

PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-256-3322



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Alan Stephenson
Planning & Development Department Director
Date: April 15, 2022
Subject: **P.H.O. APPLICATION NO. PHO-3-22--Z-120-00-7** – Notice of Pending Actions
by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **May 18, 2022**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **April 22, 2022**.

DISTRIBUTION

Mayor's Office (Lisa Fernandez), 11th Floor
City Council (Sina Matthes, Tony Motola), 11th Floor
Aviation (Sheldon Daisley)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Aaron Conway), 2nd Floor
Light Rail (Joel Carrasco/Special TOD Only)
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Natasha Hughes), 16th Floor
Public Transit (Michael Pierce)
Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor
Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor
Village Planner (Nayeli Sanchez Luna, Estrella Village)
Village Planning Committee Chair (Mark Cardenas, Estrella Village)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-3-22--Z-120-00-7

Council District: 7

Request For: Stipulation Modification

Reason for Request: Modification of Stipulation 1 regarding general conformance to site plan date stamped January 28, 2008 and elevations date stamped April 14, 2005 and January 11, 2008. Technical corrections to Stipulations 5, 6, and 10.

Owner	Applicant	Representative
GDC 25TH & PEORIA LLC	Jesse Macias, M3 Design	Jesse Macias, M3 Design
6900 East Camelback Road	2645 North 7th Avenue	2645 North 7th Avenue
Scottsdale AZ 85251	Phoenix AZ 85007	Phoenix AZ 85007
(480) 970-4005	(480) 528-3136	P: (480) 528-3136 F:
tina@gdc-az.com	jmacias@m3designllc.com	jmacias@m3designllc.com

Property Location: Approximately 375 feet north of the northeast corner of 67th Avenue and Lower Buckeye Road

Zoning Map: E-4 Quarter Section: 7-13 APN: 104-37-635 Acreage: 2.31

Village: Estrella

Last Hearing: CC HEARING

Previous Opposition: No

Date of Original City Council Action: 12/13/2000

Previous PHO Actions: 06/22/2005 03/19/2008

Zoning Vested: C-2

Supplemental Map No.: _____

Planning Staff: 065957

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,080.00	\$0.00	03/14/2022	22-0024176	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>05/18/2022 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	
Action: _____	Action: _____	Action: _____



COBBLESTONE CAR WASH PROJECT NARRATIVE

April 14th, 2022

CITY OF PHOENIX
ZONING DEPARTMENT
200 W. WASHINGTON
PHOENIX, AZ 85003

RE: **PHO –CAR WASH/DRIVE-THRU FACILITY**
Proposed Cobblestone Express/Drive-thru Pad
NEC 67th Avenue & Lower Buckeye Rd
Phoenix, AZ 85043

Dear City of Phoenix Zoning Team:

We are very pleased to be submitting for PHO review of Proposed Cobblestone Express Car Wash/Drive-Thru Landscape Plan located at NEC 67th Avenue and Lower Buckeye Rd. The 1.95 Acre parcel which is Zoned C-2 and is currently vacant parcel just north of existing CVS Pharmacy.

The proposed facility will include proposed 5,600 sf Car Wash Building that will include a Car Wash Tunnel/Equipment/Electrical Room. We are also proposing 28 On-Site Parking spaces, with 25 that also function as Covered Vacuum Stanchion requiring said CUP. All Vacuum equipment (Motors/VFD) will be housed within Main Building or CMU Enclosure thus eliminating any concerns with Noise at Customer Stanchions as well as existing adjacent development. A Use Permit for Open Car Wash was secured on 2-24 ZA Hearing (ZA-694-21). The future Drive-thru Restaurant is an 800sf facility with no indoor public service/dining with Drive-thru and 2 parking spaces provided. Use Permit for Drive-thru and Outdoor Dining has been submitted and awaiting ZA Hearing.

There are 2 Existing Curb Cuts off of 67th Avenue, Frontage Landscape and on-site access connection to existing CVS, all which will remain with no proposed revisions. Our proposed Development will provide On-Site Landscaping and Lighting all which fulfill one of City's Infill Program to develop vacant, unsafe and blighted parcels within existing Commercial/Residential communities. We are confident our proposed development meets and exceed General Plan and provides much needed quality services and goods to the local South Phoenix Community.

Z-120-00-7:

Stipulation 1 - Modification

*1)That Development shall be in general conformance to the site plan date stamped ~~January 28, 2008~~ **March 14th, 2022** and elevations date stamped ~~April 14, 2005 and January 11, 2008,~~ **March 14th, 2022** as may be modified by the ~~Development Services Department~~ **PLANNING AND DEVELOPMENT DEPARTMENT.***



COBBLESTONE CAR WASH PROJECT NARRATIVE

Per PHO Stipulation our proposed Site Plan is more in compliance with Site Plan approved in 2005 PHO, however varies from Site Plan in 2008 case, thus requires re-approval. Our proposed Site Plan is comprised of 2 Pad Buildings, Express Car Wash, which we have secured Use Permits for Open Car Wash, and Future Drive-thru User. The proposed Drive-thru Pad is in same location as previously proposed Drive-thru Pad on both 2005 and 2008 Approved Site Plans. Commercial Development is ever-changing and what was proposed in 2008 has changed due to Development Market shifts, available Retailers thus parcel remains vacant. We are confident our proposed Development meets and exceeds General Plan Commercial Designation as well as provide quality services and goods to the local South Phoenix Community.

We appreciate the opportunity to be submitting for PHO Hearing. Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications or supplement information.

Respectfully



A handwritten signature in blue ink, appearing to read 'Jesse Macias'.

Jesse Macias
President
2645 N 7th Avenue
Phoenix, AZ 85007
jmacias@m3designllc.com



City of Phoenix
PLANNING DEPARTMENT

March 20, 2008

K & I Architects, Mark Bowker
1850 North Central Avenue, Suite 200
Phoenix, AZ 85004

RE: Z-120-00-7 - Approximately 340 feet north of the northeast corner of 67th Avenue and Lower Buckeye Road.

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.1 of the Zoning Ordinance, has on March 19, 2008, concurred with the recommendation of the Planning Hearing Officer and has ratified application Z-120-00-7 for modification of stipulation 1 regarding general conformance to the site plan.

STIPULATION

- 1.** That development shall be in general conformance to the site plan date stamped January 28, 2008 and elevations date stamped April 14, 2005 and January 11, 2008, as may be modified by the Development Services Department.
2. That loading dock areas be depressed.
3. That only two driveways be allowed on each street frontage.
4. That a minimum 75 x 75 foot landscape entry be provided at the 67th Avenue and Lower Buckeye Road.
- 5.** That the developer of this property agrees to participate in Estrella Village Planning Committee's adopted Multi-Purpose Trails Plan along Lower Buckeye Road.
- 6.** That the developer of this property agrees to participate in Estrella Village Planning Committee's adopted Major Street Landscape Program designed for all arterial streets.
7. That proposed development adjacent to future transit locations shall integrate the transit stop/shelter with the site, providing convenient access to pedestrians and

- persons with disabilities, as may be approved by the Public Transit Department. That right-of-way for arterial streets shall be dedicated as per the approved Street Classification Map.
8. That adjacent streets shall be constructed 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.
 9. That landscaping shall be provided along east property line and main entry ways with 2 inch caliper trees placed 20 feet on center. A landscape plan shall be submitted for administrative approval by the Planning Hearing Officer prior to final site plan approval.
 10. A bus bay and transit pad shall be located northbound 67th Avenue on the far side on Lower Buckeye Road as approved by the Streets Transportation Department.

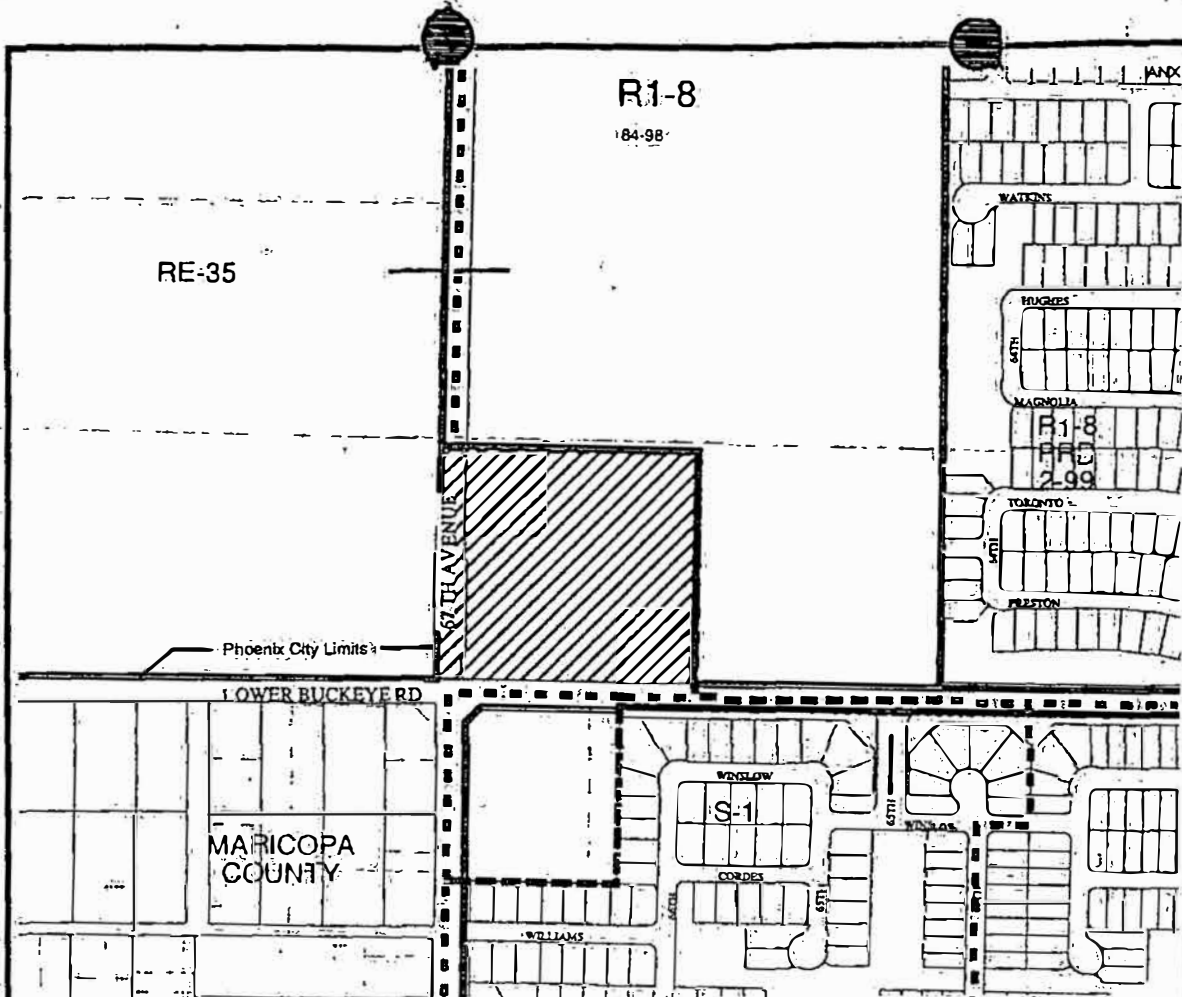
Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,



Alan Stephenson
Principal Planner

cc: Book Case File
ABS Group/Aaron Sher 9907 East Bell Road, Suite 110 Scottsdale AZ 85206
(Sent electronically) Kelly Walker; Racelle Escobar; Jay Neville; Dave Barrier;
E.J. Hyncik, Public Transit



400 0 400 Feet

GRAPHIC SCALE IN FEET

CITY OF PHOENIX PLANNING DEPARTMENT

Estrella Village

CITY COUNCIL DISTRICT: 7

120-00



APPLICANT'S NAME:

CITY OF PHOENIX PLANNING COMMISSION

APPLICATION NO.:

120-00

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

9.60 Acres

DATE:

10-13-2000

REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.

7-13

ZONING MAP

E-4

REQUESTED CHANGE:

FROM: County C-2 P.D.

TO: C-2

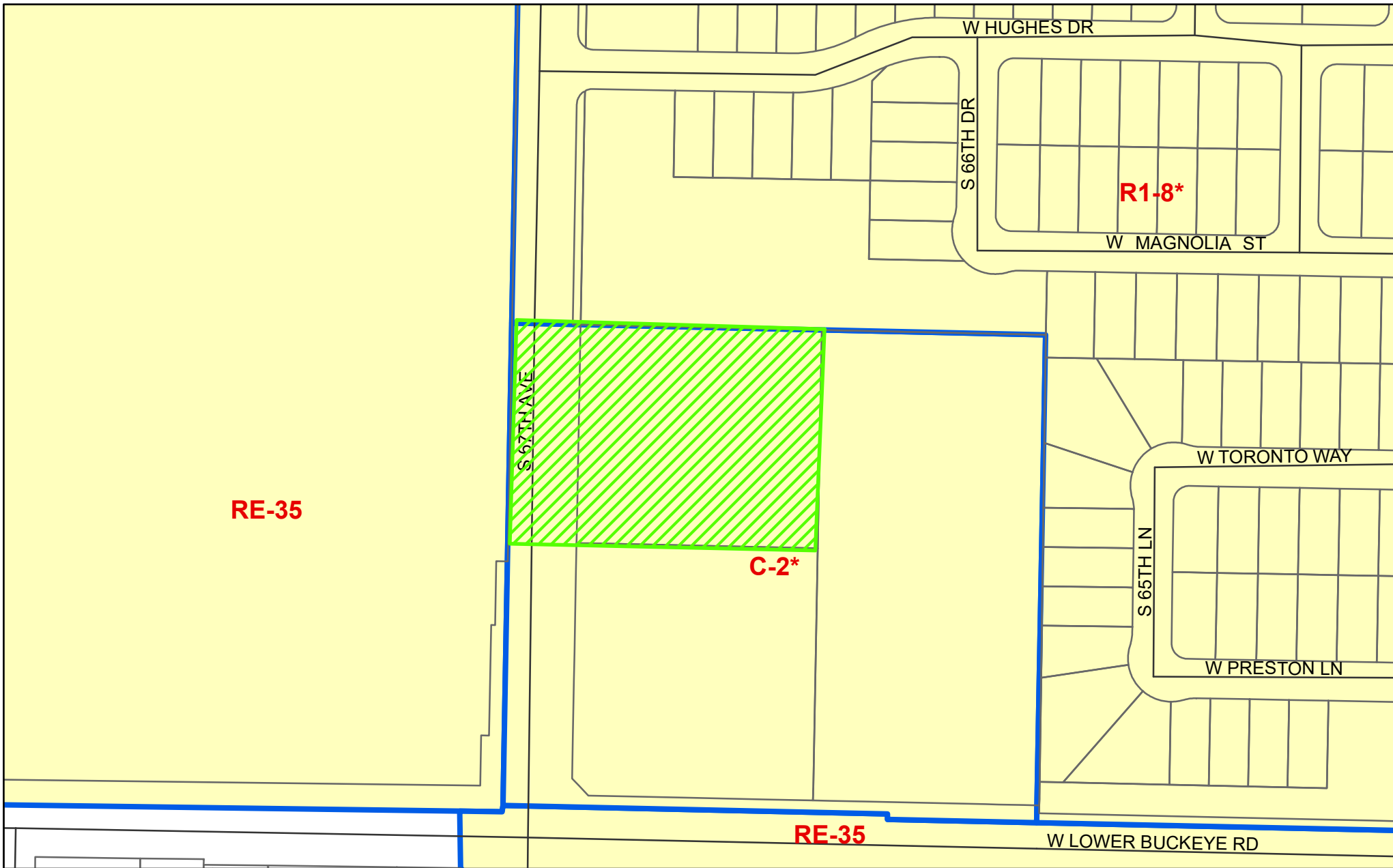
MULTIPLES PERMITTED

UNITS STANDARD OPTION

* UNITS P.R.D. OPTION

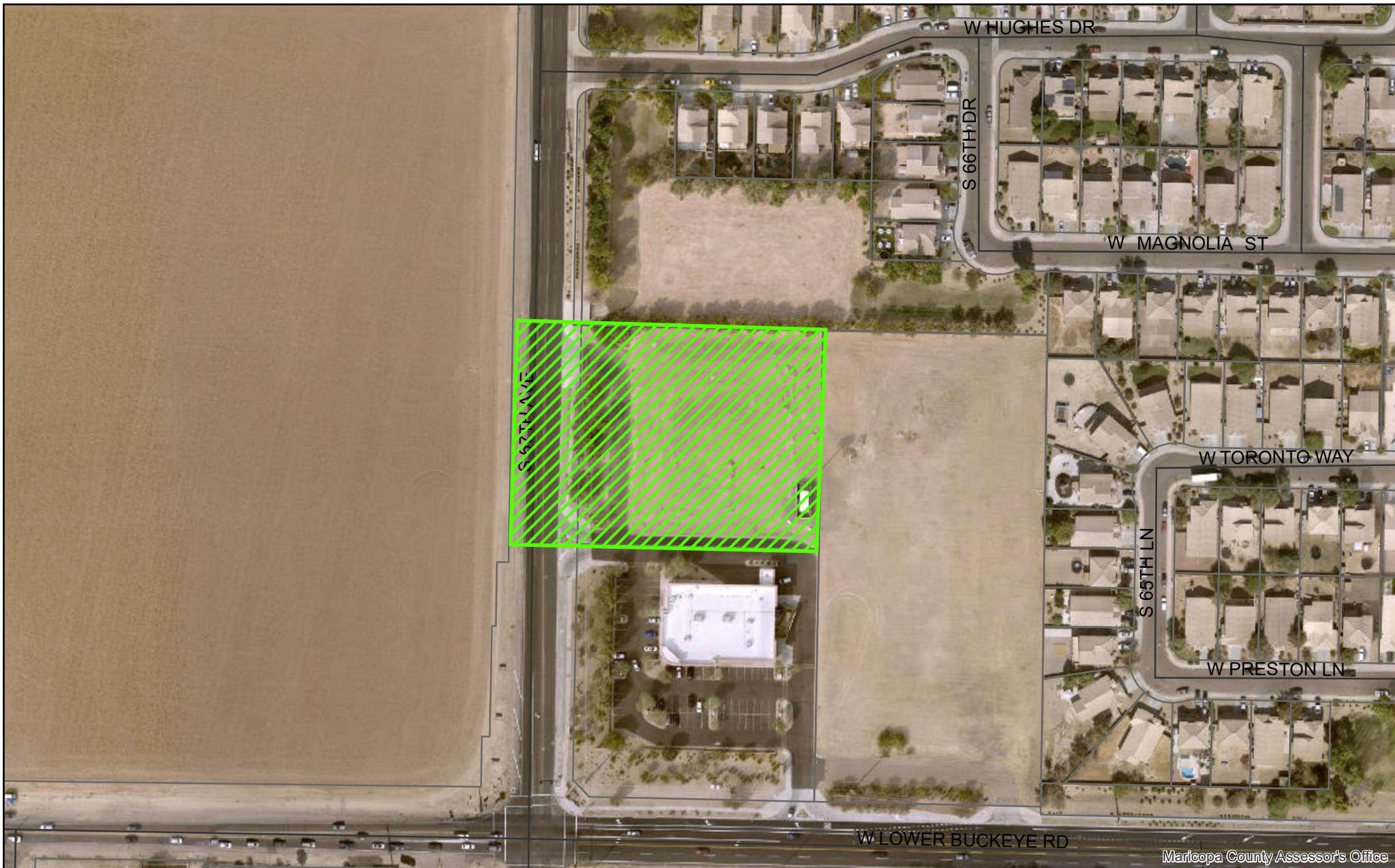
* Maximum Units Allowed with P.R.D. Bonus

10-14-2000



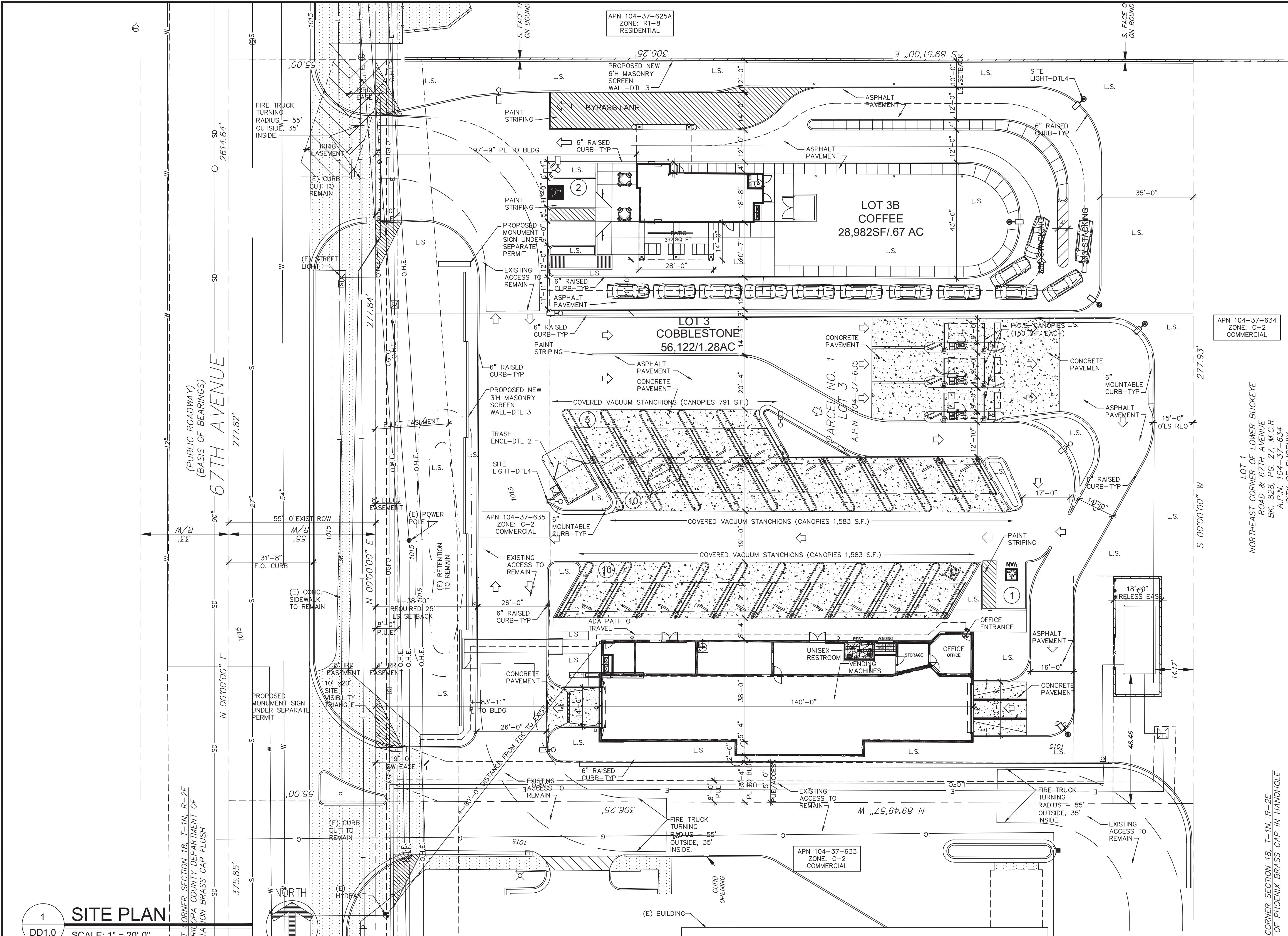
PHO-3-22--Z-120-00-7

Property Location: Approximately 375 feet north of the northeast corner of 67th Avenue and Lower Buckeye Road

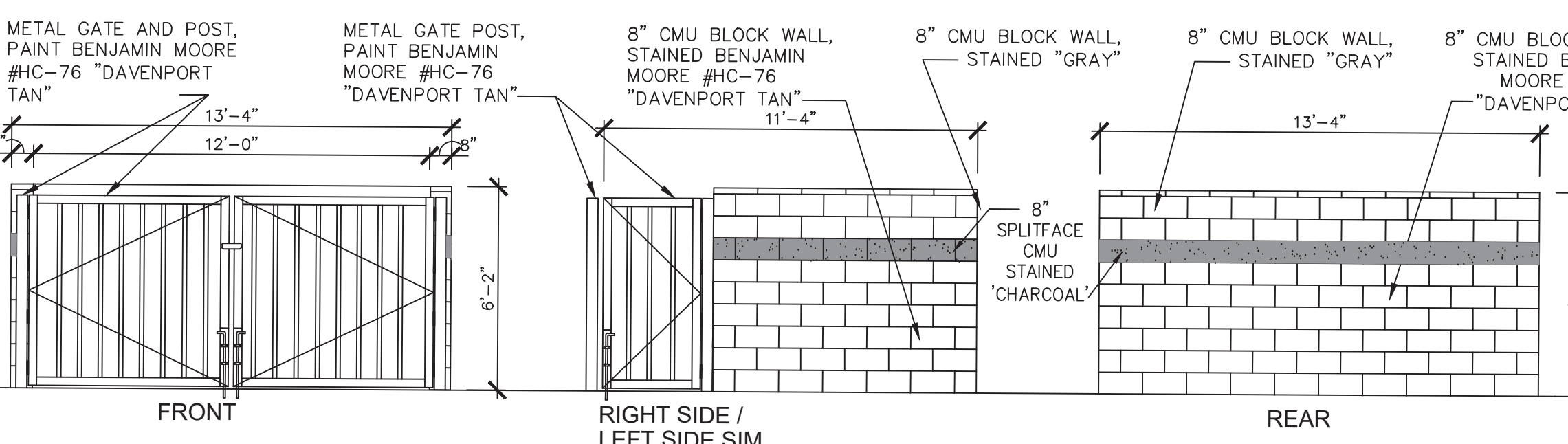


PHO-3-22--Z-120-00-7

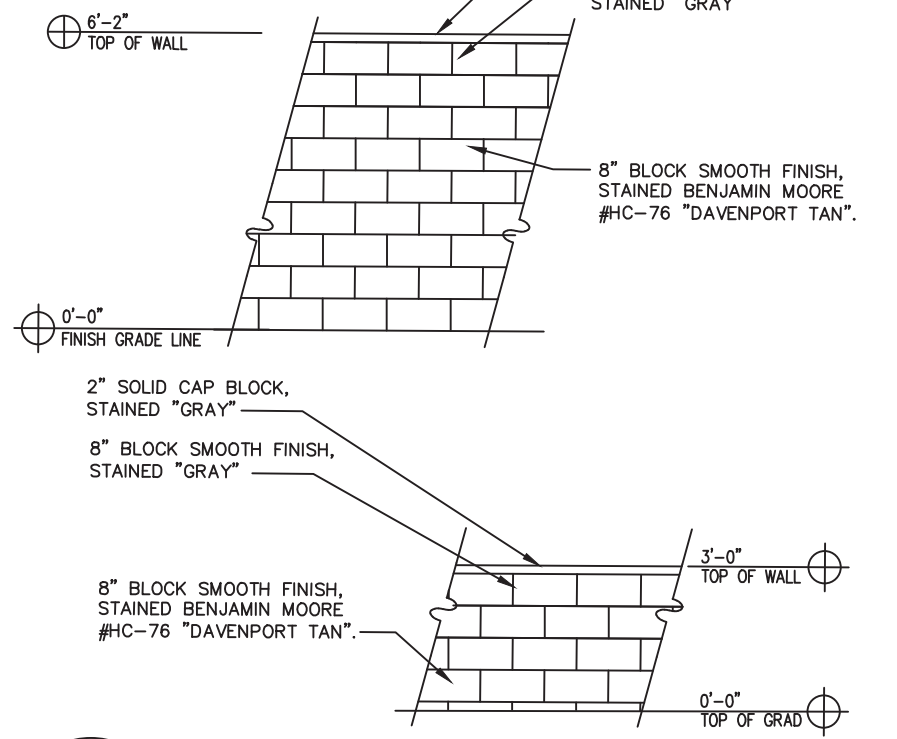
Property Location: Approximately 375 feet north of the northeast corner of 67th Avenue and Lower Buckeye Road



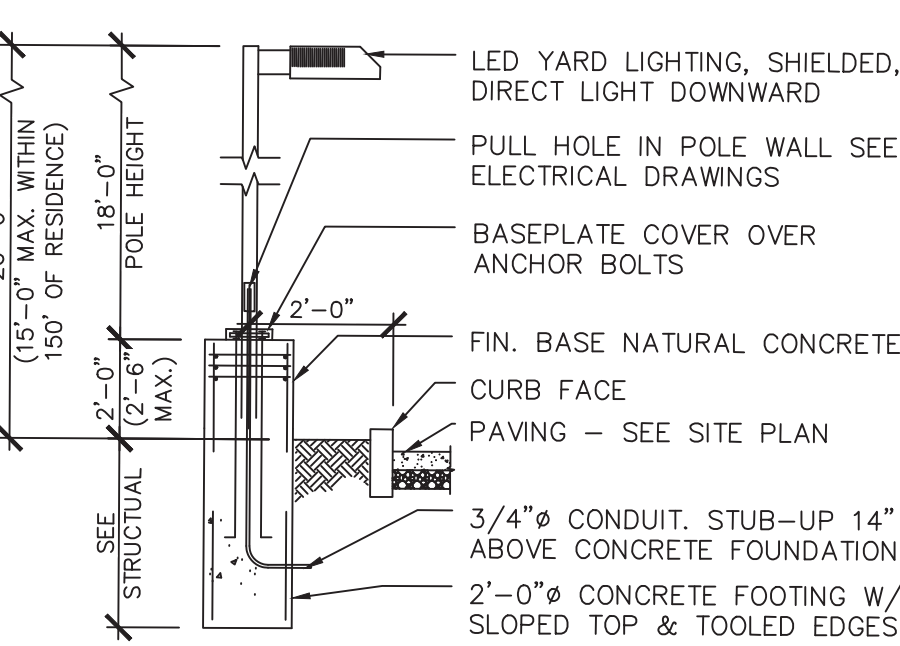
1 SITE PLAN
DD1.0 SCALE: 1" = 20'-0"



2 TRASH ENCLOSURE
DD1.0 SCALE: 1/4"=1'-0"



3 SCREEN WALL
DD1.0 SCALE: 1/4"=1'-0"



4 LIGHT POLE DETAIL
DD1.0 SCALE: 1/4"=1'-0"



PROJECT DATA	
PROJECT NAME:	COBBLESTONE EXPRESS CARWASH COMMERCIAL DEVELOPMENT NEC 67TH AVENUE & LOWER BUCKEYE PHOENIX, ARIZONA 85043
EXISTING USE:	VACANT
PROPOSED USE:	EXPRESS CAR WASH
OWNER:	COBBLESTONE AUTO SPA 8800 E BAHIA DRIVE SCOTTSDALE, AZ 85043 (602) 787-0808 CONTACT: TUCK BETTIN
ARCHITECT:	M3 DESIGN 2845 N 7TH AVE PHOENIX, ARIZONA 85007 (480) 528-3136 CONTACT: JESSE MACIAS

SITE DATA	
SITE GROSS AREA:	100,381 S.F. / 2.30 AC
SITE NET AREA:	85,101 S.F. / 1.95 AC
APN #:	104-37-635
GENERAL PLAN DESIGNATION:	COMMERCIAL
ZONING:	C-2
BUILDING FOOTPRINT:	5,600 S.F. CAR WASH 800 S.F. COFFEE
PARKING COVERAGE:	6,400 S.F. / 85,101 S.F. = 7.5%
PARKING CANOPIES:	3,957 S.F.
P.O.S. CANOPIES:	450 S.F.
TOTAL CANOPIES:	4,407 S.F.
BUILDING HEIGHT:	MAXIMUM: 30'-0" PROVIDED: ±30'-0"
LANDSCAPE:	29,415 S.F. / 85,101 S.F. = 34.6%
IMPERVIOUS COVERAGE:	49,286 S.F. / 85,101 S.F. = 57.9%
SETBACKS:	STREET FRONT (WEST) 38'-0" SIDE (NORTH) 10'-0" SIDE (SOUTH) 0' REAR (EAST) 0'
TYPE OF CONSTRUCTION:	VB - SPRINKLERED
OCCUPANCY TYPE:	B (BUSINESS)
PARKING:	CAR WASH REQUIRED: (1) SPACE PER 3 NON-OFFICE EMPLOYEES AND (1) SPACE PER 300 S.F. OF OFFICE AND SALES AREA AND (2) SPACES PER 24' OF WASH BAY NUMBER OF EMPLOYEES: 3 NON-OFFICE, 1 OFFICE = 1 SPACE TOTAL S.F. OF OFFICE SPACE: 1 SPACE TOTAL LINEAR FOOTAGE OF WASH BAY: 190 S.F. = 1 SPACE 140'-0"/24' x 2 = 12 SPACES TOTAL REQUIRED: 14 SPACES COFFEE REQUIRED: (1) SPACE PER 505F DINING/PATIO 392/50 = 8 SPACES PARKING PROVIDED: COVERED PARKING SPACES: 25 SPACES ACCESSIBLE PARKING SPACES: 2 SPACES STANDARD PARKING SPACES: 1 SPACE TOTAL PROVIDED: 28 SPACES

PROJECT DESCRIPTION	
NEW EXPRESS CAR WASH FACILITY WITH 5,600 S.F. CAR WASH BUILDING, TWENTY-EIGHT (28) SELF-SERVE COVERED VACUUM STATIONS, THREE (3) PARKING SPACES AND THREE (3) COVERED PAY STATIONS. NEW 800SF COFFEE KIOSK WITH (1) ADA AND (1) STD SPACE WITH OUTDOOR PATIO	
LEGAL DESCRIPTION	
LOT 1 AS SHOWN ON FINAL PLAT FOR MARYVALE MALL AMENDED ACCORDING TO BOOK 691 OF MAPS PAGE 29 THEREOF, RECORDS OF MARICOPA COUNTY, ARIZONA.	

CITY OF PHOENIX SITE PLAN NOTES	
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. 2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. 3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. 4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS. 5. ANY LIGHTING WILL BE PLACES SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.	

APPROVAL STAMPS	
CITY OF PHOENIX MAR 14 2022 Planning & Development Department	
KIVA: SDEV: PAPP: Q.S.: 17-16 ZA-	DATE: 2020-01-22 SCALE: SCALE DRAWN BY: JM PROJECT NUMBER: CBL19001.0 SHEET: DD1 REV:

2645 NORTH 7TH AVENUE
PHOENIX, ARIZONA 85007

M3 DESIGN

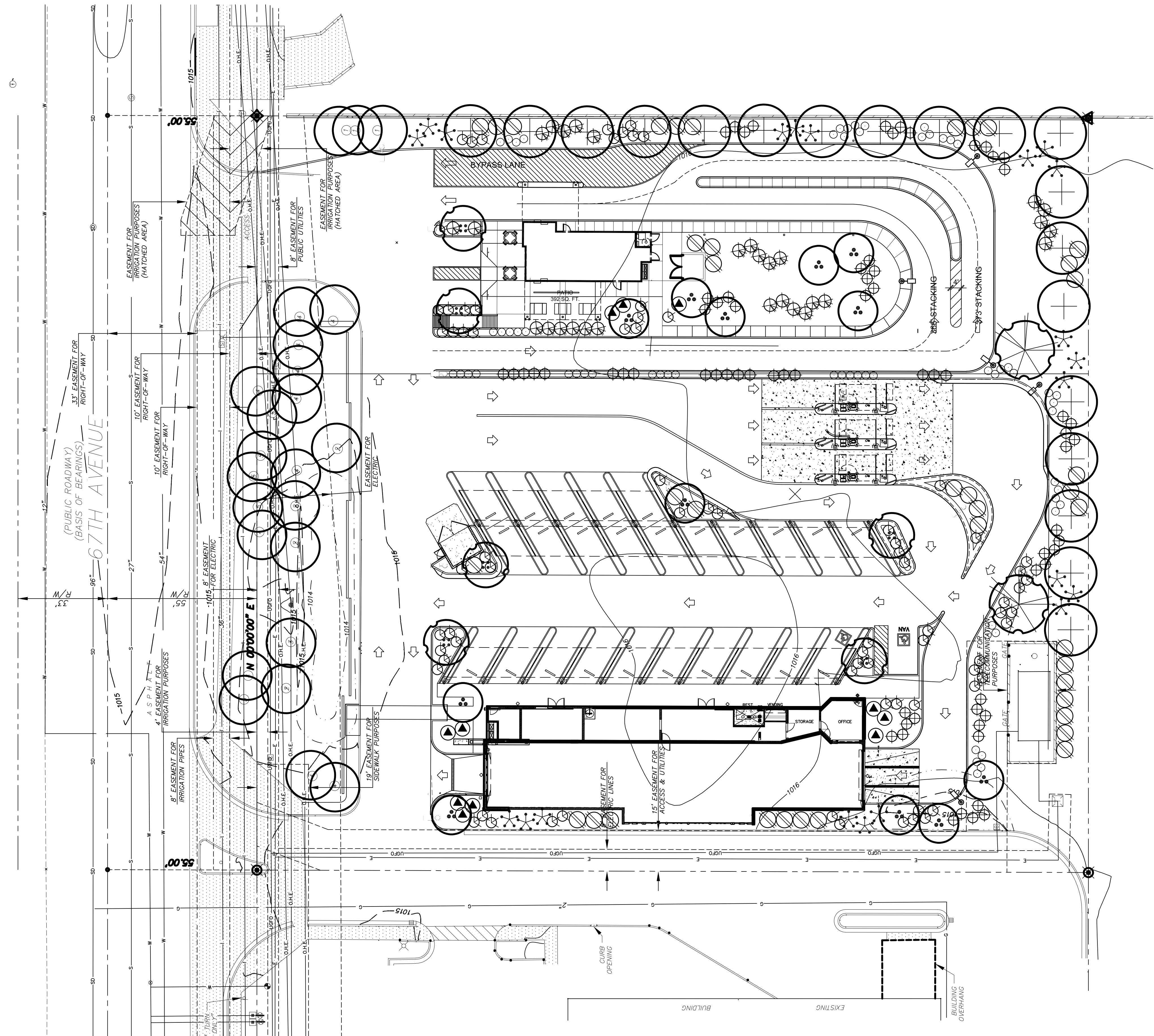
COBBLESTONE AUTO SPA

REGISTERED ARCHITECT
2005 JOWA CORSETT
Architect
ARIZONA, U.S.A.

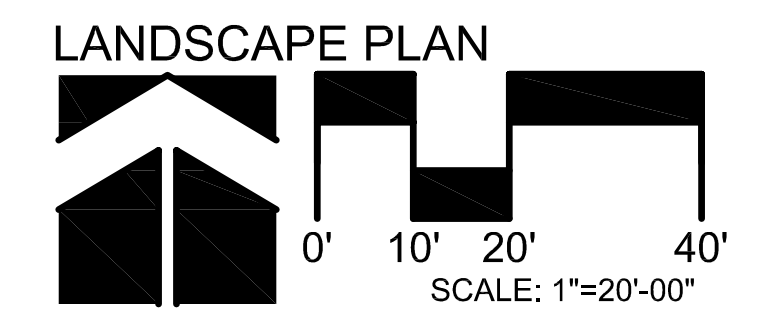
COBBLESTONE EXPRESS CARWASH
NEC 67TH AVENUE & LOWER BUCKEYE
PHOENIX, ARIZONA 85043

SITE PLAN

DATE: 2020-01-22
SCALE: SCALE
DRAWN BY: JM
PROJECT NUMBER: CBL19001.0
SHEET: DD1
REV:



- LANDSCAPE LEGEND
- EXISTING TREE
PROTECT FROM
CONSTRUCTION
 - ACACIA ANEURA
MULGA (SRP/APS APPROVED)
2" CALIP., 5.5'T, 4"W
 - SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
1.5" CALIP., (MULTI) 4'T, 3.5"W
 - CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
2" CALIP., 6.5'T, 4.5"W
 - ACACIA SALICINA
WILLOW ACACIA
2" CALIP. 7.5'T, 4"W
 - PATCHYCERUS MARGINATUS
MEXICAN FENCE POST
15 GALLON
 - CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
 - TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
 - LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
 - CALISTOMON 'LITTLE JOHN'
LITTLE JOHN BOTTLE BRUSH
5 GALLON
 - EUPHORBIA RIGIDA
GOPHER PLANT
5 GALLON
 - 1/2" SCREENED (MATCH STREET FRONTAGE)
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



CITY OF PHOENIX

MAR 14 2022

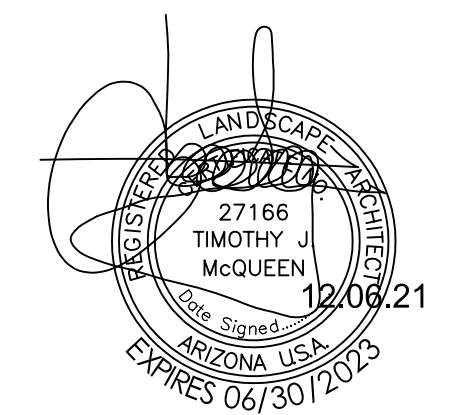
Planning & Development
Department

KIVA NO:
CCPR NO:
SDEV NO:
LPRN NO:
Q-S NO:

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

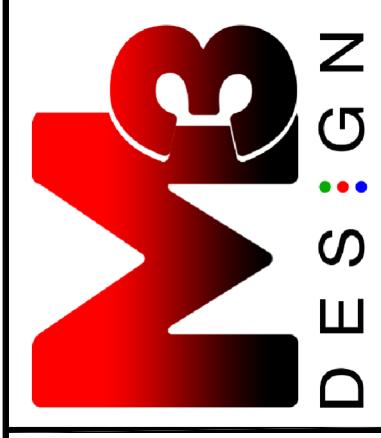
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 265-0320

EMAIL: tmmcqueen@tjmla.net



COBBLESTONE EXPRESS CARWASH
67th AVENUE AND LOWER BUCKEYE
PHOENIX, ARIZONA

DATE:	2021-07-01
SCALE:	
DRAWN BY:	JM
PROJECT NUMBER:	CBL21013.0
SHEET:	La.02
REV:	



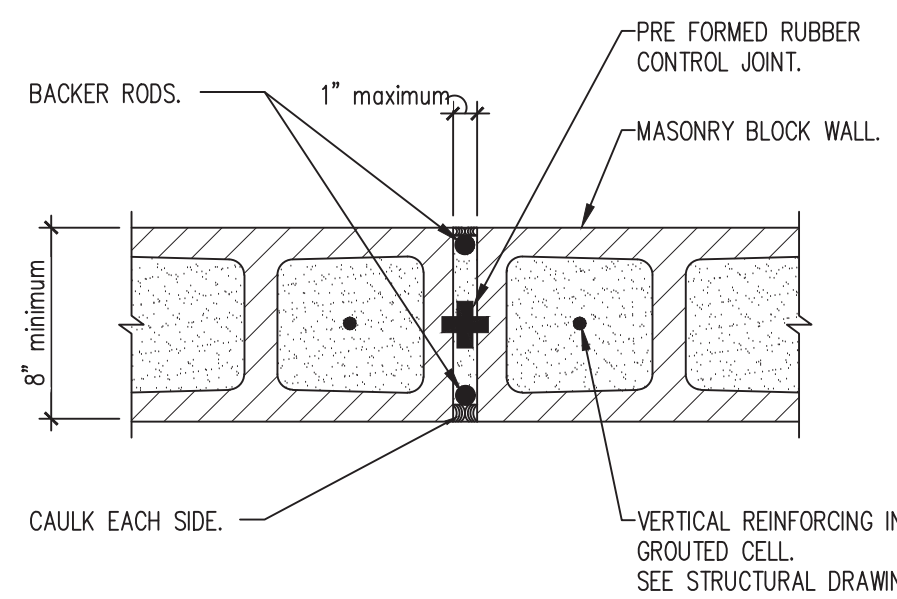
2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007

ELEVATION KEY NOTES

- 1 OPENING
- 2 BUILDING ADDRESS - GC TO VERIFY LOCATION AND SIZE WITH CITY.
- 3 ALUMINUM FRAME WITH GLAZING.
- 4 SPLIT FACE CMU CONSTRUCTION.
- 5 CMU WALL CONSTRUCTION.
- 6 WESTERN 1-KOTE STUCCO FINISH
- 7 TUBE STEEL STRUCTURAL FRAME.
- 8 HOLLOW METAL DOOR AND FRAME.
- 9 ROLL-UP METAL DOOR.
- 10 WESTERN 1-KOTE STUCCO FINISH
- 11 WALL MOUNTED LIGHT FIXTURE.
- 12 ILLUMINATED SIGNAGE REQUIRES SEPARATE PERMITS, APPROVALS AND IS UNDER SEPARATE CONTRACT - SHOWN FOR REFERENCE ONLY.
- 13 SES CABINET - PROVIDE PAINTED SHEET METAL CLOSURE FROM CABINET TO WALL.
- 14 ROOF DRAIN AND OVERFLOW TO DAYLIGHT 12" A.F.G. PROVIDE BRASS NOZZLE AT DISCHARGE.
- 15 ALL RTU'S TO BE SCREENED BY PARAPET TO TOP OF UNIT.
- 16 LINE OF ROOF BEYOND.
- 17 FIRE DEPARTMENT CONNECTION.
- 18 2x8 SMOOTH FACE CMU CAP BLOCK.
- 19 2"x2" TUBE STEEL FRAME WITH 1"x1" TUBE STEEL PICKETS W/ INSECT SCREEN. PAINT FINISH.
- 20 12x8x8 CMU CAP BLOCK LAID ON SIDE.
- 21 CONCRETE CURB PER STRUCT. DWG'S.
- 22 STUCCO EXPANSION JOINT

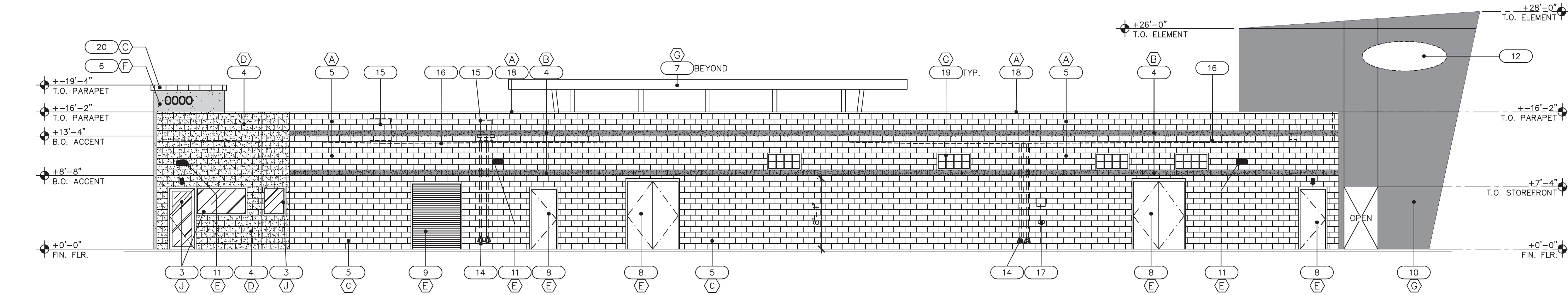
MATERIAL AND COLOR LEGEND

- (A) 8" BLOCK SMOOTH FINISH, STAINED "GRAY".
- (B) 8" ACCENT BLOCK, SPLIT-FACE FINISH, STAINED "CHARCOAL".
- (C) 8" BLOCK SMOOTH FINISH, STAINED TO MATCH BENJAMIN MOORE #HC-76 "DAVENPORT TAN".
- (D) 8" BLOCK, SPLIT-FACE FINISH, STAINED TO MATCH BENJAMIN MOORE #AC-32 "PISMO DUNES".
- (E) PAINT TO MATCH ADJACENT WALL COLOR.
- (F) PAINT SHERWIN WILLIAMS 8122 "COBBLESTONE BLUE" DURATION BRAND EXTERIOR LATEX FLAT - ULTRADEEP BASE
- | COLOR CAST FORMULA | | | | |
|--------------------|----|----|----|-----|
| COLORANT | OZ | 32 | 64 | 128 |
| W1 WHITE | 2 | 33 | 1 | - |
| G2 NEW GREEN | 10 | 51 | - | 1 |
| L1 BLUE | 22 | 59 | 1 | 1 |
| R4 NEW RED | 10 | 57 | 1 | - |
- (G) PAINT SHERWIN WILLIAMS #SW2307 "RED BARN".
- (H) PAINT BENJAMIN MOORE #HC-76 "DAVENPORT TAN".
- (J) FINISH TO MATCH SHERWIN WILLIAMS #SW2307 "RED BARN".

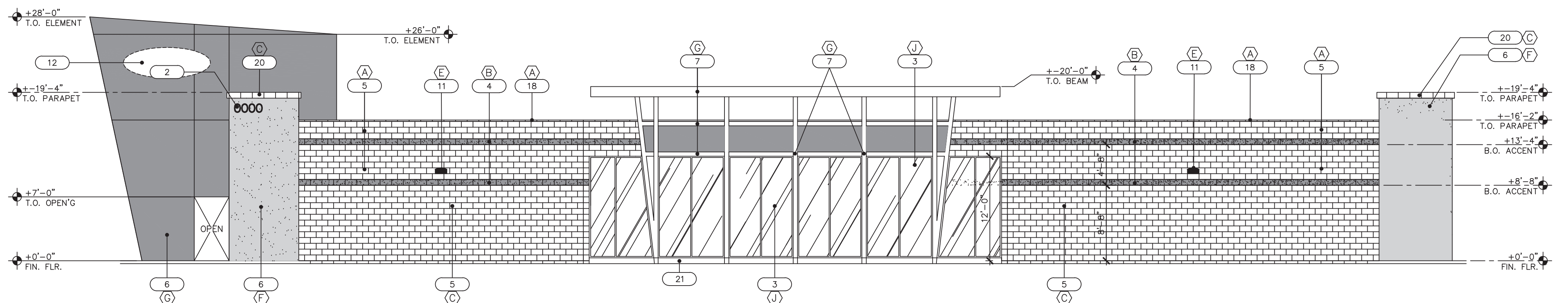


NOTE:
FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS FOR WALL AND FOUNDATION REINFORCEMENT.

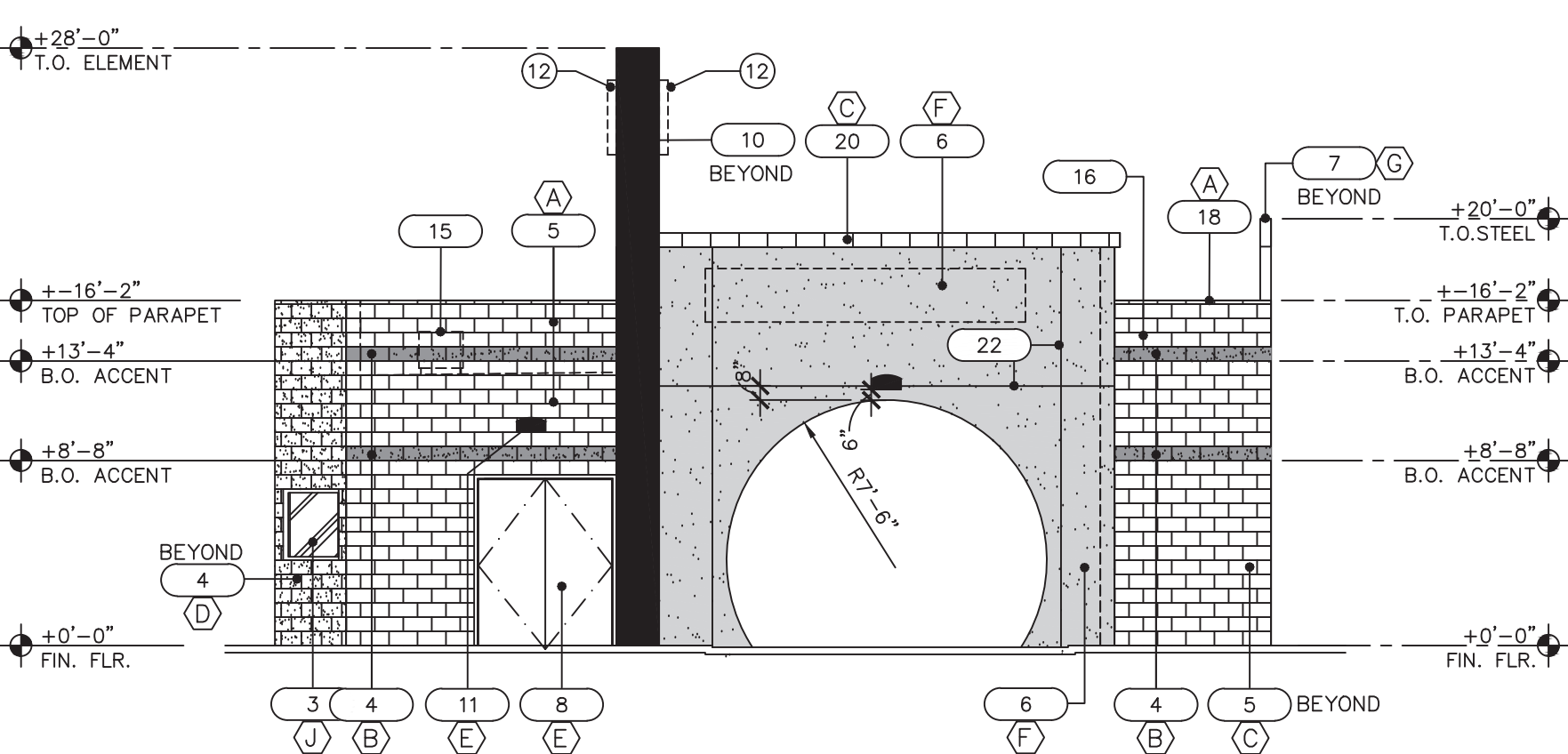
NOTE:
JOINT REINFORCING TO STOP EACH SIDE OF JOINT. BOND BEAM REINFORCING TO PASS THRU PER STRUCTURAL DRAWINGS.



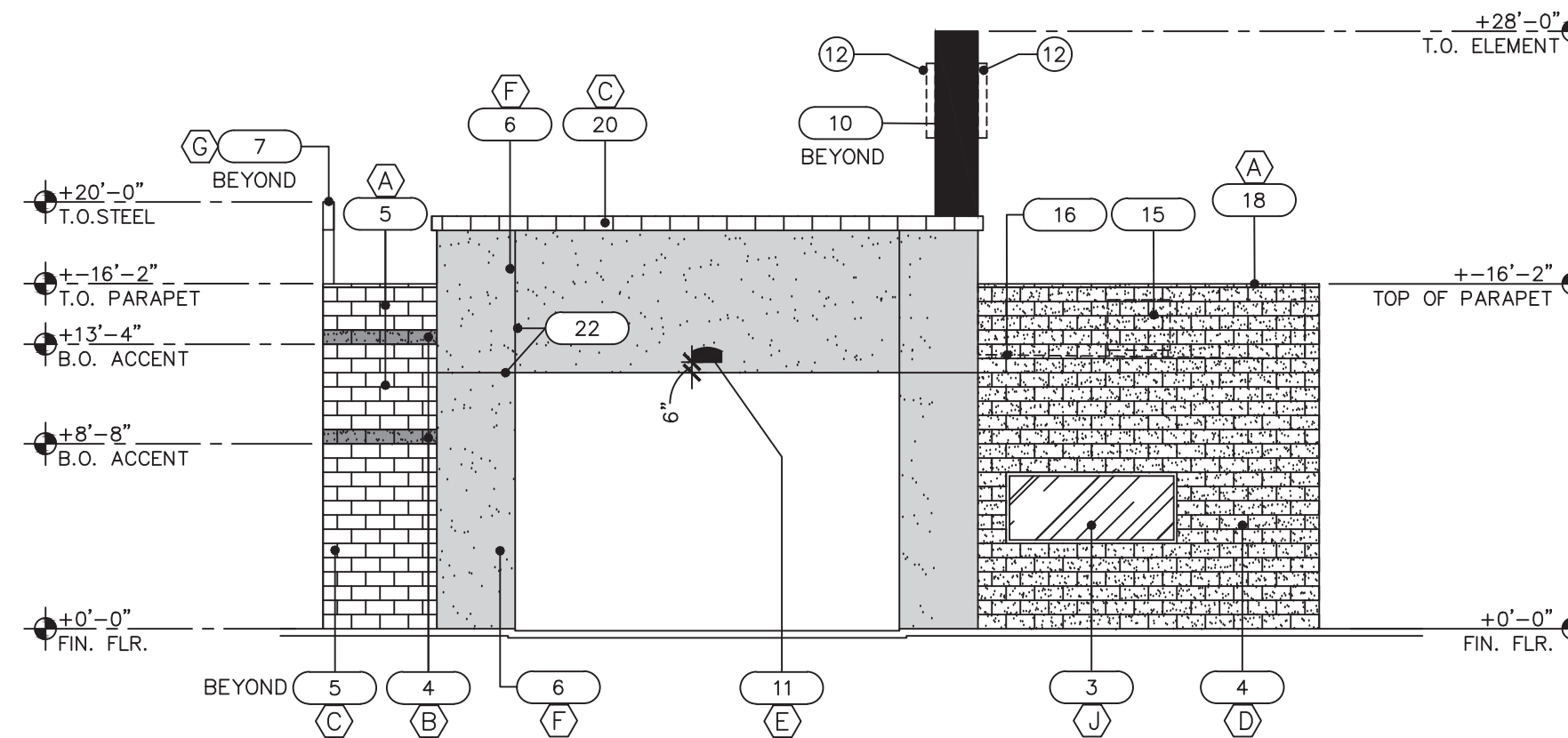
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION (EXIT-67TH AVENUE)
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION (ENTRANCE)
SCALE: 1/8" = 1'-0"

CITY OF PHOENIX
MAR 14 2022
Planning & Development
Department

5 MASONRY CONTROL JOINT
SCALE: 1" = 1'-0"

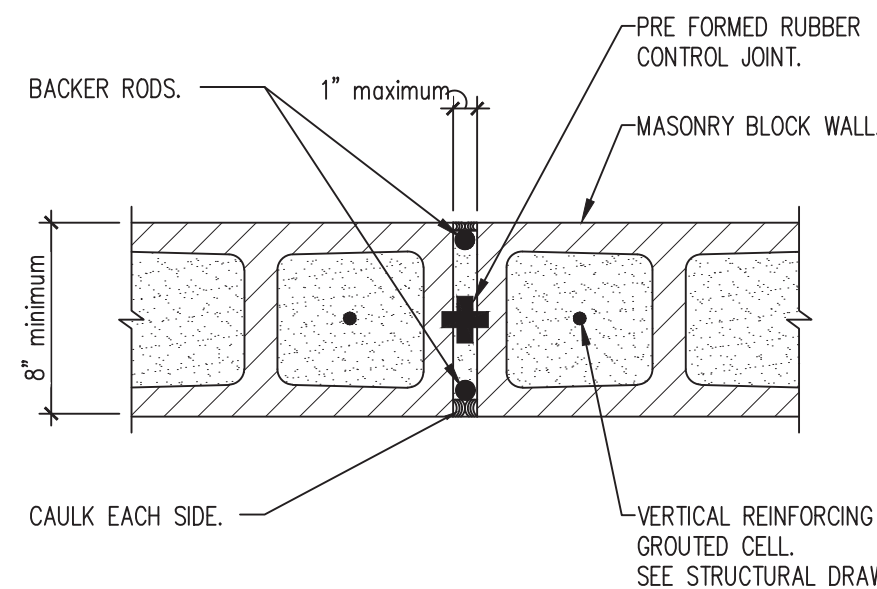
ELEVATION KEY NOTES

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- 19 2"x2" TUBE STEEL FRAME WITH 1"x1" TUBE STEEL PICKETS W/ INSECT SCREEN. PAINT FINISH.
- 20 12x8x8 CMU CAP BLOCK LAID ON SIDE.
- 21 CONCRETE CURB PER STRUCT. DWG'S.
- 22 STUCCO EXPANSION JOINT

MATERIAL AND COLOR LEGEND

- (A) 8" BLOCK SMOOTH FINISH, STAINED "GRAY".
(B) 8" ACCENT BLOCK, SPLIT-FACE FINISH, STAINED "CHARCOAL".
(C) 8" BLOCK SMOOTH FINISH, STAINED TO MATCH BENJAMIN MOORE #HC-76 "DAVENPORT TAN".
(D) 8" BLOCK, SPLIT-FACE FINISH, STAINED TO MATCH BENJAMIN MOORE #AC-32 "PISMO DUNES".
(E) PAINT TO MATCH ADJACENT WALL COLOR.
(F) PAINT SHERWIN WILLIAMS 8122 "COBBLESTONE BLUE" DURATION BRAND EXTERIOR LATEX FLAT - ULTRADEEP BASE
- | COLORANT | OZ | 32 | 64 | 128 |
|--------------|----|----|----|-----|
| W1 WHITE | 2 | 33 | 1 | - |
| G2 NEW GREEN | 10 | 51 | - | 1 |
| L1 BLUE | 22 | 59 | 1 | 1 |
| R4 NEW RED | 10 | 57 | 1 | - |
- (G) PAINT SHERWIN WILLIAMS #SW2307 "RED BARN".
(H) PAINT BENJAMIN MOORE #HC-76 "DAVENPORT TAN".
(J) FINISH TO MATCH SHERWIN WILLIAMS #SW2307 "RED BARN".

COLOR LEGEND:



NOTE:
FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS FOR WALL AND FOUNDATION REINFORCEMENT.

NOTE:
JOINT REINFORCING TO STOP EACH SIDE OF JOINT. BOND BEAM REINFORCING TO PASS THRU PER STRUCTURAL DRAWINGS.

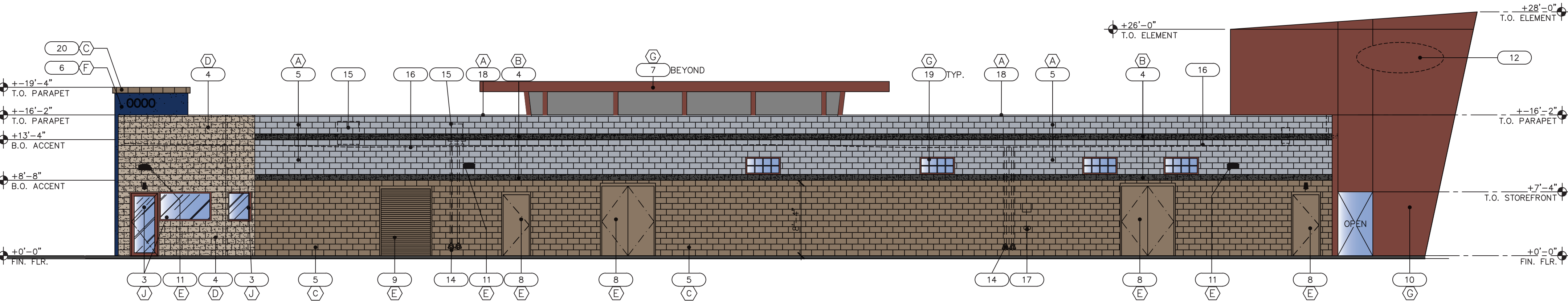
CITY OF PHOENIX

MAR 14 2022

Planning & Development
Department

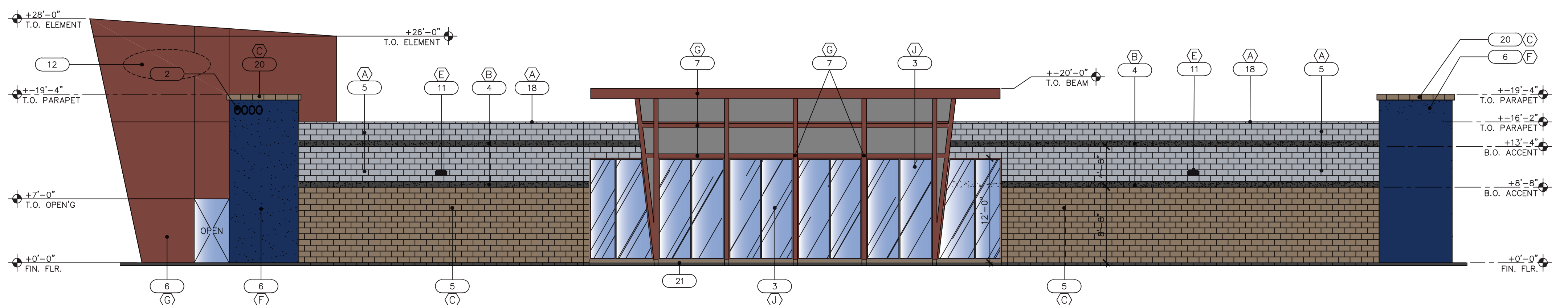
5 MASONRY CONTROL JOINT

SCALE: 1" = 1'-0"



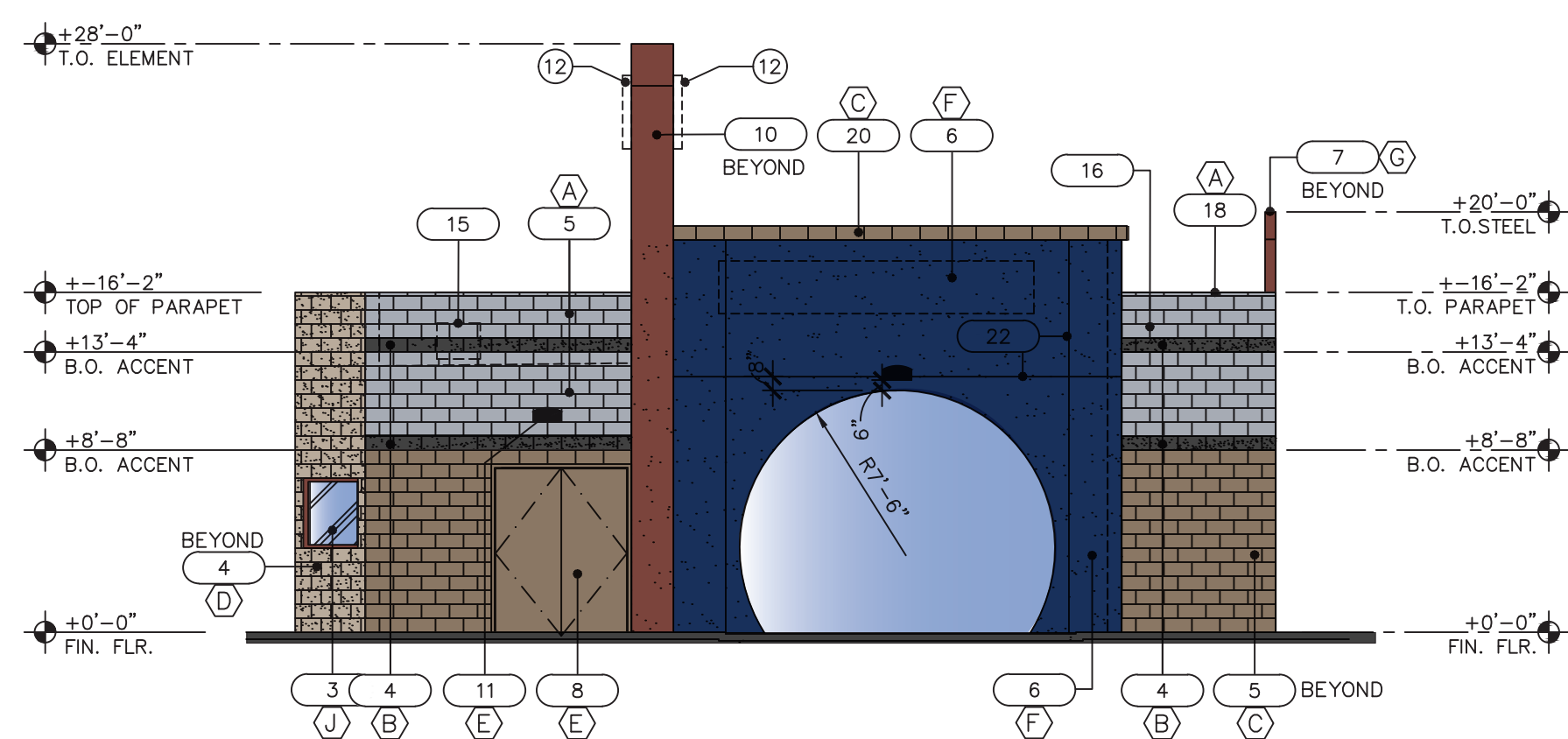
1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



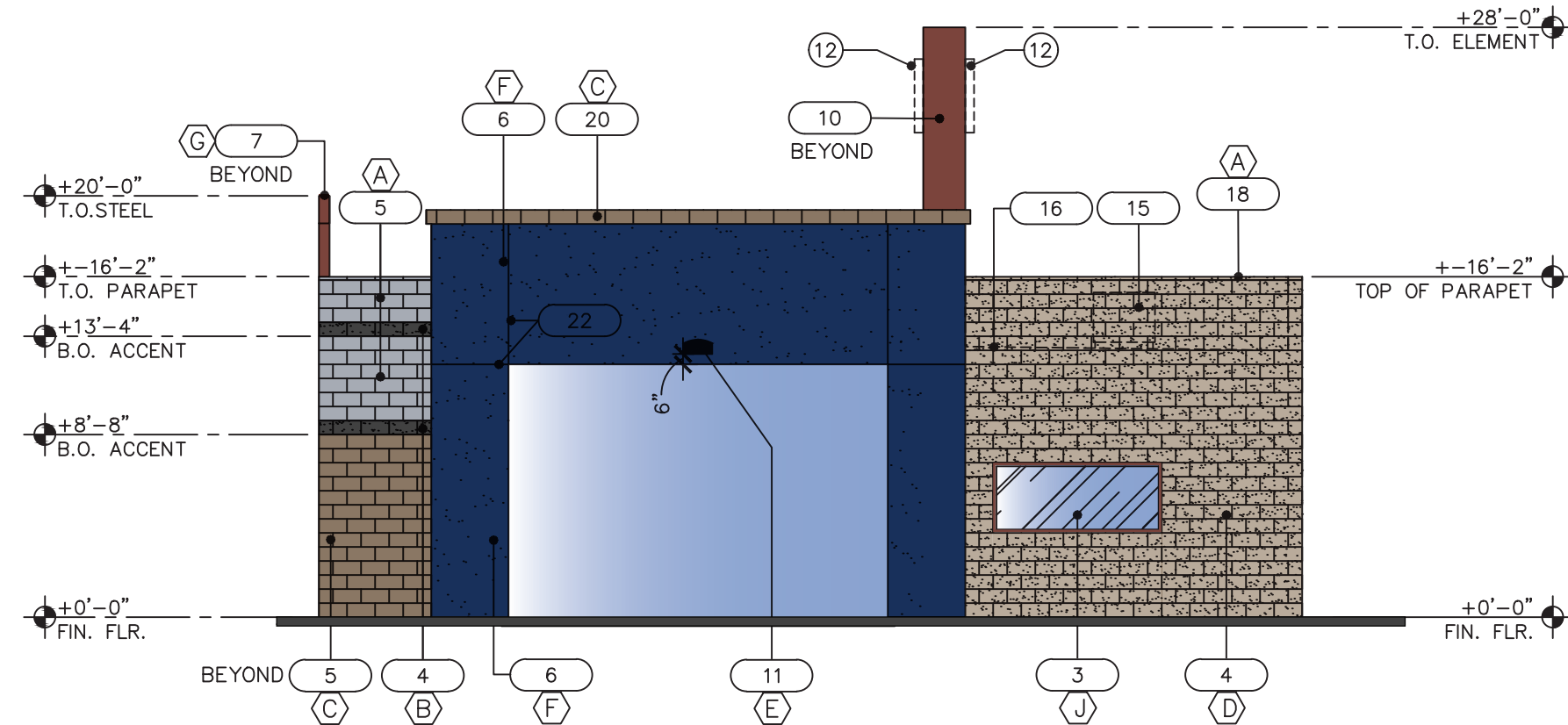
2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



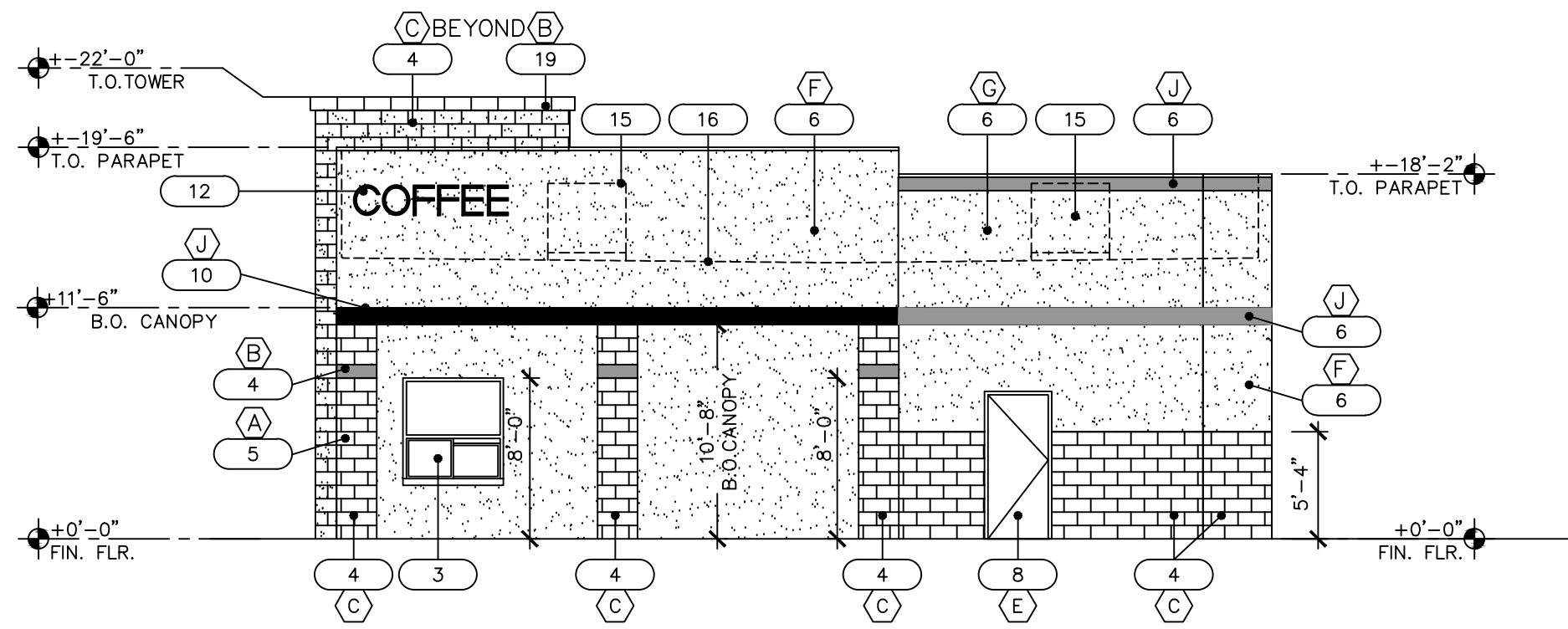
3 WEST ELEVATION (EXIT-67TH AVENUE)

SCALE: 1/8" = 1'-0"

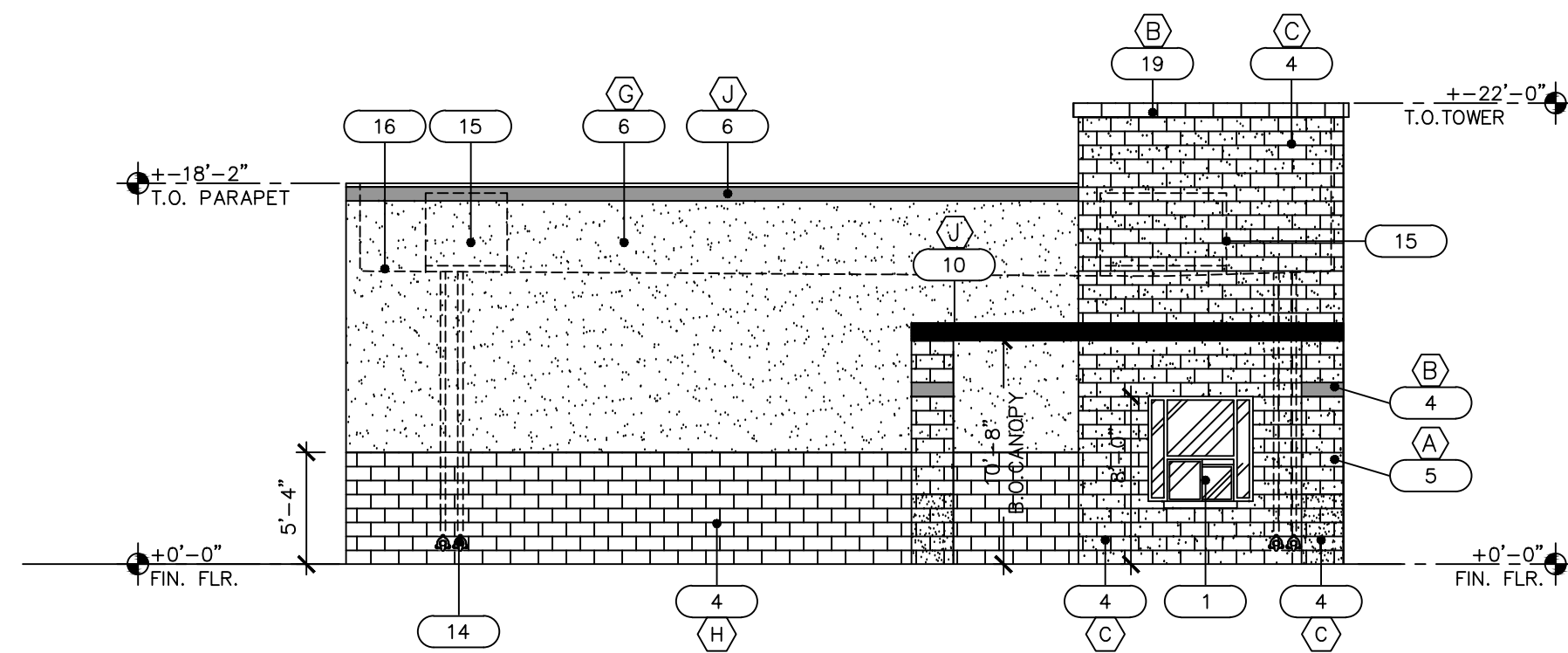


4 EAST ELEVATION (ENTRANCE)

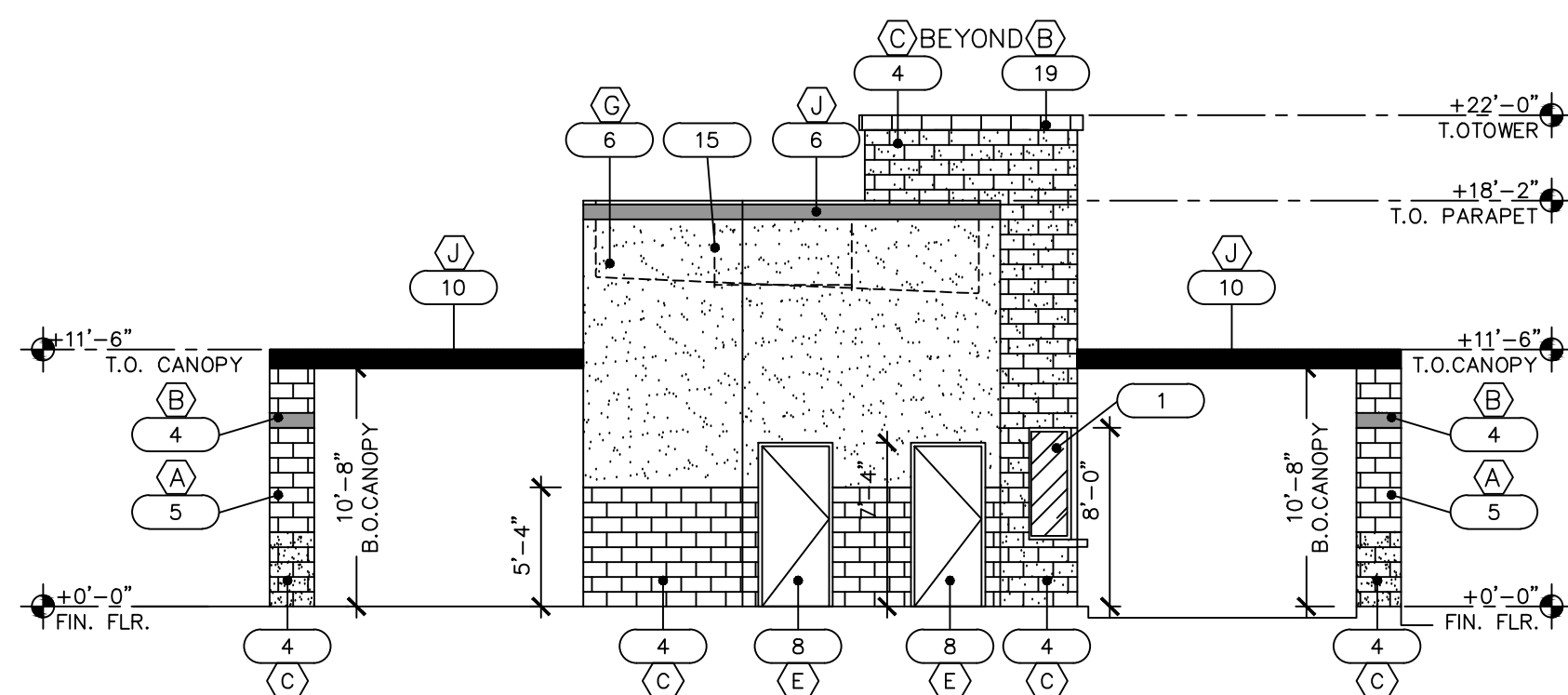
SCALE: 1/8" = 1'-0"



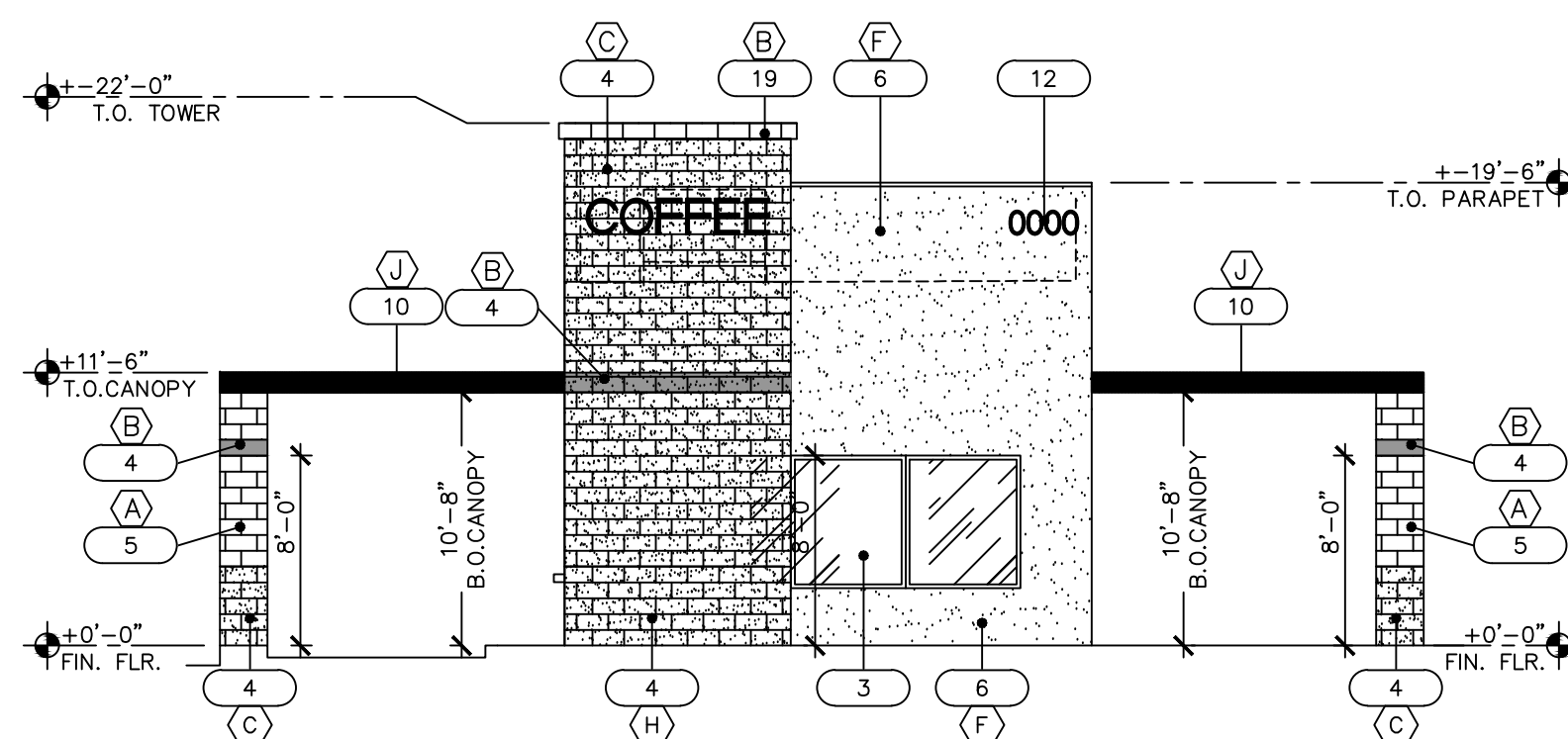
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (67TH AVE)
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

- 1 DRIVE-THRU WINDOW - ALUMINUM FINISH
- 2 BUILDING ADDRESS - GC TO VERIFY LOCATION AND SIZE WITH CITY.
- 3 ALUMINUM FRAME WITH GLAZING.
- 4 SPLIT FACE CMU CONSTRUCTION.
- 5 CMU WALL CONSTRUCTION.
- 6 WESTERN 1-KOTE STUCCO FINISH
- 7 NOT USED
- 8 HOLLOW METAL DOOR AND FRAME.
- 9 NOT USED
- 10 STEEL CANOPY - PAINTED
- 11 WALL MOUNTED LIGHT FIXTURE.
- 12 ILLUMINATED SIGNAGE REQUIRES SEPARATE PERMITS, APPROVALS AND IS UNDER SEPARATE CONTRACT - SHOWN FOR REFERENCE ONLY.
- 13 SES CABINET - PROVIDE PAINTED SHEET METAL CLOSUREFROM CABINAET TO WALL.
- 14 ROOF DRAIN AND OVERFLOW TO DAYLIGHT 12" A.F.G. PROVIDE BRASS NOZZLE AT DISCHARGE.
- 15 ALL RTU's TO BE SCREENED BY PARAPET TO TOP OF UNIT.
- 16 LINE OF ROOF BEYOND.
- 17 FIRE DEPARTMENT CONNECTION.
- 18 2x8 SMOOTH FACE CMU CAP BLOCK.
- 19 12x8x8 CMU CAP BLOCK LAID ON SIDE.
- 20 STUCCO EXPANSION JOINT

MATERIAL AND COLOR LEGEND

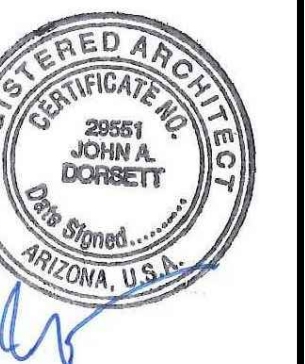
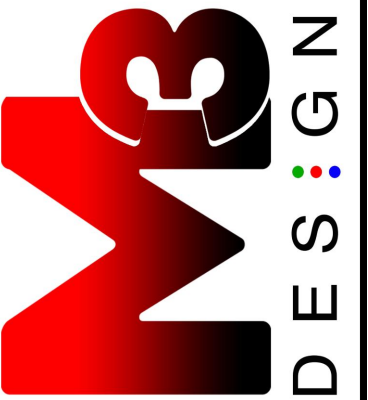
- (A) 8" BLOCK SMOOTH FINISH, STAINED "GRAY".
- (B) 8" ACCENT BLOCK, SPLIT-FACE FINISH, STAINED "CHARCOAL".
- (C) 8" BLOCK SMOOTH FINISH, STAINED TO MATCH BENJAMIN MOORE #HC-76 "DAVENPORT TAN".
- (D) 8" BLOCK, SPLIT-FACE FINISH, STAINED TO MATCH BENJAMIN MOORE #AC-32 "PISMO DUNES".
- (E) PAINT TO MATCH ADJACENT WALL COLOR.
- (F) PAINT SHERWIN WILLIAMS SW#7566 "WESTHIGHLAND WHITE"
- (G) PAINT SHERWIN WILLIAMS #SW 6243 "DISTANCE".
- (H) PAINT BENJAMIN MOORE #HC-76 "DAVENPORT TAN"
- (J) PAINT BENJAMIN MOORE BM #2134-30 "IRON MOUNTAIN"

CITY OF PHOENIX

MAR 14 2022

Planning & Development
Department

2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007

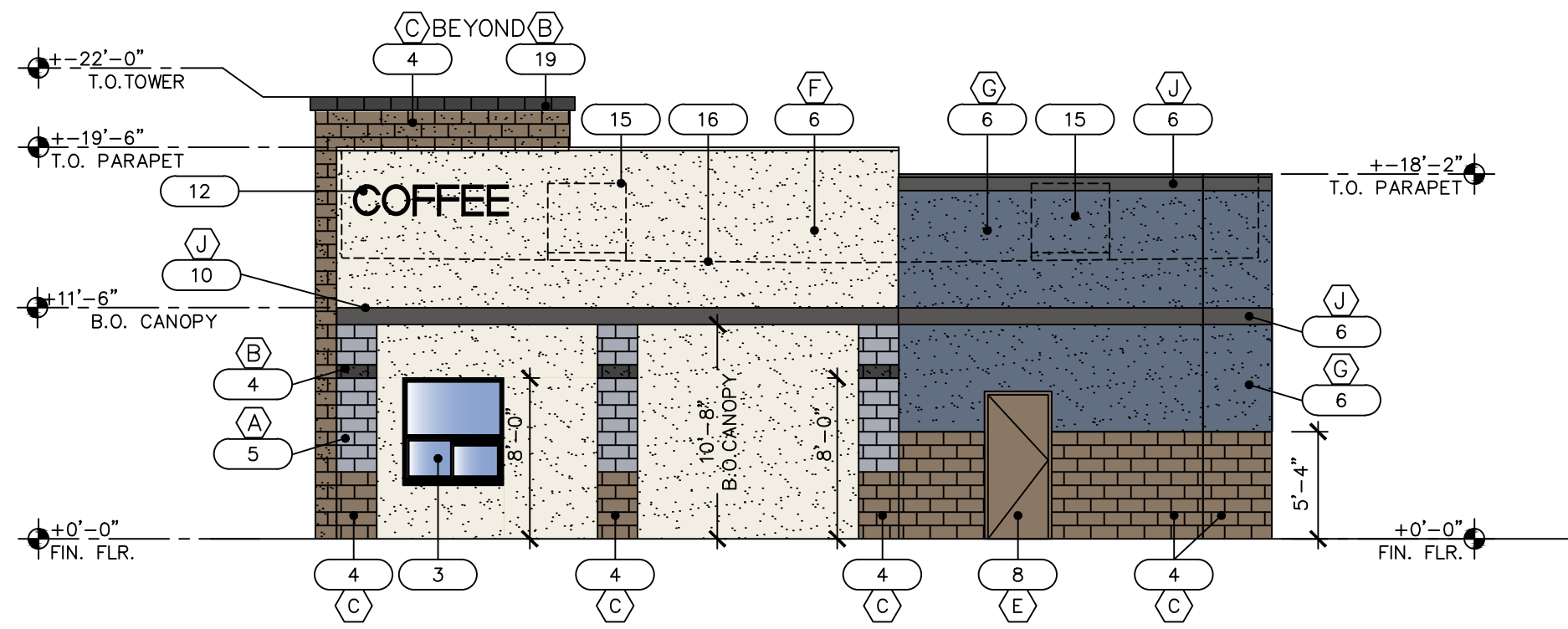


COBBLESTONE EXPRESS CARWASH
NEC 67TH AVENUE & LOWER BUCKEYE
PHOENIX, ARIZONA 85043

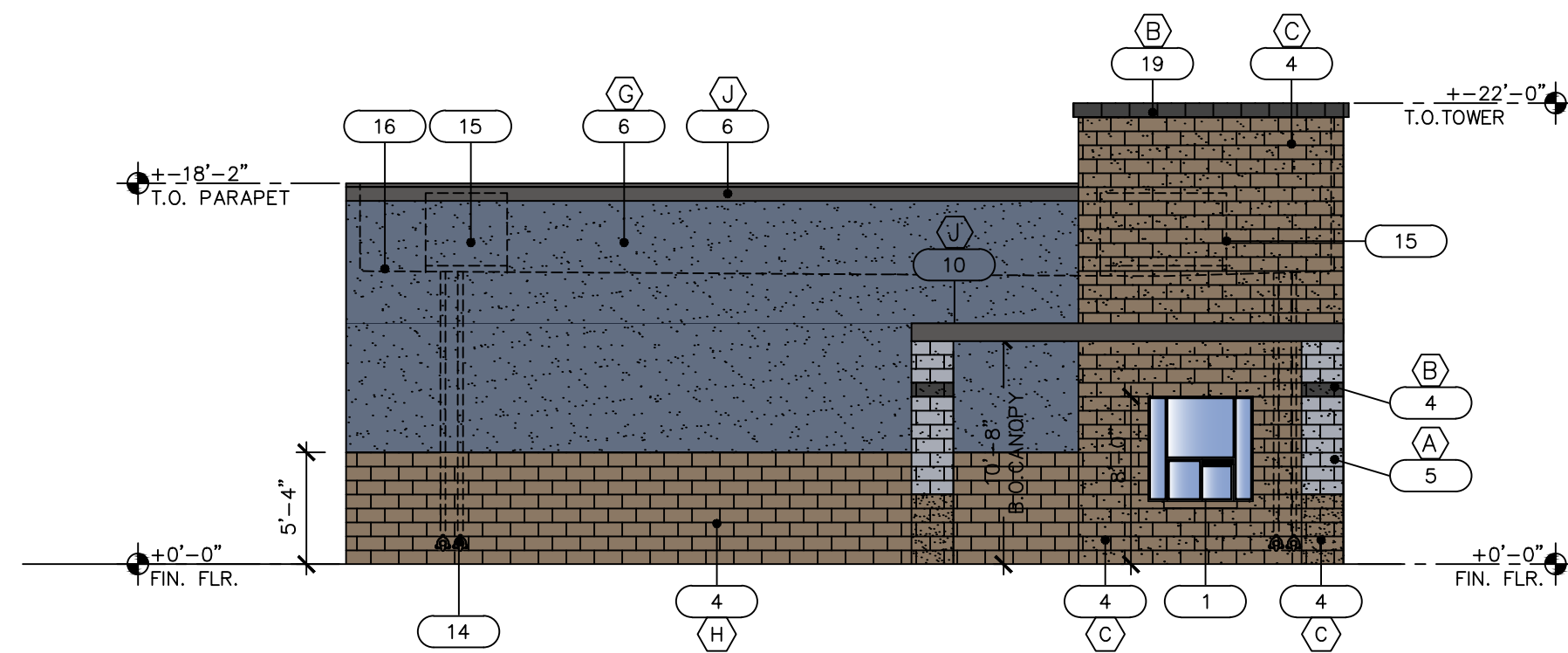
DRIVE-THRU EXTERIOR ELEVATIONS

DATE: 2021-10-20
SCALE:
DRAWN BY: JM
PROJECT NUMBER: CBL21014.0

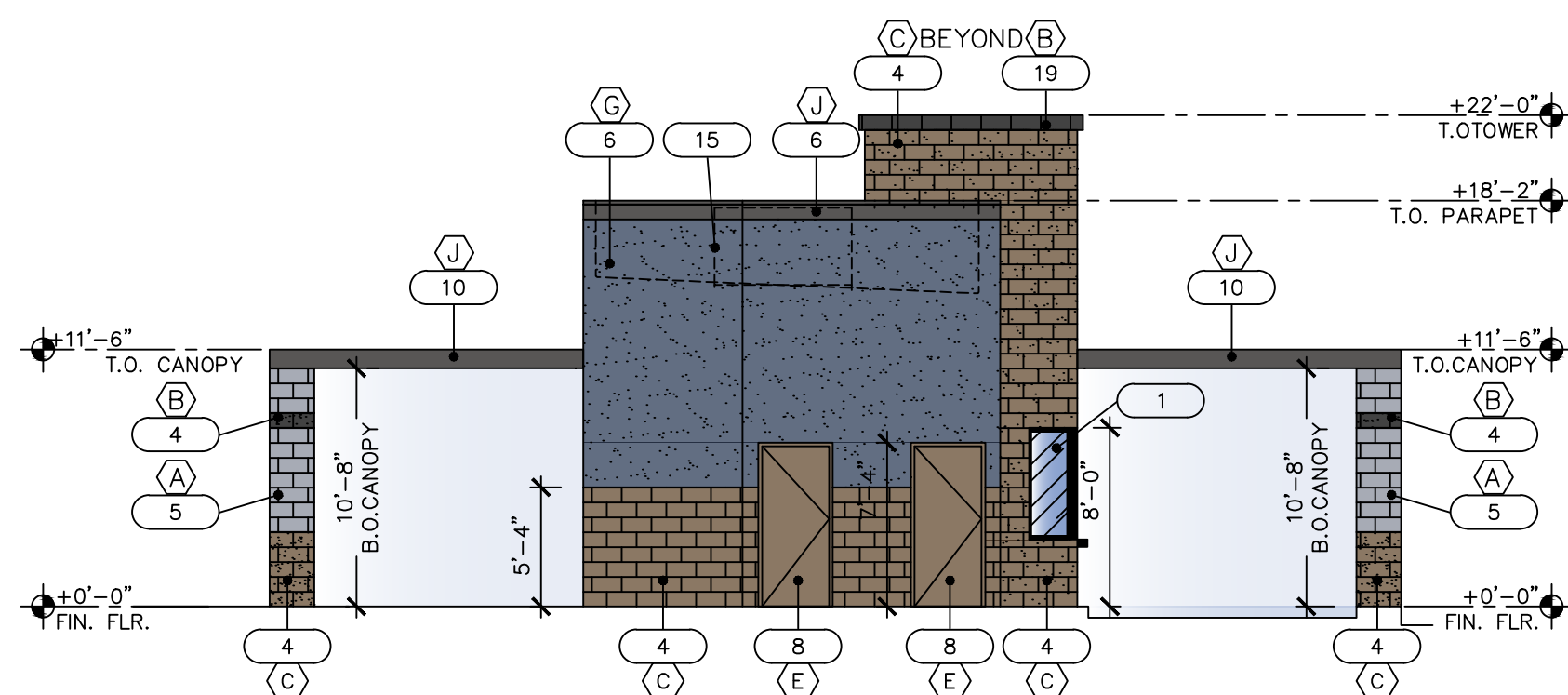
DD4.0
PROJECT #:



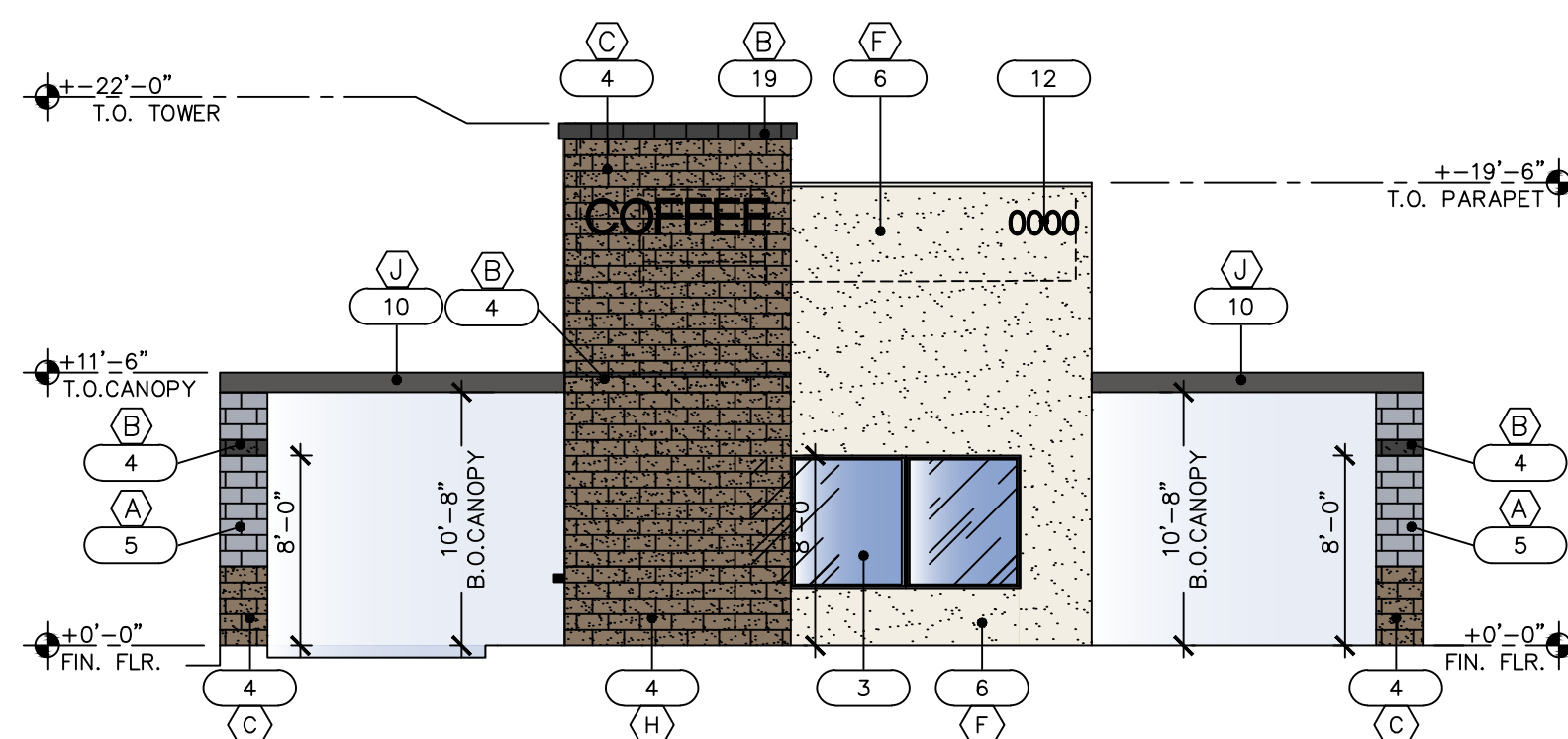
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (67TH AVE)
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

- 1 DRIVE-THRU WINDOW - ALUMINUM FINISH
- 2 BUILDING ADDRESS - GC TO VERIFY LOCATION AND SIZE WITH CITY.
- 3 ALUMINUM FRAME WITH GLAZING.
- 4 SPLIT FACE CMU CONSTRUCTION.
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- 20 STUCCO EXPANSION JOINT

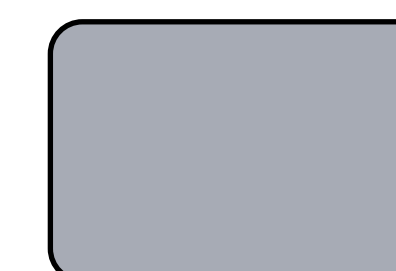
MATERIAL AND COLOR LEGEND

- (A) 8" BLOCK SMOOTH FINISH, STAINED "GRAY".
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- (H) PAINT BENJAMIN MOORE #HC-76 "DAVENPORT TAN"
- (J) PAINT BENJAMIN MOORE BM #2134-30 "IRON MOUNTAIN"

COLOR LEGEND:



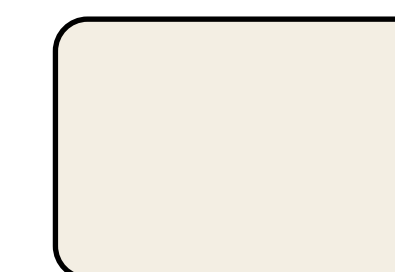
DISTANCE



STAINED GRAY



DAVENPORT TAN
BM HC-76



WESTHIGHLAND
WHITE



STAINED
CHARCOAL



PISMO DUNES'
BMAC-32



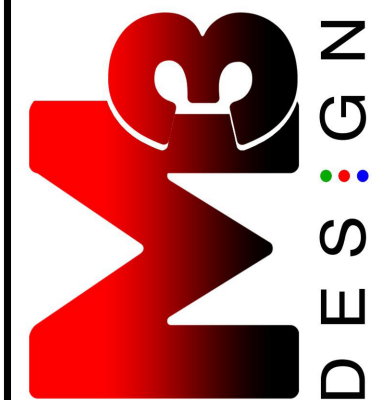
IRON
MOUNTAIN

CITY OF PHOENIX

MAR 14 2022

Planning & Development
Department

2008 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007

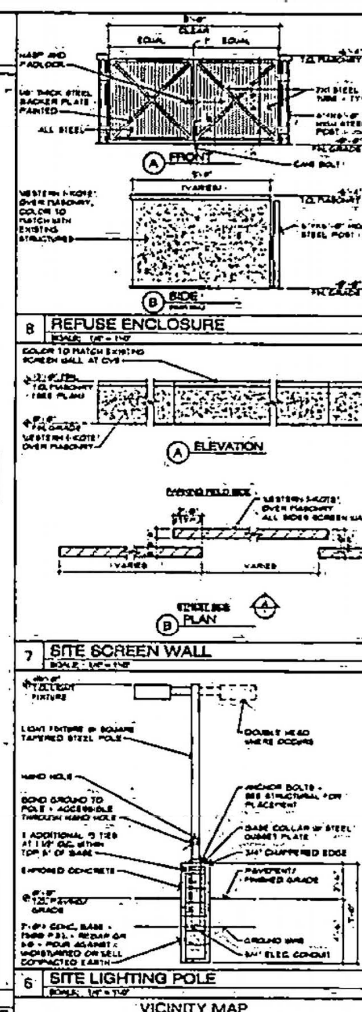


COBBLESTONE EXPRESS CARWASH
NEC 67TH AVENUE & LOWER BUCKEYE
PHOENIX, ARIZONA 85043

DRIVE-THRU EXTERIOR ELEVATIONS

DATE: 2021-10-20
SCALE:
DRAWN BY: JM
PROJECT NUMBER: CBL21014.0

DD4.0
PROJECT #:



PROJECT TEAM	
OWNER/DEVELOPER	ARCHITECT
87TH LOWER BUCKEYE BOULEVARD, LLC. 500 EAST OHIO 100 N. BURL ROAD, SUITE 110 NORTHERLAND, WYOMING 82401 PHONE: 1-800-841-1000 CONTACT: RANDI WEBB	RM ARCHITECTS AND INTERIORS, LLC. 1000 N. CENTRAL AVE. SUITE 300 CHEYENNE, WYOMING 82001 PHONE: 307.243.3600 FAX: 307.243.3600 CONTACT: MARK A. KOPPEL
PROJECT DATA	
ADDRESS	NOTED A.E.C. OF 87TH AVE. AND LOWER BUCKEYE RD. NORTHERLAND, WYOMING
PROPOSED USE:	RETAIL RESTAURANT
EXISTING ZONING	C-8
MASTER SITE DATA	
CROSS SITE AREA	103,148 S.F. (+/-) CH 100
NET SITE AREA	67,823 S.F., 12.6 ACRES
MAINTAINING BUILDING NEEDS:	30-40
ADJ. COVERAGE	12,900 S.F.
PARKING	
PROPOSED RESTAURANT AT SHOP (8,000 S.F., 0.18) RD	73 SPACES
SHOP (10,000 S.F. OF TOTAL 121,148 S.F.) RD	10 SPACES
PARKING PROVIDED	83 SPACES
ACCESSIBLE REQUIRED	81 SPACES
ACCESSIBLE PROVIDED	8 SPACES
LANDSCAPING, PER 1% OF PARKING LOT AREA	8,083 S.F.
NO EXISTING LANDSCAPING OF 8,810 NET S.F., NEW	8,810 S.F.
PROPOSED IMPROVEMENT	
PROPOSED IMPL. 17-19 RETAIL BUILDING WITH DRIVE-THRU FACILITY.	
RETAIL BUILDING	
CITY 15TH AVENUE, 1-20 FOR BUILD. AND LANDSCAPE	
KEYNOTES	
1. 1- SINGLE PAVED 2. 1- ROAD PARKING STRIP 3. 1- SETTING FIVE HYDRANT 4. LANDSCAPE NATIONAL 5. VEHICLE EQUIPMENT, 1/2 TYP. 6. NEW CONCRETE CURB, IF TYP. (NATURALLY) 7. 1- SETTING 1/2 CURB TO EQUALLY 1/2 OF C. PROPOSED STANDARD DETAIL, SEE 8. DETAIL 100-111, 111-112, 112-113, 113-114, 114-115, 115-116, 116-117, 117-118, 118-119, 119-120, 120-121, 121-122, 122-123, 123-124, 124-125, 125-126, 126-127, 127-128, 128-129, 129-130, 130-131, 131-132, 132-133, 133-134, 134-135, 135-136, 136-137, 137-138, 138-139, 139-140, 140-141, 141-142, 142-143, 143-144, 144-145, 145-146, 146-147, 147-148, 148-149, 149-150, 150-151, 151-152, 152-153, 153-154, 154-155, 155-156, 156-157, 157-158, 158-159, 159-160, 160-161, 161-162, 162-163, 163-164, 164-165, 165-166, 166-167, 167-168, 168-169, 169-170, 170-171, 171-172, 172-173, 173-174, 174-175, 175-176, 176-177, 177-178, 178-179, 179-180, 180-181, 181-182, 182-183, 183-184, 184-185, 185-186, 186-187, 187-188, 188-189, 189-190, 190-191, 191-192, 192-193, 193-194, 194-195, 195-196, 196-197, 197-198, 198-199, 199-200, 200-201, 201-202, 202-203, 203-204, 204-205, 205-206, 206-207, 207-208, 208-209, 209-210, 210-211, 211-212, 212-213, 213-214, 214-215, 215-216, 216-217, 217-218, 218-219, 219-220, 220-221, 221-222, 222-223, 223-224, 224-225, 225-226, 226-227, 227-228, 228-229, 229-230, 230-231, 231-232, 232-233, 233-234, 234-235, 235-236, 236-237, 237-238, 238-239, 239-240, 240-241, 241-242, 242-243, 243-244, 244-245, 245-246, 246-247, 247-248, 248-249, 249-250, 250-251, 251-252, 252-253, 253-254, 254-255, 255-256, 256-257, 257-258, 258-259, 259-260, 260-261, 261-262, 262-263, 263-264, 264-265, 265-266, 266-267, 267-268, 268-269, 269-270, 270-271, 271-272, 272-273, 273-274, 274-275, 275-276, 276-277, 277-278, 278-279, 279-280, 280-281, 281-282, 282-283, 283-284, 284-285, 285-286, 286-287, 287-288, 288-289, 289-290, 290-291, 291-292, 292-293, 293-294, 294-295, 295-296, 296-297, 297-298, 298-299, 299-300, 300-301, 301-302, 302-303, 303-304, 304-305, 305-306, 306-307, 307-308, 308-309, 309-310, 310-311, 311-312, 312-313, 313-314, 314-315, 315-316, 316-317, 317-318, 318-319, 319-320, 320-321, 321-322, 322-323, 323-324, 324-325, 325-326, 326-327, 327-328, 328-329, 329-330, 330-331, 331-332, 332-333, 333-334, 334-335, 335-336, 336-337, 337-338, 338-339, 339-340, 340-341, 341-342, 342-343, 343-344, 344-345, 345-346, 346-347, 347-348, 348-349, 349-350, 350-351, 351-352, 352-353, 353-354, 354-355, 355-356, 356-357, 357-358, 358-359, 359-360, 360-361, 361-362, 362-363, 363-364, 364-365, 365-366, 366-367, 367-368, 368-369, 369-370, 370-371, 371-372, 372-373, 373-374, 374-375, 375-376, 376-377, 377-378, 378-379, 379-380, 380-381, 381-382, 382-383, 383-384, 384-385, 385-386, 386-387, 387-388, 388-389, 389-390, 390-391, 391-392, 392-393, 393-394, 394-395, 395-396, 396-397, 397-398, 398-399, 399-400, 400-401, 401-402, 402-403, 403-404, 404-405, 405-406, 406-407, 407-408, 408-409, 409-410, 410-411, 411-412, 412-413, 413-414, 414-415, 415-416, 416-417, 417-418, 418-4	

[illegible][illegible][illegible]


CITY OF PHOENIX STAMPS

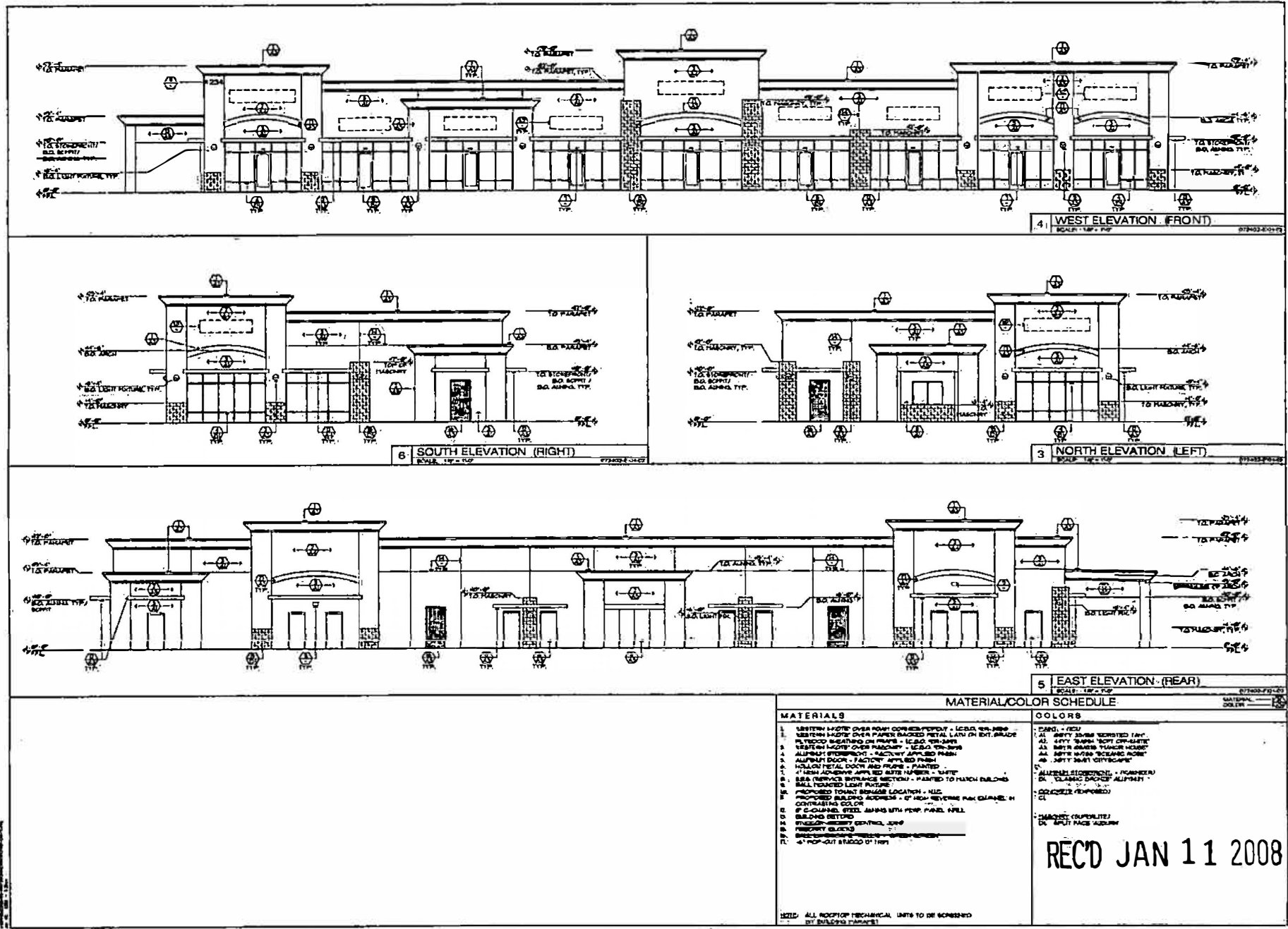
NOVA # 01-5118
SDEW# 0701120
2 05
LPM5

CITY OF PHOENIX

JAN. 28 2008

**Planning Dept.
2nd fl. Zoning**

SHEET TITLE: S-78 PLAN
Scale:
JOB NUMBER: 473-80
DESIGNED BY: CPT
CHECKED BY: PLAB
ISSUED DATE:

SHEET NUMBER:
SP1.1



K&I
ARCHITECTS
1400 N. CENTRAL AVE.
PHOENIX, AZ 85004
TEL: 602.255.1234
FAX: 602.255.1235

A.B.S. Group

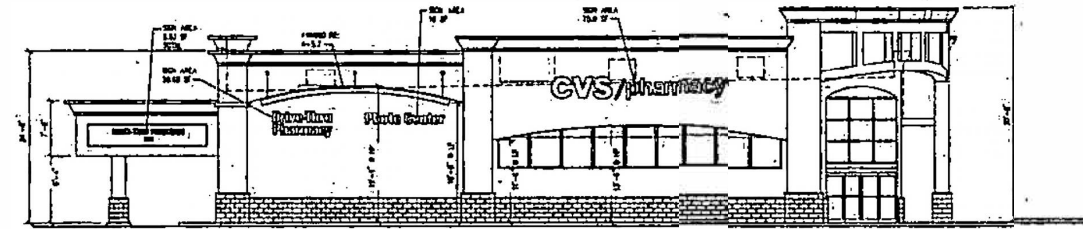
67TH AND LOWER BUCKEYE
NORTH OF N.E. CORNER OF 67TH AVENUE AND
LOWER BUCKEYE ROAD
PHOENIX, ARIZONA

REVISIONS	DATE	BY

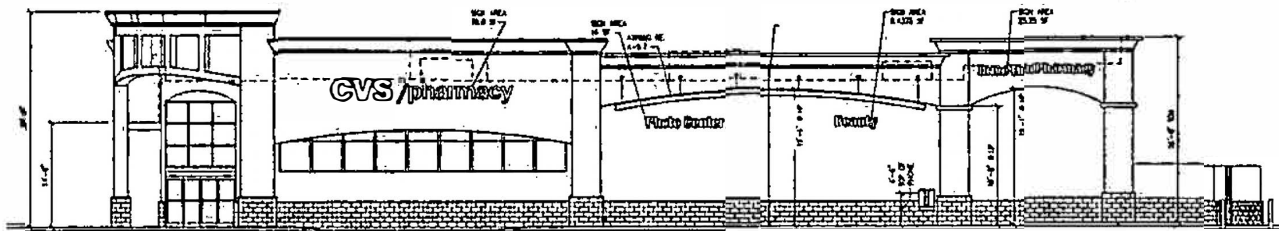
OWNERSHIP OF DOCUMENTS
SIGNED AND STAMPED BY ARCHITECT OR ARCHITECT FIRM IS EVIDENCE OF OWNERSHIP OF DOCUMENTS. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OR ARCHITECT FIRM.



A2.1

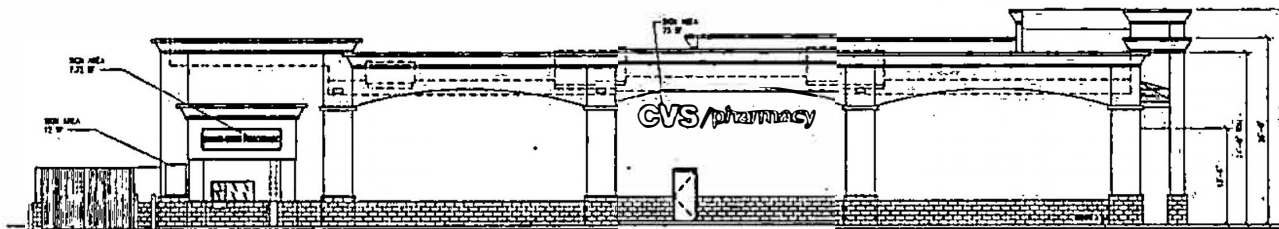


TOTAL SIGN AREA
PAINT SIZE 18.33 SF

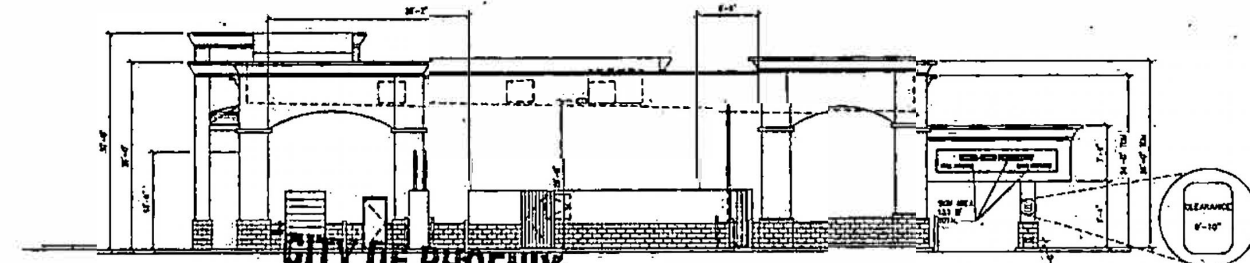


REMOVE SIGNAGE FROM SURFACE AND COUPE
BELOW GRATE BELOW IN THIS AREA

TOTAL SIGN AREA LEFT
PAINT SIZE 13.46 SF



TOTAL SIGN AREA
PAINT SIZE 14.23 SF



TOTAL SIGN AREA
PAINT SIZE 13.11 SF

EXTERIOR FINISH SCHEDULE					
NO.	MATERIAL / DESCRIPTION	UNIT	QTY / CL. QTY	COLOR	NOTES
1	EIFS / STICKS	SFS FINISH SYSTEM	137 SQ. BLOCKS LBS	WASH-BROWN TAN	RE. SPECIFICATION
2	EIFS / STICKS	SFS FINISH SYSTEM	137 SQ. BLOCKS LBS	WASH-BROWN TAN	RE. SPECIFICATION
3	EIFS / STICKS	SFS FINISH SYSTEM	137 SQ. BLOCKS LBS	WASH-BROWN TAN	RE. SPECIFICATION
4	EIFS / STICKS	SFS FINISH SYSTEM	137 SQ. BLOCKS LBS	WASH-BROWN TAN	RE. SPECIFICATION
5	EIFS / STICKS	SFS FINISH SYSTEM	137 SQ. BLOCKS LBS	WASH-BROWN TAN	RE. SPECIFICATION
6	EIFS / STICKS	SFS FINISH SYSTEM	137 SQ. BLOCKS LBS	WASH-BROWN TAN	RE. SPECIFICATION
7	EIFS / STICKS	SFS FINISH SYSTEM	137 SQ. BLOCKS LBS	WASH-BROWN TAN	RE. SPECIFICATION
8	EIFS / STICKS	SFS FINISH SYSTEM	137 SQ. BLOCKS LBS	WASH-BROWN TAN	RE. SPECIFICATION
9	EIFS / STICKS	SFS FINISH SYSTEM	137 SQ. BLOCKS LBS	WASH-BROWN TAN	RE. SPECIFICATION
10	EIFS / STICKS	SFS FINISH SYSTEM	137 SQ. BLOCKS LBS	WASH-BROWN TAN	RE. SPECIFICATION

LEGEND

1 - REFER TO OTHER FINISH SCHEDULE

NOTE: ALL EXTERIOR SIGN
BOARDS AND FRAMES TO BE
PAINTED SAME COLOR AS
SPECIFIED

Carter & Burgess

CERTIFICATION
CARTER & BURGESS, INC.
3003 North Central Avenue
Suite 1700
Phoenix, AZ 85012
TEL: (602) 263-5309
FAX: (602) 263-8373

NOTICE OF EXTENDED
AND APPROXIMATE PERIOD PROVISION
THIS CONTRACT ALLOWS FOR THE OWNER
TO EXTEND AND APPROVE BILLINGS AND
ESTIMATES WITHIN FOURTEEN (14) DAYS
AFTER THE BILLINGS AND ESTIMATES ARE
RECEIVED FROM THE CONTRACTOR.

NOTICE OF EXTENDED PAYMENT
PROVISION
THIS CONTRACT ALLOWS FOR THE OWNER
TO MAKE A PAYMENT WITHIN (30)
DAYS AFTER THE CERTIFICATION AND
APPROVAL OF BILLINGS AND ESTIMATES.

CVS/
pharmacy

ARIZONA - 13K - RIGHT

STORE NUMBER: XXXX
SVC LOWER BUCKEYE & 67TH AVE.
PHOENIX, AZ

DEVELOPER:
ArmaStrong Development
Properties, Inc.
1230 West Washington, St.
Suite 214
Tempe, Arizona 85281
Tel: (602) 728-3000
Fax: (602) 728-3001

REVISIONS:
CHECKED BY: SR
DESIGNED BY: SR
DRAWING BY: DCH
DATE: 04/11/05
JOB NUMBER:
TITLE:
EXTERIOR ELEVATIONS
CLIENT NUMBER:
A-4.1
COMMENTS:

CITY OF PHOENIX

APR 14 2005

PLANNING DEPT.

PHO-3-22--Z-120-00-7

Proposed Elevations

Hearing Date: May 18, 2022

Carter-Burgess

CONSULTING ENGINEERS, ARCHITECTS
 3003 NORTH CENTRAL AVENUE
 SUITE 1700
 PHOENIX, AZ 85012
 TEL (602) 263-5309
 FAX (602) 263-6373
 CIRCLED 2 NOT SHOWN ON SHEET

NOTICE OF EXTENDED
 CERTIFICATION
 THIS CONTRACT PROVIDES FOR THE OWNER
 TO CERTIFY AND APPROVE BILLS AND
 ESTIMATES WITHIN FORTY-EIGHT (48) DAYS
 AFTER THE BILLS AND ESTIMATES ARE
 RECEIVED FROM THE CONTRACTOR.

NOTICE OF EXTENDED PAYMENT
 PROVISION
 THIS CONTRACT PROVIDES FOR THE OWNER
 TO MAKE A PAYMENT WITHIN THIRTY (30)
 DAYS AFTER THE CERTIFICATION AND
 APPROVAL OF BILLS AND ESTIMATES.

CVS/
pharmacy

ARIZONA - 13K - RIGHT

STORE NUMBER: XXXX
 1000 W. BUCKEYE & 6TH AVE.
 PHOENIX, AZ

DEVELOPER:
 Armstrong Development
 Properties, Inc.
 1230 West Washington St.
 Suite 214
 Tempe, Arizona 85281
 Tel (602) 728-3000
 Fax (602) 728-3001

REVISIONS:

CHECKED BY: SR

DESIGNED BY:

DRAWING BY: CAR

DATE: 04/13/05

JOB NUMBER:

TITLE:

NEIGHBORHOOD ELEVATIONS

SHEET NUMBER:

A-4.2

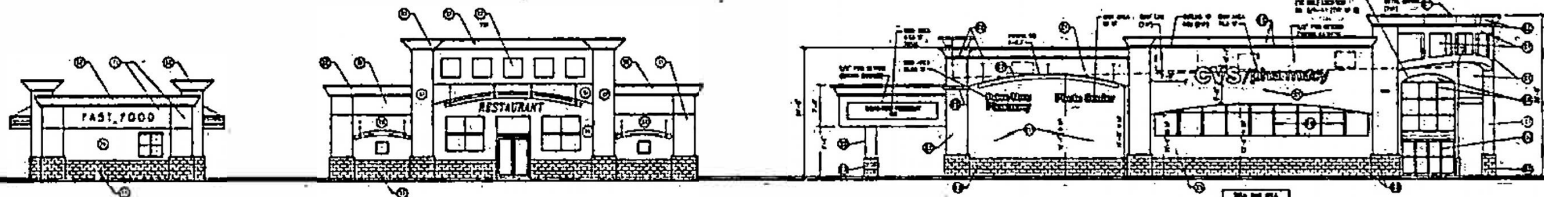
COMMENTS:

EXTERIOR FINISH SCHEDULE					
NO.	MATERIAL / DESCRIPTION	QTY	UNIT / CASE NO.	FINISH	NOTES
1	SPR / STUCCO	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
2	SPR	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
3	SPR / STUCCO AND CAP	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
4	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
5	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
6	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
7	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
8	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
9	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
10	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
11	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
12	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
13	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
14	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
15	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
16	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
17	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
18	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
19	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS
20	PAINT	170 SQUARE FEET	170 SQUARE FEET	1/2" - 3/4" - 1/2" - 1/2"	SEE SPECIFICATIONS

LEGEND

1 - REFER TO EXTERIOR FINISH SCHEDULE

NOTE: ALL EXTERIOR WALL
 WORK AND FINISHES TO BE
 PAINTED SAME COLOR AS
 SPECIFIED

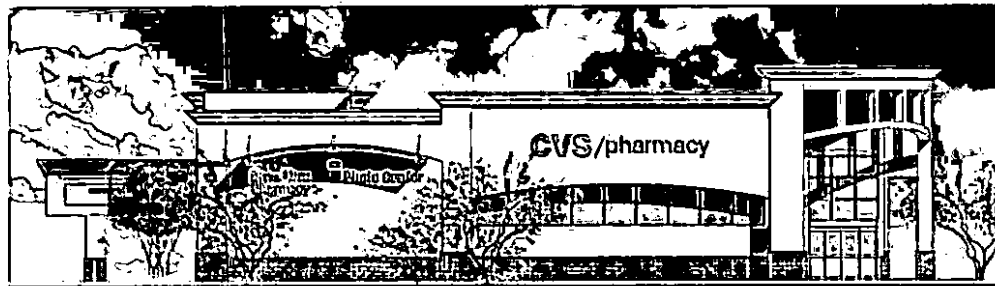


1 - 4.2
 NEIGHBORHOOD ELEVATION
 SCALE: 3/16" = 1'-0"

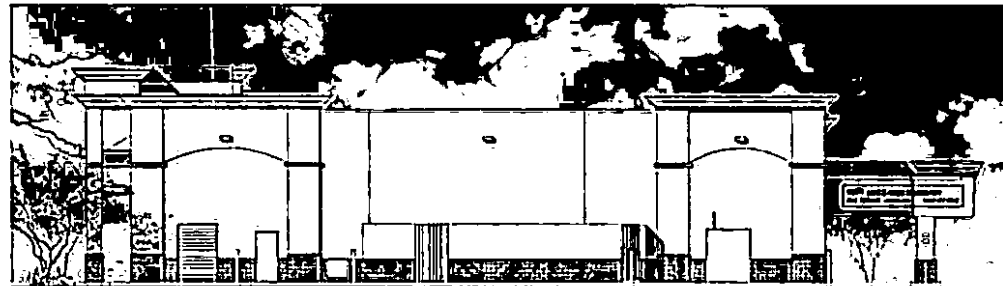
CITY OF PHOENIX

APR 14 2005

PLANNING DEPT.



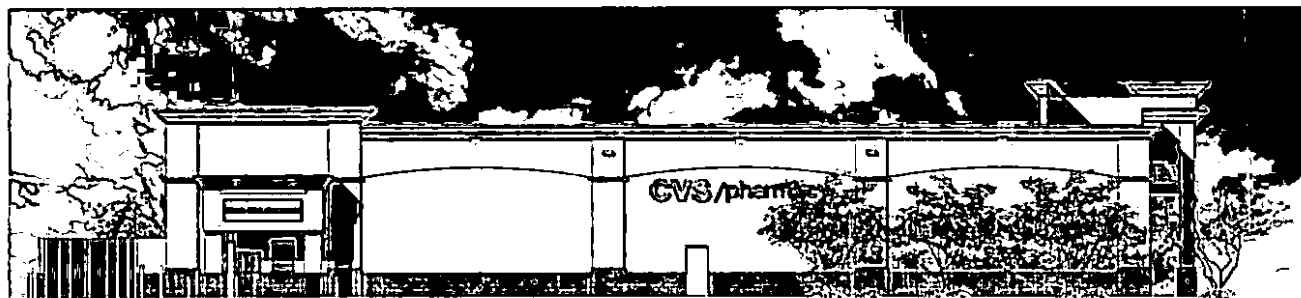
① FRONT ELEVATION



④ REAR ELEVATION



② LEFT ELEVATION



SCALE: 1/8" = 1'-0"

③ RIGHT ELEVATION

A

STO PREMIER SYSTEM
NA01-0048 CREAM

B

STO PREMIER SYSTEM
10606 PLATEAU

C

STO PREMIER SYSTEM
NA00-0047 RED

D

ICI DULUX
16/286 SCENIC ROSE

E

SUPERLITE
SPLITFACE
AUBURN

CVS/pharmacy CITY OF PHOENIX

S.W.C. LOWER BUCKEYE & 67TH AVENUE
PHOENIX, ARIZONA

APR 14 2005

PLANNING DEPT.

DEVELOPER:

ARMSTRONG DEVELOPMENT
PROPERTIES, INC.
1230 WEST WASHINGTON ST.
SUITE 214
TEMPE, ARIZONA 85281
TEL (602) 385-4100
FAX (602) 385-4101

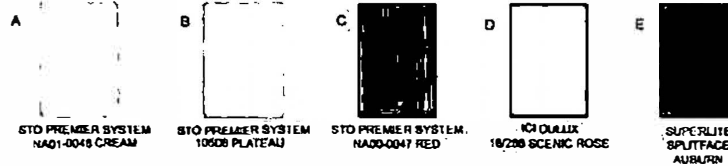
Carter Burgess



① STREETScape ELEVATION

CVS/pharmacy

S.W.C. LOWER BUCKEYE & 67TH AVENUE
PHOENIX, ARIZONA



SCALE: 1/8" = 1'-0"

DEVELOPER:
ARMSTRONG DEVELOPMENT
PROPERTIES, INC.
1230 WEST WASHINGTON ST.
SUITE 214
TEMPE, ARIZONA 85281
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Carter Burgess

CITY OF PHOENIX

APR 14 2005

PLANNING DEPT.

March 19, 2008

BINGO LICENSE APPLICATIONS

ITEM 26

DISTRICT 4

**BINGO LICENSE
APPLICATION -
MICHAEL G. CARROLL**

The Council heard request for an application for a Class A type State Bingo License. There were no departmental objections. Projected use of net proceeds:

<u>District</u>	<u>Applicant/Business Name/Location</u>
4	Michael G. Carroll Michael G. Carroll 5517 North 17th Avenue

Staff Recommendation

Staff recommended approval of this application.

The above information was submitted for Council consideration of this application.

MOTION was made by Mr. Simplot, **SECONDED** by Mr. Mattox, that Item 26 be recommended for approval. **MOTION CARRIED UNANIMOUSLY.**

PETITIONS, COMMUNICATIONS, AND PUBLIC HEARINGS

ITEM 27

DISTRICT 7

**MODIFICATION OF
STIPULATION REQUEST FOR
RATIFICATION OF PLANNING
HEARING OFFICER ACTION**

The Council heard request to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on a matter heard by the Planning Hearing Officer on February 20, 2008.

DISTRICT 7
67TH AVENUE AND
LOWER BUCKEYE ROAD
APPLICANT/REPRESENTATIVE:
K AND I ARCHITECTS - MARK
BOWKER
OWNER: ABS GROUP - AARON
SHER

March 19, 2008

Application: **Z-120-00-7**

Request: Modification of Stipulation 1 regarding general conformance to the site plan and deletion of Stipulation 9 regarding landscaping.

Location: Approximately 340 feet north of the northeast corner of 67th Avenue and Lower Buckeye Road; Acreage: 2.4

Planning Hearing Officer recommended denial as filed and approved Stipulation 1 with modifications.

Estrella Village Planning Committee reviewed this request on February 5, 2008, and recommended approval with modifications (Vote: 7-0).

Stipulations

1. That development shall be in general conformance to the site plan date stamped January 28, 2008, and elevations date stamped April 14, 2005 and January 11, 2008, as may be modified by the Development Services Department.
2. That loading dock areas be depressed.
3. That only two driveways be allowed on each street frontage.
4. That a minimum 75-foot by 75-foot landscape entry be provided at 67th Avenue and Lower Buckeye Road.
5. That the developer of this property agrees to participate in Estrella Village Planning Committee's adopted Multi-Purpose Trails Plan along Lower Buckeye Road.
6. That the developer of this property agrees to participate in Estrella Village Planning Committee's adopted Major Street Landscape Program designed for all arterial streets.
7. That proposed development adjacent to future transit locations shall integrate the transit stop/shelter with the site, providing convenient access to pedestrians and persons with disabilities, as may be approved by the Public Transit Department. That right-of-way for arterial streets shall be dedicated, as per the approved Street Classification Map.
8. That adjacent streets shall be constructed 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 Americans with Disabilities Act accessibility standards.

March 19, 2008

9. That landscaping shall be provided along the east property line and main entryways with 2-inch caliper trees placed 20 feet on center. A landscape plan shall be submitted for administrative approval by the Planning Hearing Officer prior to final site plan approval.
10. A bus bay and transit pad shall be located northbound 67th Avenue on the far side on Lower Buckeye Road, as approved by the Street Transportation Department.

MOTION was made by Ms. Neely, **SECONDED** by Mr. Mattox, that Item 27 be granted as recommended above. **MOTION CARRIED UNANIMOUSLY.**

OLD BUSINESS

ITEM 28

DISTRICT 7

LIQUOR LICENSE APPLICATION - KADDY KORNER BAR & GRILL

Continued from February 20 and March 5, 2008 - The Council heard request for a Series 12, Restaurant-All Liquor on Premises, liquor license in an area zoned C-2. Arizona State Application 12077462.

Applicant: Randy Kadavy, Agent
Kaddy Korner Bar & Grill
2633 North Central Avenue

The following information was submitted for Council consideration of this application:

Application Description

This request was for a new Series 12 liquor license for a restaurant that was previously licensed for liquor sales and was operating with an interim permit. The operation plan filed with the application showed the restaurant area seated 85 and the bar area seated 30.

Public Opinion

No petitions or protests were received.

Applicant's Statement

The applicant submitted the following statement in support of this application (spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire):

REPORT OF PLANNING HEARING OFFICER ACTION
Alan Stephenson, Principal Planner, Hearing Officer
Racelle Escobar, Planner I, Assisting

February 20, 2008

ITEM NO: 1

DISTRICT NO.: 7

SUBJECT:

Application #: Z-120-00-7
Zoning: C-2 Q.S.: 7-13
Location: Approximately 340 feet north of the northeast corner of 67th
Avenue and Lower Buckeye Road
Acreage: 2.4
Request: Modification of stipulation 1 regarding general conformance to
the site plan and deletion of stipulation 9 regarding
landscaping.
Applicant: K & I Architects, Mark Bowker
Owner: ABS Group/Aaron Sher
Representative: K & I Architects, Mark Bowker

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended denial as filed and approval of stipulation 1 with modifications.

Village Planning Committee (VPC) Recommendation: The Estrella Village Planning Committee reviewed this request February 5, 2008 and recommended approval with modifications (7 - 0).

DISCUSSION: Mr. Chris Myers, 7333 East Monte Vista Road, presented the request and stated that he is with K & I Architects and is the project manager of the site. Also, accompanying Mr. Myers was Mr. Aaron Sher who represents the development.

Mr. Myers described the proposed development and the surrounding vicinity. Mr. Myers stated that the proposed building will be architecturally compatible with the existing drug store (CVS) to the south.

Mr. Myers stated that the Estrella Village Planning Committee is in support of the request with the exception of the deletion of stipulation 9.

Mr. Myers discussed the stipulation modification request in further detail. The intent of stipulation 9 is to provide a buffer between the commercial area and the existing residential; therefore the stipulation should only affect the eastern most

property of the commercial area, which is the proposed library site. Mr. Myers stated that the village suggested that the applicant modify the stipulation rather than delete it in order to clarify where the stipulation is to apply.

The Planning Hearing Officer and Mr. Myers discussed the site plan and elevations. Currently, the stipulated elevations only include the drug store site. The Planning Hearing Officer inquired if the drug store resembles the stipulated elevations. Mr. Myers stated that they do.

The Planning Hearing Officer stated that stipulation 9 does not apply to the subject site; it only applies to the site to the east; therefore there is no need to modify the stipulation. The Planning Hearing Officer stated that if confusion should arise in the future, then any confused party should be referred to Planning Hearing Officer and he will provide clarification at that time.

DECISION: The Planning Hearing Officer recommended denial as filed and approval of stipulation 1 with modifications.

FINDINGS:

1. No opposition was present.
2. The site plan date stamped January 28, 2008 has been significantly modified and does not appear to be detrimental to the area.
3. It is not necessary to delete stipulation 9, as it does not apply to the subject property. It only applies to the eastern most property of the rezoning case, which is the proposed library site.

STIPULATIONS:

1. That development shall be in general conformance to the site plan date stamped January 28, 2008 and elevations date stamped April 14, 2005 and January 11, 2008, as may be modified by the Development Services Department.
2. That loading dock areas be depressed.
3. That only two driveways be allowed on each street frontage.
4. That a minimum 75 x 75 foot landscape entry be provided at the 67th Avenue and Lower Buckeye Road.
5. That the developer of this property agrees to participate in Estrella Village Planning Committee's adopted Multi-Purpose Trails Plan along Lower Buckeye Road.

6. That the developer of this property agrees to participate in Estrella Village Planning Committee's adopted Major Street Landscape Program designed for all arterial streets.
7. That proposed development adjacent to future transit locations shall integrate the transit stop/shelter with the site, providing convenient access to pedestrians and persons with disabilities, as may be approved by the Public Transit Department. That right-of-way for arterial streets shall be dedicated as per the approved Street Classification Map.
8. That adjacent streets shall be constructed 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.
9. That landscaping shall be provided along east property line and main entry ways with 2 inch caliper trees placed 20 feet on center. A landscape plan shall be submitted for administrative approval by the Planning Hearing Officer prior to final site plan approval.
10. A bus bay and transit pad shall be located northbound 67th Avenue on the far side on Lower Buckeye Road as approved by the Streets Transportation Department.

Estrella Village Planning Committee Meeting February 5, 2008

	<p>of the study area and the alternative solutions and alignments leading from I-10 to the rail stations in central Phoenix. Metro will be conducting public meetings on March 4th and 5th.</p> <p>The committee had questions regarding the participation of other surrounding municipalities, as well as the process of how Metro will be notifying and communicating with the community.</p>
5.	<p>Presentation and discussion of a proposed text amendment to add a Planned Unit Development (PUD) zoning designation to the city of Phoenix Zoning Ordinance. Presentation by Staff.</p> <p>Mr. Zonn gave an introduction and overview of the proposed text amendment for a Planned Unit Development district. Staff will be asking for a recommendation from the committee at the March meeting.</p> <p>Committee members commented on their experiences working with PUD's in other municipalities and had questions regarding the process and review of a PUD.</p>
6.	<p>Status report on the proposed UR (Urban Residential) District, Z-TA-17-07. The Planning Commission will consider this case on February 13, 2008.</p> <p>Mr. Zonn stated that Z-TA-17-07 was only applicable to the area between 7th Street and 7th Avenue to the east and west, and Lincoln Street and the Grand Canal to the south and north. There were no questions from the committee.</p>
7.	<p>Discussion of 2008 Village Work Program.</p> <p>Chairperson Eastburn suggested that the committee review the village core concept and how it applies to Estrella. Mr. Zonn and Mr. LaBianca stated that staff would present the overall concept at the next meeting and will create a standing agenda item to continue the conversation to create the VPC's expectations for the core.</p>
	<p>RECOMMENDATION ITEMS</p>
8.	<p>Presentation, discussion and possible recommendation regarding PHO-2-08 - Z-120-00-7. This stipulation modification request is located approximately 340 feet north of the northeast corner of 67th Avenue and Lower Buckeye Road. Presentation by K & I Architects. <i>This request will be heard by the Planning Hearing Officer on February 20, 2008.</i></p> <p>MOTION: Ms. Joan Flores motioned to approve PHO-2-08—Z-120-00-7 with modification to stipulation 1 as requested, and modification to stipulation 9 instead of deleting as requested by the applicant.</p> <p>Stipulation 9.—That landscaping shall be provided along east property line of the library site and main entry ways with 2 inch caliper trees placed 20 feet on center. A landscape plan shall be submitted for administrative approval by the Planning Hearing Officer prior to final site plan approval.</p> <p>VOTE: 7-0</p>

Estrella Village Planning Committee Meeting February 5, 2008

	DISCUSSION: Mr. Zonn provided history of the request and the surrounding area. Chris Myers of K&I Architects provided a brief background of the project and the reason for the stipulation modification. Committee members had questions regarding development timeframe.
9.	UPDATE ITEMS
	a. GPA-EST-6-07-7 was approved by City Council on 12/05/07
	b. Z-114-07-7 was approved by City Council on 12/05/07
	c. Z-SP-16-07-7 was approved by Planning Commission on 01/09/08
	No Discussion
	FUTURE ITEMS
10.	a. GPA-EST-8-07-7
	b. GPA-EST-9-07
	c. GPA-EST-10-07
	c. TA-20-07 Planned Unit Development
	No Discussion
	<i>The next regular meeting is March 4, 2008</i>
11.	Adjournment. 7:30 p.m.

For further information, please contact **Jacob Zonn**, in the Planning Department at jacob.zonn@phoenix.gov or **602-256-5657** or visit our web-site for public meeting notices and agendas at <http://www.phoenix.gov/PUBMEETC/indxhtml.html>

Rezoning staff reports currently in the hearing process are now available online at the following website: <http://phoenix.gov/PLANNING/rezstrpt.html>

For reasonable accommodations, please call Theresa Damiani at Voice/602-262-6368 or City TTY Relay/602-534-5500 as early as possible to coordinate needed arrangements.