



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-69-15-2
April 26, 2016

Desert View Village Planning Committee Meeting Date: May 3, 2016

Planning Commission Hearing Date: May 5, 2016

Request From: RU-43 (County Rural) (9.71 acres)

Request To: R1-10 (9.71 acres)

Proposed Use: Single Family Residential

Location: Approximately 1,330 feet north of the northeast corner of 40th Street and Dynamite Boulevard

Owner: Various

Applicant/Representative: Brennan Ray, Burch & Cracchiolo

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity	
General Plan Land Use Designation	Residential 0-2 du/acre
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.</i></p> <p>The proposed development, as stipulated, is consistent with the scale, design, and appearance of the surrounding area. The proposal provides a high percentage of open space, consideration of the Cave Creek Scenic Corridor, and increased perimeter setbacks. 40th Street is also not connected to further enhance the smaller neighborhood feel of the existing residents.</p> <p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect the neighborhood's views of open space, mountains, and man-made or natural landmarks.</i></p>	

The proposed development, as stipulated, desires to protect the view sheds of existing adjacent properties by configuring the lot layout and fencing to minimize impacts to adjacent property owners.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The proposal will provide additional housing choices in close proximity to Cave Creek Road, which is designated for high capacity transit and will allow a greater resident population to support commercial land uses in the immediate area. The stipulated traffic light at Peak View Road and Cave Creek Road will allow for better connections of existing Maricopa County residents to the larger city.

Area Plan

North Land Use Plan designates this area as Residential 0-2 du/ac. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities. The proposed 4.02 du/acre project exceeds the North Land Use Plan designation of 0-2 du/acre. The North Land Use Plan designates the areas east of 44th Street and west of 40th Street as Residential 2-5 du/acre. In 2013, a General Plan Amendment was approved to designate the site to the north as Residential 2 to 5 du/acre to be more compatible with the surrounding area. This area provides a transition to the higher density, up to 5 du/acre, that is expected to develop adjacent to a major arterial like Cave Creek Road.

Surrounding Land Uses/Zoning

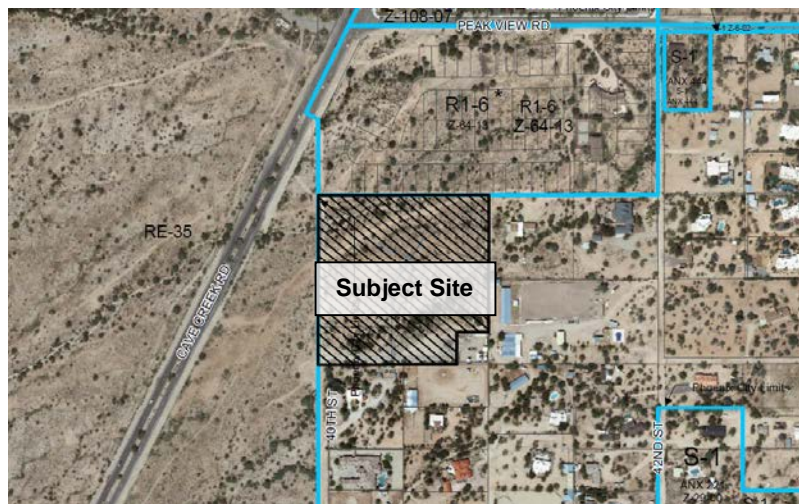
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant residence and equestrian facilities	RU-43 (County Rural)
North	Single Family Residential under construction	R1-6
South	Single Family Residential	RU-43 (County Rural)
East	Single Family Residential	RU-43 (County Rural)
West	Vacant	RE-35

R1-10 Single Family		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Development Option	PRD	PRD
Gross Acreage	-	9.71 acres
Total Number of Units	-	39 units
Density (units/gross acre)	3.5; 4.5 with bonus	4.02 – met (with bonus)
Typical Lot Size	45-feet	50' x 120' – met
Subject to Single Family Design Review	Yes	Yes
Open Space	Minimum 5% of gross area	25.8% – met
Perimeter (rear)	15' (1 story) - met 20' (2 story) - met	15' (1 story) - met 20' (2 story) - met
Lot Coverage	40% primary structure; 50% total	Not Shown

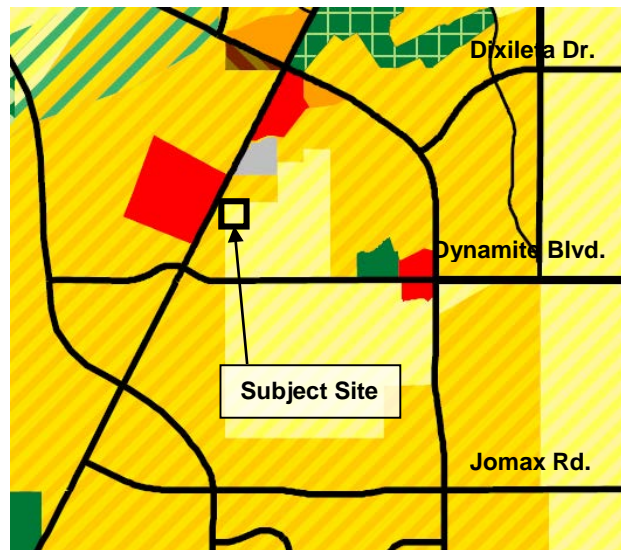
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 9.71 acre site located approximately 1,330 feet north of the northeast corner of 40th Street and Dynamite Boulevard from RU-43 (County Rural) to R1-10 (Single Family Residential) to allow development of a Single Family subdivision.
2. The subject site is currently a vacated residence and equestrian facilities. To the south and east are large lot single family residential county properties. To the north is planned single family residential and to the west is vacant undeveloped land owned by the State Land Department.

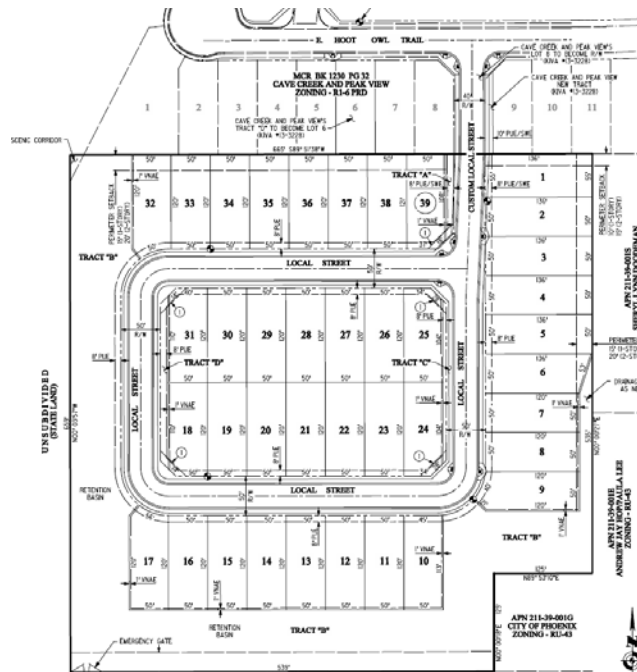


- The General Plan Land Use Map designation is Residential 0-2 du/acre. The request is not in conformance with the General Plan designation of 0-2 du/acre however, the parcel is less than 10 acres and therefore does not require a General Plan Amendment. To the north and west of the subject site is designated Residential 2-5 du/acre. The subject site provides a transition from the higher density land use designations to the north and west to the lower density land use designations to the south and east.



PROPOSAL

- The site plan depicts a 39 unit subdivision with typical lot size of 6,000 square feet (50-foot x 120-foot) with 25.8% open space. Ingress and egress will be provided from the subdivision to the north as a continuation of that community. Staff is recommending a stipulation that the development utilize view fencing along the west property line to provide visual access to the Cave Creek Scenic Corridor; and that the development provide a 6-foot CMU block wall along the south property line to reduce visual impacts to the existing residents to the south.



Staff is also recommending a stipulation of general conformance with the site plan date stamped April 20, 2016 and elevations date stamped October 29, 2015 with specific regard to not exceed 39 lots and have lot widths be a minimum 50-feet wide to ensure the proposed development is compatible with the surrounding land use patterns.

5. The site plan depicts open space tracts along the southeast, south and west property lines. To improve safety of proposed open space, staff is recommending a stipulation that the development utilize view fencing for homes that back common open space tracts. View fencing provides visual access to open spaces to allow passive enjoyment and visual monitoring in order to discourage undesirable activity.
6. To the northwest and west of the subject site is the Cave Creek Road Scenic Corridor. A 205 foot setback is recommended and actively pursued to preserve the scenic corridor in its natural state. The Cave Creek Road Scenic Corridor limits the developable land between the subject site and Cave Creek Road. The proposed request provides a buffer from the more intense traffic, noise, and activity along Cave Creek Road to the less intense residential uses to the east. Staff is recommending a stipulation that no public or construction vehicular access be provided from the 40th Street alignment or the western property line.
7. Adjacent to the southeast corner of the subject site is an existing City of Phoenix well site. A temporary easement for ingress, egress and public utilities currently exists along the south property line. This temporary easement automatically shall automatically terminate at such time as Dale Street is dedicated to the public for roadway purposes. To maintain access to the well site, staff is recommending a stipulation that the developer shall construct a control gate at the 40th Street alignment to allow access along the existing easement to the City of Phoenix well site.
8. The Conceptual Landscape plan identifies areas of common open space to include an activity lawn and neighborhood park. Staff is recommending a stipulation of general conformance to the conceptual landscape plan date stamped April 20, 2016.
9. The proposal is subject to shielding and filtering outdoor lighting ("Dark Sky"), City Code section 23-100.

PARKS

10. The Parks and Recreation Department has determined that there is no existing or proposed trail system impacted by this proposal.

STREETS

11. The Street Transportation Department has indicated that the developer shall update all existing off-street improvements to current ADA guidelines. A stipulation has been recommended to address this request.
12. The developer in collaboration with the Street Transportation Department has agreed to construct/fund installation of off-site traffic light infrastructure to encourage better traffic control in proximity to the subject site. Staff is

recommending a stipulation that the developer shall construct/fund installation of a traffic light at the intersection of Cave Creek Road and Peak View Road.

OTHER

13. The proposed development is adjacent to existing lower density and animal privileged private properties. Staff is recommending a stipulation that the property owner record documents that disclose to purchasers of property the nearby existing ranchettes and animal privilege private properties that may cause adverse noise, odors, dust, and other externalities.
14. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The request is not consistent with the General Plan land use designation of Residential 0-2 du/acre, but a General Plan amendment is not required, and as stipulated, benefits the larger area as it transitions to more traditional suburban development patterns.
2. The proposal will provide additional housing choices in close proximity to Cave Creek Road, which is designated for high capacity transit and will allow a greater resident population to support commercial land uses in the immediate area.
3. The proposed site plan, as stipulated, is compatible with the surrounding land use patterns.

Stipulations

1. The development shall be in general conformance with the site plan date stamped April 20, 2016 and elevations date stamped October 29, 2015, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
 - A. The development shall not exceed 39 lots.
 - B. Lot widths shall be a minimum 50-feet wide
2. The developer shall construct/fund installation of a traffic light at the intersection of Cave Creek Road and Peak View Road as approved by the Street Transportation Department as outlined below:

- A. The developer shall deposit \$150,000 into a Street Transportation Department escrow account to fund the above ground traffic signal construction, materials, and labor. This portion of the traffic light will be constructed by the City and any money remaining in the escrow account that is not necessary for the construction shall be returned to the applicant within six months of the traffic light becoming operational as approved by the Street Transportation Department.
 - B. The developer shall be responsible for construction of all remaining elements of the traffic light that are not detailed in the Street Transportation Department Peak View and Cave Creek Road Cost Estimate date stamped April 22, 2016 by the Planning and Development Department.
3. The development shall utilize view fencing for the homes that back common open space tracts, as approved by the Planning and Development Department.
4. The development shall utilize 6-foot wrought iron view fencing along the west property line and 6-foot solid block wall north of the existing 25-foot temporary access easement along the south property line to the existing city well site, as approved by the Planning and Development Department.
5. No public or construction vehicular access shall be provided from the 40th Street alignment or the western property line.
6. The developer shall construct a control gate at the 40th Street alignment to allow access along the existing easement to the City of Phoenix well site as approved by Planning and Development Department and Water Services Department.
7. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of nearby existing ranchettes and animal privilege private properties that may cause adverse noise, odors, dust, and other externalities. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
8. The development shall be in general conformance with the Conceptual Landscape Plan date stamped April 20, 2016, as approved by Planning and Development Department.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.

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April 26, 2016

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Writer

Joél Carrasco

April 25, 2016

Joshua Bednarek

Attachments

Zoning sketch

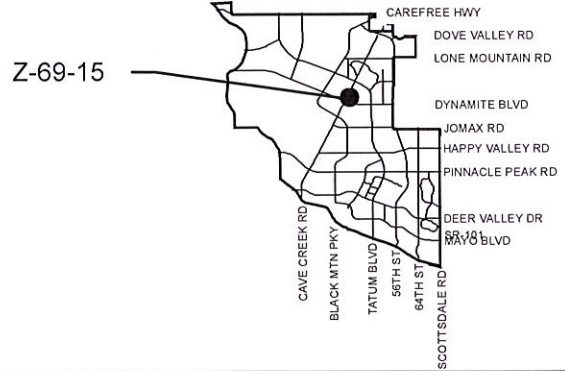
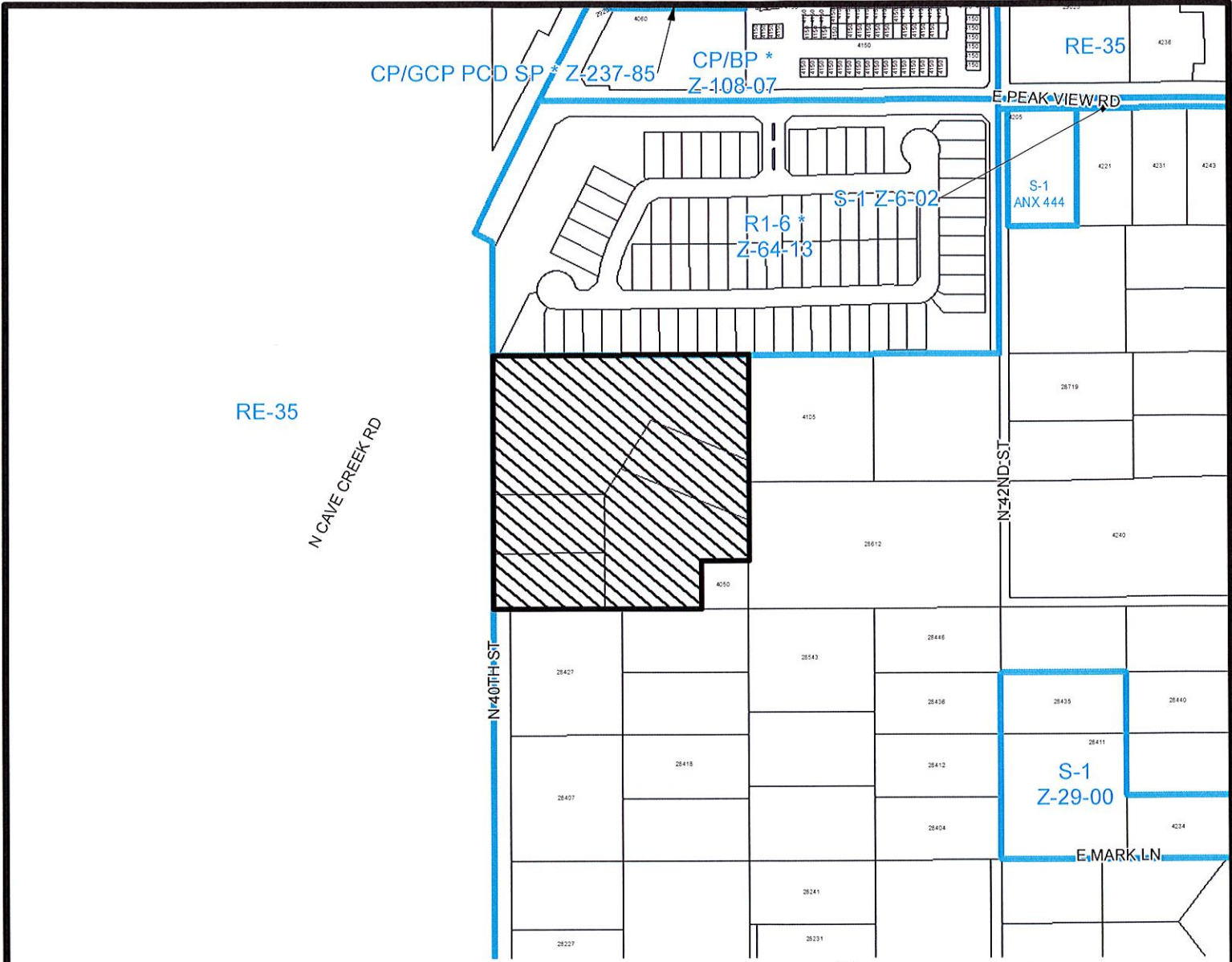
Aerial

Site plan date stamped April 20, 2016 (1 page)

Street Transportation Department Peak View and Cave Creek Road Cost Estimate date stamped April 22, 2016 (3 pages)

Conceptual Landscape plan date stamped April 20, 2016 (1 page)

Elevations date stamped October 29, 2015 (6 pages)



CITY OF PHOENIX PLANNING DEPARTMENT

DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2

APPLICANT'S NAME: Brennan Ray, Burch & Cracchiolo

REQUESTED CHANGE:

FROM: RU-43 (County) (9.71 a.c.)

APPLICATION NO. Z-69-15

DATE: 11/6/15
REVISION DATES:

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

9.71 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 51-37

ZONING MAP
P-10

TO: R1- 10 (9.71 a.c.)

MULTIPLES PERMITTED

RU-43 (County)

R1-10

CONVENTIONAL OPTION

9

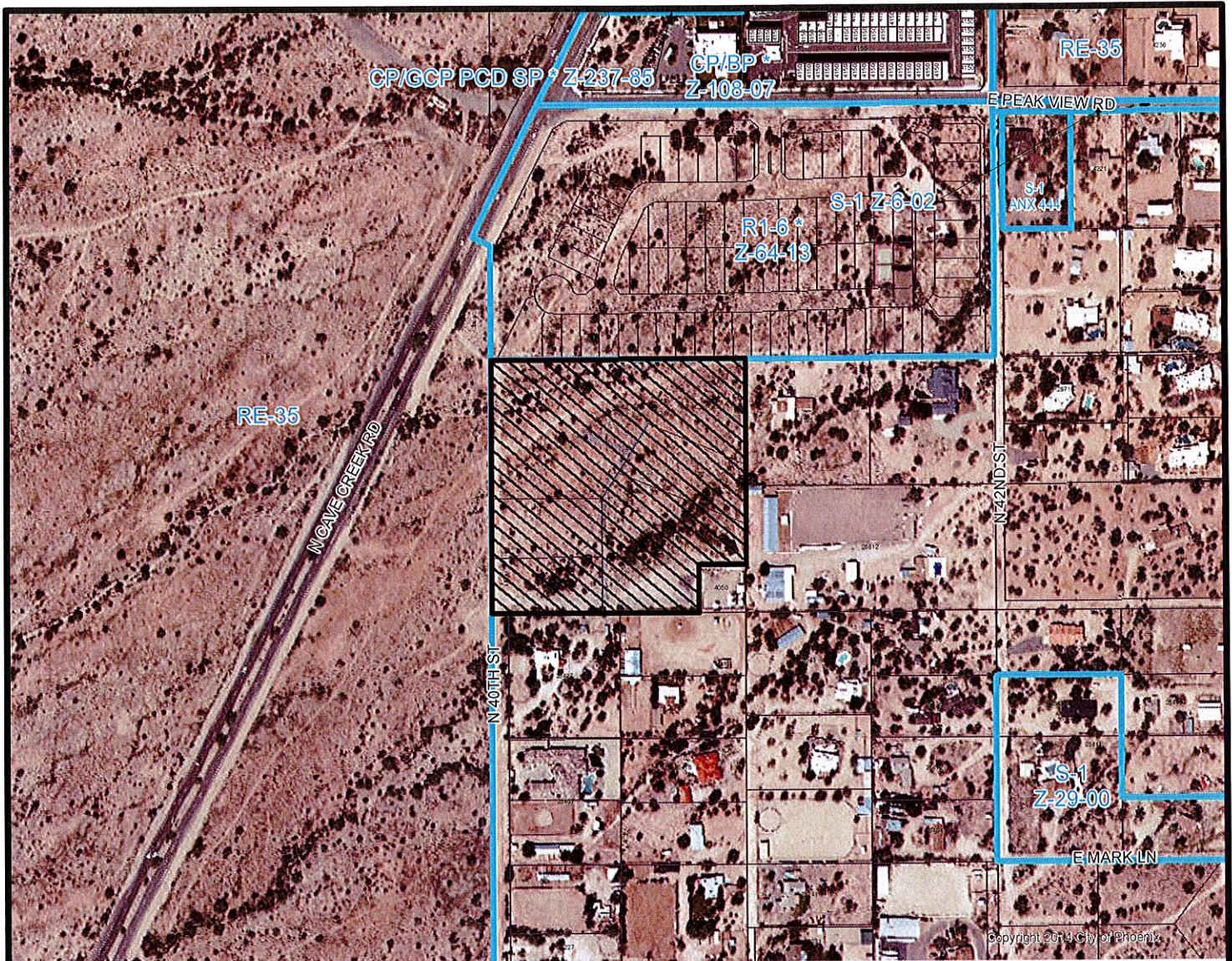
29

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

9

41

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

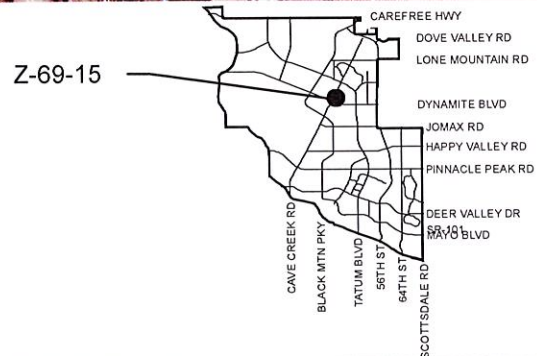


400 200 0 400 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Brennan Ray, Burch & Cracchiolo		REQUESTED CHANGE: FROM: RU-43 (County) (9.71 a.c.) TO: R1- 10 (9.71 a.c.)	
APPLICATION NO. Z-69-15	DATE: 11/6/15 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 9.71 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 51-37	ZONING MAP P-10	
MULTIPLES PERMITTED RU-43 (County) R1-10	CONVENTIONAL OPTION 9 29	* UNITS P.R.D. OPTION 9 41	

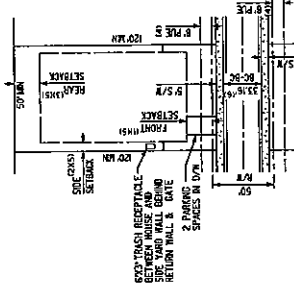
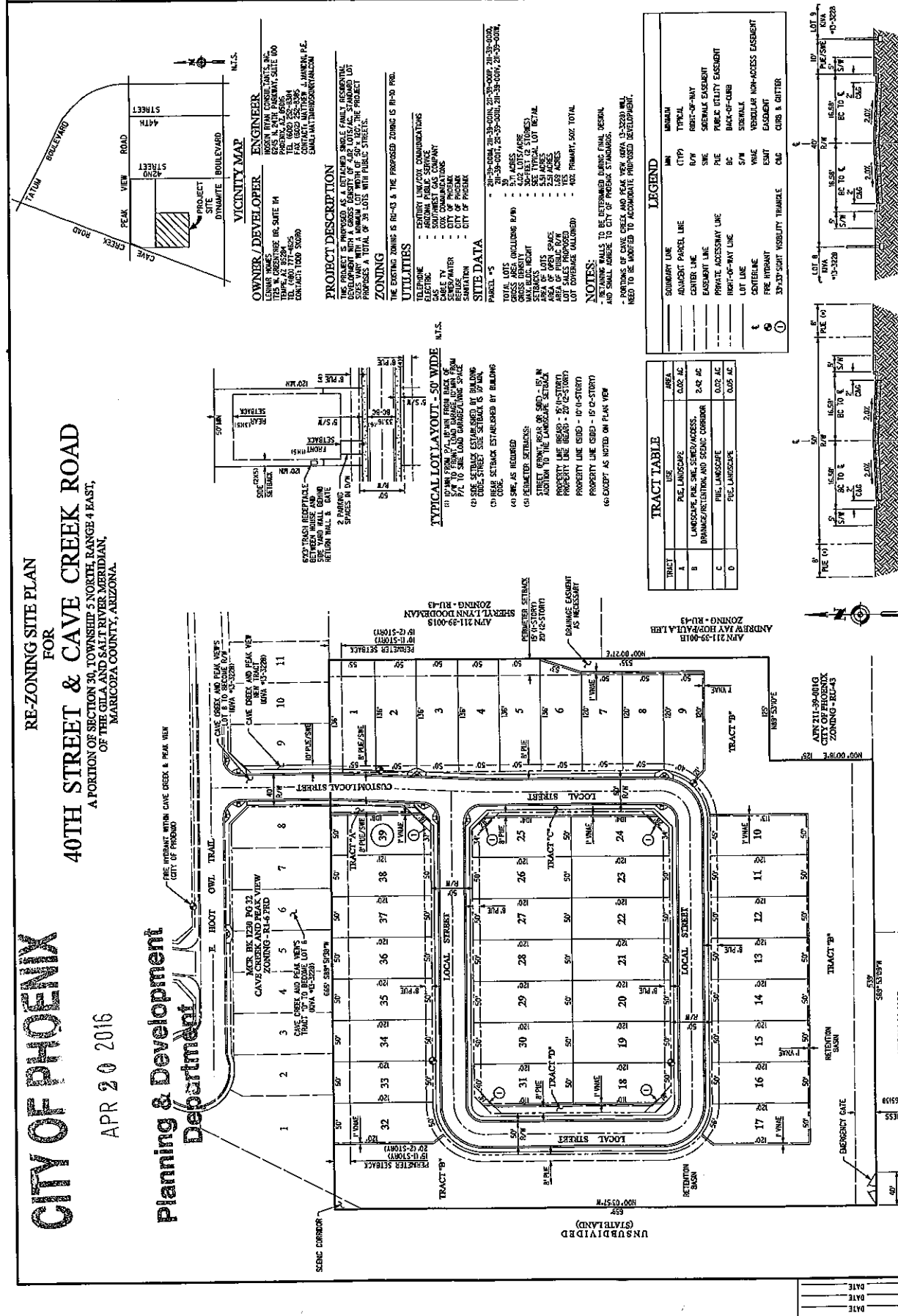
* Maximum Units Allowed with P.R.D. Bonus

CITY OF PHOENIX

APR 20 2016

Planning & Development Department

RE-ZONING SITE PLAN FOR 40TH STREET & CAVE CREEK ROAD A PORTION OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



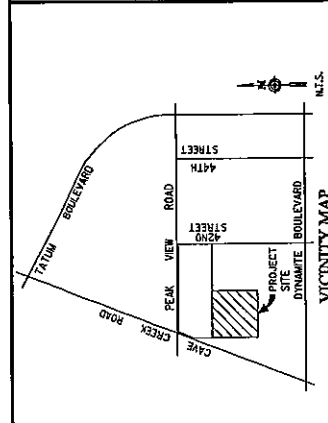
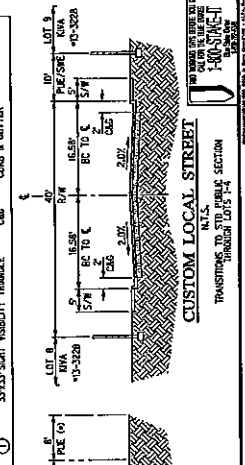
- REQUIREMENTS:**
- ① SIDE SETBACK ESTABLISHED BY BALDING CODE STREET SIZE SETBACK IS 10' MIN.
 - ② SIDE SETBACK ESTABLISHED BY BALDING CODE STREET SIZE SETBACK IS 10' MIN.
 - ③ SIDE SETBACK ESTABLISHED BY BALDING CODE STREET SIZE SETBACK IS 10' MIN.
 - ④ SIDE SETBACK ESTABLISHED BY BALDING CODE STREET SIZE SETBACK IS 10' MIN.
 - ⑤ SIDE SETBACK ESTABLISHED BY BALDING CODE STREET SIZE SETBACK IS 10' MIN.

TRACT TABLE

TRACT	USE	AREA
1	PEE LANDSCAPE	0.02 AC
B	LANDSCAPE FOR SIDE/REAR ACCESS, UNIMPROVED/RETENTION AND SEDIMENT CONTROL	2.42 AC
C	PEE LANDSCAPE	0.02 AC
D	PEE LANDSCAPE	0.05 AC

LEGEND

SYMBOL LINE	DESCRIPTION
(---)	ADJACENT PARCEL LINE
(---)	RIGHT-OF-WAY
(---)	SEWER/EASEMENT
(---)	PUBLIC UTILITY EASEMENT
(---)	PRIVATE ACCESSORY LINE
(---)	RIGHT-OF-WAY LINE
(---)	LOT LINE
(---)	CENTERLINE
(---)	VEHICULAR NON-ACCESS EASEMENT
(---)	EASEMENT
(---)	FIRE HYDRANT
(---)	39'-33" SIGN VISIBILITY TRIANGLE
(---)	C&G CURB & GUTTER



OWNER / DEVELOPER
 CHAMBERLAIN DEVELOPMENT, INC.
 1000 N. 34TH AVENUE, SUITE 100
 PHOENIX, AZ 85018
 TEL: (602) 252-3394
 FAX: (602) 252-3394
 EMAIL: CHAMBERLAIN@CHAMBERLAINDEV.COM

ENGINEER
 HOSKIN RYAN CONSULTANTS, INC.
 1000 N. 34TH AVENUE, SUITE 100
 PHOENIX, AZ 85018
 TEL: (602) 252-3394
 FAX: (602) 252-3394
 EMAIL: HOSKINRYAN@HOSKINRYAN.COM

PROJECT DESCRIPTION
 THIS PROJECT IS PROPOSED AS A DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH A MINIMUM LOT WIDTH OF 50' X LOT 1. THE PROJECT PROPOSES A TOTAL OF 39 LOTS WITH PUBLIC STREETS.

ZONING
 THE EXISTING ZONING IS RU-43 & THE PROPOSED ZONING IS RU-40 FPD.

UTILITIES
 - COUNTRY LINE/CABLE COMMUNICATIONS
 - ELECTRIC
 - ARIZONA PUBLIC SERVICE
 - GAS
 - CITY OF PHOENIX WATER
 - CITY OF PHOENIX SEWER/WATER
 - CITY OF PHOENIX SANITATION

SITE DATA
 TOTAL LOTS 39
 TOTAL LOTS INCLUDING 10' W/W 37
 GROSS AREA 1,131,000 SQ. FT.
 NET AREA 1,000,000 SQ. FT.
 SEE TYPICAL LOT LAYOUT
 AREA OF LOTS 100,000 SQ. FT.
 AREA OF PUBLIC UTILITY 10,000 SQ. FT.
 LOT SALES PROPOSED 39
 LOT COVERAGE (CALCULATED) 100% PROBABLY, 50% TOTAL

NOTES:
 - RETAINING WALLS TO BE DETERMINED DURING FINAL DESIGN AND SMALL ADJACENT TO CITY OF PHOENIX STAIRWAYS.
 - PARALLEL OF CAVE CREEK AND PEAK VIEW WITH 10' MIN. W/W TO BE MAINTAINED TO ADJACENTLY PROPOSED DEVELOPMENT.

CITY OF PHOENIX
TRAFFIC SIGNAL SHOP

COST ESTIMATE FOR

Peak View & Cave Creek

MATERIAL	<u> </u>	\$ 91,786.00
LABOR	<u> </u>	\$ 49,714.00
TOTAL	<u> </u>	\$ 141,500.00

COMPLETE

PREPARED BY:

Chris Holland
CITY OF PHOENIX
TRAFFIC SIGNAL SHOP
(602) 262-6733

CITY OF PHOENIX
APR 22 2016
Planning & Development
Department

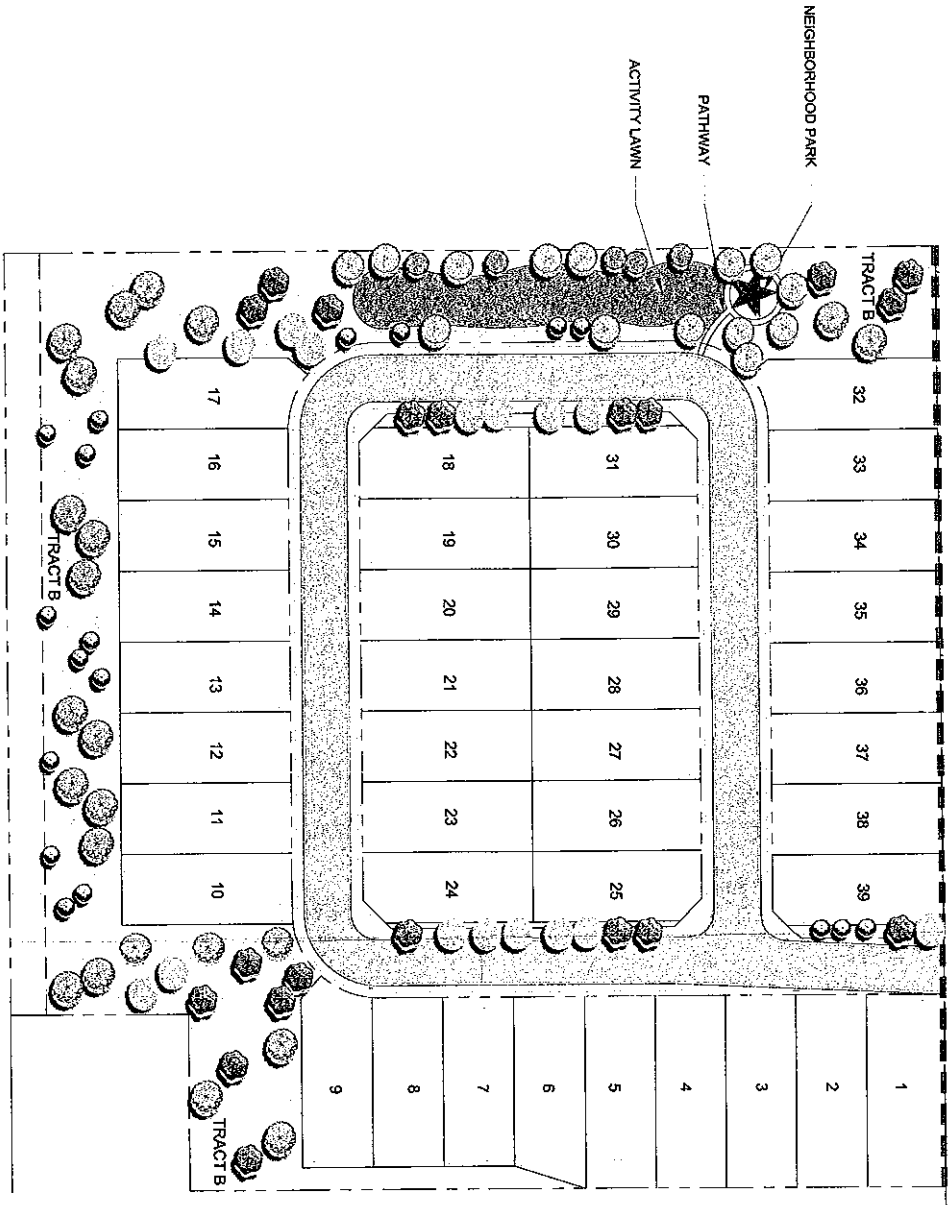
MATERIAL COST ESTIMATE
Peak View & Cave Creek

MATERIAL DESCRIPTION	QUANTITY	PRICE EA.	TOTAL
A-POLE - 15ft	2	\$ 210.00	\$ 420.00
A-POLE W/FOUNDATION- 20ft	0	\$ 1,434.00	
LM-POLE W/FOUNDATION- 5ft riser	0	\$ 2,492.00	
LM-POLE W/-20ft riser	1	\$ 1,035.00	\$ 1,035.00
SM-POLE W/FOUNDATION 15ft thru 20ft	0	\$ 4,759.00	
SM-POLE W/FOUNDATION- 25ft thru 35ft	0	\$ 5,087.00	
SR-POLE W/FOUNDATION 15ft thru 20ft	0	\$ 6,039.00	
SR-POLE W/- 25ft thru 35ft MAST ARM	3	\$ 2,522.00	\$ 7,566.00
SR-POLE W/FOUNDATION- 40ft thru 50ft	0	\$ 6,585.00	
SQ POLE W/- 40ft thru 60ft-MAST ARM	1	\$ 4,754.00	\$ 4,754.00
CONTROLLER CABINET FOUNDATION	1	\$ 1,440.00	\$ 1,440.00
POWER SERVICE PEDESTAL FOUNDATION	1	\$ 1,480.00	\$ 1,480.00
OBSERVATION CAMERA	1	\$ 2,174.31	\$ 2,174.31
LUMINAIRE HEAD w/PHOTO CELL & LAMP	5	\$ 425.00	\$ 2,125.00
12" 3 SECTION HEAD W/ RISER (type F1)	5	\$ 318.25	\$ 1,591.25
12" 3 SECTION HEAD (type F)	3	\$ 229.40	\$ 688.20
12" 5 SECTION HEAD (type Q)	1	\$ 385.05	\$ 385.05
12' DOGHOUSE (type Q2)	1	\$ 558.05	\$ 558.05
12" 3 SECTION ARROW HEAD (type R)	1	\$ 229.40	\$ 229.40
12" 3 SECTION ARROW HEAD W/ RISER (type R1)	1	\$ 329.40	\$ 329.40
12" 4 SECTION HEAD GREEN ARROW (type G)	0	\$ 385.05	
12" 4 SECTION HEAD GREEN ARROW W/ RISER (type G1)	0	\$ 558.05	
CONVERT ILLUMINATED SIGNS TO LED AND RE-FACE	0	\$ 1,113.63	
AUDIBLE PUSH BUTTON	6	\$ 600.00	\$ 3,600.00
PEDESTRIAN MOUNTING ARMS (PAIR)	10	\$ 57.20	\$ 572.00
PEDESTRIAN HEAD	6	\$ 201.00	\$ 1,206.00
ILLUMINATED STREET NAME SIGNS	3	\$ 4,500.00	\$ 13,500.00
VIDEO DETECTION	3	\$ 6,500.00	\$ 19,500.00
#10 THHN WIRE	675	\$ 0.21	\$ 141.75
#10 BOND WIRE	675	\$ 0.23	\$ 155.25
SERVICE WIRE	120	\$ 0.44	\$ 52.80
ASTRO BRACKETS	4	\$ 100.00	\$ 400.00
SHIELDED CABLE WIRE-3 PAIR	0	\$ 0.66	
3 CONDUCTOR IMSA CABLE	320	\$ 0.33	\$ 105.60
5 CONDUCTOR IMSA CABLE	985	\$ 0.56	\$ 551.60
7 CONDUCTOR IMSA CABLE	260	\$ 0.82	\$ 213.20
20 CONDUCTOR IMSA CABLE	120	\$ 2.60	\$ 312.00
42 CONDUCTOR IMSA CABLE	320	\$ 5.38	\$ 1,721.60
WIRELESS RADIOS & WIRE	1	\$ 5,361.45	\$ 5,361.45
SERVICE PEDESTAL	1	\$ 829.00	\$ 829.00
PHASE CONTROLLER	1	\$ 15,000.00	\$ 15,000.00
BARRICADES	1	\$ 2,500.00	\$ 2,500.00
MISC.	1	\$ 1,708.09	\$ 1,708.09
		MATERIAL TOTAL	\$ 91,786.00

LABOR COST ESTIMATE

LABOR DESCRIPTION	QUANTITY	HR / UNIT	CREW HR.S	HOUR RATE	TOTAL
ELECTRICIAN LABOR RATE				\$ 156.00	
CREW LABOR RATE				\$ 297.00	
CONCRETE LABOR RATE				\$ 276.00	
TECH LABOR RATE				\$ 156.00	
LOOP CREW LABOR RATE				\$ 276.00	
TRENCHING @ \$55.00 FT.	0				
LM-POLE FOUNDATION	0		6		
A-POLE FOUNDATION	0		4		
SM POLE FOUNDATION	0		6		
SR POLE FOUNDATION	0		12		
#3.5 J-BOX					
#5 J-BOX	0		6		
#7 J-BOX	0		2		
DRESS SR-POLE	3		32	\$ 297.00	\$ 9,504.00
DRESS SQ-POLE	1		16	\$ 297.00	\$ 4,752.00
DRESS LM -POLE	1		8	\$ 297.00	\$ 2,376.00
DRESS A-POLE	2		8	\$ 297.00	\$ 2,376.00
DRESS MULTI- USE- POLE	0		5	\$ 297.00	
ELECTRICAL SERVICE	1		4	\$ 297.00	\$ 1,188.00
CONTROLLER CAB. INSTALL	1		8	\$ 297.00	\$ 2,376.00
FIELD WIRE	1		24	\$ 297.00	\$ 7,128.00
CONCRETE A-POLE	0		2	\$ 297.00	
CONCRETE LM-POLE	0		4		
CONCRETE SM-POLE	0		2		
CONCRETE SR -POLE	0		6		
GROUTING	1		4	\$ 276.00	\$ 1,104.00
CONCRETE CONTROLLER	0		6		
CONCRETE POWER PED.	0		4		
EXISTING EQUIPMENT REMOVAL	0		12	\$ 297.00	
RELOCATE EXIST. SMART SIGNS	0		4	\$ 297.00	
TECHNICIAN LABOR	1		30	\$ 297.00	\$ 8,910.00
MISCELLANEOUS REWORK	0				
POWER SRP	1			\$ 10,000.00	\$ 10,000.00
U.G. CONDUIT ESTIMATE	0			\$ 45,000.00	\$ -
EXCAVATE POLE FOUNDATIONS	1		0		
			LABOR	TOTAL	\$ 49,714.00

DATE 4/22/2016



- PLANT SCHEDULE**
- TRIES
- 01 QTZ. Red Maple / Common Maple
 - 02 Chamaelirium / Chamaelirium
 - 03 Elmogon Redwood / Texas Elmogon
 - 04 Orange Blossom / Dwarf Orange
 - 05 Potted Palm / Potted Palm
 - 06 Potted Palm / Potted Palm
 - 07 Potted Palm / Potted Palm
 - 08 Potted Palm / Potted Palm



CITY OF PHOENIX
 Planning & Development
 Department

CONCEPTUAL LANDSCAPE PLAN (PHASE 2)

CAVE CREEK & PEAK VIEW
 4139 E. PEAK VIEW ROAD
 CAVE CREEK, AZ

REVISIONS:

NO.	DATE	DESCRIPTION

smART Development
 Landscape Architecture

6922 East 5th Avenue
 Scottsdale, Arizona 85251
 Office 480-518-8845

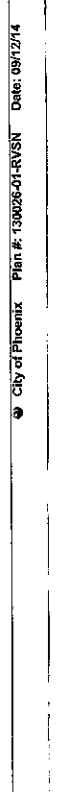
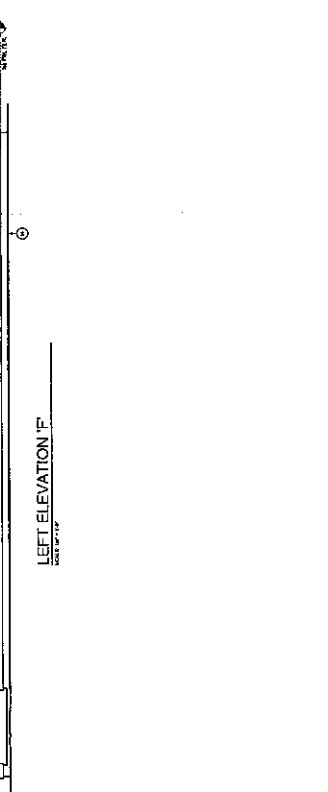
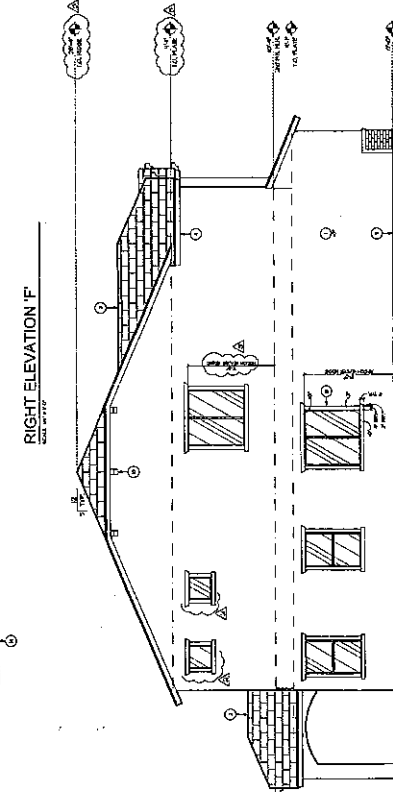
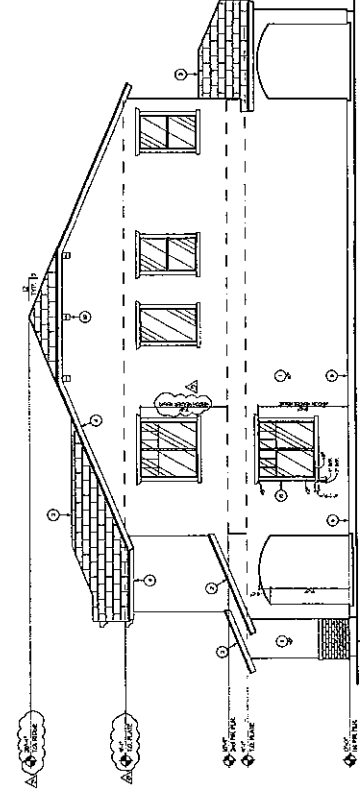
DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 4/1/11
 SHEET: 1 OF 1
 PROJECT NO.: [Number]

NOTE: PERMITTED CONTRACTOR TO BE DETERMINED BY THE CITY OF PHOENIX. ALL EXTERIOR WALL FINISHES SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX EXTERIOR FINISHES SCHEDULE.

NOTE: ALL ITEMS SHOWN ARE STANDARD U.S.A.C.

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX EXTERIOR FINISHES SCHEDULE.
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KEYNOTES:
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LENNAR
 4215 East Florence Drive • Suite 202
 Mesa, Arizona 85215
 Phone: (480) 991-1538 • Fax: (480) 991-2522
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[C] P L N A
 ARCHITECTS
 170 East Greenway, Suite 1110
 Phoenix, Arizona 85016
 Phone: (602) 252-1110 • Fax: (602) 252-1111

ABD
 ARCHITECTS
 170 East Greenway, Suite 1110
 Phoenix, Arizona 85016
 Phone: (602) 252-1110 • Fax: (602) 252-1111

City of Phoenix Plan #: 130026-01-RVSN Date: 09/12/14
 ELEVATION 'F'

CITY OF PHOENIX
 OCT 9 2015
 Planning & Development
 Department

REVISIONS:
 No. Description
 1. Initial Issue
 2. Final Issue

Sheet
35-8

Scale
A3.1

NO.	DESCRIPTION
1	GENERAL NOTES
2	REAR ELEVATION
3	FRONT ELEVATION
4	RIGHT ELEVATION
5	LEFT ELEVATION

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX DEVELOPMENT CODE AND ALL APPLICABLE ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF PHOENIX.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES.

5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

6. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

10. ALL MATERIALS SHALL BE STORED PROPERLY ON SITE.

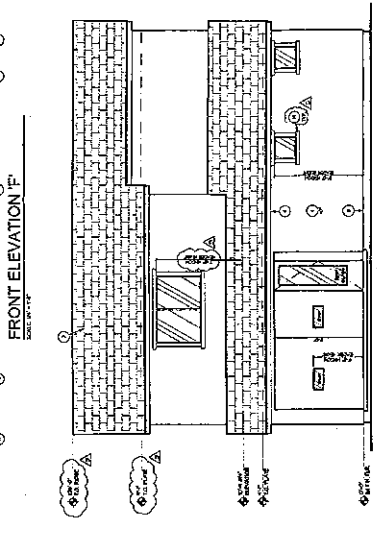
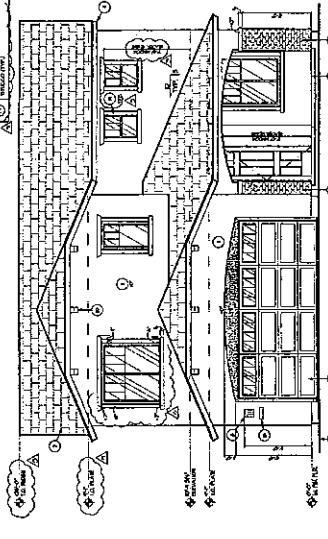
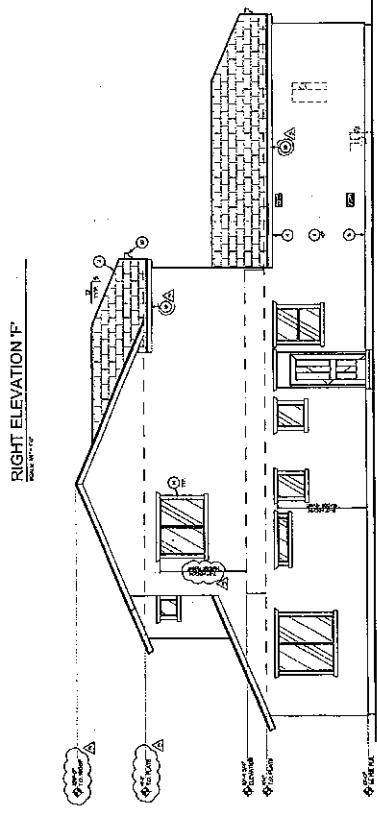
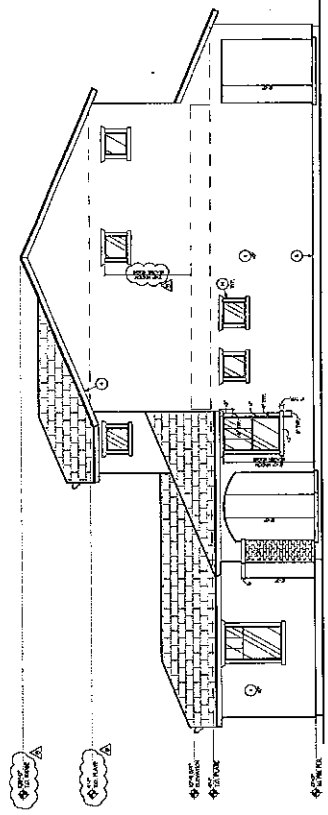
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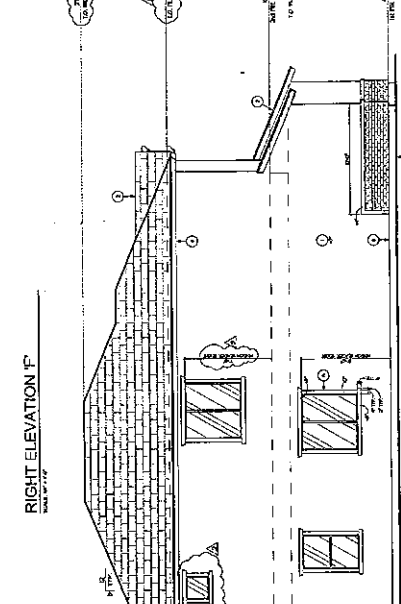
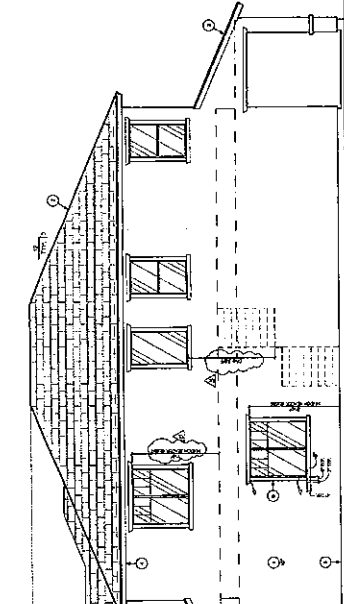
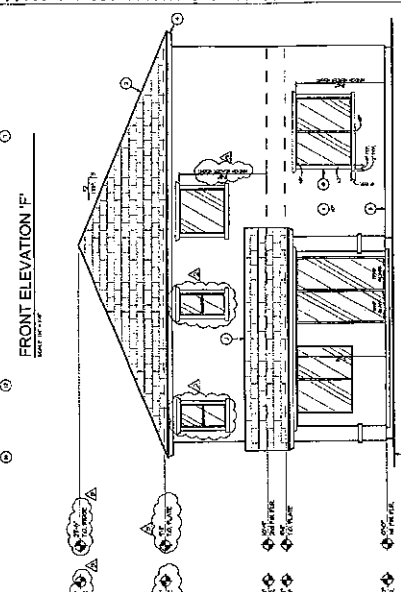
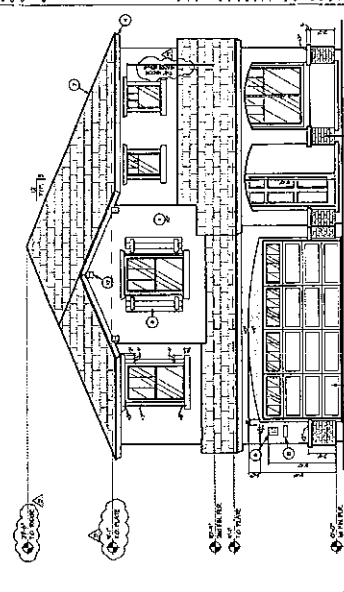
NOTE:
 WATER-RESISTIVE BARRIER REQUIRED UNDER ALL EXTERIOR WALL FINISH DESIGN MATERIAL.

NOTE:
 ALL ITEMS SHOWN ARE STANDARD UNLESS NOTED OTHERWISE.

NOTE:
 FINISHES AND POINTS TO BE SAME FINISH UNLESS OTHERWISE NOTED.



KEYNOTES	GENERAL NOTES
<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX SPECIFICATIONS AND STANDARD UNIFORMS.</p> <p>2. ALL MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.</p> <p>3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</p> <p>5. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.</p> <p>6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>7. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>9. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.</p>	<p>NOTE: ALL ITEMS SHOWN ARE STANDARD UNIFORMS.</p> <p>NOTE: INTER-RESISTIVE BARRIER (INSURED WORK) ALL EXTERIOR WALL FINISH (DURABLE MATERIAL)</p> <p>NOTE: INTER-RESISTIVE BARRIER (INSURED WORK) ALL EXTERIOR WALL FINISH (DURABLE MATERIAL)</p> <p>NOTE: INTER-RESISTIVE BARRIER (INSURED WORK) ALL EXTERIOR WALL FINISH (DURABLE MATERIAL)</p>



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LENARR

4711 East Loop Drive • Suite 212
Mesa, Arizona 85215
480.940.8228 • 480.940.8229

P.N. LLC

A U B D

CITY OF PHOENIX
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Planning & Development
Department

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City of Phoenix
Sue Wood - Residential

1000 North Central Avenue, Suite 1000
Phoenix, Arizona 85004
Phone: 602.262.2222
Fax: 602.262.2223
www.phoenix.gov

Sue Wood - RESIDENTIAL

NOTE:
 UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS.

NOTE:
 HAND-SCRAPE EXTERIOR SURFACES TO REVEAL WOOD GRAIN.

NOTE:
 FINISHES TO BE INSTALLED IN SINKS, TUBS AND NOT EXTEND TO THE SURFACE OF THE EXTERIOR WALL THICK OR TO THE WATER RESISTIVE BARRIER.

NOTE:
 ALL ITEMS SHOWN ARE STANDARD U.S.G.

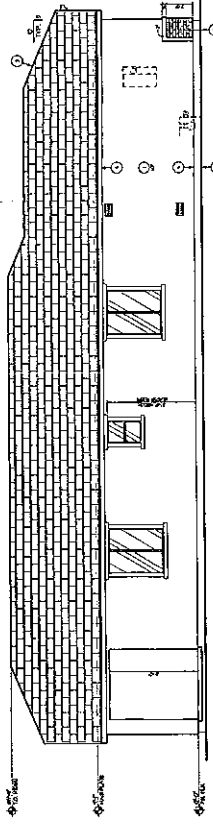
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GENERAL NOTES

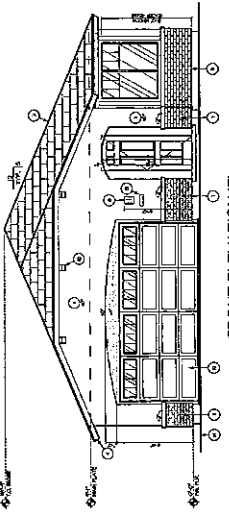
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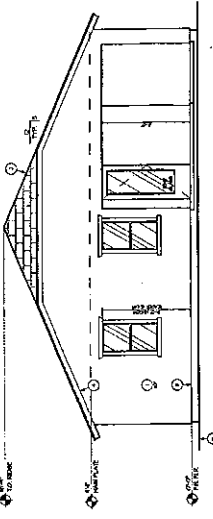
RIGHT ELEVATION 'F'



LEFT ELEVATION 'F'



FRONT ELEVATION 'F'



REAR ELEVATION 'F'

LENAR

PIN, LLC

ALL BUILD

City of Phoenix Plan #: 130027-01-RVSN Date: 09/12/14

ELEVATION 'F'

CITY OF PHOENIX

PERMITS & INSPECTION

3564

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LENAR
 1200 West Camelback Drive, Suite 1111
 Phoenix, AZ 85015
 (602) 998-8888

PLN Z LLC
 4711 East McDowell Blvd, Suite 212
 Phoenix, AZ 85018
 (602) 998-8888



ELEVATION 'F'

CITY OF PHOENIX
 OCT 13 2015
 Planning & Development
 Department

DATE	DESCRIPTION

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GENERAL NOTES

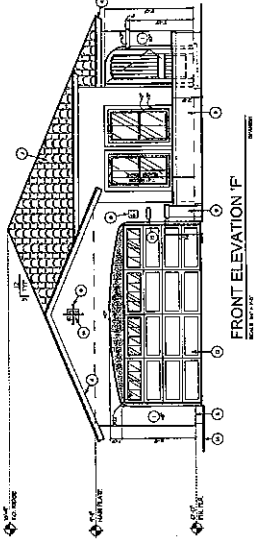
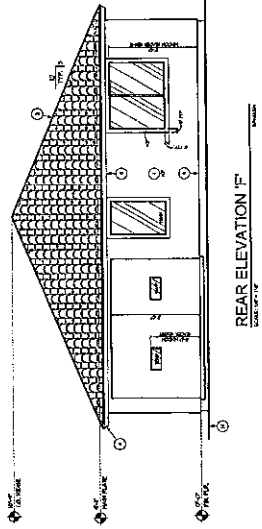
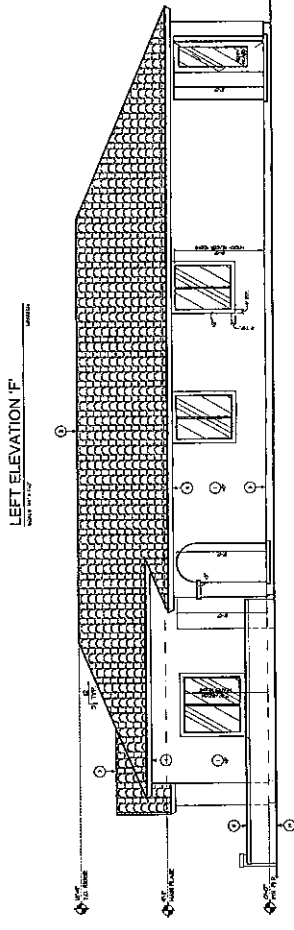
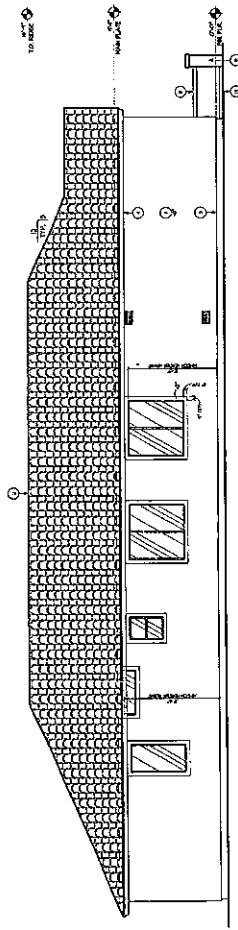
1. THIS PLAN IS A PRELIMINARY DESIGN. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE APPLICABLE AGENCIES.
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NOTE:
 PLANNING TO BE RECALLED AS PERMITTED. APPROVED AND NOTED TO THE
 BOARD OF THE EXHIBIT. ALL INFORMATION IS SUBJECT TO THE WATER-RESISTIVE DESIGN.

NOTE:
 ALL ITEMS SHOWN ARE STANDARD U.S.A.



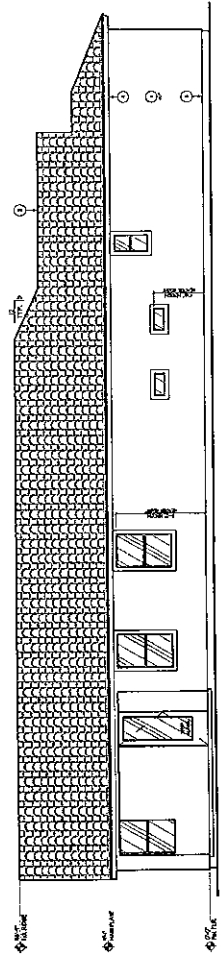
City of Phoenix
 Planning & Development
 Department

PHOENIX - RESIDENTIAL

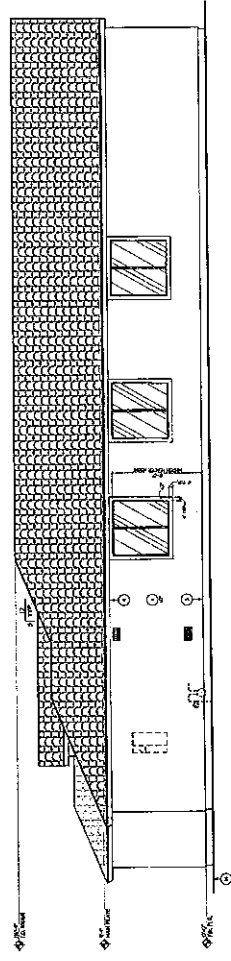
NOTE: MATERIALS SHOWN ARE STANDARD U.S.A. MATERIALS UNLESS OTHERWISE NOTED.

NOTE: FINISHES TO BE INSTALLED IN SHEDS, PATIOS AND NOT EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE FINISH RESISTIVE BARRIER.

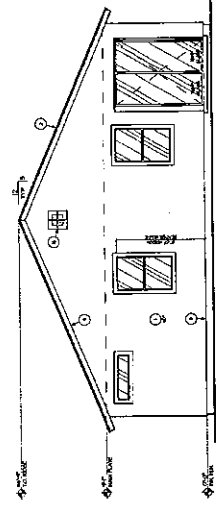
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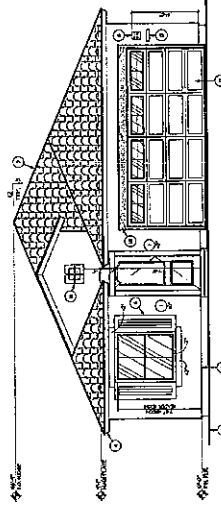
LEFT ELEVATION 'F'



RIGHT ELEVATION 'F'



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FRONT ELEVATION 'F'

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KEYNOTES

KEY	DESCRIPTION
1	BRICK
2	CONCRETE
3	WOOD
4	GLASS
5	STEEL
6	ROOFING
7	PAINT
8	LANDSCAPE
9	MECHANICAL
10	ELECTRICAL
11	PLUMBING
12	HEATING
13	Cooling
14	Lighting
15	Other

LENNAR

4711 East Broadway Blvd. Suite 212
 Mesa, Arizona 85205
 Phone: (480) 971-1579 • Fax: (480) 971-2122

PZN LLC

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 Mesa, Arizona 85205
 Phone: (480) 971-1579 • Fax: (480) 971-2122

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City of Phoenix
 Planning Department

ELEVATION 'F'

City of Phoenix Plan #: 140042-RPRS Date: 08/29/14

CITY OF PHOENIX

08/29/14
 Planning Department

3575

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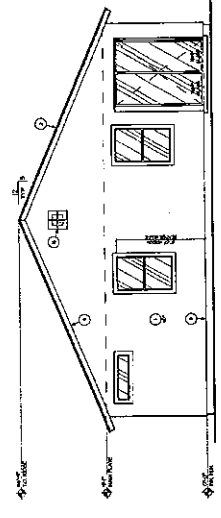
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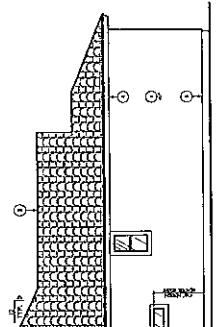
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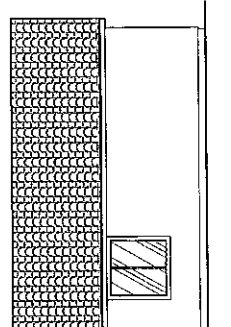
REAR ELEVATION 'F'



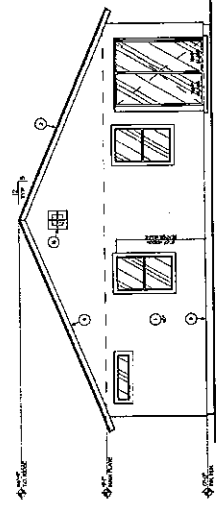
FRONT ELEVATION 'F'



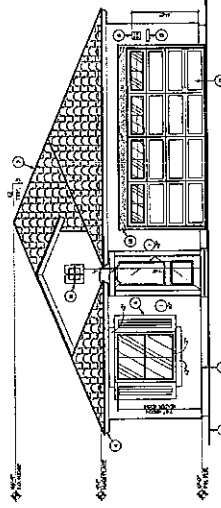
LEFT ELEVATION 'F'



RIGHT ELEVATION 'F'



REAR ELEVATION 'F'



FRONT ELEVATION 'F'

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