



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-16-17-1**  
May 9, 2017

**Deer Valley Village Planning Committee Hearing Date:** May 18, 2017  
**Planning Commission Hearing Date:** June 8, 2017

**Request From:** S-1 (1.31 acres)  
RE-43 (0.27 acres)

**Request To:** C-1 (1.58 acres)

**Proposed Use:** Neighborhood retail center

**Location:** Northeast corner of 67th Avenue and Pinnacle Peak Road

**Owner:** M Brothers 67th Avenue, LLC Suite 245

**Applicant/Representative:** Nick Wood, Esq, Snell & Wilmer LLP

**Staff Recommendation:** Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>		Residential 0 to 2 dwelling units per acre	
<b>Street Map Classification</b>	67th Avenue	Major Arterial	65 feet east half street (City of Peoria)
	Pinnacle Peak Road	Local	0 feet (Maricopa County)
<b><u>CONNECT PEOPLE AND PLACES CORE VALUE</u></b>			
<b><i>OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></b>			
It is reasonable to support an increase to C-1 zoning at the subject site. The site has been designed as a small scale commercial center that will provide neighborhood commercial uses to the immediate area, as well as an equestrian trail.			
<b><u>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE</u></b>			
<b><i>ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</i></b>			
The proposed zoning will allow the opportunity for new businesses to locate in Phoenix, on the subject site.			

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE**

***CERTAINTY AND 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.***

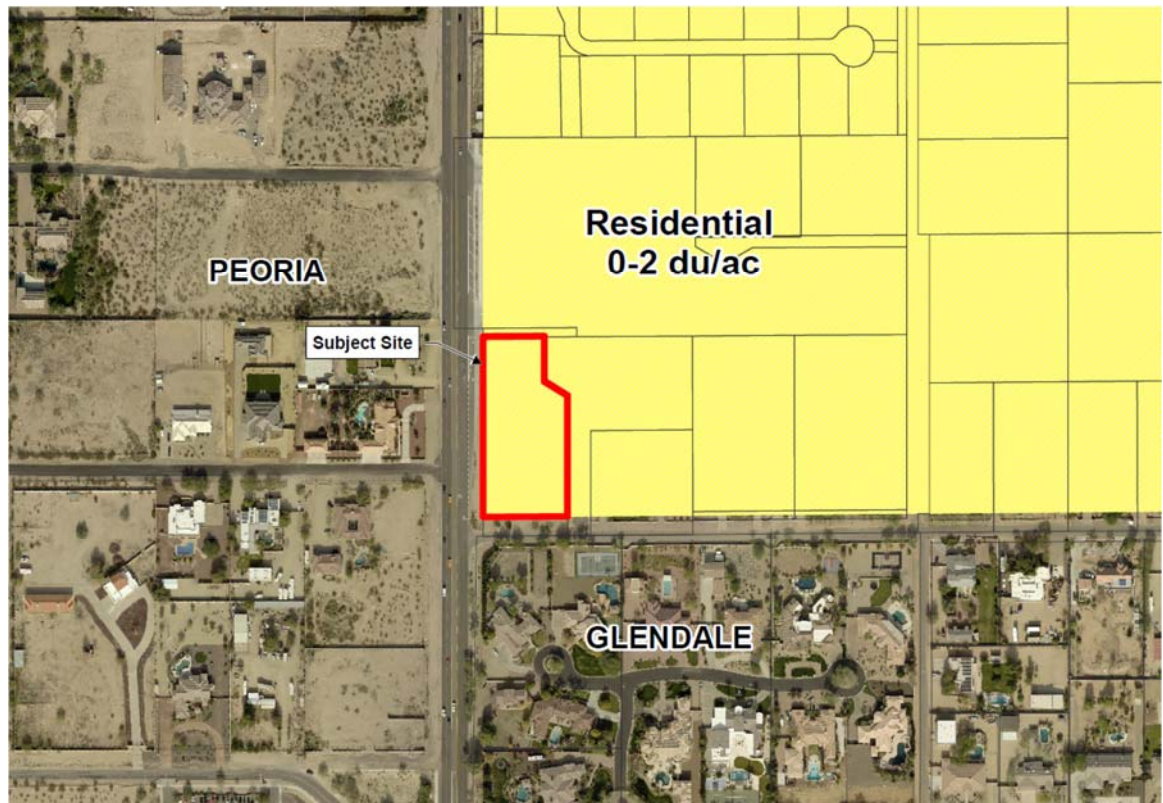
The proposed zoning will allow for the site to develop with neighborhood commercial uses at a scale that is appropriate for the area. The site is uniquely situated in a semi-rural area, on a major arterial street, and not immediately adjacent to single-family residential uses.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	S-1 and RE-43
<b>North</b>	School	R1-18
<b>South</b>	Single-family residential	RR-45 (Glendale)
<b>East</b>	Vacant land owned by school	S-1 and RE-43
<b>West</b>	Single-family residential	SR-43 (Peoria)

C-1 (Neighborhood Retail)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	Met – 25 feet
Interior sides	<u>North</u> <u>East</u>	25 feet for 15-foot high building 25 feet for 15-foot high building
		Met – 25 feet Met – 25 feet
<i>Landscape Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	Met – 25 feet
Interior sides	<u>North</u> <u>East</u>	10 feet 10 feet
		Met – 20 feet Met – 10 to 25 feet
Lot Coverage	Maximum 50%	Met – 25%
Building Height	Maximum 30 feet (Stipulated to maximum 20 feet)	Met – 15 feet
Parking	Medical/Retail Minimum 59 spaces	Met – 60 spaces

### **Background/Issues/Analysis**

1. This is a request to rezone a 1.58-acre site from S-1 (Ranch or Farm Residence) and RE-43 (Residential Estate – One Family Residence) to C-1 (Neighborhood Retail) to allow for a neighborhood retail center.
2. The property has a General Plan Land Use Map designation of Residential 0 to 2 dwelling units per acre, as does the surrounding area to the north and east. The rezoning proposal is not consistent with the General Plan land use designation; however a general plan amendment is not required because the rezoning request is for less than 10 acres. The area to the west is within the City of Peoria and the area to the south is within the City of Glendale.



3. The subject site is vacant. The property north of the site is developed with a school and is zoned R1-18 (Single-Family Residence District). The area east of the site is zoned S-1 (Ranch or Farm Residence). Immediately east of the site is also vacant and is owned by the school. The next property east is an assisted living home and further east are rural residential homes. Pinnacle Peak Road to the south is within Maricopa County's jurisdiction. The other side of Pinnacle Peak Road is developed with large estate homes in the City of Glendale. 67th Avenue to the west is within the City of Peoria's jurisdiction. There is a rural residential neighborhood with some vacant lots on the other side of 67th Avenue.



4. The proposed site plan depicts a small scale neighborhood commercial center with two buildings. One building is proposed along the east side of the site at 12,650 square feet and the other building on the north side at 3,400 square feet. An outdoor dining or seating area is proposed between the buildings. Parking is proposed along the street sides of the property and in front of the buildings, with vehicular access on both 67th Avenue and Pinnacle Peak Road. An equestrian trail is also proposed behind the larger building, along the east side of the site.
5. The proposed building elevations depict a one story building with a flat roof and varying roofline. A mix of materials, building pop-outs, metal awnings, and a neutral color palette are proposed. Staff is recommending a stipulation to require general conformance to the building elevations, as well as a maximum building height of one story and 20 feet.
6. The Public Transit Department is requiring construction of a bus stop pad along northbound 67th Avenue north of Pinnacle Peak Road, built according to City of



Phoenix Standard Detail P1262 and placed approximately 60 to 110 feet from the intersection.

7. The Street Transportation Department does not require any specific right-of-way dedications or improvements. The right-of-ways adjacent to the site are both outside of the Phoenix city limits. As mentioned previously 67th Avenue to the west is within the City of Peoria's jurisdiction and Pinnacle Peak Road is within Maricopa County's jurisdiction. The developer will need to work with the other jurisdictions for review and permitting of streets, sidewalk, landscaping, and driveways.
8. No known archaeological work is necessary for this project. 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.
9. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
10. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1255 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
11. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. The requirements and assurances for water and sewer service are determined during the site plan application review.
12. 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 not consistent with the General Plan Land Use Map designation of Residential 0 to 2 dwelling units per acre, however a general plan amendment is not required because the rezoning request is for less than 10 acres.
2. The proposed zoning will allow for the site to develop with neighborhood commercial uses at a scale that is appropriate for the area.

### **Stipulations**

1. The development shall be in general conformance with the elevations date stamped April 13, 2017, as approved by the Planning and Development Department.

2. The maximum building height shall be one story and 20 feet.
3. The developer shall construct a bus stop pad along northbound 67th Avenue north of Pinnacle Peak Road. The bus pad shall be built according to City of Phoenix Standard Detail P1262 and placed approximately 60 to 110 feet from the intersection of 67<sup>th</sup> Avenue and Pinnacle Peak Road.
4. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by Maricopa County Department of Transportation and the City of Peoria. All improvements shall comply with all ADA accessibility standards.
5. 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**

Racelle Escolar

May 9, 2017

**Team Leader**

Joshua Bednarek

**Attachments**

Sketch Map

Aerial Map

Site Plan, Landscape Plan, Elevations, and Color Sketch date stamped April 13, 2017

CITY OF PEORIA

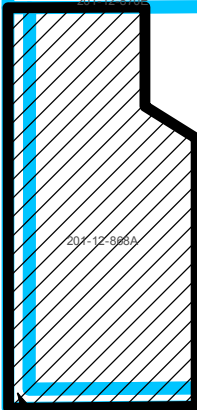
N 67TH AVE

R1-18  
PRD \*  
Z-42-13

201-12-514B S-1

201-12-514C

201-12-515B  
201-12-515D



S-1

201-12-870D

201-12-555

201-12-556

201-12-871C

201-12-513A

201-12-513B

W-PINNACLE-PEAK-RD

RE-43

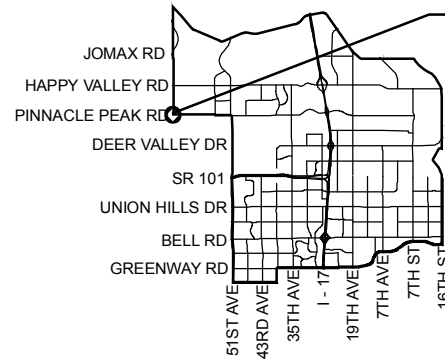
200-03-005C

200-03-004B

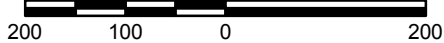
200-03-003B

CITY OF GLENDALE

Z-16-17



Feet



DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Nick Wood, Esq, Snell & Wilmer LLP

APPLICATION NO. Z-16-17

DATE: 03/22/2017  
REVISION DATES:

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

1.58 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 45-13

ZONING MAP O-4

REQUESTED CHANGE:

FROM: S-1, (1.31 a.c.),  
RE-43, (0.27 a.c.)

TO: C-1, (1.58 a.c.)

MULTIPLES PERMITTED

S-1, RE-43

C-1

CONVENTIONAL OPTION

1, 1

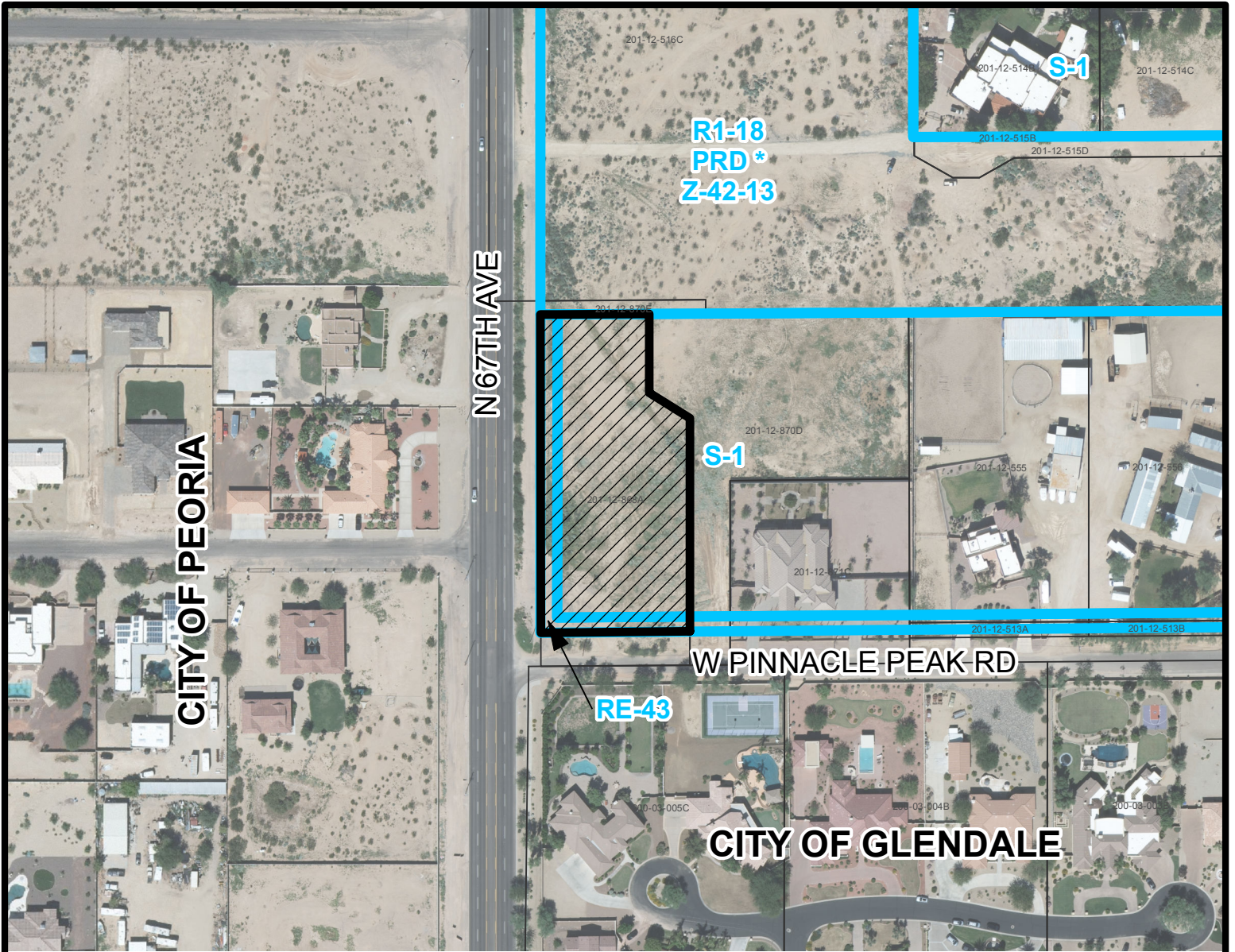
22

\* UNITS P.R.D. OPTION

N/A, N/A

27

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



**CITY OF PEORIA**

**N 67TH AVE**

**R1-18  
PRD\*  
Z-42-13**

**S-1**

**W PINNACLE PEAK RD**

**RE-43**

**CITY OF GLENDALE**

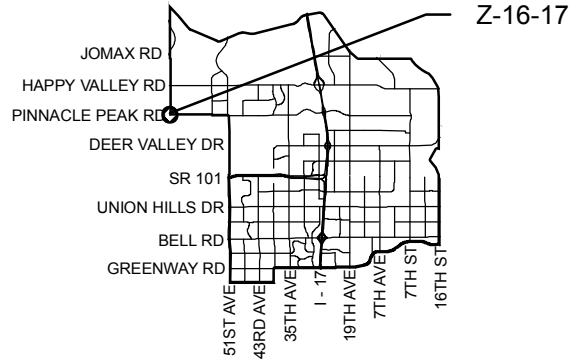


Feet

200 100 0 200

**DEER VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 1



**APPLICANT'S NAME:** Nick Wood, Esq, Snell & Wilmer LLP

**REQUESTED CHANGE:**

FROM: S-1, (1.31 a.c.),  
RE-43, (0.27 a.c.)

**APPLICATION NO.** Z-16-17

**DATE:** 03/22/2017  
**REVISION DATES:**

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

1.58 Acres

**AERIAL PHOTO &  
QUARTER SEC. NO.**  
QS 45-13

**ZONING MAP**  
O-4

TO: C-1, (1.58 a.c.)

**MULTIPLES PERMITTED**

S-1, RE-43  
C-1

**CONVENTIONAL OPTION**

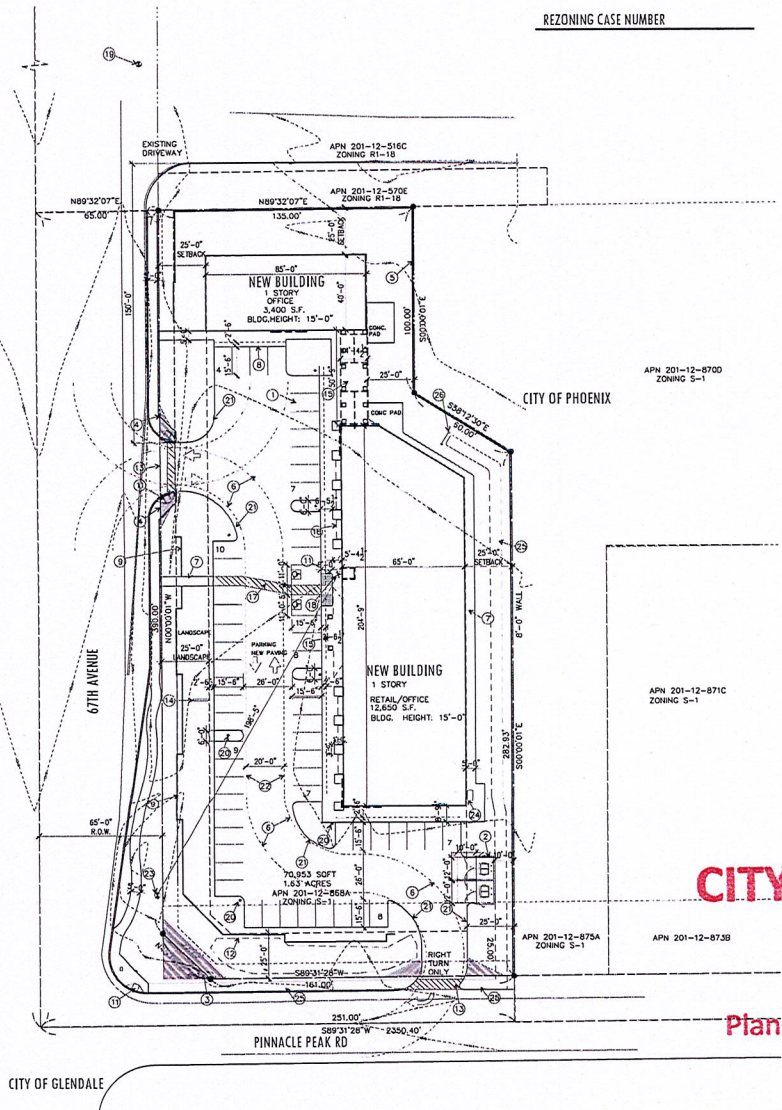
1, 1  
22

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

N/A, N/A  
27

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





REZONING CASE NUMBER

**PROJECT TEAM**

**OWNER:**  
48 Bishara 67th Avenue, LLC  
PH: (602) 332-3100  
CONTACT: DANNY MISHAL  
EMAIL: dandeyoung@gmail.com

**ARCHITECT:**  
Merge Architectural Group, LLC  
600 N 4th Street, Suite 112  
Phoenix, AZ 85004  
PH: (602) 635-1581  
CONTACT: Carlos Murrieta, AIA  
EMAIL: carlos@mergeag.com

**CIVIL:**  
ICJ ENGINEERING LLC  
2175 South Price Rd Ste 121  
Chandler, AZ  
PH: (480) 278-2711  
CONTACT: OMAR QORAYTES  
EMAIL: oqoraytes@icjengineering.com

**PROJECT DATA**

**PROJECT DESCRIPTION:**  
NEW DEVELOPMENT OF COMMERCIAL BUILDING FOR RETAIL/OFFICE USE.

**PROJECT LOCATION:**  
6670 W PINNACLE PEAK RD PHOENIX, AZ

**PROPOSED USE:**  
COMMERCIAL, RETAIL/OFFICE

**CURRENT ZONING:**  
S-1 + RE-43

**PROPOSED ZONING:**  
C-1

**PARCEL #:**  
201-12-866A

**PROJECT USE:**  
RETAIL/OFFICE

**SITE AREA:**  
GROSS 70,953 SF 1.63 ACRE  
NET 70,953 SF 1.63 ACRE

**BUILDING AREA:**  
OFFICE/RETAIL/ 12,650 S.F.  
OFFICE/ 2,400 S.F.  
TOTAL 16,050 S.F.

**CONSTRUCTION TYPE:**  
40  
SPRINKLERS: Y  
EMERGENCY LIGHT: Y

**GENERAL 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 MEASURING 33'x 33' ALONG THE PROPERTY LINES AT STREET INTERSECTION 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 ALL 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 FOR THIS PLAN."
- "TO AUTHORIZE MINOR AMENDMENT TO THE PLAN IN THE FUTURE:"

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

SIGNATURE OF COPYRIGHT OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
PRINTED NAME OF COPYRIGHT OWNER \_\_\_\_\_

**LEGAL DESCRIPTION**

THAT PORTION OF C.L.O. LOT 4, SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 7 AND BEING ALSO THE SOUTHWEST CORNER OF SAID C.L.O. LOT 4;  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 4 400 FEET;  
THENCE NORTH 80 DEGREES 28 MINUTES 00 SECONDS EAST, 200.00 FEET;  
THENCE SOUTH 00 DEGREES 04 MINUTES 00 SECONDS EAST, 100.00 FEET;  
THENCE SOUTH 88 DEGREES 18 MINUTES 31 SECONDS EAST, 60.00 FEET;  
THENCE SOUTH 00 DEGREES 04 MINUTES 00 SECONDS EAST, 307.84 FEET;  
THENCE SOUTH 89 DEGREES 27 MINUTES 31 SECONDS WEST, 251.00 FEET;  
TO THE POINT OF BEGINNING.

EXCEPT THE WEST 65.00 FEET THEREOF.

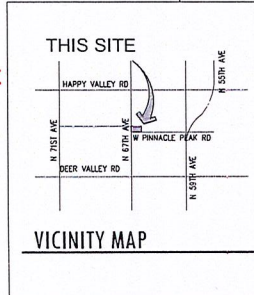
**KEYNOTES**

- 5'x8' PARKING SPACE TYPICAL.
  - TRASH ENCLOSURE PER CITY OF PHOENIX PUBLIC WORKS DETAILS, COLOR/FINISH TO MATCH BUILDING.
  - 33' x 33' SIGHT VISIBILITY TRIANGLE.
  - 10' x 20' SIGHT VISIBILITY TRIANGLE.
  - 8' H. MASONRY WALL AT ADJACENT RESIDENTIAL.
  - FIRE TRUCK TURNING RADIUS 33'45/35'
  - 5' SIDE WALK, TYPICAL UNL.O.
  - 6'-6" SIDEWALK, TYPICAL AT PARKING UNL.O.
  - J-O' PERIMETER SCREEN WALL.
  - NOT USED.
  - CONCRETE ACCESSIBLE RAMP 1:12
  - STONE RETENTION AREA SEE CIVIL DRAWINGS
  - NEW DRIVE
  - MONUMENTAL SIGN
  - CANOPY
  - ANNING
  - PAINT STRIPING
  - FIRE DEPARTMENT CONNECTION
  - EXISTING FIRE HYDRANT
  - SITE LIGHT 12'-0" HEIGHT
  - FIRE ROUTE
  - PROPOSED FIRE HYDRANT
  - ELECTRICAL EQUIPMENT
  - TRAIL
  - HORSE HITTING POST
- RED FIRE LINE STRIPING SHALL BE PAINTED SAFETY RED, 6 IN. WIDE, ON CURBS AND/OR WHERE INDICATED. MUST INCLUDE THE WORDS "NO PARKING - FIRE LANE."

**CITY OF PHOENIX**

APR 13 2017

Planning & Development  
Department



**APPROVALS**

KIVA # 16-3069  
SDEY # 1600554  
QSIF. 45-13



**OWNER INFORMATION**  
M. Brothers 67th Avenue LLC  
Contact: Danny Mishal  
PH: (602) 332-3100  
email: dandeyoung@gmail.com

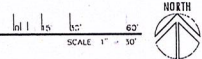
**PROJECT:**  
COMMUNITY BUILDING DEVELOPMENT FOR RETAIL / OFFICE USE  
6677 W. Pinnacle Peak Road  
Phoenix, Arizona

**COPYRIGHT:**  
THIS DRAWING IS AN INSTRUMENT OF SERVICE ONLY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE SHALL VOID THE ARCHITECT'S SEAL AND SIGNATURE HEREON AND NO PROFESSIONAL LIABILITY SHALL BE INCURRED.

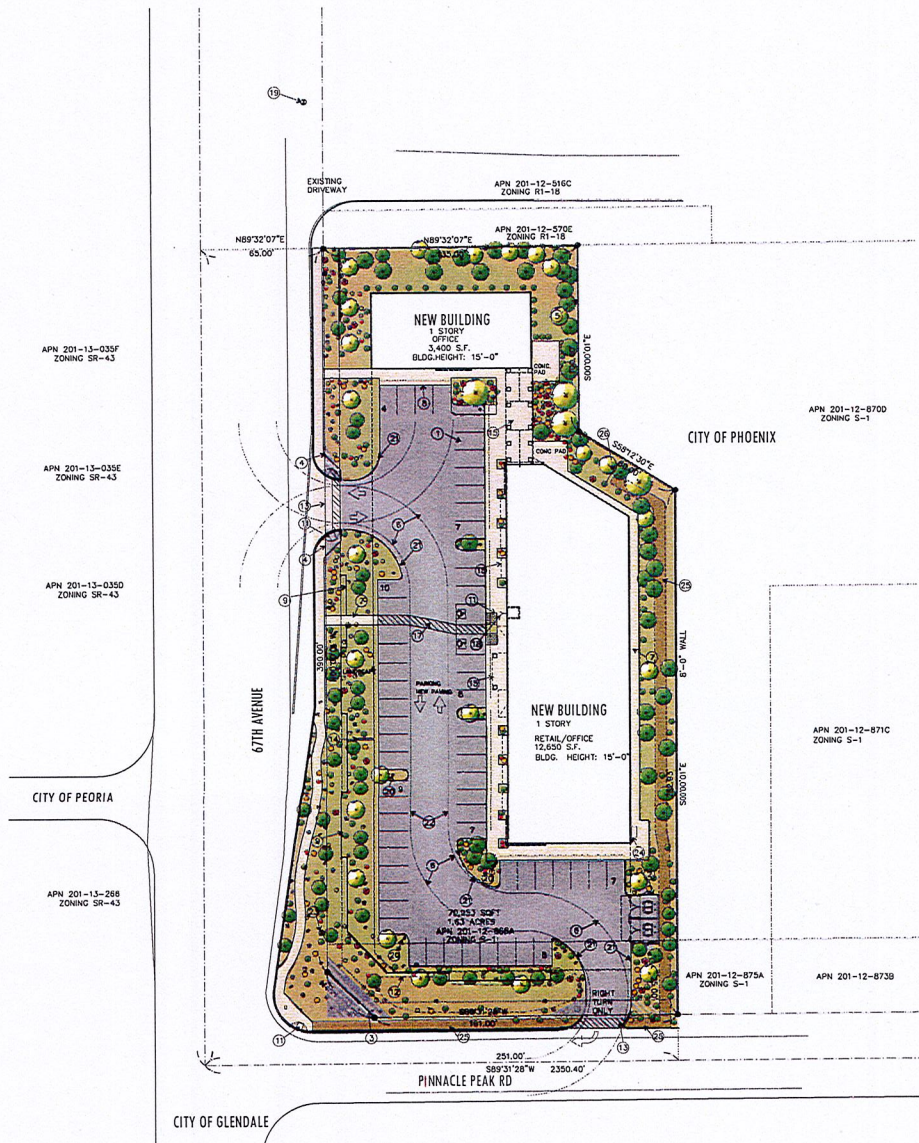
**SITE PLAN**

DATE: 4/10/17  
SHEET: A100

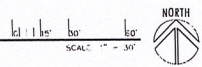
PRELIMINARY SITE PLAN







**PRELIMINARY LANDSCAPE PLAN**



**KEYNOTES**

1. 8.5'x10' PARKING SPACE TYPICAL.
2. BRUSH ENCLOSURE PER CITY OF PHOENIX PUBLIC WORKS DETAILS. COLOR/FINISH TO MATCH BUILDING.
3. 33' X 33' SIGHT VISIBILITY TRIANGLE.
4. 10' X 20' SIGHT VISIBILITY TRIANGLE.
5. 6" H. WASHDOWN WALL AT ADJACENT RESIDENTIAL.
6. FIRE TRUCK TURNING RADIUS 35/45/35'
7. 5' SIDE WALK, TYPICAL U.M.G.
8. 6'-4" SIDEWALK, TYPICAL AT PARKING U.M.G.
9. 3'-0" PERIMETER SCREEN WALL.
10. NOT USED.
11. CONCRETE ACCESSIBLE RAMP 1:12.
12. STORM RETENTION AREA SEE CIVIL DRAWINGS.
13. NEW DRIVE.
14. MONUMENTAL SIGN.
15. CANOPY.
16. MARKING.
17. PAINT STRIPING.
18. FIRE DEPARTMENT CONNECTION.
19. EXISTING FIRE HYDRANT.
20. SITE LIGHT 12'-0" HEIGHT.
21. RED FIRE LANE PAINT AND SIGNAGE.
22. FIRE ROUTE.
23. PROPOSED FIRE HYDRANT.
24. ELECTRICAL EQUIPMENT.
25. LIGHTSTATION PARTMENT.
26. HOV2, WATCH POST.

**LANDSCAPE NOTES**

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SEEDS AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM SITE.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN IRRIGATION SYSTEM.
4. ALL PLANT MATERIALS SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN VISIBILITY TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW MORE THAN 30'.
5. ALL NON TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
6. RETENTION SHOW IN CONCEPTUAL REFER TO ENGINEERING PLANS FOR GRADING AND DRAINAGE CONFIGURATION.
7. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.

**CONCEPTUAL PLANT PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>		
CERDOLIA "DESERT MUSEUM"	DESERT MUSEUM PALOVERDE	24" BOX
QUERCUS VIRGINIANA	LIVE OAK	36" BOX
ACADIA ANEURA	MULGA	36"/24" BOX
<b>SHRUBS</b>		
CECALPINA MEXICANA	MEXICAN BIRD OF PARADISE	3 GALLON
CECALPINA PALCHERRIMA	RED BIRD OF PARADISE	3 GALLON
LEUCOPHYLLUM CANDIDUM	VIOLET SILVERLEAF	3 GALLON
LEUCOPHYLLUM LYNN'S LEGACY	LYNN'S LEGACY SAGE	3 GALLON
MULLENBERGIA CAPILLARIS	REGAL MIST GRASS	3 GALLON
RUELLIA PENINSULARIS	SKA-BUELLIA	3 GALLON
<b>CACTUS &amp; SUCCULENTS</b>		
AGAVE VILANDRIANA	OCTOPUS AGAVE	3 GALLON
ALOE BARBADENSIS	YELLOW FLOWER MEDICAL ALOE	3 GALLON
HESPERALOE FUNIFERA	COHARLAN ESPERALOE	3 GALLON
HESPERALOE PARVIFLORA	RED YUCCA	3 GALLON
LANTANA MONTEVIDEOENSIS	TRAILING LANTANA	3 GALLON
LANTANA SPECIOSA	"NEW GOLD"	3 GALLON
<b>MISCELLANEOUS</b>		
DECOMPOSED GRANITE	2" MINUS "WALKER COLO" 2" DEPTH	

**LANDSCAPE AREA**

- 15'-0" STREET LANDSCAPE
- 10'-0" ADJACENT LOTS
- INTERIOR PARKING AREA: 25,714
- INTERIOR LANDSCAPE PROVIDED: 3,670 (14%)
- MIN INTERIOR SURFACE AREA REQUIRED: 10%

**APPROVALS**

KIVA # 16-3069  
 SDEV # 1600554  
 OS# 45-13

**CITY OF PHOENIX**

APR 13 2017

Planning & Development  
 Department

**MERGE ARCHITECTURAL GROUP**  
 600 N 4th ST, SUITE 112  
 PHOENIX ARIZONA 85004  
 P (602) 635 1581  
 F (602) 635 1581  
 merge@mergeag.com

OTHER INFORMATION  
 M. Brothers 67th Avenue LLC  
 Contact: Danny Matral  
 P: 602.730.1100  
 email: dmatral@brothersgroup.com

PROJECT:  
 COMMUNITY BUILDING  
 DEVELOPMENT FOR RETAIL /  
 OFFICE USE  
 6677 W. Pinnacle Peak Road  
 Phoenix, Arizona

COPYRIGHT:  
 THIS DRAWING IS AN INSTRUMENT OF SERVICE  
 ONLY AND IS NOT TO BE REPRODUCED, COPIED,  
 OR OTHERWISE USED IN ANY MANNER WITHOUT THE  
 WRITTEN PERMISSION OF THE ARCHITECT. ANY  
 UNAUTHORIZED USE SHALL VOID THE ARCHITECT'S  
 SEAL AND SIGNATURE HEREON AND NO  
 PROFESSIONAL LIABILITY SHALL REMAIN.  
 SHEET TITLE

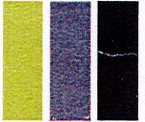
**LANDSCAPE PLAN**

DATE: 4/10/17  
 SHEET









**MERGE**  
ARCHITECTURAL  
GROUP

600 N 4th ST, SUITE 112  
PHOENIX ARIZONA 85004  
P (602) 635 1581  
F (602) 635 1581  
merge@mergeag.com



SEAL

OWNER INFORMATION  
M. Brothers 67th Avenue LLC

PROJECT  
COMMERCIAL BUILDING  
DEVELOPMENT FOR RETAIL /  
OFFICE USE  
6670 W. Pinnacle Peak Road  
Phoenix Arizona



**CITY OF PHOENIX**

**APR 13 2017**

**Planning & Development  
Department**

COPYRIGHT  
THIS DRAWING IS AN INSTRUMENT OF SERVICE  
ONLY AND IS NOT TO BE REPRODUCED, COPIED,  
OR OTHERWISE USED IN ANY MANNER WITHOUT  
THE WRITTEN PERMISSION OF THE ARCHITECT. ANY  
UNAUTHORIZED USE SHALL VOID THE ARCHITECT'S  
SEAL AND SIGNATURE HEREON AND NO  
PROFESSIONAL LIABILITY SHALL BE ASSUMED.

**COLOR  
SKETCH**

DATE: 03/19/17  
SHEET

**A300**

B:\Business Development\67th Pinnacle Peak\67th Pinnacle Peak.dwg  
2/20/17 4:15:05 PM