



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-65-15-8**  
December 28, 2015

<b>Laveen Village Planning Committee Hearing Date</b>	January 11, 2016
<b>Planning Commission Hearing Date</b>	February 4, 2016
<b>Request From:</b>	S-1 (39.70 acres)
<b>Request To:</b>	R1-8 (39.70 acres)
<b>Proposed Use</b>	Single-Family Residential
<b>Location</b>	Approximately 1,240 feet south of the southwest corner of 51st Avenue and Southern Avenue
<b>Owner</b>	Rampey Family Trust
<b>Applicant's Representative</b>	William F. Allison, Gallagher & Kennedy, P.A.
<b>Staff Recommendation</b>	Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>	Residential 3.5 to 5 du/acre		
<b>Street Map Classification</b>	51st Avenue	Major Arterial	120-foot west half street
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></b></p> <p>The proposed single-family subdivision incorporates design provisions that ensure the development's compatibility with adjacent neighborhoods and consistency with the Laveen Southwest Growth Study.</p>			
<p><b><i>CONNECT PEOPLE AND PLACES CORE VALUE; CANALS AND TRAILS; DESIGN PRINCIPLES: Plan, design, and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.</i></b></p> <p>As stipulated, the development provides enhanced pedestrian linkages that will offer new residents access to adjoining neighborhoods, neighborhood retail and nearby open space amenities.</p>			

<b>Area Plan</b>
Laveen Southwest Growth Study. See Items 4 and 5 in the Background/Issues/Analysis Section.

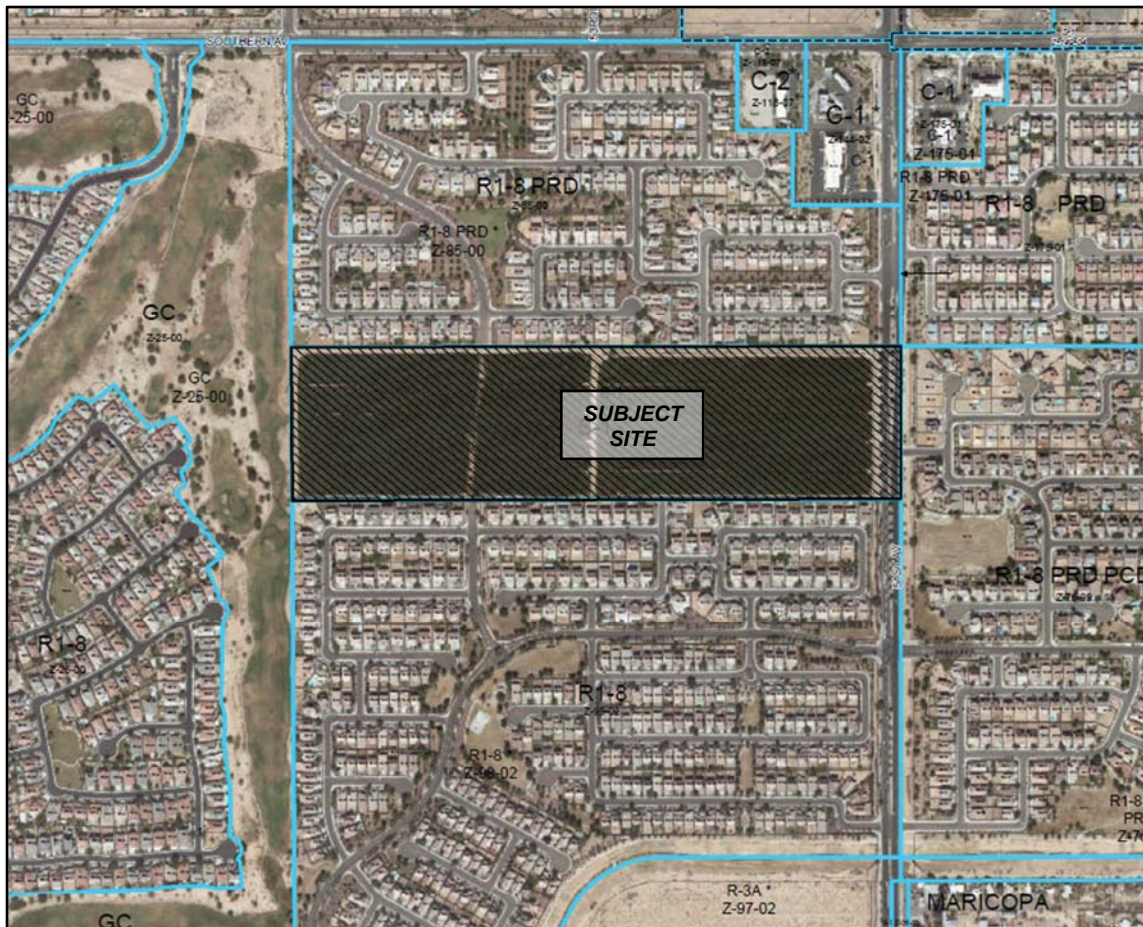
<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Agriculture	S-1
<b>North</b>	Single Family Residential	R1-8
<b>South</b>	Single Family Residential	R1-8
<b>East</b>	Single Family Residential	R1-8
<b>West</b>	Golf Course	GC

<b>R1-8 (Single-Family Residence District), Planned Residential Development Option</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
Typical Lot Size	Varies	Minimum 50 feet x 115 feet
Density	4.5 (5.5 with bonus) du/acre	Met – 3.73 du/acre
<b>Minimum Perimeter Building Setbacks</b>		
<i>Street (front, rear or side)</i>	15 feet	Met – 15 feet
<i>Rear</i>	15 feet (1-story) 20-feet (2-story)	Met – 15 feet (1-story) 20 feet (2-story)
<i>Side</i>	10 feet (1-story) 15 feet (2-story)	Met – 15 feet (1-story) 20 feet (2-story)
<b>Minimum Interior Building Setbacks</b>		
<i>Front</i>	10 feet	Met – 10 feet
<i>Rear</i>	None (Building Code)	None specified
<i>Street Side</i>	10 feet	Met – 10 feet
<i>Side</i>	None (Building Code)	None specified
Lot Coverage	Primary structure, not including attached shade structures: 40% Total: 50%	Met – Primary structure, not including attached shade structures: 40% Total: 50%
Common Area	Minimum 5% of gross area	Met – 12%

**Background/Issues/Analysis**

1. This is a request to rezone a 39.70 acre parcel from S-1 (Ranch or Farm Residence) to R1-8 (Single-Family Residence District) to allow for a single-family subdivision.

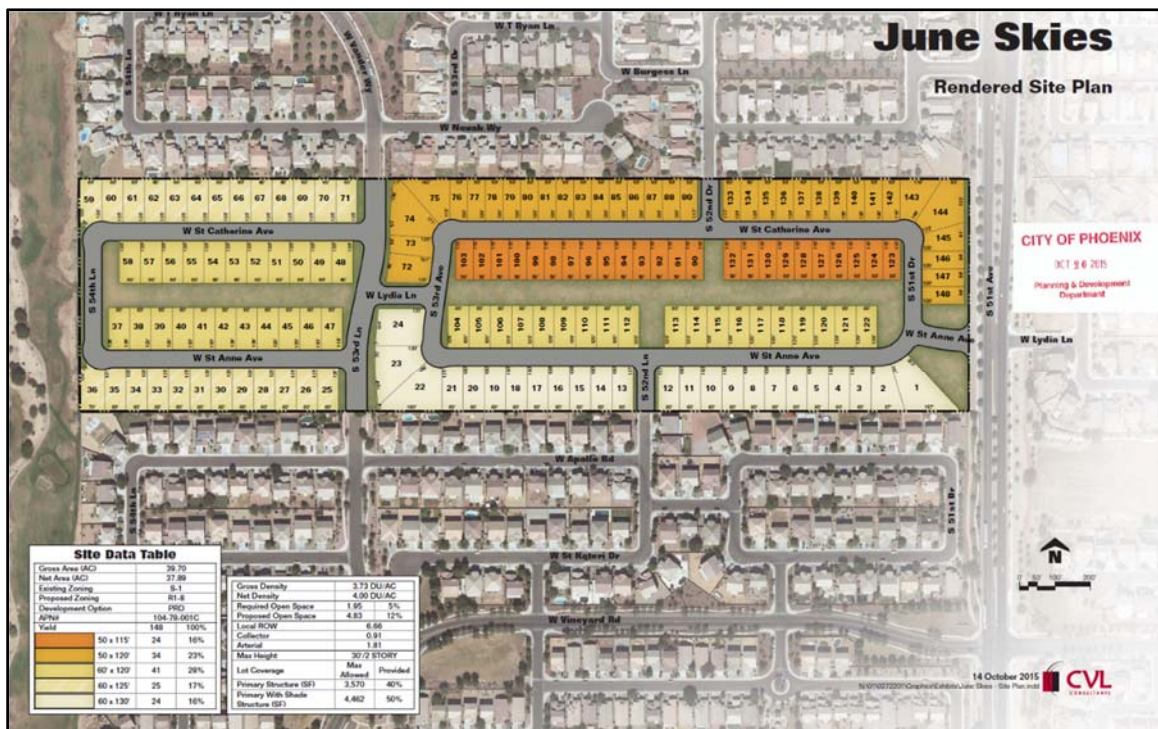
2. The General Plan Land Use Map designation for this property is Residential 3.5 to 5 dwelling units per acre. The proposed single-family development is consistent with the General Plan designation.
3. Currently, the subject site is used for agricultural purposes. Single-family subdivisions zoned R1-8 (Single-Family Residence District) are located to the north, south and east of the site. A golf course, zoned GC (Golf Course District), is located to the west of the site.



4. Adopted in 1998, the Laveen Southwest Growth Study provides guidance for land use decisions in the Laveen Village while protecting the area's unique attributes. The study includes a land use plan that designates the property for residential development at a density of 2 to 5 dwelling units per acre. The development's proposed density, at 3.73 dwelling units per acre, is consistent with the study's land use recommendation.
5. In addition to the land use plan, the Laveen Southwest Growth Study includes a set of design policies intended to preserve and build upon Laveen's agricultural character. Design guidelines suggest inclusion of view fencing for perimeter walls, central open space elements, landscaped subdivision entries, detached sidewalks on local streets, and variety in housing design. The proposed

development, as stipulated, is consistent with these design recommendations by providing view fencing along the central open space area, landscaped tracts along 51st Avenue, detached sidewalks and residential façade diversity. Stipulations have been added addressing view fencing and detached sidewalks to address these design guidelines.

- The conceptual site plan depicts a single-family subdivision consisting of 148 lots with a centralized open space amenity area. The development will provide a mix of lot sizes ranging from 5,750 square feet to 7,800 square feet. Individual parcels have a minimum lot width of 50 feet, which is in excess of the 45-foot minimum required by the Zoning Ordinance. The proposed density of 3.73 dwelling units per acre is also below the maximum of 4.5 dwelling units per acre permitted by the Zoning Ordinance. Main access to the site will be provided from 51st Avenue with local street connections linking this development to the existing residential neighborhoods on both the north and south. In order to match the character of the surrounding single-family subdivisions, staff is recommending a stipulation of general conformance to the site plan with specific regard to the number of lots and a minimum amount of open space. In addition, a stipulation has been included limiting development to one-story along 51st Avenue.



- Conceptual elevations depicting variation in design, color and material are provided for the subdivision. In addition, the proposed development is subject to Single-Family Design Review. The review guidelines are to provide house designs with sufficient variation in elevations and detailing which address the goal of diversity while maintaining an identifiable image for the subdivision. A

stipulation of general conformance with the provided building elevations has been included to ensure high-quality housing design for the project.

8. A multi-use trail exists along 51st Avenue to the north and the south of the proposed development. The Parks and Recreation Department has requested dedication of a trail easement and construction of a multi-use trail along the west side of 51st Avenue. A stipulation has been added addressing this request.
9. The Public Transit Department has requested construction of a transit pad/bus shelter along the west side of 51st Avenue adjacent to the project to serve future bus service in the area. A stipulation has been added for dedication of right-of-way and construction of the bus shelter.
10. The Street Transportation Department has proposed a stipulation regarding full improvement of all new and existing streets within and adjacent to the development with paving and incidentals.
11. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
12. 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 2195 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. 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 development is consistent with the General Plan Land Use designation of 3.5 to 5 dwelling units per acre and will provide additional housing choices for Laveen Village residents.
2. The inclusion of detached sidewalks, local street connections and construction of a multi-use trail will provide enhanced connectivity for residents in the area.
3. Design features of the development are compatible with existing residential developments and are consistent with the Laveen Southwest Growth Study.

### **Stipulations**

1. The development shall be in general conformance with the site plan and elevations date stamped October 20, 2015, as modified by the following stipulations and as approved by the Planning and Development Department with specific regard to the following:
  - a. A maximum of 148 lots.
  - b. A minimum of 10% open space.
2. The development shall utilize view fencing for all lots that back onto internal open space, as approved by the Planning and Development Department. Fencing shall be considered view fencing if a minimum of 33% is open, excluding pillars and piers.
3. Lots 144-148 shall be limited to one-story (20 feet), as approved by the Planning and Development Department.
4. All sidewalks shall be detached with a minimum five foot wide landscape strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center, or in equivalent groupings, along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the property owner.
5. The property owner shall dedicate a 10-foot multi-use trail easement and construct a 10-foot multi-use trail along the west side of 51<sup>st</sup> Avenue. The multi-use trail shall be constructed in accordance with the MAG 2012 City of Phoenix supplement Section 429 and city of Phoenix Standard Detail P1130, as approved by the Parks and Recreation Department.
6. Right-of-way shall be dedicated and a transit pad/bus shelter constructed per city of Phoenix Standard Detail P1262, along the west side of 51st Avenue, 1,400 feet south of Southern Avenue as approved by the Planning and Development Department.
7. The property owner 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.

Staff Report: Z-65-15-8

December 28, 2015

Page 7 of 7

**Writer**

Samantha Keating

12/23/15

**Team Leader**

Joshua Bednarek

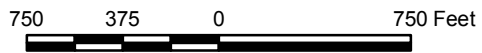
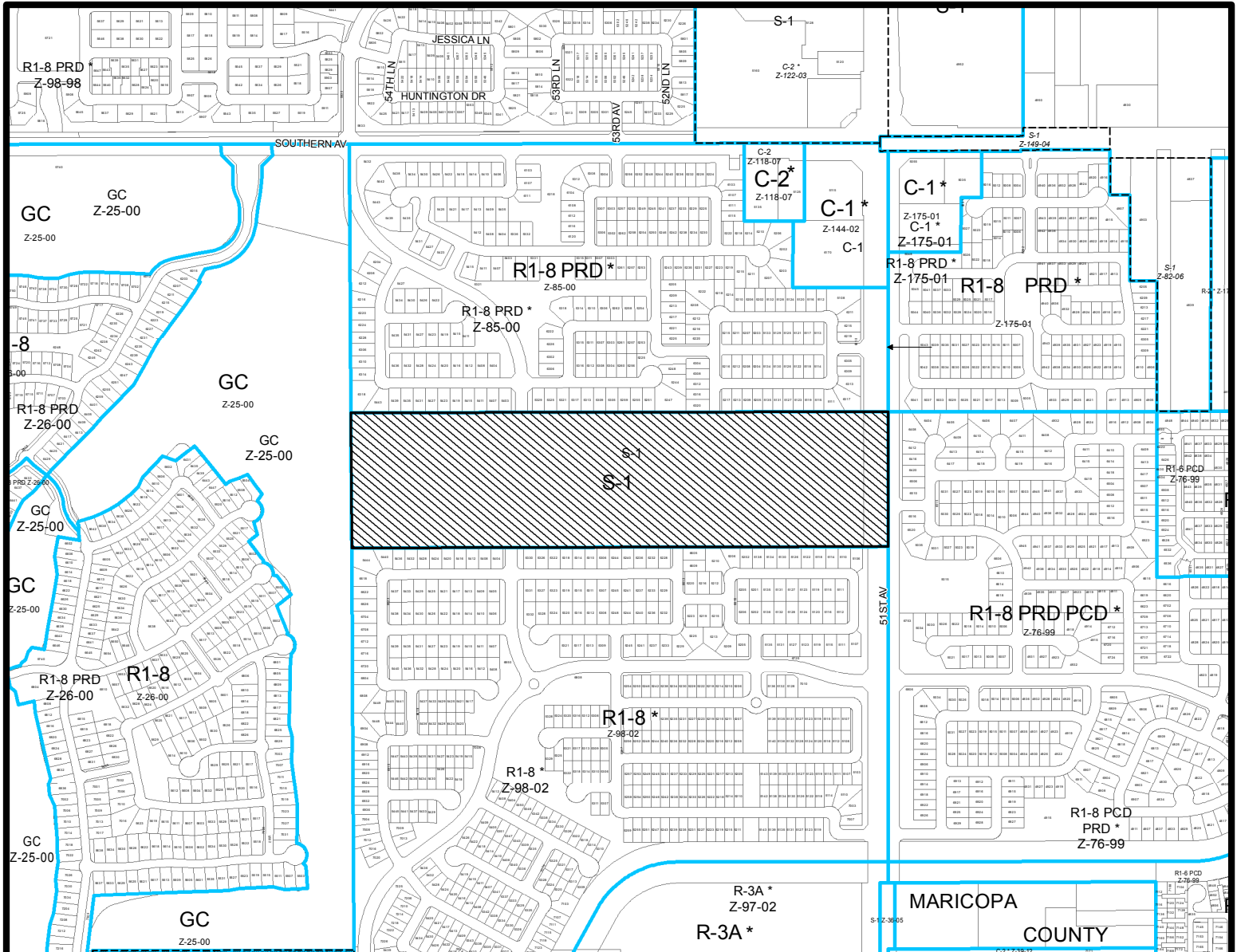
**Attachments**

Sketch Map

Aerial

Site Plan date stamped 10/20/2015 (4 pages)

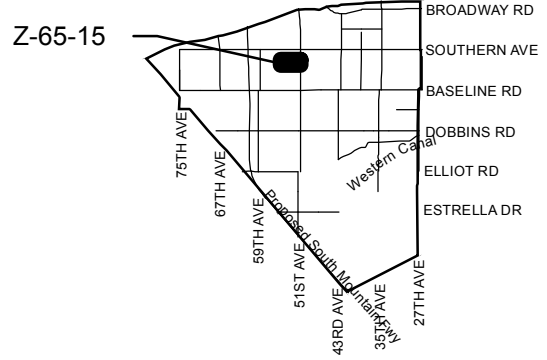
Elevations date stamped 10/20/2015 (36 pages)



CITY OF PHOENIX PLANNING DEPARTMENT

**LAVEEN VILLAGE**

CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: **Beazer Homes Holding Corporation**

APPLICATION NO. **Z-65-15**

DATE: **11/6/15**  
REVISION DATES:

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

AERIAL PHOTO & QUARTER SEC. NO. **QS 2-16**  
ZONING MAP **D-5**

REQUESTED CHANGE:  
FROM: **S-1 (39.70 a.c.)**  
TO: **R1-8 (39.70 a.c.)**

MULTIPLES PERMITTED
S-1
R1-8

CONVENTIONAL OPTION
39
158

* UNITS P.R.D. OPTION
39
205

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





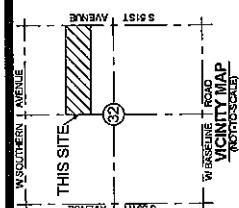




# CONCEPTUAL SUBDIVISION PLAN FOR JUNE SKIES

PREPARED FOR  
AIRTRIS PLANNED RESIDENTIAL DEVELOPMENT  
SUBJECT TO SINGLE FAMILY DESIGN REVIEW

PREPARED BY  
CIVIL CONSULTANTS, INC.  
4650 N. 18TH STREET  
PHOENIX, AZ 85018  
PHONE: 602.998.2822  
CONTACT: DAVID CROBLE



## LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED BOUNDARY
- PROPOSED CENTER LINE
- (S.V.T.) SUBT VISIBILITY TRIANGLE
- (M.A.E.I.) INDICES, BICULAR NON-PROGRESS ELEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- 1" VALVE
- 2" VALVE
- 8" P.U.E.

CITY OF PHOENIX  
101 28 276  
Planning & Development  
Department

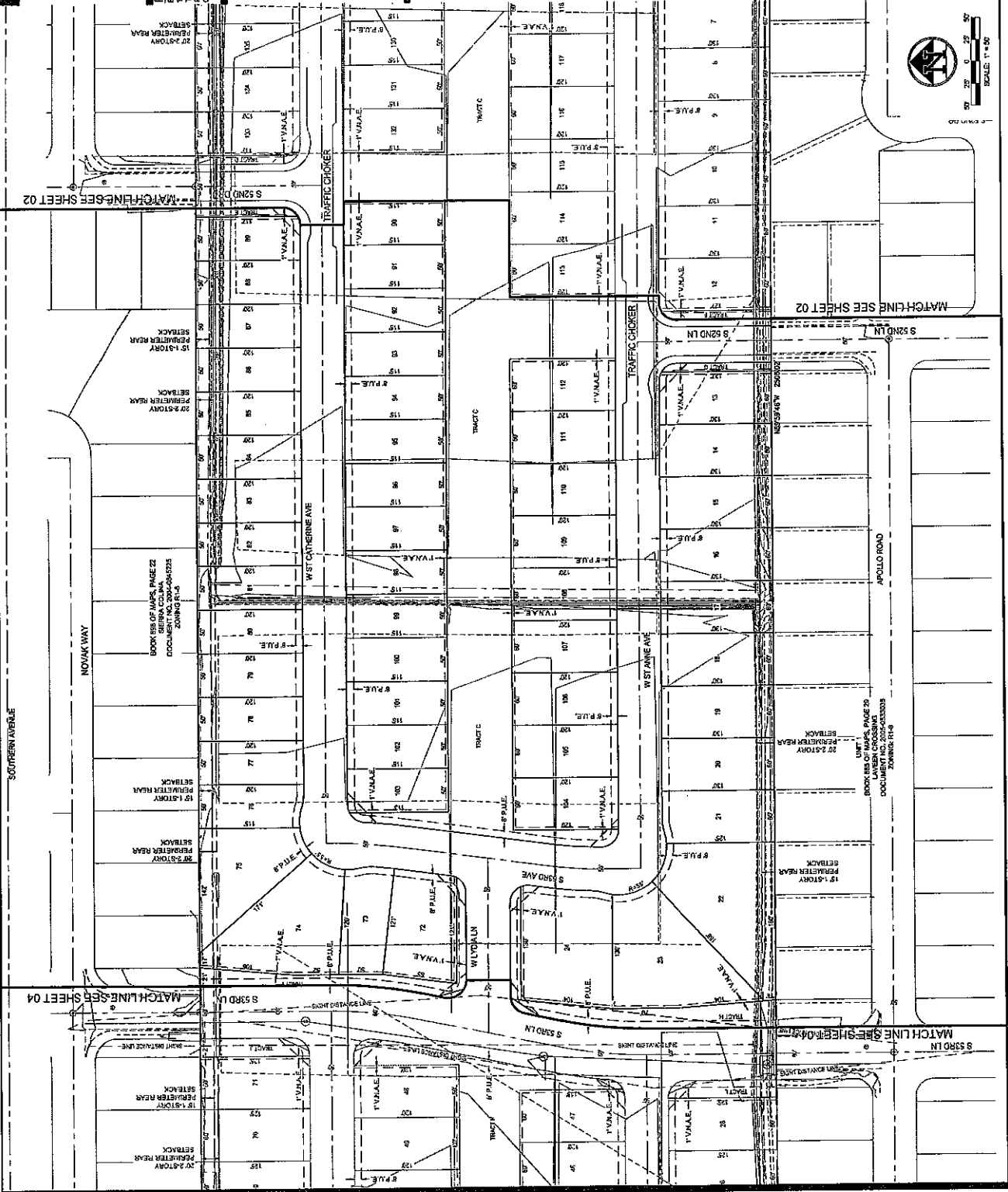
SHEET INDEX  
SHEET 01 - COVER SHEET / TYPICAL LOT DETAIL / LOT DATA TABLE / LOT COVERAGE TABLE / SITE DATA TABLE / TRACT  
SHEET 02 - CONCEPTUAL SUBDIVISION PLAN



4650 N. 18TH STREET, PHOENIX, AZ 85018 | PHONE: 602.998.2822 | FAX: 602.998.2823 | WWW.CIVILCONSULTANTS.COM



SHEET  
03 OF 04  
W/14-15-17  
P/APP: 1502756  
S/REV: 1503049



BOOK 18 OF MAPS, PAGE 22  
DOCUMENT NO. 2004-04-0225  
ZONING P.L.A.

BOOK 18 OF MAPS, PAGE 20  
LAWREN CROSSING  
DOCUMENT NO. 2004-04-0220  
ZONING P.L.A.

BOOK 18 OF MAPS, PAGE 21  
DOCUMENT NO. 2004-04-0224  
ZONING P.L.A.

BOOK 18 OF MAPS, PAGE 19  
DOCUMENT NO. 2004-04-0219  
ZONING P.L.A.

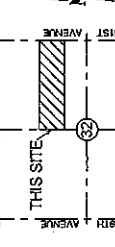
# CONCEPTUAL SUBDIVISION PLAN FOR

## JUNE SKIES

PREPARED BY  
**CVL CONSULTANTS, INC.**  
 450 N. 17th Street, Phoenix, AZ 85014  
 PHONE: (602) 238-4722  
 FAX: (602) 238-4723  
 CONTACT: CAROL GRUBLEY

PREPARED FOR  
**BEASER HOMES**  
 10000 N. 19th Avenue, Suite 301  
 Phoenix, AZ 85021  
 PHONE: (602) 947-4623  
 CONTACT: CAROL GRUBLEY

THIS SITE  
 W. SOUTHERN I. AVENUE  
 S 53RD AVENUE  
 S 51ST AVENUE  
 W. BASELINE T. ROAD  
 VICINITY MAP  
 (NOT TO SCALE)



PROPOSED LOTS  
 PROPOSED ROW  
 PROPOSED BOUNDARY  
 PROPOSED CENTER LINE  
 (S.V.T.) SIGHT-VISIBILITY TRIANGLE  
 (V.V.A.E.) INDICATES VEHICULAR  
 NON-ADDRESS EASEMENT  
 (P.U.E.) INDICATES PUBLIC UTILITY  
 EASEMENT

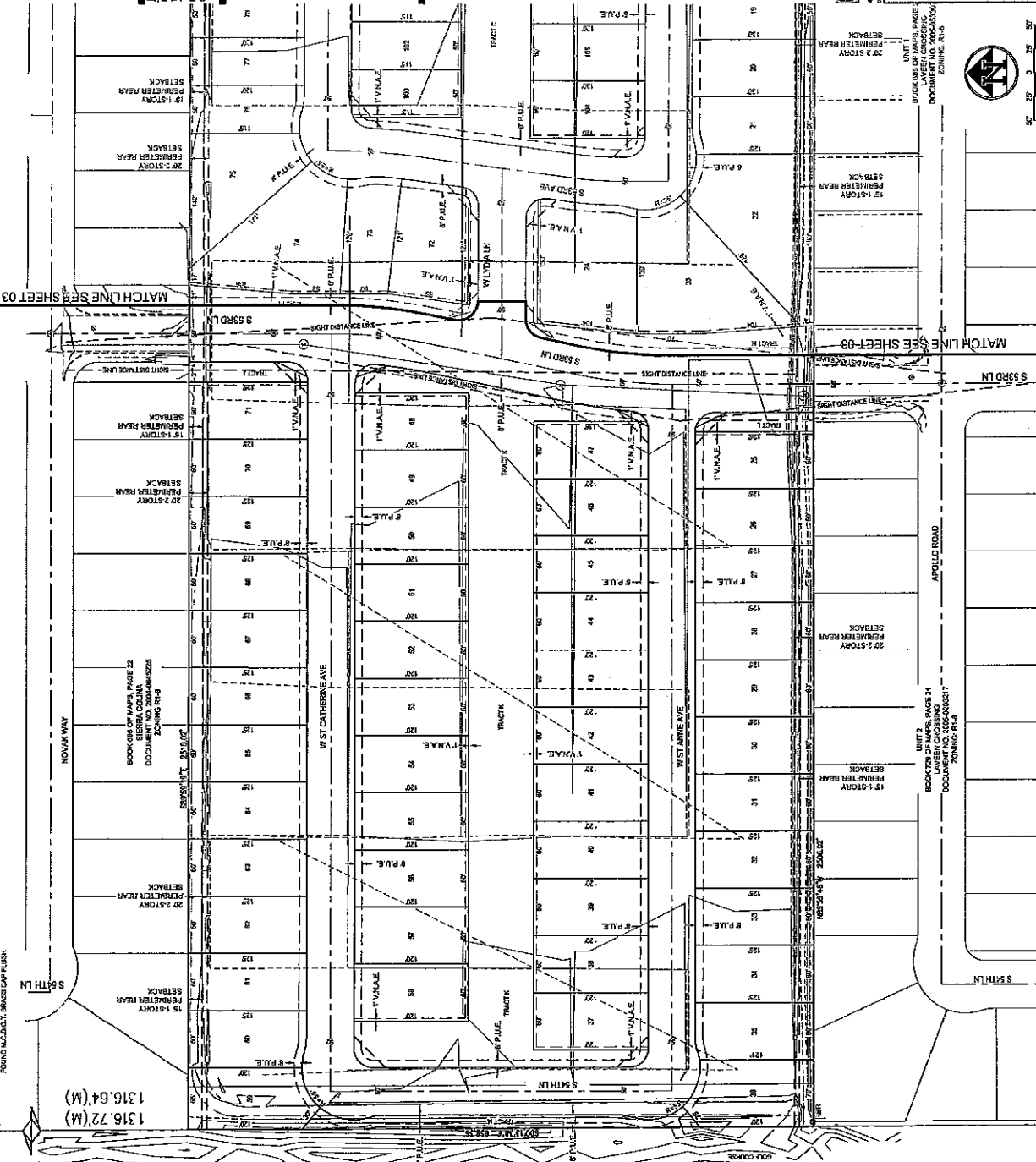
CITY OF PHOENIX  
 OCT 29, 2015  
 Planning & Development  
 Department

SHEET INDEX  
 SHEET 01 - 01: TRACT MAP, LOT EASEMENT, LOT EASEMENT  
 TABLES / LOT COVERAGE TABLE / SITE DATA TABLE / TRACT  
 DATA TABLE SECTION DETAILS  
 SHEET 02 - 04: CONCEPTUAL SUBDIVISION PLAN

CVL  
 CONSULTANTS, INC.  
 450 N. 17th Street, Phoenix, AZ 85014  
 PHONE: (602) 238-4722  
 FAX: (602) 238-4723  
 CONTACT: CAROL GRUBLEY

SHEET 04 OF 04  
 PWA: 15-1847  
 EXPIRES: 12/30/19  
 DATE: 10/29/15

PHOENIX SUBDIVISION MAP ACT § 15-1847



BOOK 005 OF MAPS, PAGE 22  
 LAYER CROSSING  
 OCCUPANCY ZONING R-1.5

BOOK 073 OF MAPS, PAGE 34  
 LAYER CROSSING  
 OCCUPANCY ZONING R-1.5

BOOK 005 OF MAPS, PAGE 22  
 LAYER CROSSING  
 OCCUPANCY ZONING R-1.5

BOOK 073 OF MAPS, PAGE 34  
 LAYER CROSSING  
 OCCUPANCY ZONING R-1.5

SCALE: 1" = 80'

CVL CONSULTANTS, INC.  
 450 N. 17th Street, Phoenix, AZ 85014  
 PHONE: (602) 238-4722  
 FAX: (602) 238-4723  
 CONTACT: CAROL GRUBLEY



# BEAZER HOMES

## June Skies

### 35' Plans:

- V434 – Ashburn (2659 SQ. FT. – Two Story)
- V436 – Silverado (1719 SQ. FT. – Single Story)
- V437 – Chaparral (1902 SQ. FT. – Single Story)
- V439 – Abilene (2880 SQ. FT. – Two Story)
- V454 – California Plan (2273 SQ. FT. – Two Story)

### 45' Plans:

- V310 – Winslow (2224 SQ. FT. – Single Story)
- V311 – Rockwell (2525 SQ. FT. – Single Story)
- V329 – Copley (1939 SQ. FT. – Single Story)
- V331 – Durand (3290 SQ. FT. – Two Story)

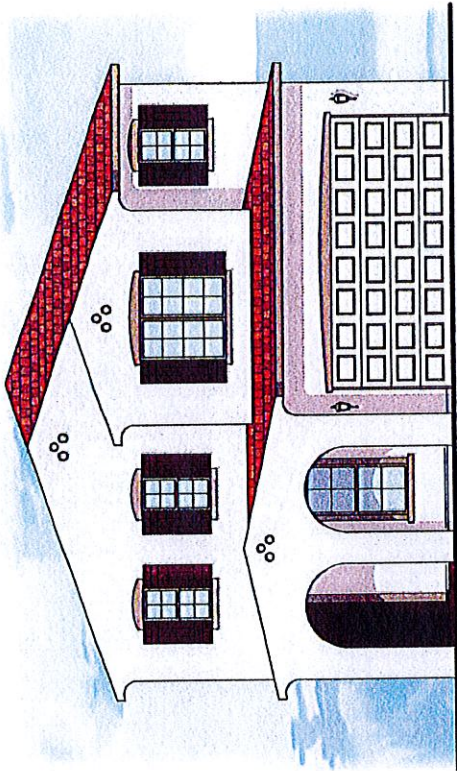


# BEAZER HOMES

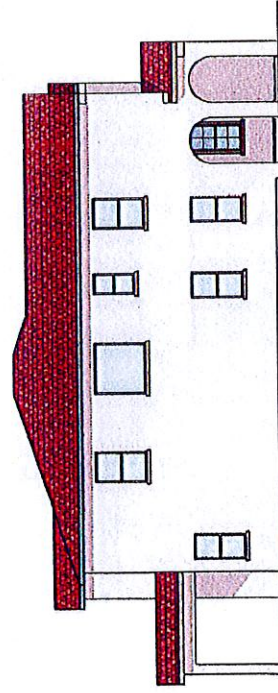
## 35' Plans:

- V434 – Ashburn (2659 SQ. FT. – Two Story)
  - V436 – Silverado (1719 SQ. FT. – Single Story)
  - V437 – Chaparral (1902 SQ. FT. – Single Story)
  - V439 – Abilene (2880 SQ. FT. – Two Story)
  - V454 – California Plan (2273 SQ. FT. – Two Story)
-

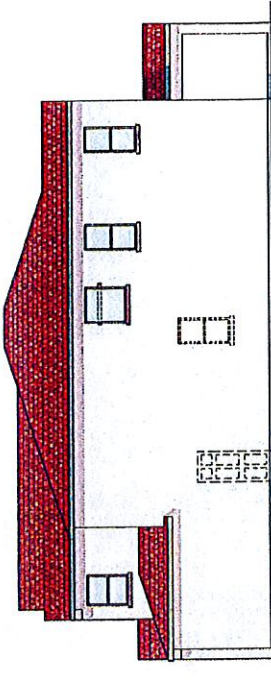
# SCL Elevation



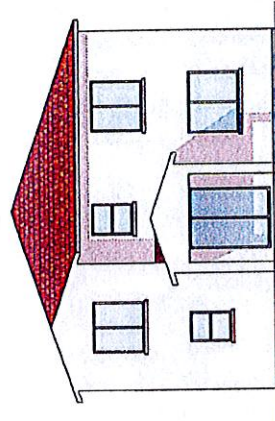
Front Elevation



Left Elevation



Right Elevation



Rear Elevation

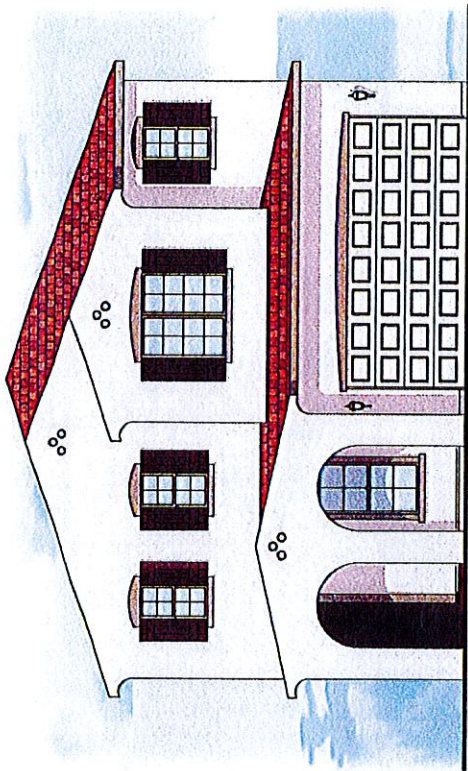
CITY OF PHOENIX

OCT 20 2015

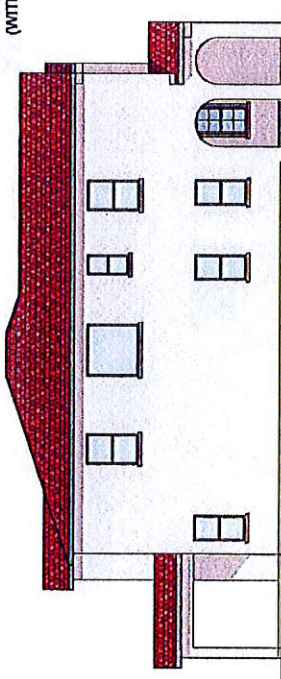
Planning & Development  
Department



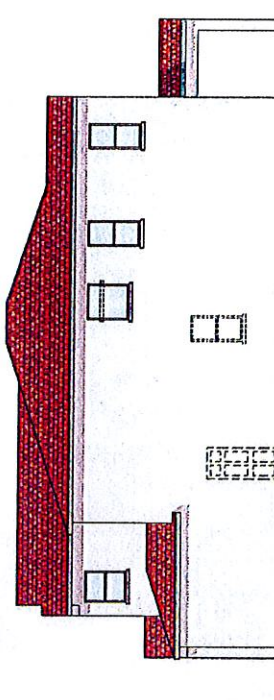
# SCL Elevation



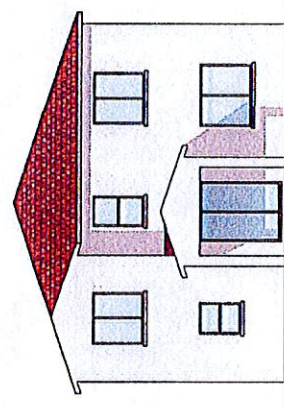
Front Elevation  
(WITH OPT 9' 2ND FLOOR)



Left Elevation  
(WITH OPT 9' 2ND FLOOR)



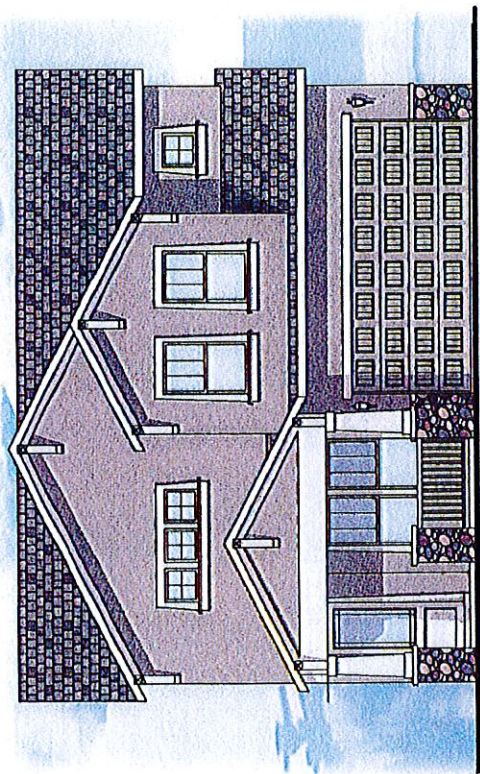
Right Elevation  
(WITH OPT 9' 2ND FLOOR)



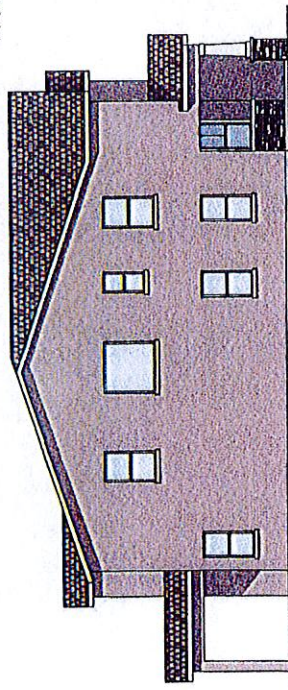
Rear Elevation  
(WITH OPT 9' 2ND FLOOR)

CITY OF PHOENIX  
OCT 9 8 2015  
Planning & Development  
Department

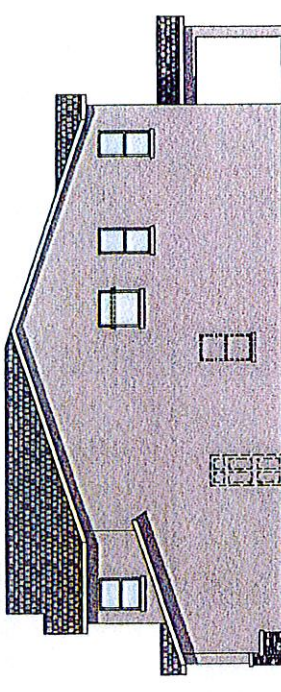
# ACL Elevation



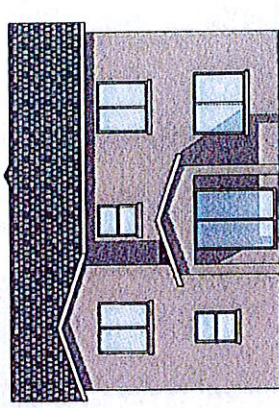
Front Elevation



Left Elevation



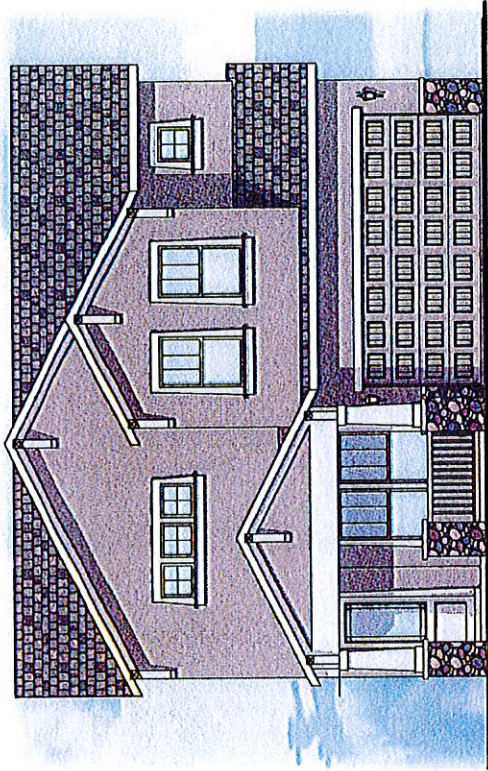
Right Elevation



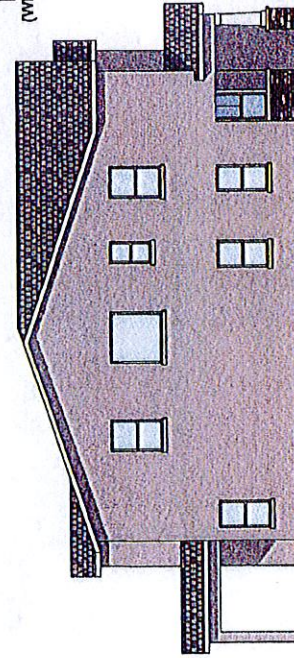
Rear Elevation

CITY OF PHOENIX  
MAY 20 2005  
Planning & Development  
Department

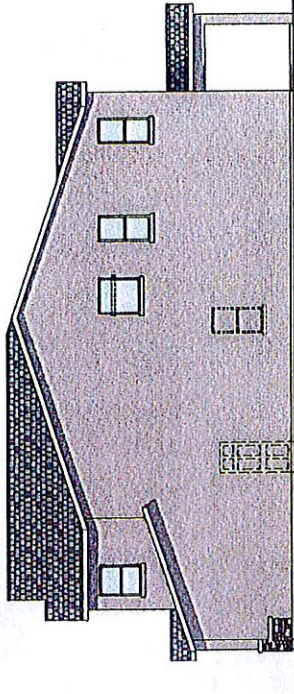
# ACL Elevation



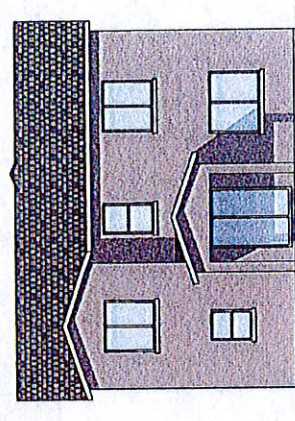
Front Elevation  
(WITH OPT 9' 2ND FLOOR)



Left Elevation  
(WITH OPT 9' 2ND FLOOR)



Right Elevation  
(WITH OPT 9' 2ND FLOOR)



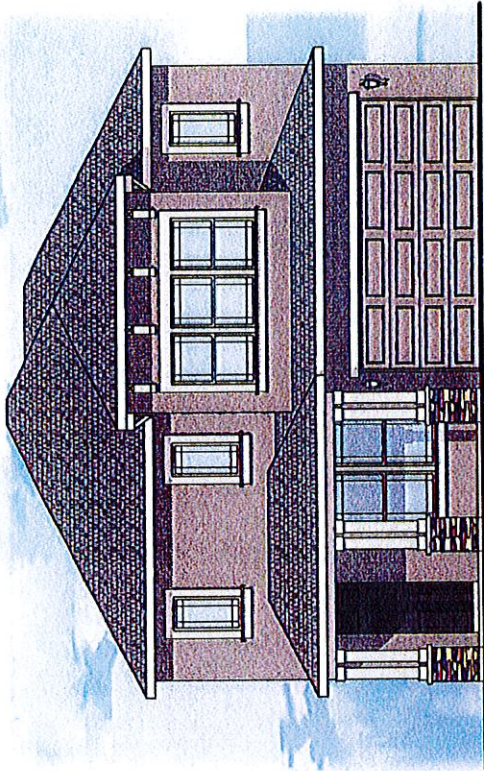
Rear Elevation  
(WITH OPT 9' 2ND FLOOR)

CITY OF PHOENIX

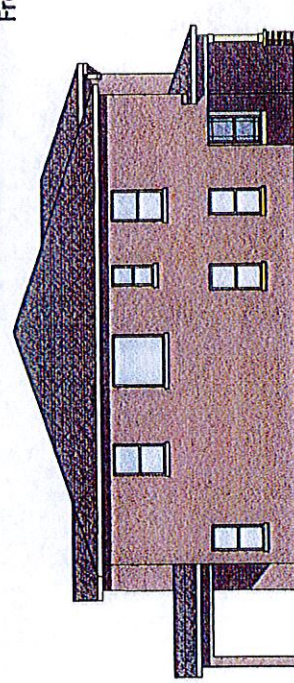
OCT 20 2015

Planning & Development  
Department

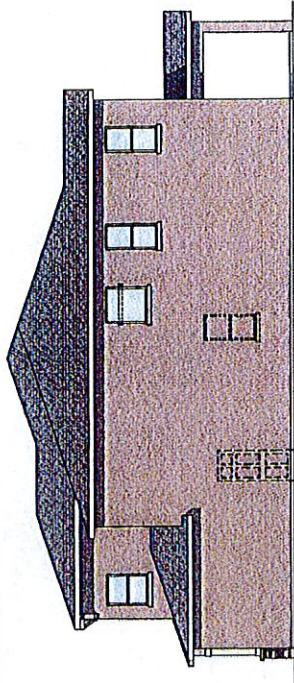
# PRL Elevation



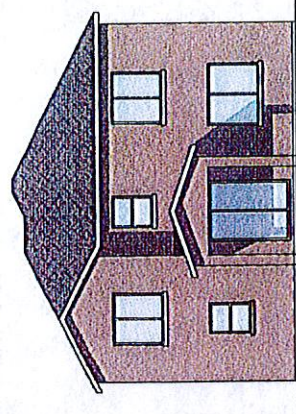
Front Elevation



Left Elevation



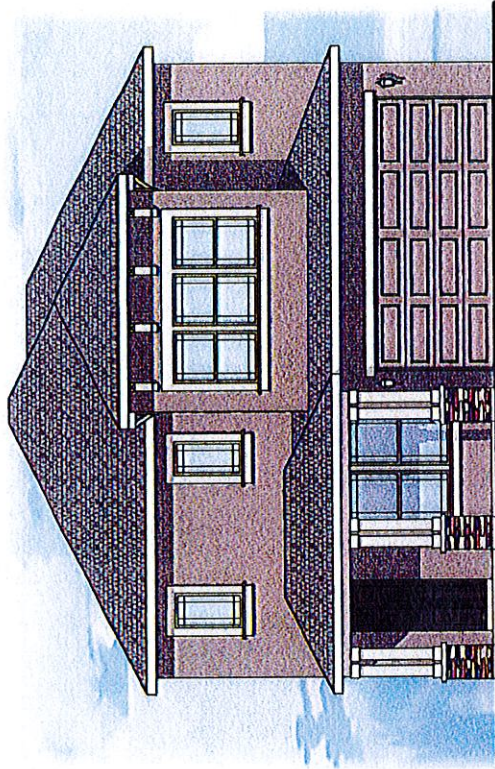
Right Elevation



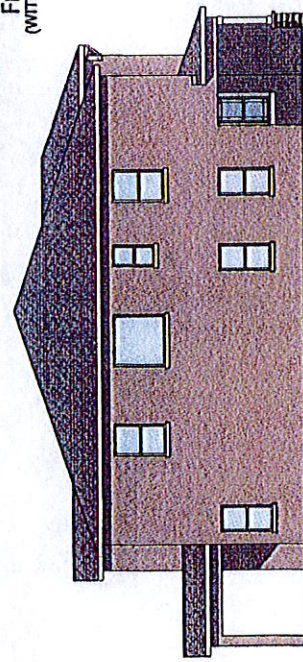
Rear Elevation

CITY OF PHOENIX  
OCT 20 2015  
Planning & Development  
Department

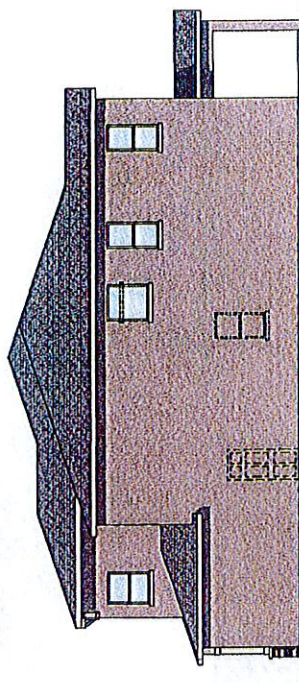
# PRL Elevation



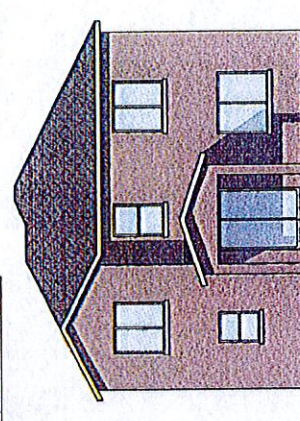
Front Elevation  
(WITH OPT 9' 2ND FLOOR)



Left Elevation  
(WITH OPT 9' 2ND FLOOR)



Right Elevation  
(WITH OPT 9' 2ND FLOOR)

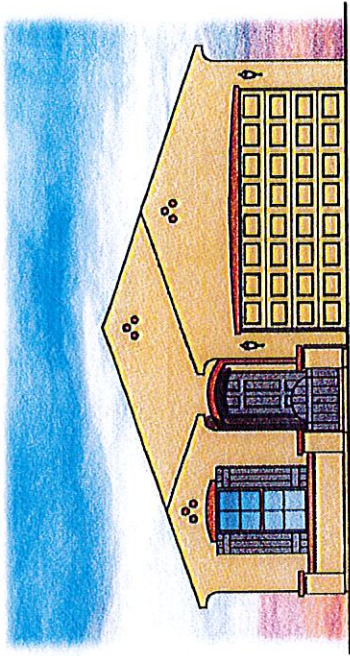


Rear Elevation  
(WITH OPT 9' 2ND FLOOR)

CITY OF PHOENIX

OCT 30 2015  
Planning & Development  
Department

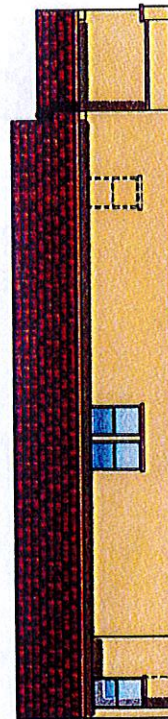
# SCL Elevation



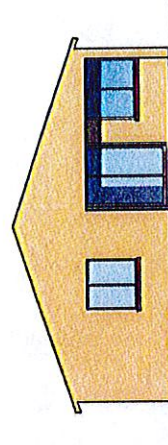
Front Elevation



Right Elevation



Left Elevation



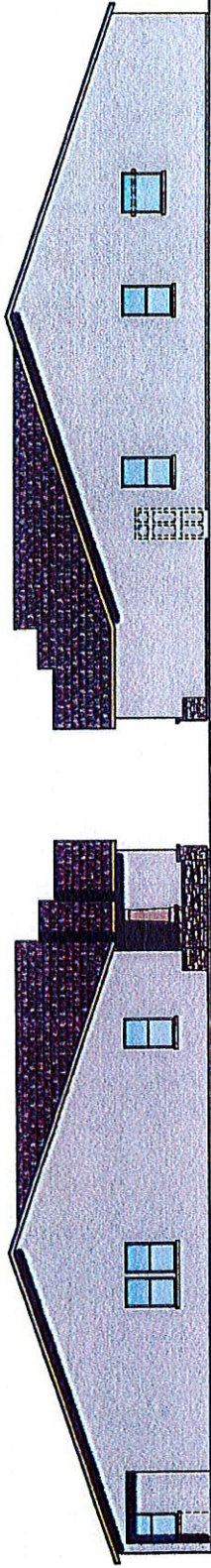
Rear Elevation

CITY OF PHOENIX  
DEC 20 2015  
Planning & Development  
Department

# ACL Elevation

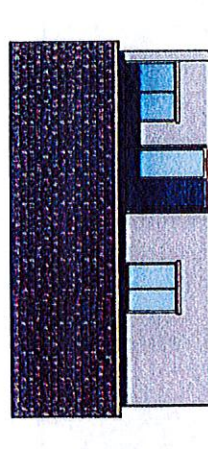


Front Elevation



Left Elevation

Right Elevation

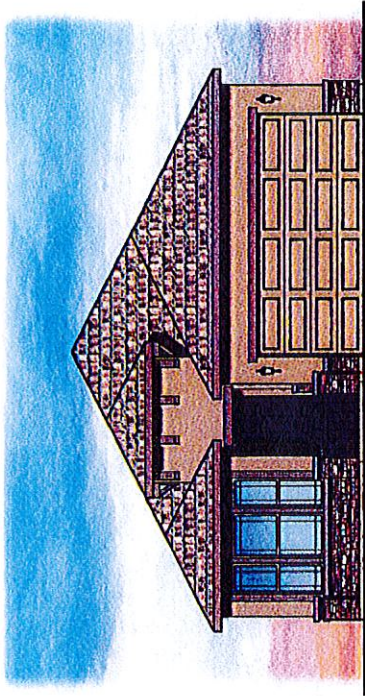


Rear Elevation

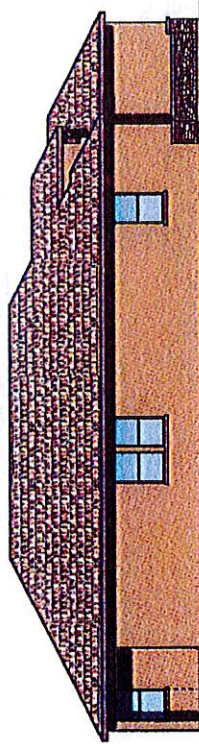
CITY OF PHOENIX

OCT 20 2015  
Planning & Development  
Department

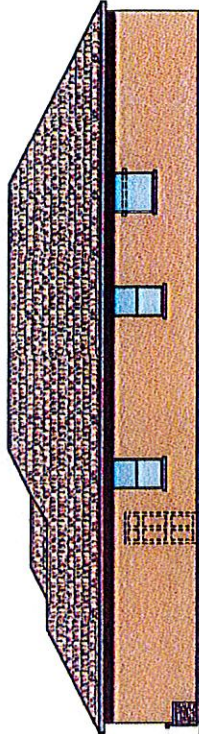
# PRL Elevation



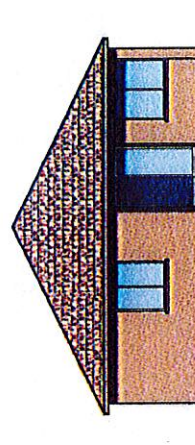
Front Elevation



Left Elevation



Right Elevation



Rear Elevation

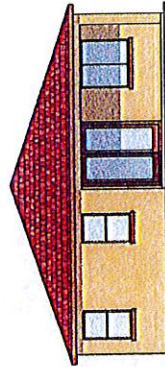
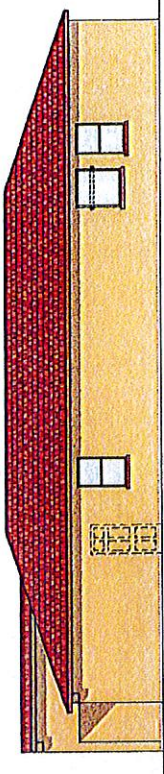
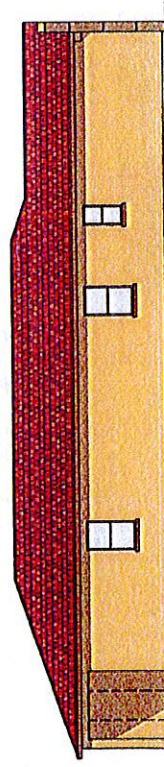
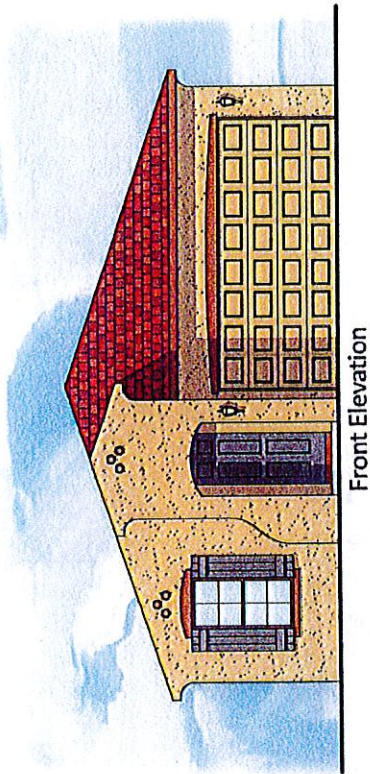
CITY OF PHOENIX

OCT 20 2015

Planning & Development  
Department

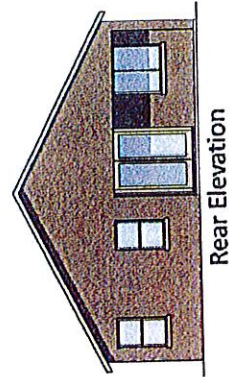
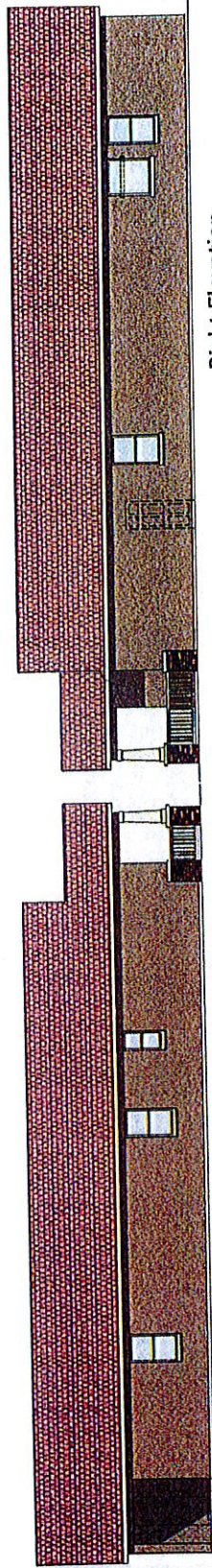
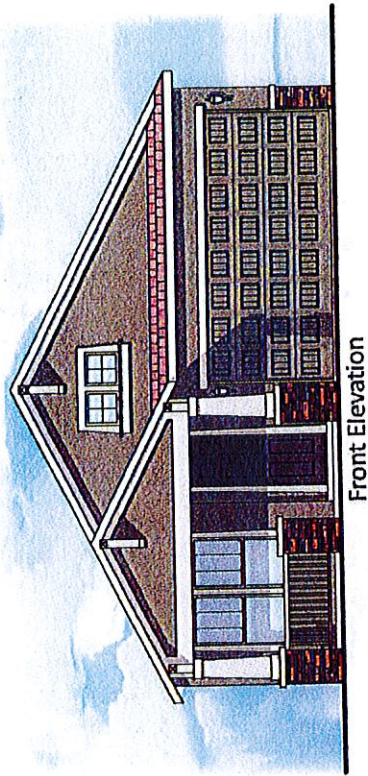


# SCL Elevation



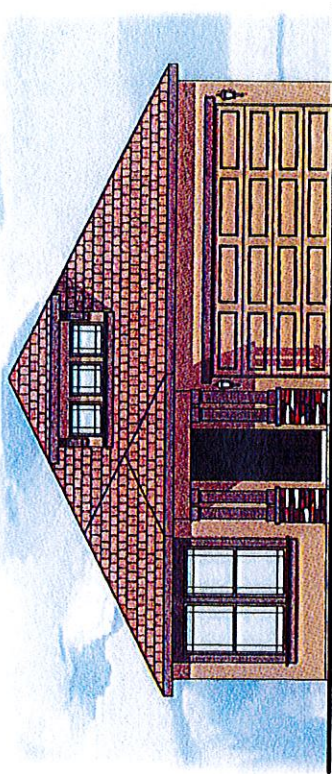
CITY OF PHOENIX  
OCT 20 2015  
Planning & Development  
Department

# ACL Elevation

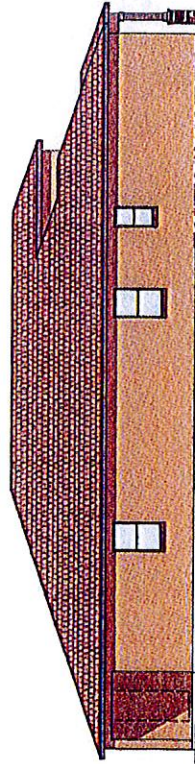


CITY OF PHOENIX  
OCT 20 2015  
Planning & Development  
Department

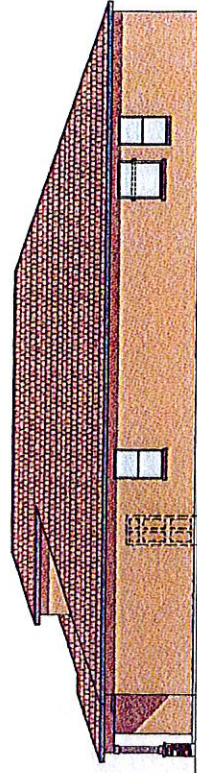
# PRL Elevation



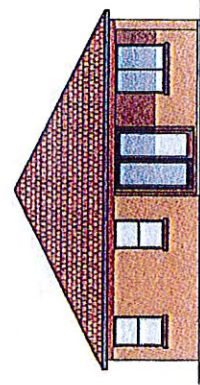
Front Elevation



Left Elevation



Right Elevation



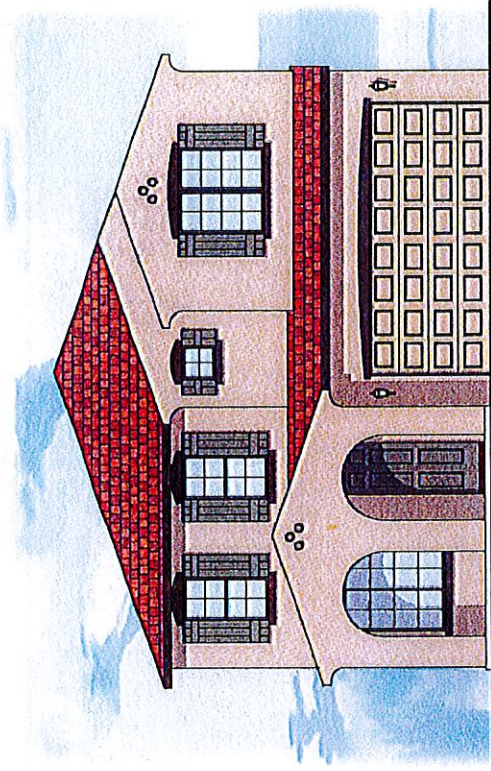
Rear Elevation

CITY OF PHOENIX

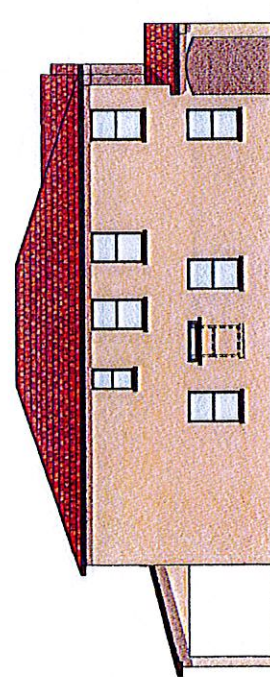
OCT 20 2015

Planning & Development  
Department

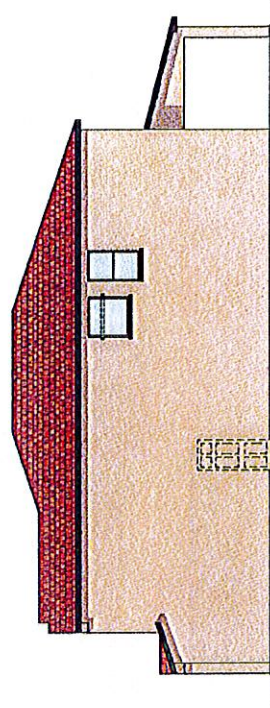
# SCL Elevation



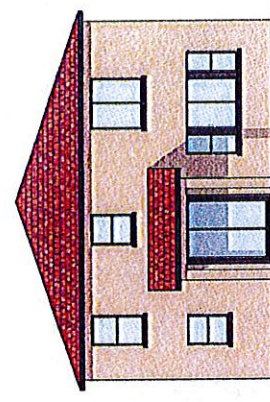
Front Elevation



Left Elevation



Right Elevation



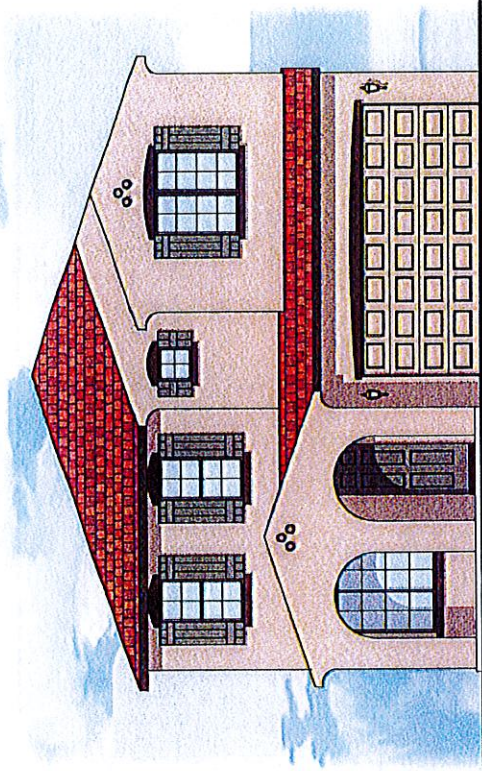
Rear Elevation

CITY OF PHOENIX

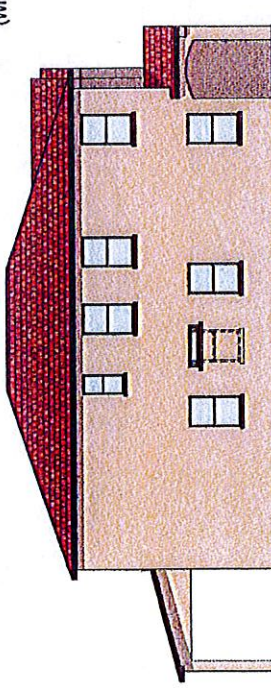
OCT 20 2015

Planning & Development  
Department

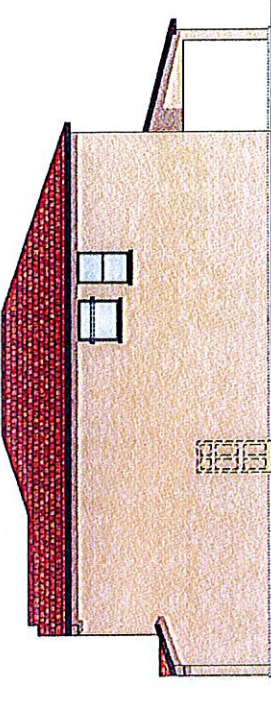
# SCL Elevation



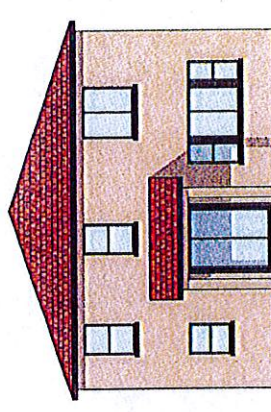
Front Elevation  
(WITH OPT 9' 2ND FLOOR)



Left Elevation  
(WITH OPT 9' 2ND FLOOR)



Right Elevation  
(WITH OPT 9' 2ND FLOOR)



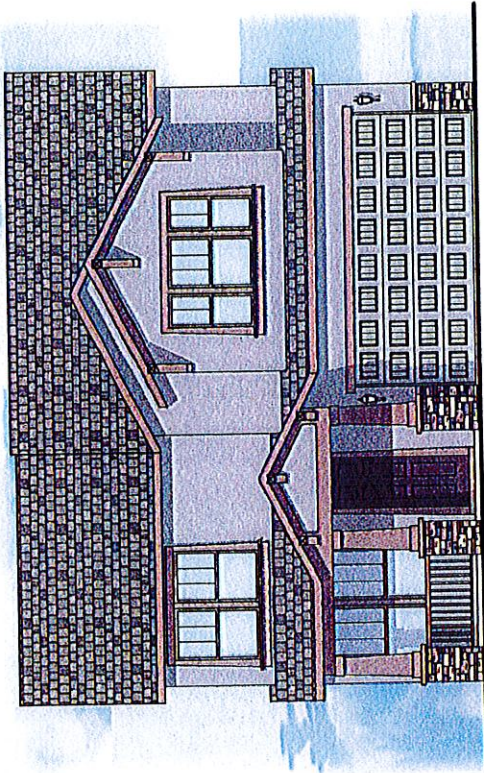
Rear Elevation  
(WITH OPT 9' 2ND FLOOR)

CITY OF PHOENIX

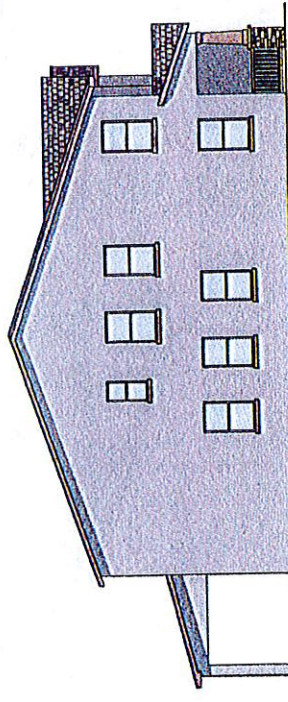
OCT 20 2015

Planning & Development  
Department

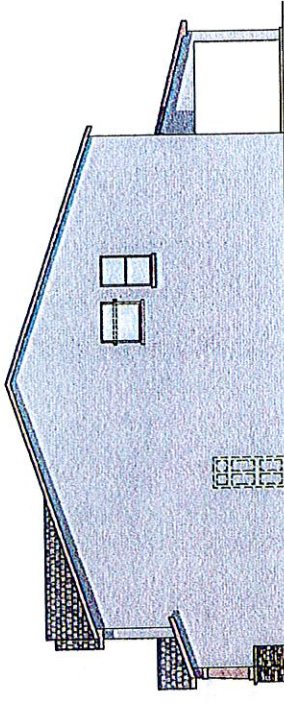
# ACL Elevation



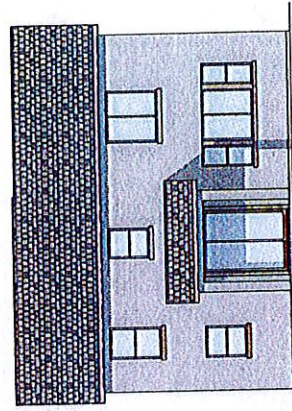
Front Elevation



Left Elevation



Right Elevation



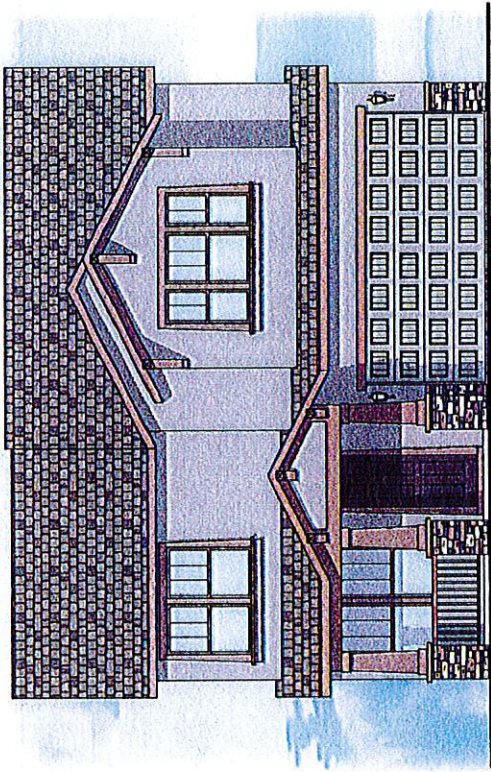
Rear Elevation

CITY OF PHOENIX

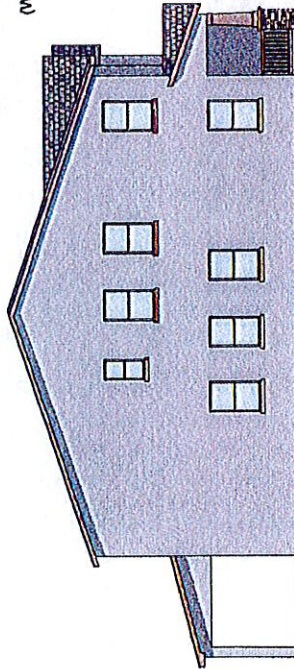
OCT 20 2015

Planning & Development  
Department

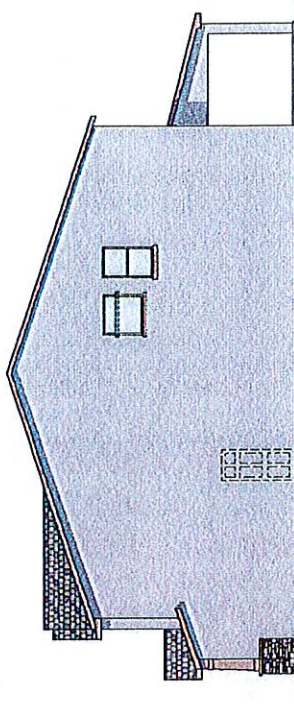
# ACL Elevation



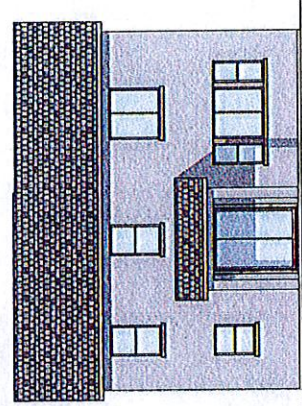
Front Elevation  
(WITH OPT 9' 2ND FLOOR)



Left Elevation  
(WITH OPT 9' 2ND FLOOR)



Right Elevation  
(WITH OPT 9' 2ND FLOOR)



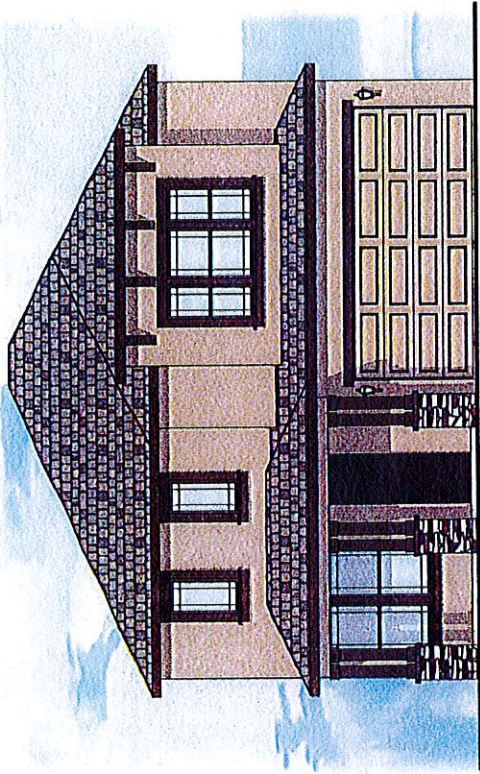
Rear Elevation  
(WITH OPT 9' 2ND FLOOR)

CITY OF PHOENIX

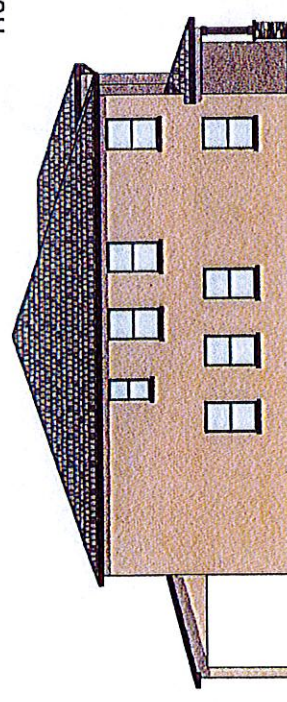
OCT 20 2015

Planning & Development  
Department

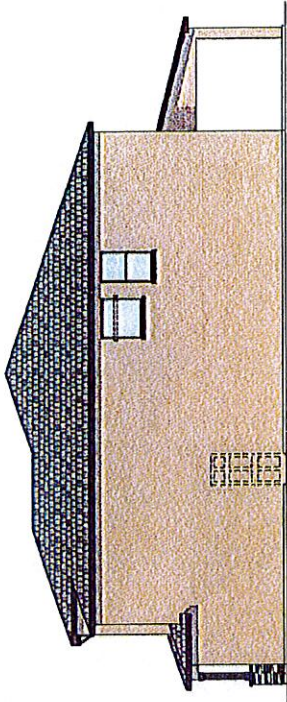
# PRL Elevation



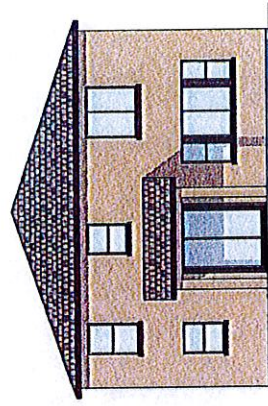
Front Elevation



Left Elevation



Right Elevation



Rear Elevation

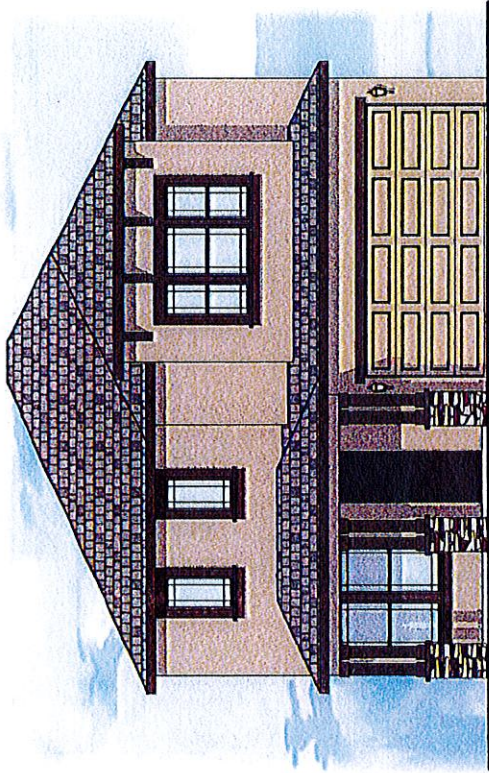
CITY OF PHOENIX

DC1 2.0 2015

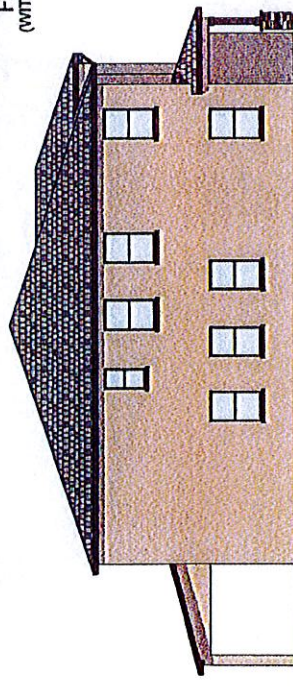
Planning & Development  
Department



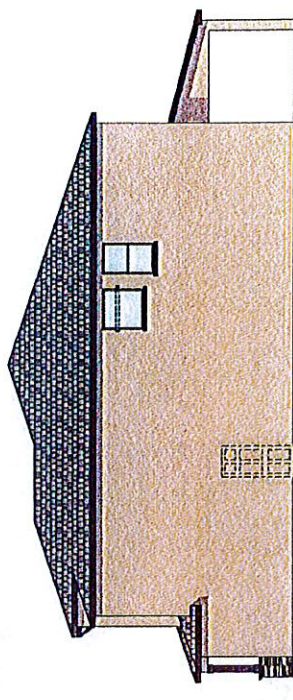
# PRL Elevation



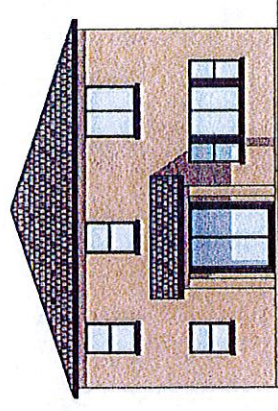
Front Elevation  
(WITH OPT 9' 2ND FLOOR)



Left Elevation  
(WITH OPT 9' 2ND FLOOR)



Right Elevation  
(WITH OPT 9' 2ND FLOOR)



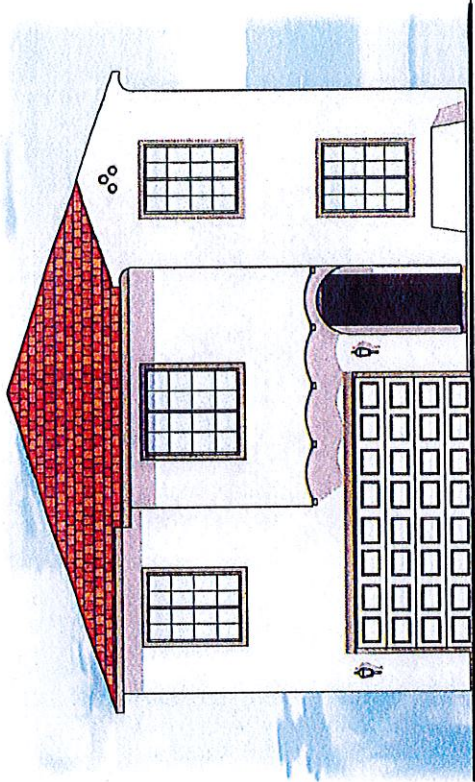
Rear Elevation  
(WITH OPT 9' 2ND FLOOR)

CITY OF PHOENIX

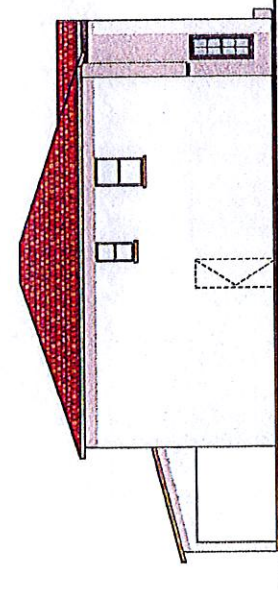
OCT 20 2015

Planning & Development  
Department

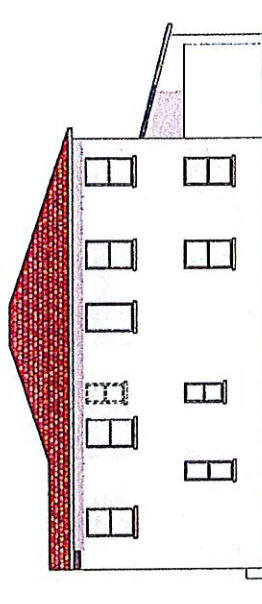
# SCA Elevation



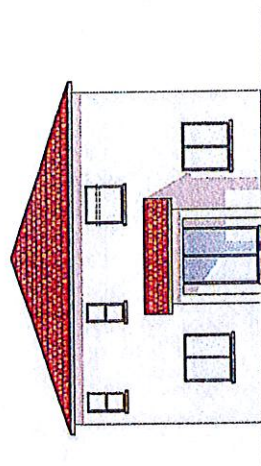
Front Elevation  
(with 9' 2nd floor plate)



Left Elevation  
(with 9' 2nd floor plate)



Right Elevation  
(with 9' 2nd floor plate)



Rear Elevation  
(with 9' 2nd floor plate)

CITY OF PHOENIX

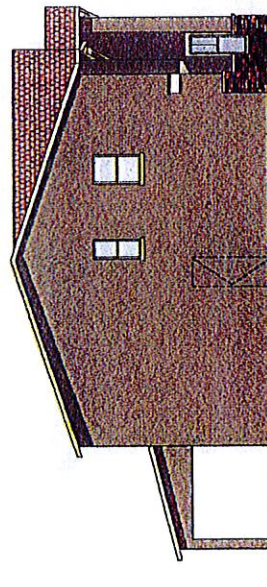
OCT 20 2015

Planning & Development  
Department

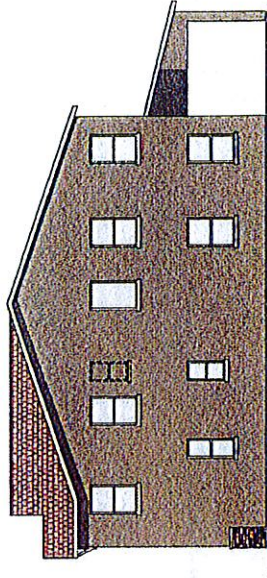
# CRA Elevation



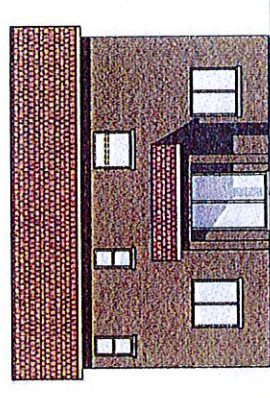
Front Elevation  
(With 9' 2nd floor plate)



Left Elevation  
(With 9' 2nd floor plate)



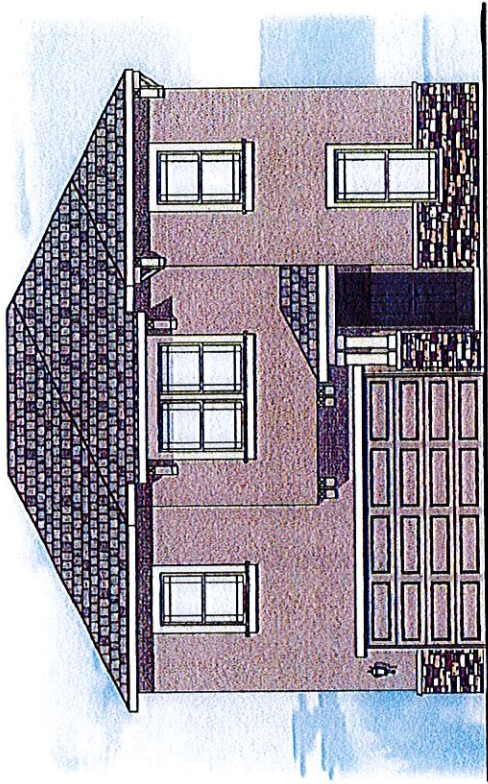
Right Elevation  
(With 9' 2nd floor plate)



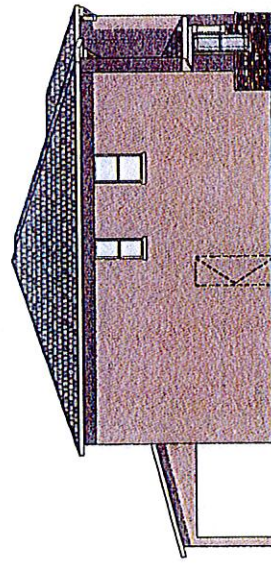
Rear Elevation  
(With 9' 2nd floor plate)

CITY OF PHOENIX  
MCT 9.0 2015  
Planning & Development  
Department

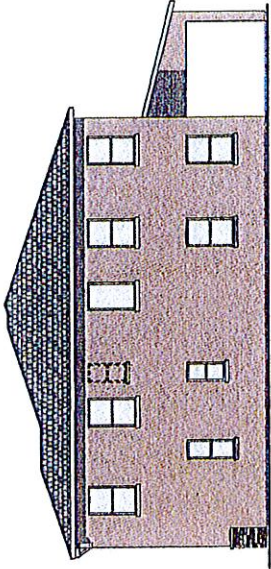
# PRA Elevation



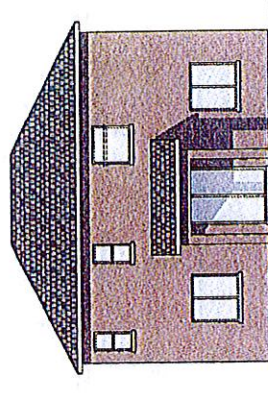
Front Elevation  
(with 9' 2nd floor plate)



Left Elevation  
(with 9' 2nd floor plate)



Right Elevation  
(with 9' 2nd floor plate)



Rear Elevation  
(with 9' 2nd floor plate)

CITY OF PHOENIX  
DEC 20 2015  
Planning & Development  
Department



# BEAZER HOMES

## 45' Plans:

V310 – Winslow (2224 SQ. FT. – Single Story)

V311 – Rockwell (2525 SQ. FT. – Single Story)

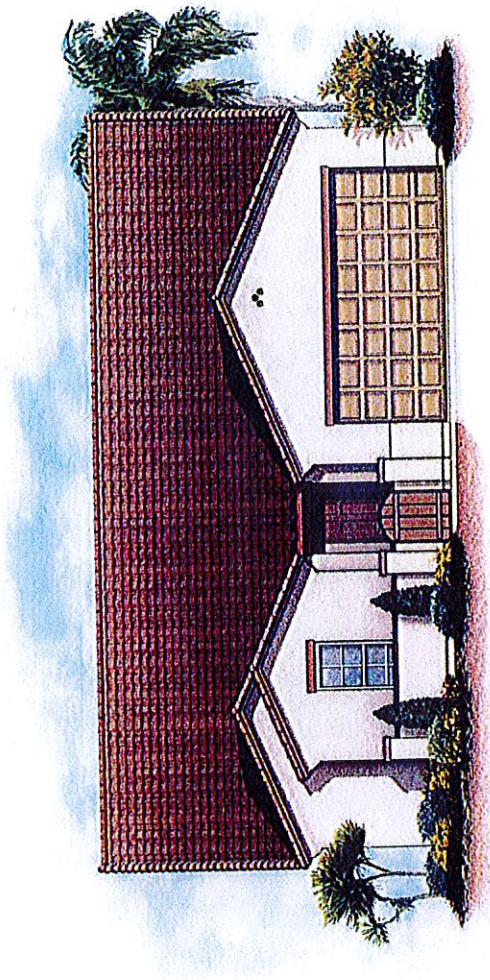
V329 – Copley (1939 SQ. FT. – Single Story)

V331 – Durand (3290 SQ. FT. – Two Story)

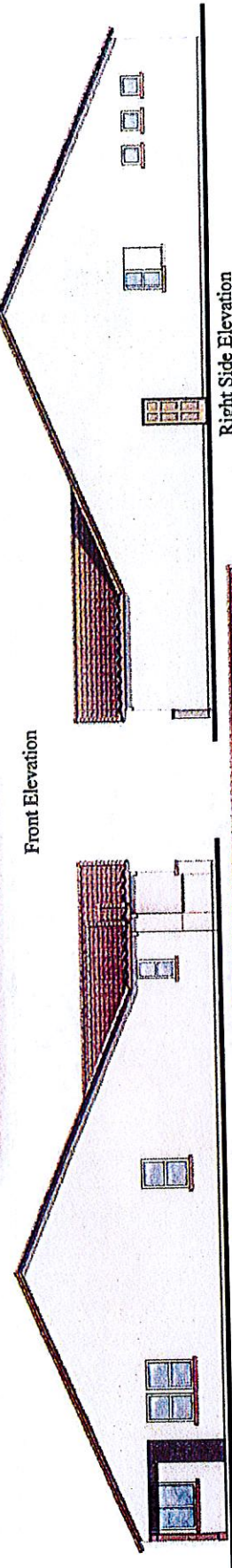
CITY OF PHOENIX

OCT 20 2015

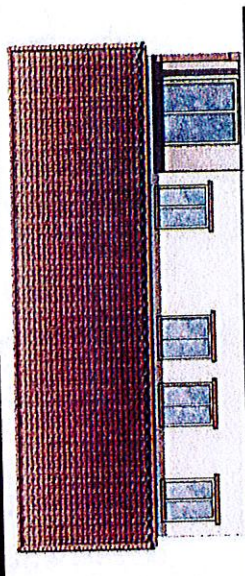
Planning & Development  
Department



Front Elevation



Left Side Elevation



Rear Elevation

Right Side Elevation



# V310 Winslow - SCM

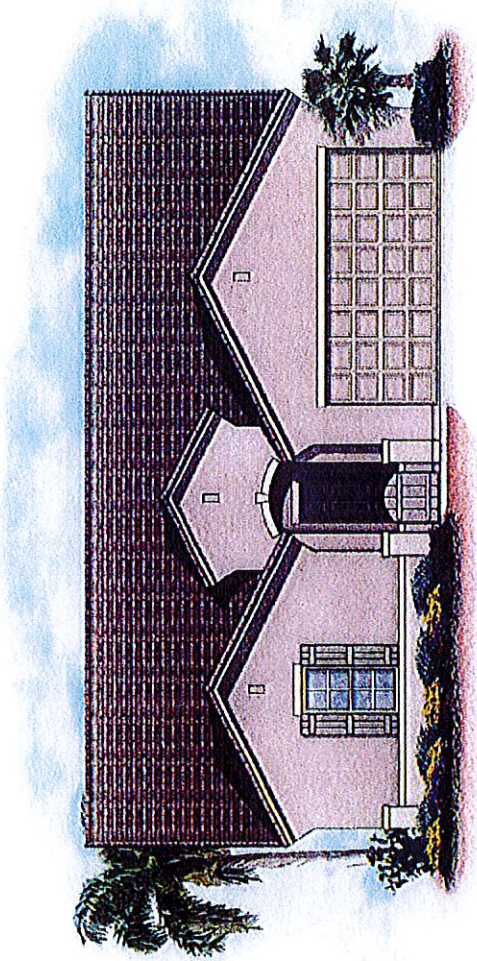
Single Family Residence



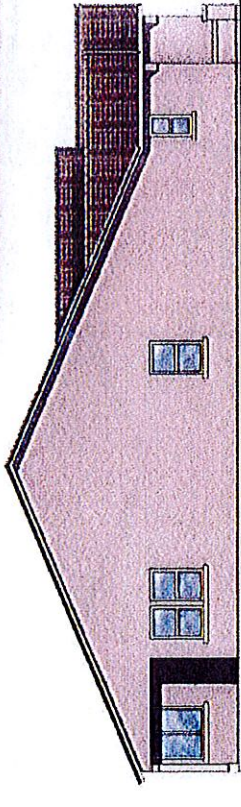
CITY OF PHOENIX

OCT 30 2025

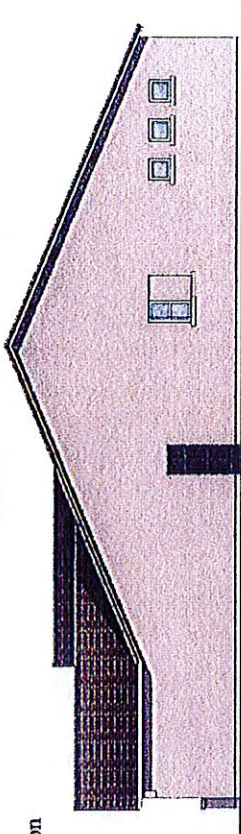
Planning & Development  
Department



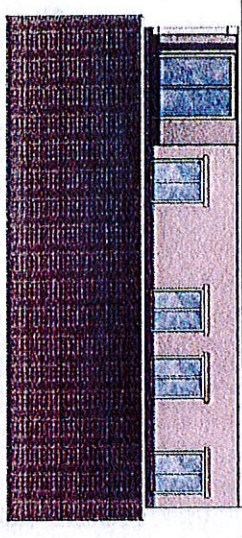
Front Elevation



Left Side Elevation



Right Side Elevation



Rear Elevation



## V310 Winslow - FCM

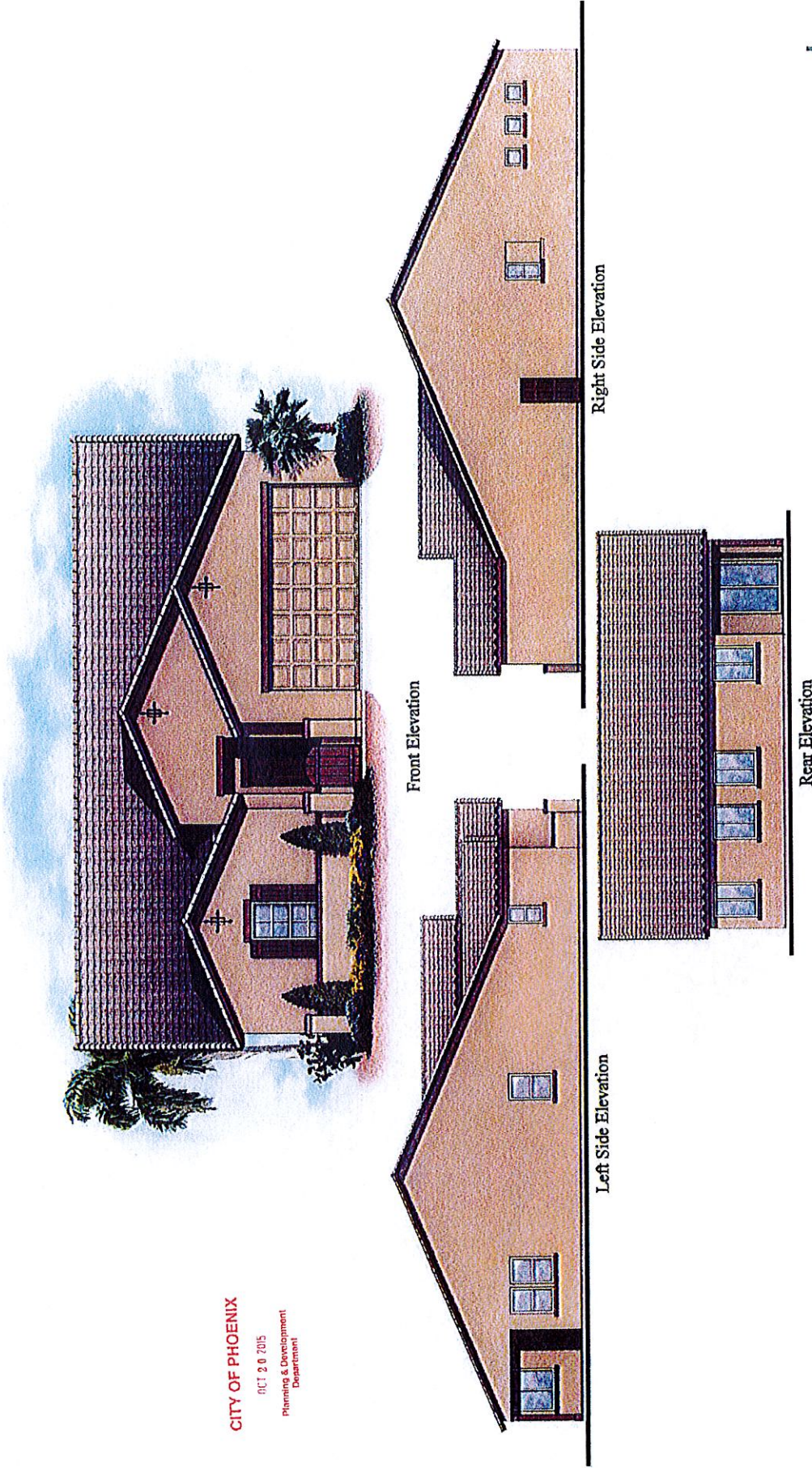
Single Family Residence



CITY OF PHOENIX

OCT 20 2015

Planning & Development  
Department



Front Elevation

Left Side Elevation

Right Side Elevation

Rear Elevation



## V310 Winslow - TUM

Single Family Residence

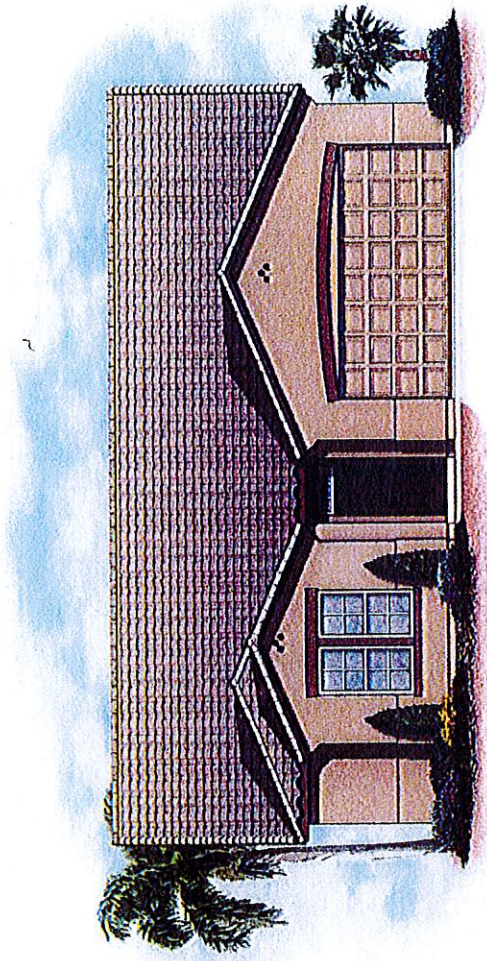




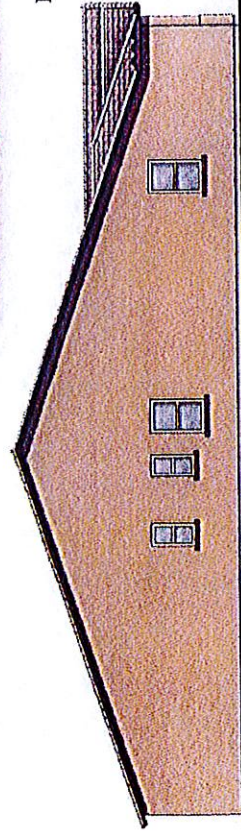
CITY OF PHOENIX

OCT 20 2015

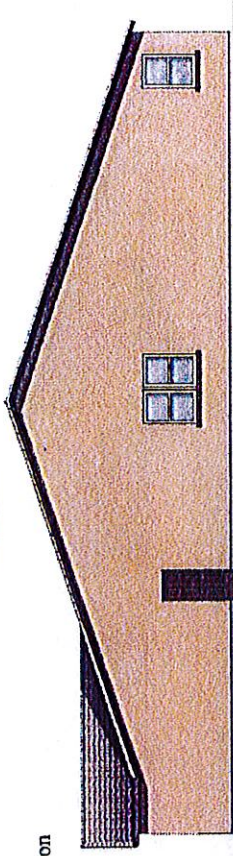
Planning & Development  
Department



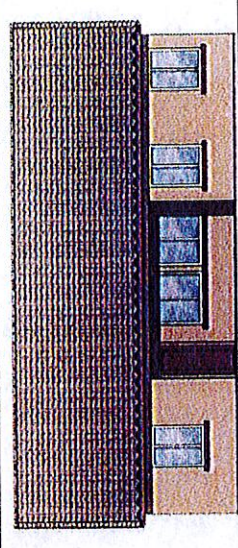
Front Elevation



Left Side Elevation



Right Side Elevation



Rear Elevation



## V311 Rockwell - SCM

Single Family Residence

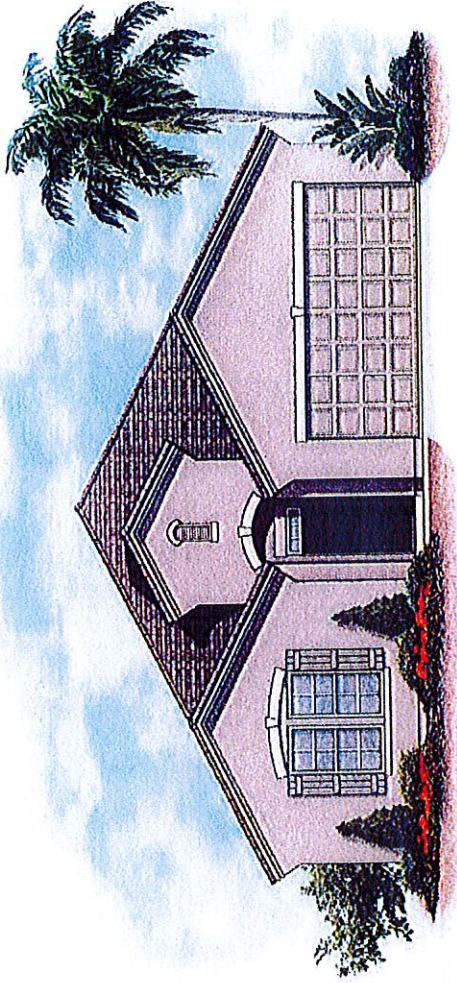


1000 N. CENTRAL EXPRESSWAY, SUITE 1000  
PHOENIX, ARIZONA 85004  
TEL: 602.441.1000  
WWW.GMDDESIGNGROUP.COM

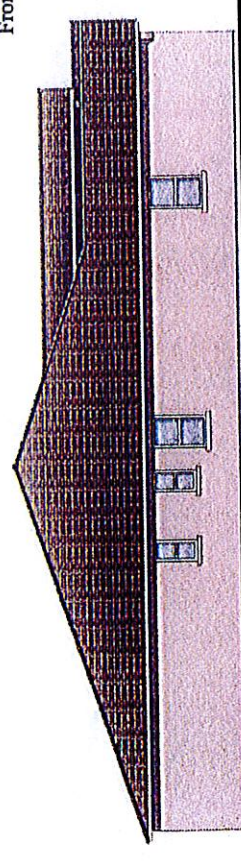
CITY OF PHOENIX

01/20/2015

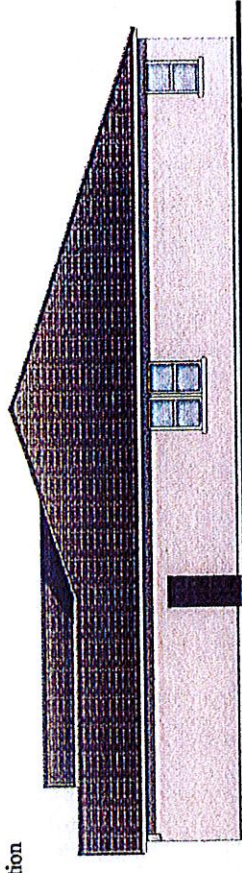
Planning & Development  
Department



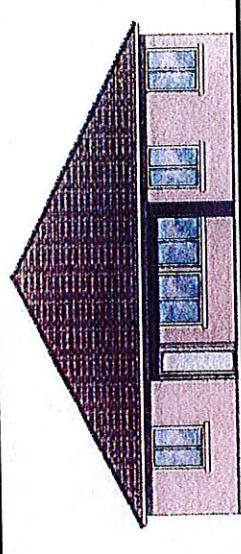
Front Elevation



Left Side Elevation



Right Side Elevation



Rear Elevation



# V311 Rockwell - FCM

Single Family Residence

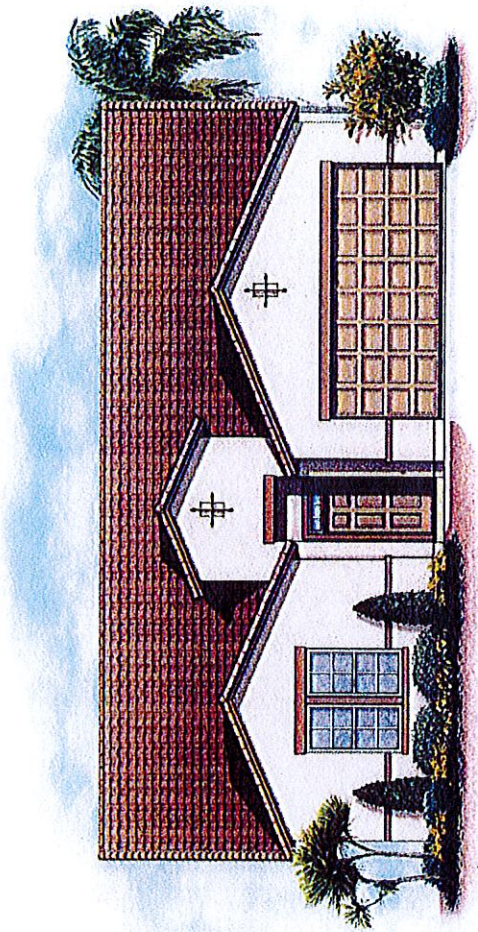


gmd design group  
10000 W. McDowell Ave., Suite 100  
Phoenix, AZ 85043  
Tel: 602.998.8888  
www.gmdesigngroup.com

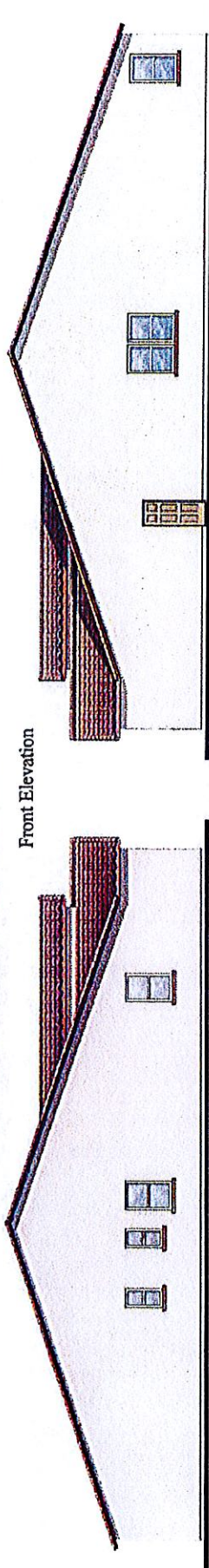
CITY OF PHOENIX

OCT 20 2015

Planning & Development  
Department

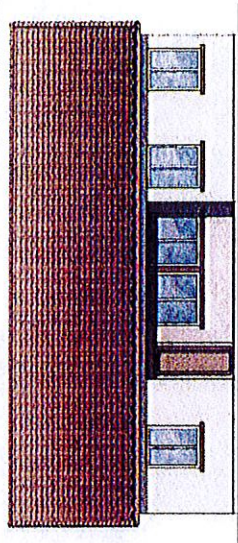


Front Elevation



Left Side Elevation

Right Side Elevation



Rear Elevation



## V311 Rockwell - TUM

Single Family Residence

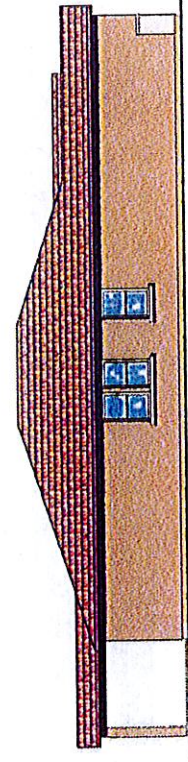


1001 N. CENTRAL EXPRESSWAY, SUITE 1000, PHOENIX, AZ 85004  
PH: 602.995.1234 FAX: 602.995.1235  
WWW.GMDDESIGNGROUP.COM

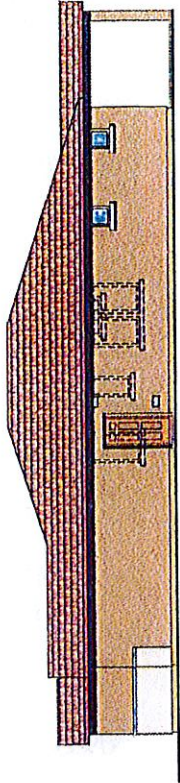
# V329- the Copley



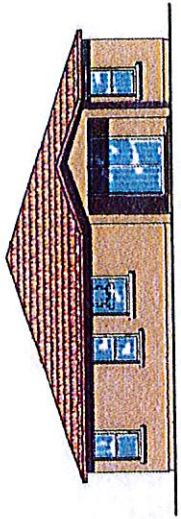
Front Elevation



Left Elevation



Right Elevation

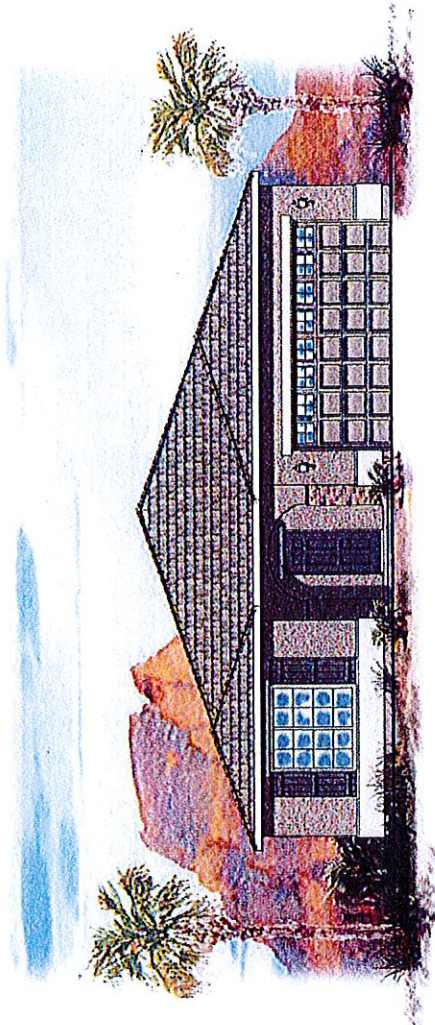


Rear Elevation

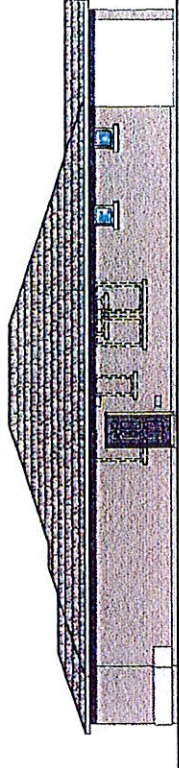
CITY OF PHOENIX  
MAY 20 2015  
Planning & Development  
Department

## FCB Elevation

# V329 - the Copley



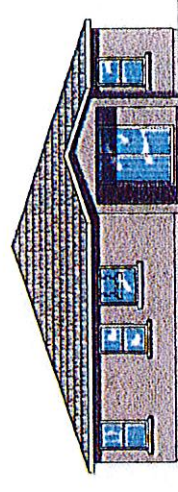
Front Elevation



Right Elevation



Left Elevation



Rear Elevation

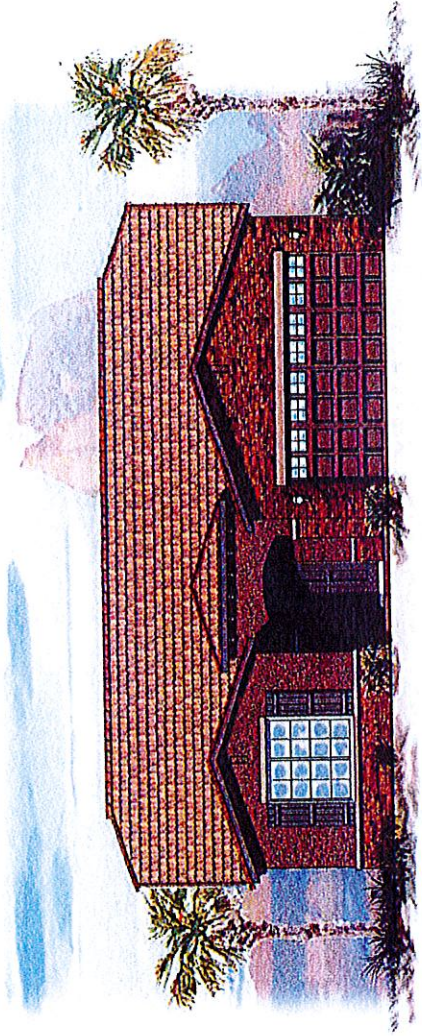
CITY OF PHOENIX

OCT 20 2015

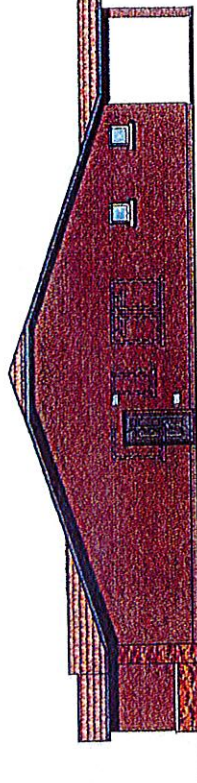
Planning & Development  
Department

## TUC Elevation

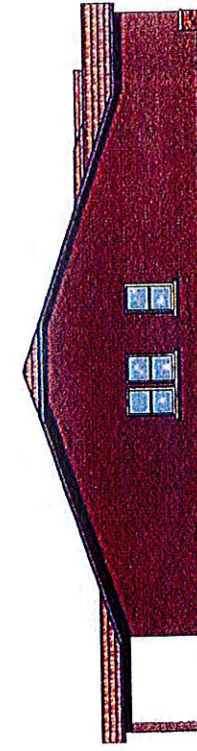
# V329- the Copley



Front Elevation



Right Elevation



Left Elevation

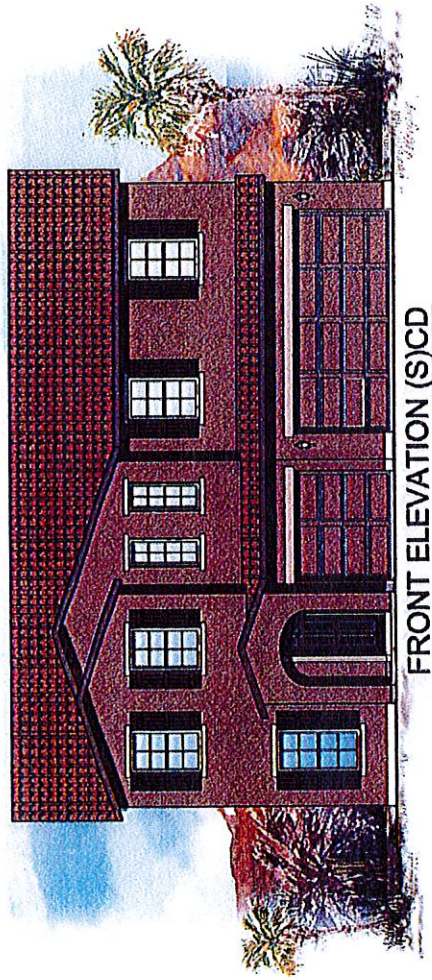


Rear Elevation

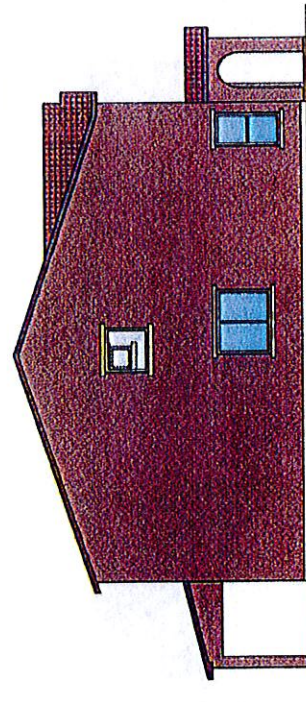
CITY OF PHOENIX

OCT 20 2015  
Planning & Development  
Department

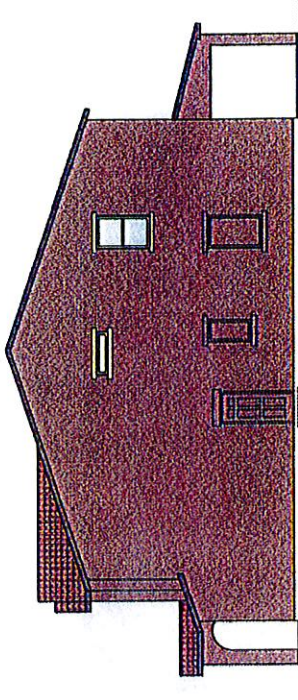
## TUM Elevation



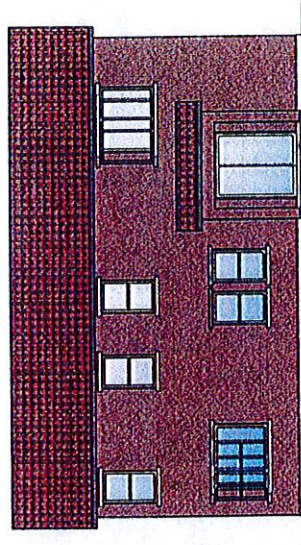
FRONT ELEVATION (S)CD



LEFT ELEVATION (S)CD



RIGHT ELEVATION (S)CD



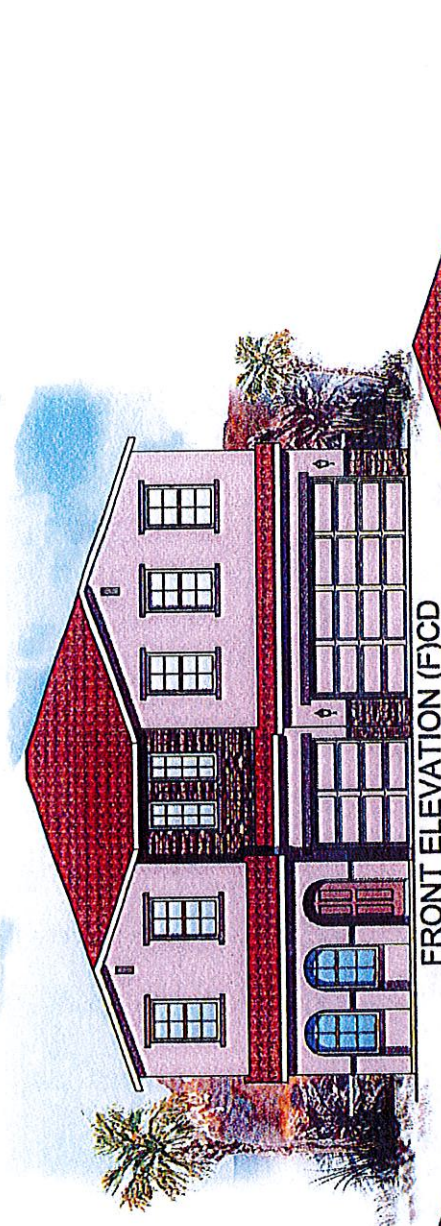
REAR ELEVATION (S)CD

CITY OF PHOENIX

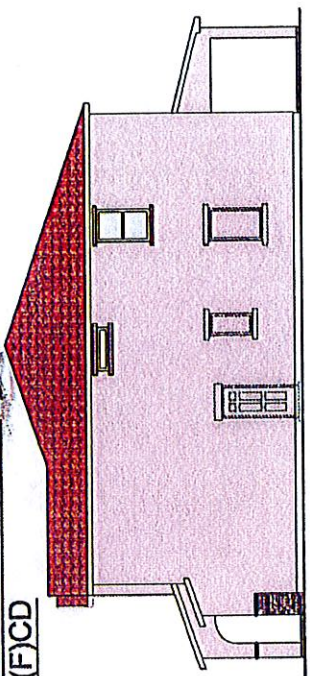
OCT 20 2015

Planning & Development  
Department

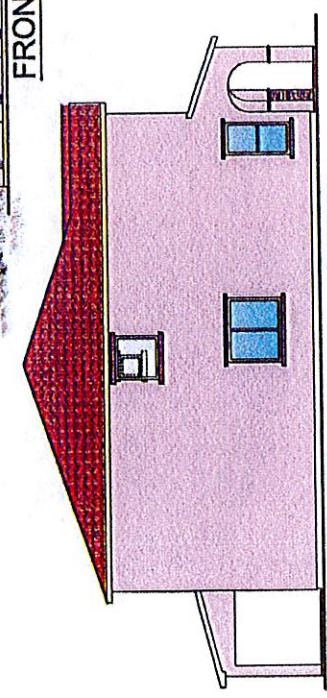
## V331 Elevations



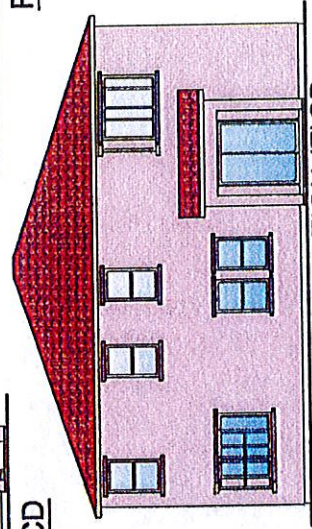
FRONT ELEVATION (F)CD



RIGHT ELEVATION (F)CD



LEFT ELEVATION (F)CD



REAR ELEVATION (F)CD

CITY OF PHOENIX

OCT 20 2015

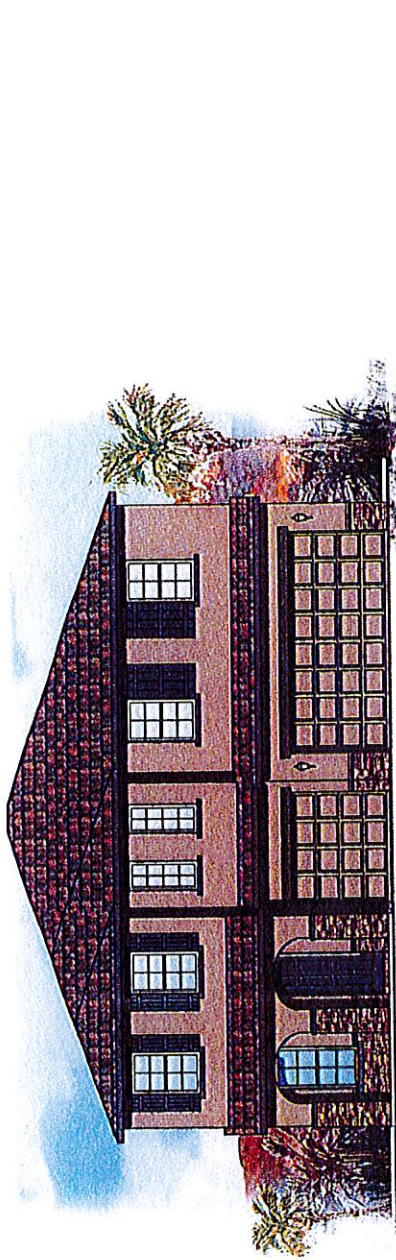
Planning & Development  
Department



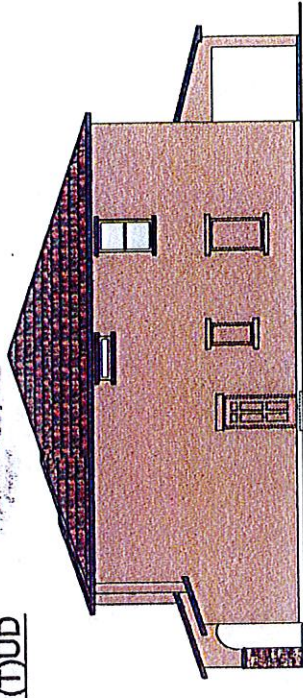
V331

**V331 Elevations**

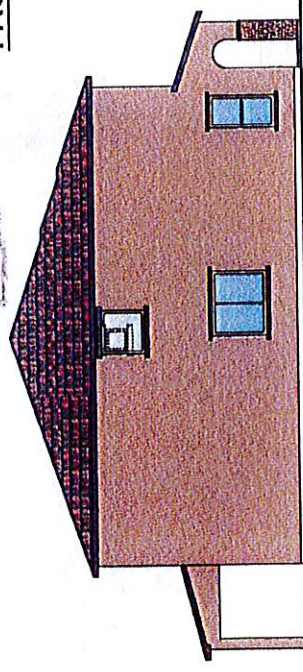




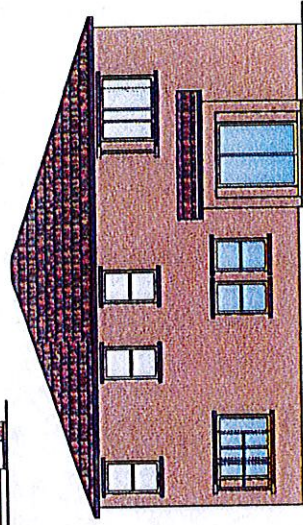
FRONT ELEVATION (T)UD



RIGHT ELEVATION (T)UD



LEFT ELEVATION (T)UD



REAR ELEVATION (T)UD

CITY OF PHOENIX

OCT 20 2015

Planning & Development  
Department

V 331

Beazer  
Homes

**V331 Elevations**