCAPE NOTES:** THESE NOTES ARE NOT REVIEWED OR APPROVED BY THE CITY OF PHOENIX.  
 - THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH PHOENIX STANDARDS.  
 - TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY OF 6'-8".  
 - USE PVC LATERALS WITH A MAXIMUM A 5' OF POLY TUBING OFF OF PVC. NO POLY LATERALS WILL BE ACCEPTED.  
 - PLANT QUANTITIES AND CALIPER SIZES PROVIDED ON THE APPROVED PLAN AND IN THE LEGEND ARE REQUIRED TO BE INSTALLED IN THE FIELD.  
 - ALL NEW AND DISTURBED LANDSCAPE AREAS WILL RECEIVE A 2" TOP-DRESS OF MATCHING DECOMPOSED GRANITE (MIN. 1/2" MINUS).  
 - PLANT MATERIAL WITHIN THE CITY OF PHOENIX SIGHT DISTANCE TRIANGLES IF EXISTING WILL BE MAINTAINED AT A MAXIMUM 24" IN HEIGHT. TREES WILL BE MAINTAINED WITH A 7' MINIMUM CLEAR CANOPY.  
 - NO PLANT SUBSTITUTIONS, TYPE SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-7811.  
 - NO SLOPES ARE GREATER THAN 4:1  
 - THERE IS NO OVERHEAD POWER LINES ON SITE  
 - NO SALVAGED PLANT MATERIAL



**LANDSCAPE LEGEND**

	CERCIDIUM HYBRID		WASHINGTONIA ROBUSTA		HESPERALOE PARVIFLORA		LANTANA MONTEVDENSIS
	DESERT MUSEUM PALO VERDE		MEXICAN FAN PALM		RED YUCCA		TRAILING PURPLE
	24\"/>		12\"/>		5 GALLON		1 GALLON
	EXISTING OLEANDER HEDGE PROTECT FROM CONSTRUCTION		NERIUM OLEANDER		DASYLIUM WHEELERI		ALOE BLUE ELF
	PHOENIX DACTYLIFERA		WHITE OLEANDER		DESERT SPOON		BLUE ELF ALOE
	DATE PALM		TECOMA ORANGE JUBILEE		5 GALLON		1 GALLON
	20\"/>		MATCH EXISTING		3x3x3 SURFACE SELECT		GRANITE BOULDER
	DIAMOND CUT, STRAIGHT GRADE A		DECOMPOSED GRANITE		MINIMUM 2000LBS EACH		



<b>LANDSCAPE ARCHITECT</b>	<b>CITY OF PHOENIX</b>	<b>DATE</b>
ESTIMATED RIGHT-OF-WAY COST \$ _____	TOTAL ACRES (OR PORTION) LANDSCAPED AREAS _____	DATE OF PRELIMINARY SITE PLAN APPROVAL _____
MAINTENANCE BY: ( ) CITY (x) OWNER		
SQUARE FOOTAGE OF TURF _____		

**KIVA NO:** \_\_\_\_\_  
**CCPR NO:** \_\_\_\_\_  
**SDEV NO:** \_\_\_\_\_  
**LPRN NO:** \_\_\_\_\_  
**Q-S NO:** \_\_\_\_\_

**T.J. McQUEEN & ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 SITE PLANNING

10450 N. 74th Street, Suite 120  
 Scottsdale, Arizona 85258  
 P. (602) 265-0520  
 EMAIL: timmcqueen@tjma.net

**REGISTERED LANDSCAPE ARCHITECT**  
 T.J. McQueen  
 No. 27186  
 Expires 01/15/18  
 ARIZONA STATE BOARD OF LANDSCAPE ARCHITECTURE  
 LICENSE NO. 06/30/12

REVISED	REVISIONS

## ARIZONA GRAND EVENT CENTER

8000 ARIZONA GRAND PARKWAY  
 PHOENIX, AZ 85044

**TS&M ASSOCIATES**

SDI Project No: 3539  
 Date: 2018-01-16  
 Sheet: **La.01**