



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-7-22-5
September 12, 2022

Maryvale Village Planning Committee Meeting Date: September 14, 2022

Planning Commission Hearing Date: October 6, 2022

Request From: C-2 PCD (Intermediate Commercial, Planned Community District) (1.95 acres)

Request To: C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District) (1.95 acres)

Proposed Use: Self-service storage warehouse, and underlying C-2 commercial uses

Location: Approximately 275 feet south of the southwest corner of 107th Avenue and Camelback Road

Owner: Phil Smith, OP3 Arizona, LLC

Applicant: Jeff Ratzer, Big Rock Equities, LLC

Representative: Kurt Waldier, Beus Gilbert McGroder, PLLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	107th Avenue	Arterial	55-foot west half street

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; Facilitate the acquisition of vacant, underutilized, and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The subject site has long been vacant, and its development would be compatible with the surrounding land uses through the stipulated enhanced landscape and architectural standards.

CONNECT PEOPLE AND PLACES CORE VALUES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The development, as stipulated, provides a reasonable level of intensity that is respectful to local conditions and surrounding neighborhoods. The proposal includes treatments to mitigate potential impacts on the nearby multifamily residential neighborhood including enhanced landscape plantings.

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

The proposal, as stipulated, will provide shade along the adjacent public sidewalk and pedestrian pathways. This will mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#): Background Item No. 6.

[Complete Streets Guidelines](#): Background Item No. 7.

[Comprehensive Bicycle Master Plan](#): Background Item No. 8.

[Zero Waste PHX](#): Background Item No. 9.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2 PCD
North	Commercial	C-2 PCD
South	Multifamily Residential	C-2 PCD
East (across 107th Avenue)	Park	R-3
West	Multifamily Residential	C-2 PCD

C-2 (Intermediate Commercial) Height Waiver		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Minimum Building Setbacks		
Adjacent to Streets: (East – 107th Avenue)	Average 30 feet, minimum 20 feet permitted for up to 50% of the structure	Met – 45 feet
Not Adjacent to Streets: (South – Adjacent to C-2 PCD)	0 feet	Met – 30 feet
Not Adjacent to Streets: (West – Adjacent to C-2 PCD)	0 feet	Met – 30 feet
Not Adjacent to Streets: (North – Adjacent to C-2 PCD)	0 feet	Met – 0 feet
Minimum Landscape Setbacks		
Adjacent to Streets: (East – 107th Avenue)	Average 30 feet, minimum 20 feet permitted for up to 50% of the frontage	To be determined – 25 to 48 feet
Not Adjacent to Streets: (South – Adjacent to C-2 PCD)	0 feet	Met – 10 feet
Not Adjacent to Streets: (West – Adjacent to C-2 PCD)	0 feet	Met – 10 feet
Not Adjacent to Streets: (North – Adjacent to C-2 PCD)	0 feet	Met – 0 feet
Lot Coverage	Maximum 50%	Met – 47.91%
Building Height	Maximum 2 stories / 30 feet	Met subject to a height waiver – 3 stories/37 feet
Parking	Minimum 23 spaces required	Met – 23 spaces provided

**Site plan revision or variance required*

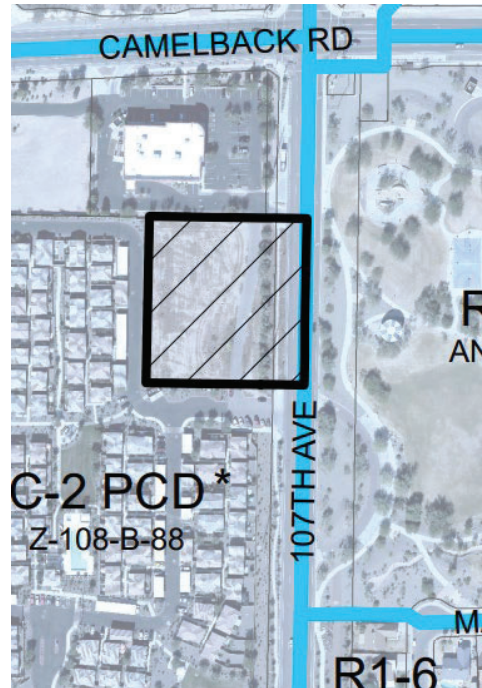
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.95 acres located approximately 275 feet south of the southwest corner of 107th Avenue and Camelback from C-2 PCD (Intermediate Commercial, Planned Community District) to C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District) to allow for a self-service storage warehouse and underlying C-2 commercial uses. Companion Rezoning Case No. Z-63-22-5 will run concurrently and will request a special permit for a self-service storage warehouse and underlying C-2 commercial uses with a height waiver.

SURROUNDING LAND USES AND ZONING

- The requested zoning is consistent and compatible with the surrounding land pattern. Commercial uses including a pharmacy and a multifamily residential development, zoned C-2 PCD (Intermediate Commercial, Planned Community District), are located to the north, west, and south of the subject site. Furthermore, a public park, zoned R-3 (Multifamily Residence District), is located to the east of the subject site, across 107th Avenue.



Site Aerial

Source: City of Phoenix Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

- The General Plan Land Use Map designation for the subject site is Commercial. The General Plan Land Use Map designations to the north, south, and west are Commercial and to the east the designation is Residential 3.5 to 5 dwelling units per acre. The proposal is consistent with the General Plan, and it is compatible with the surrounding designations.



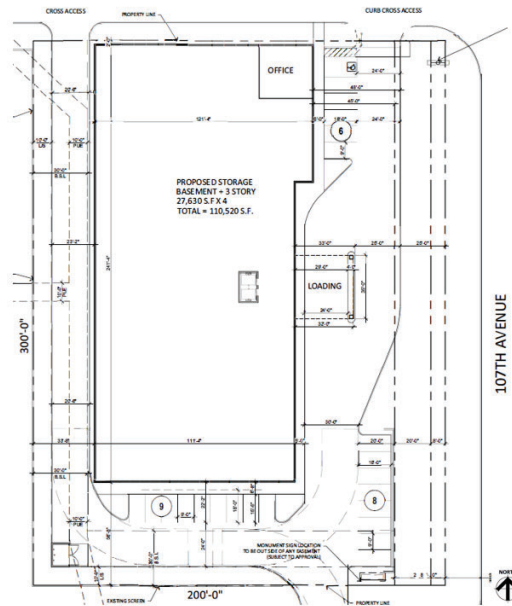
General Plan Land Use Map

Source: City of Phoenix Planning and Development Department

PROPOSAL

4. Site Plan

The applicant is proposing a self-service storage warehouse with a height of 32 feet and three-stories. The conceptual site plan indicates two vehicular access points will be along 107th Avenue, one located northeast of the site and the other located southeast of the site on adjacent properties. Parking areas will be located along 107th Avenue and the southern portion of the site. The proposed office will be located on the northeast corner of the proposed building. A loading area is proposed on the east side of the building. Since the loading area is visible from the frontage, staff is not recommending general conformance to the site plan.



Proposed Site Plan

Source: RKA Architects, Inc.

Elevations

The conceptual building elevations depict architectural features that include variations in colors, building articulation, and emphasizes the northeast corner of the building where the primary pedestrian entrance is located. As a result, staff is recommending general conformance to the elevations. This is addressed in Stipulation No. 1. The subject property is also part of the Camelback Ranch PCD which has a similar architectural theme through each commercial site. This is addressed in Stipulation No. 2.



Proposed Elevations Renderings
Source: RCAA Architects, Inc.

5. Special Permit

Self-service storage facilities are allowed in the C-2 district with a Special Permit (Section 647.A.2.i), subject to the following conditions:

- a) All outdoor storage shall be within a closed building. Outdoor storage areas shall not exceed 10 percent of the gross site area.
- b) No auctions, sales, services and repair activity shall be conducted on the site.
- c) There shall be no storage or use of hazardous or dangerous materials on the premises.
- d) The site shall have direct access to an arterial street.
- e) Landscape areas adjacent to residential zones must be a minimum of ten feet.

The proposal meets the above conditions by proposing solely indoor storage on the site, and it does not propose to store any hazardous or dangerous materials on the premises. Access is provided via 107th Avenue, which is an arterial street.

STUDIES AND POLICIES

6. Tree and Shade Master Plan

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending stipulations designed to provide trees and enhance shade within the development, as follows:

- The west and south landscape setbacks shall be planted with minimum 50 percent two-inch caliper and minimum 50 percent three-inch caliper large canopy, drought tolerant trees (Stipulation Nos. 3 and 4);
- Uncovered surface parking lot areas shall be landscaped with minimum two-inch caliper drought-tolerant shade trees to achieve a minimum of 25 percent shade (Stipulation No. 5);
- Detached sidewalks along all streets with minimum two-inch caliper single trunk shade trees and provide groundcovers with a maximum height of 24 inches (Stipulation No. 6).

7. **Complete Streets Guidelines**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff is recommending pedestrian pathways that offer the most direct route and enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation Nos. 8 and 9. This development will help enhance the immediate street frontage by providing a detached sidewalk along 107th Avenue. In addition, any street improvements will be done to City of Phoenix and ADA standards. These are addressed in Stipulations No. 10.

8. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide bicycle parking spaces, installed per the requirements in the city's Walkable Urban (WU) Code. This is addressed in Stipulation No. 9.

9. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

10. As of the writing of this report, staff did not receive any correspondence from the

public regarding this request.

INTERDEPARTMENTAL COMMENTS

11. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that fire flow requirements may present a challenge for this site.
12. The Street Transportation Department commented that all required street improvements shall be provided and meet ADA standards and that the landscape strip between the back of the curb and sidewalk shall be replenished. This is addressed in Stipulation Nos. 6 and 10.
13. The Aviation Department commented the site is located within the Glendale Municipal Airport traffic pattern airspace. Developer must submit 7460 Forms to FAA and to receive FAA no hazard determination or mitigations approved by FAA for both temporary and permanent development, prior to final site plan approval. This is addressed in Stipulation No. 14.

OTHER

14. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. These are addressed in Stipulation Nos. 11 through 13.
15. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 15.
16. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and

abandonments, may be required.

Findings

1. The proposed zoning is consistent with the General Plan Use Map designation of Commercial.
2. The proposal will develop a vacant property and as stipulated, will be compatible with surrounding land uses.
3. The stipulated landscape setbacks and planting standards are above the required minimum standards and will make the proposal a compatible addition to the neighboring area.

Stipulations

1. The development shall be in general conformance with the elevations date stamped September 1, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. The site shall be developed with a similar architectural theme as the commercial development directly to the north. The theme should assure that building colors, elevations, exterior materials, landscaping and signage convey a sense of continuity throughout the development, as approved by the Planning and Development Department.
3. A minimum 10-foot landscape setback shall be provided along the west side of the site and be planted with minimum 50% 2-inch caliper and minimum 50% 3-inch caliper large canopy, drought tolerant trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. A minimum 10-foot landscape setback shall be provided along the south side of the site and be planted with minimum 50% 2-inch caliper and minimum 50% 3-inch caliper large canopy, drought tolerant trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department. Signage may be permitted in this landscape setback, subject to sign permit approval.
5. All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve a minimum 25% shade at maturity, as approved by the Planning and Development Department.

6. The developer shall maintain the existing detached sidewalk landscape area located between the back of curb and sidewalk along 107th Avenue and replenish it to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75% shade.
 - b. Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

7. Pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
8. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
9. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
10. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
11. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
12. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the

applicant shall conduct Phase II archaeological data recovery excavations.

13. 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.
14. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
15. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Nayeli Sanchez Luna

September 12, 2022

Team Leader

Racelle Escolar

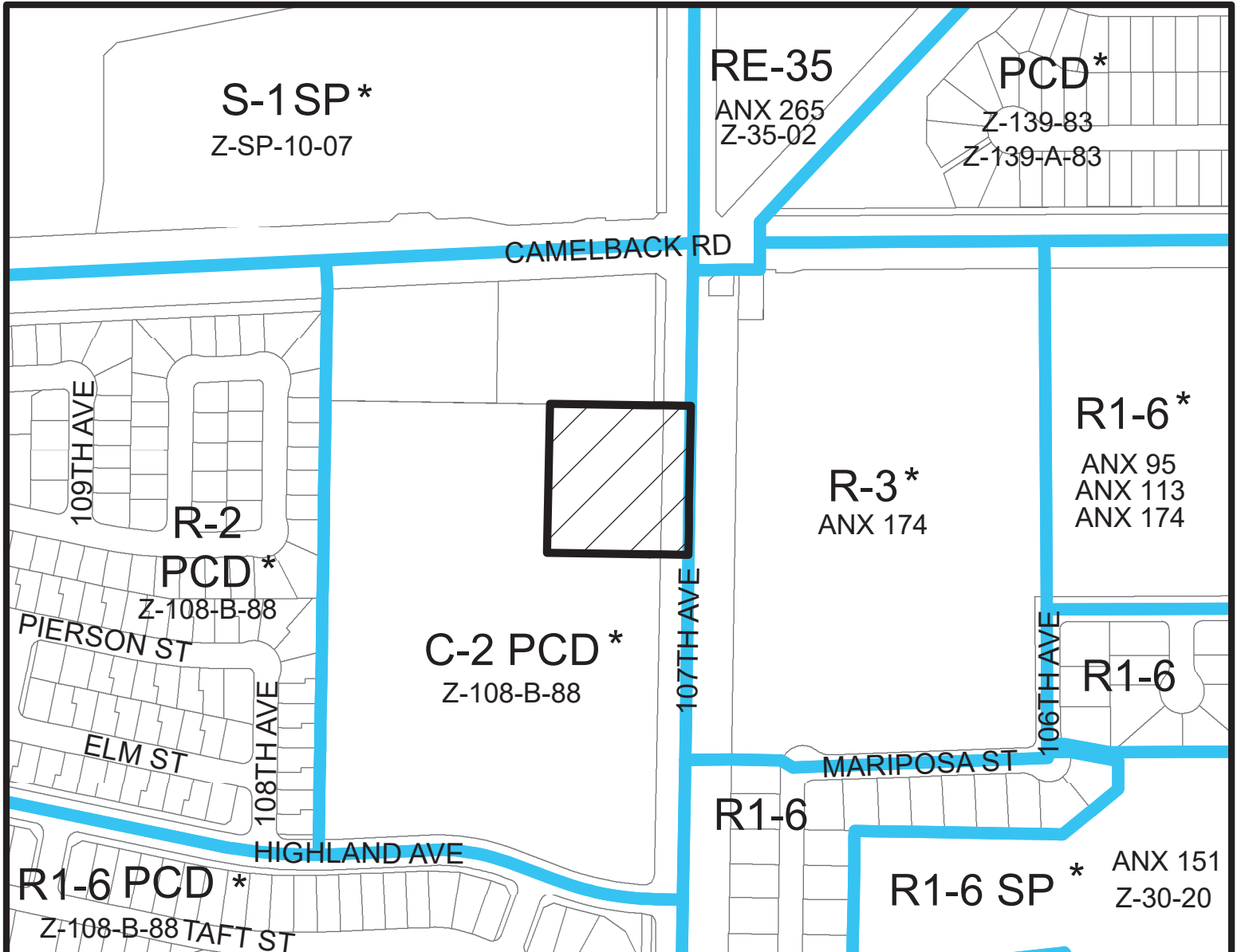
Exhibits

Zoning sketch map

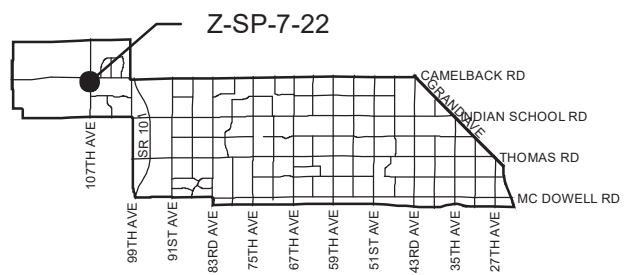
Aerial sketch map

Conceptual Site Plan date stamped September 12, 2022

Conceptual Elevations date stamped September 1, 2022 (2 pages)



MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: Jeff Ratzer, Big Rock Equities LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-7-22		FROM: C-2 PCD (1.95 a.c.)	
DATE: 8/12/2022 <small>REVISION DATES:</small>		TO: C-2 SP PCD (1.95 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.95 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 18-2	<small>ZONING MAP</small> H-2
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-2 PCD		28	
C-2 SP PCD		28	
		* UNITS P.R.D. OPTION	
		34	
		34	

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



Miles

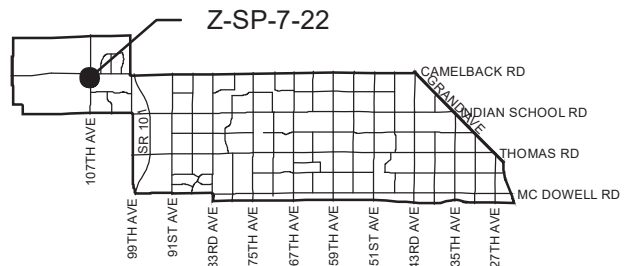


MARYVALE VILLAGE

CITY COUNCIL DISTRICT: 5



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Jeff Ratzer, Big Rock Equities LLC**

APPLICATION NO. **Z-SP-7-22**

DATE: **8/12/2022**
REVISION DATES:

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

1.95 Acres

AERIAL PHOTO & QUARTER SEC. NO.

QS 18-2

ZONING MAP

H-2

REQUESTED CHANGE:

FROM: **C-2 PCD (1.95 a.c.)**

TO: **C-2 SP PCD (1.95 a.c.)**

MULTIPLES PERMITTED

C-2 PCD

C-2 SP PCD

CONVENTIONAL OPTION

28

28

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

34

34

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

PROJECT DIRECTORY

ARCHITECT:
 RKA A ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: NEIL FEASER
 PHONE: (602) 955-3900
 FAX: (602) 955-0896
 E-MAIL: nfeaser@rkaa.com

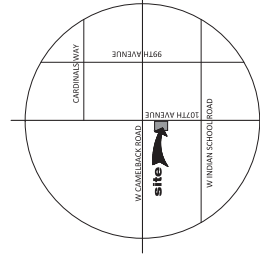
SITE DATA

PARCEL NUMBER: 102-58-015G & 102-58-015H
 EXISTING ZONING: C-2
 SITE AREA - 102-58-015G: PER MCA 1.37 ACRES (60,000 S.F.)
 SITE AREA - 102-58-015H: PER MCA 0.055 ACRES (2,400 S.F.)
 SITE AREA - TOTAL: PER MCA 1.43 ACRES (62,400 S.F.)
 MAX. LOT COVERAGE PERMITTED: 50%
 PROPOSED USE: STORAGE
 BUILDING AREA: 27,630 S.F.
 BASEMENT: 27,630 S.F.
 1ST FLOOR: 27,630 S.F.
 2ND FLOOR: 27,630 S.F.
 TOTAL BUILDING AREA: 110,520 S.F.
 CANOPY AREA: 1,120 S.F.
 PROPOSED LOT COVERAGE: 47.91% (28,750 S.F.)
 PARKING REQUIRED: 1 PER 35 UNITS, PROPOSED MAX 800 UNITS
 TOTAL PARKING REQUIRED: 23 SPACES
 TOTAL PARKING PROVIDED: 23 SPACES
 ACCESSIBLE SPACES REQUIRED: 01 SPACES
 ACCESSIBLE SPACES PROVIDED: 01 SPACES

CITY OF PHOENIX

SEP 12 2022

Planning & Development
 Department



NORTH
 VICINITY MAP
 SCALE: N.T.S.



NORTH
 SITE PLAN
 SCALE: 1" = 20'-0"

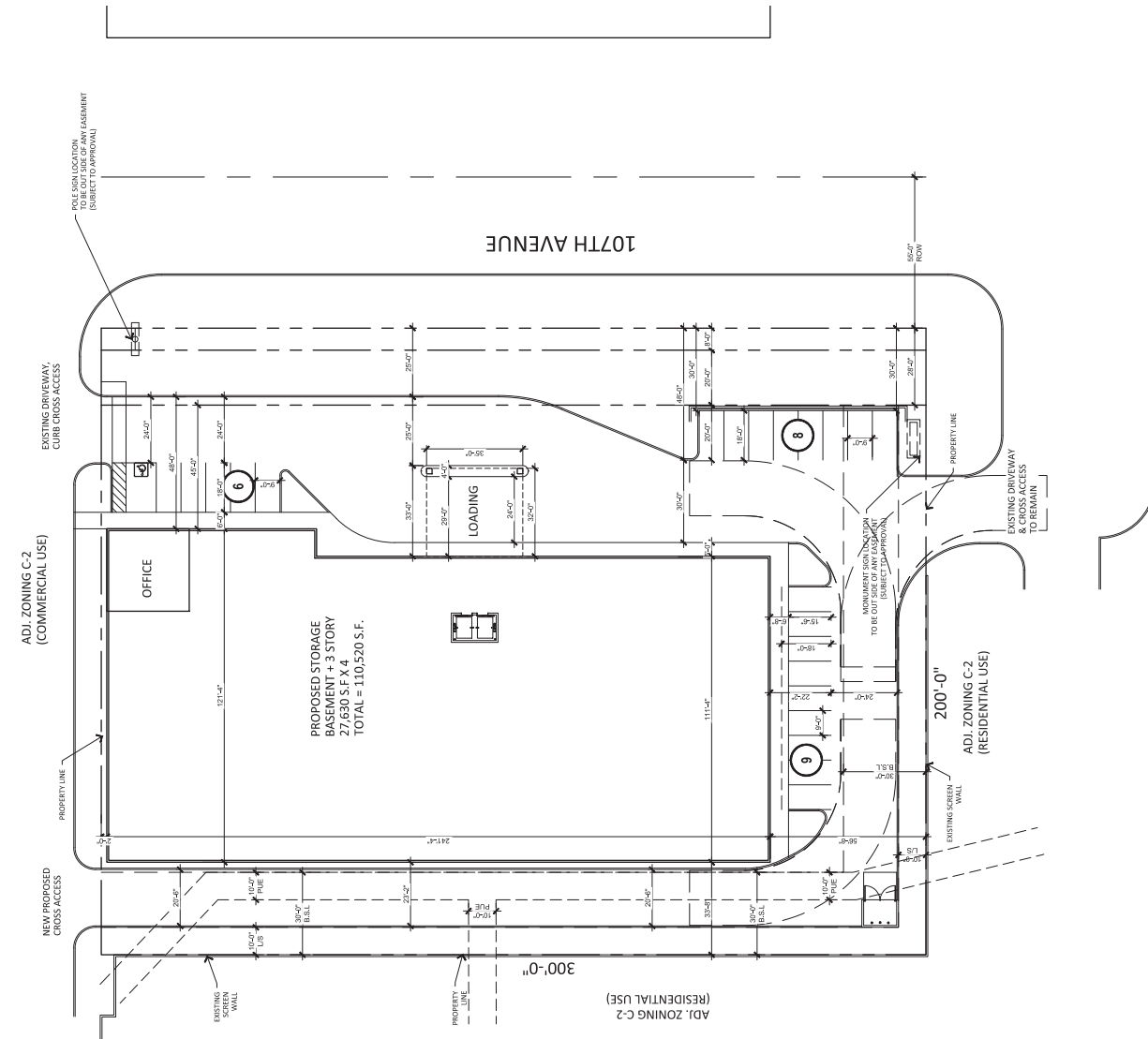
SP-1

RKA A# 22163.50

107TH AND CAMELBACK STORAGE

S OF SWC OF CAMELBACK ROAD AND 107TH AVE
 PHOENIX, ARIZONA 85037

DATE: 07-12-2022 (PRELIMINARY)



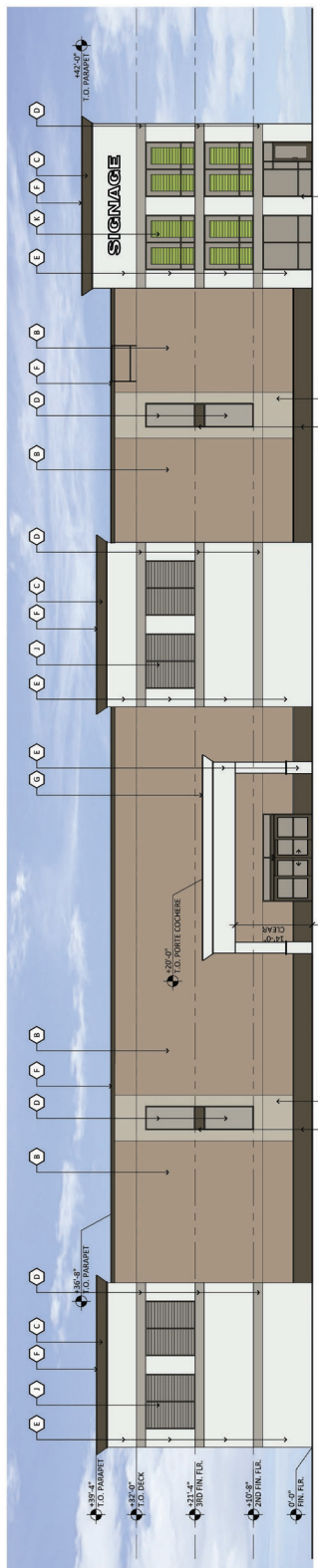
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS NOT TO BE USED FOR PERMITTING OR BIDDING DOCUMENTATION.

ELEVATION GENERAL NOTES

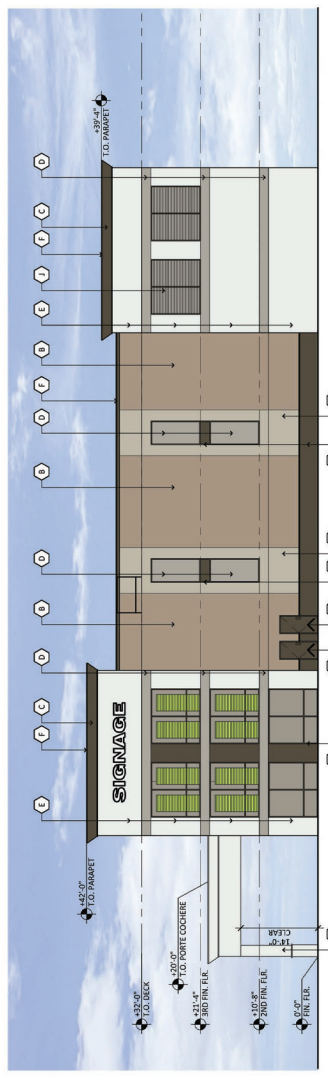
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HEIGHT POINT ON THE MECHANICAL EQUIPMENT.
- MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE MECHANICAL EQUIPMENT.
- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN.
- INTEGRATED ROOF DRAINAGE SHALL REQUIRE ADDITIONAL VENTILATION BEYOND PAINT ACCENTS.
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A MECHANICAL EQUIPMENT SCREEN WITH A MINIMUM HEIGHT OF 10' TO BE GREATER THAN THE MECHANICAL EQUIPMENT.
- WORK REQUIRE A SEPARATE SUBMITTAL AND PERMIT - GC TO COORDINATE WITH SIGN PACKAGE FOR SIGNAGE.

MATERIAL AND COLORS

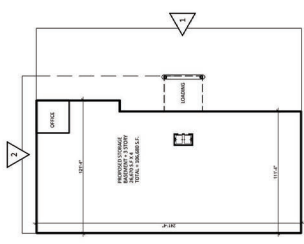
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SPEC #: SW7058
- (C) STUCCO - PAINT COLOR TO MATCH: FINE SAND / JANUS
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COLOR: FINE SAND / JANUS
SPEC #: SW7058
- (Z) STUCCO - PAINT COLOR TO MATCH: FINE SAND / JANUS
FIBER: SHERWIN WILLIAMS
COLOR: FINE SAND / JANUS
SPEC #: SW7058



1 EAST ELEVATION
SCALE: 3/32"=1'-0"



2 NORTH ELEVATION
SCALE: 3/32"=1'-0"



NORTH
KEY MAP
SCALE: N.T.S.

CITY OF PHOENIX
SEP 01 2022
Planning & Development
Department

107TH AND CAMELBACK STORAGE
S OF SWC OF CAMELBACK ROAD AND 107TH AVE
PHOENIX, ARIZONA 85037
DATE: 07-13-2022 (PRELIMINARY)

EL-1

REDA, R.K.A.A.
ARCHITECTS, P.C.
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