

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-17-26-1
April 10, 2026

[Rio Vista Village Planning Committee Meeting Date:](#) April 14, 2026
[Planning Commission Hearing Date:](#) May 7, 2026

Request From: [C-2](#) (Intermediate Commercial) (22.48 acres)
Request To: [R1-6](#) (Single-Family Residence District) (22.48 acres)

Proposal: Single-family residential
Location: Approximately 1,300 feet south of the southeast corner of Black Canyon Highway and Jenny Lin Road

Owner: Circle Mountain Holdings, LLC c/o Hudd Hassell
Applicant/Representative: Stephen W. Anderson, Gammage & Burnham, PLC
Staff Recommendation: Approval, subject to stipulations

| General Plan Conformity | | | |
|---|--------------------|--|---------------------------|
| General Plan Land Use Map Designation | | Residential 3.5 to 5 dwelling units per acre | |
| Street Classification Map Classification | I-17 frontage road | MCDOT Rural Principal Arterial | 48 feet full width street |
| CONNECT PEOPLE & 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 for a single-family residential subdivision is compatible with surrounding single-family residential development. The proposal will add to the mix of housing types in an area that is in close proximity to the Desert Ridge Kierland Major Employment Corridor, CityNorth, and the Desert Ridge Marketplace. | | | |

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

As stipulated, the proposal will provide front porches or courtyards, a multi-use trail along the I-17 frontage road, a north-south paseo, a pedestrian connection from the internal sidewalk to the paseo, pedestrian connections to front entries, enhanced shading, and detached sidewalks.

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

As stipulated, the proposal will provide enhanced shade tree plantings and enhanced shading for all bicycle parking and pedestrian pathways, including sidewalks. This will make walking and cycling throughout the community more comfortable for users.

Applicable Plan, Overlays, and Initiatives

[Rio Vista Village Design Guidelines](#) – See Background Item No. 6.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 7.

[Complete Streets Design Guidelines](#) – See Background Item No. 8.

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

[Housing Phoenix Plan](#) – See Background Item No. 10.

[Monarch Butterfly Pledge](#) – See Background Item No. 11.

[Phoenix Climate Action Plan](#) – See Background Item No. 12.

[Conservation Measures for New Development](#) – See Background Item No. 13.

[Shade Phoenix Plan](#) – See Background Item No. 14.

| Surrounding Land Uses/Zoning | | |
|-------------------------------------|--|----------------------|
| | <u>Land Use</u> | <u>Zoning</u> |
| On Site | Vacant land | C-2 |
| North | Vacant land (proposed multi-family residential) | R-3A |
| South | Vacant land (proposed single-family residential) | R-2 |

| | | |
|---------------------------|--|-------------------------|
| East | Vacant land (State Trust Land) | RU-43 (Maricopa County) |
| West (across I-17) | Vacant land | RU-43 (Maricopa County) |
| West | Vacant land (proposed single-family residential) | R-2 |

| R1-6 – Single-Family Residence District (Planned Residential Development Option) | | |
|---|---|--|
| <u>Standards</u> | <u>Requirements</u> | <u>Proposed</u> |
| <i>Gross Acreage</i> | - | 22.48 acres |
| Maximum Number of Units | 123 units; 146 with bonus | 81 units (Met) |
| Maximum Density (dwelling units/acre) | 5.5 dwelling units per acre; 6.5 with bonus | 3.60 dwelling units per acre (Met) |
| Minimum Lot Width | None | 40 feet (Met) |
| Minimum Lot Depth | None | 115 feet and 125 feet (Met) |
| Maximum Lot Coverage | 60% for total development | Not provided |
| Maximum Building Height | 3 stories and 30 feet | 1-story and 2-story, 30 feet (Met) |
| <i>Minimum Development Perimeter Building Setbacks</i> | | |
| Perimeter Street | 20 feet | I-17 frontage road: 58 feet (Met) Hillcrest Way: 115 feet (Met) |
| Other Property Line | 15 feet | 25 feet (Met) |
| <i>Minimum Individual Lot Building Setbacks</i> | | |
| Front | 10 feet | 10 feet (Met) |
| Rear | None (established by Building Code) | 15 feet (Met) |
| Street Side | 10 feet | 10 feet (Met) |
| Sides | None (established by Building Code) | 5 feet (Met) |
| Minimum Garage Door/Carport Entry Setback | Front: 18 feet | 18 feet (Met) |
| Minimum Perimeter Street Landscape Setback | 15 feet, except none on lots which front on a perimeter street. May be provided as part of the required building setback. | I-17 frontage road: 30 feet (Met) Hillcrest Way: 15 feet (Met) |
| Minimum Common Open Space | 5% of gross area | 7.6% (Met) |

| | | |
|-----------------|----------------------------|----------------------------------|
| Minimum Parking | 2 spaces per dwelling unit | 2 spaces per dwelling unit (Met) |
|-----------------|----------------------------|----------------------------------|

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 22.48 acres located approximately 1,300 feet south of the southeast corner of Black Canyon Highway and Jenny Lin Road from C-2 (Intermediate Commercial) to R1-6 (Single-Family Residence District) to allow single-family residential.

The subject site was originally part of Rezoning Case No. Z-8-22-1; however, it was later removed from the rezoning boundary prior to the hearing process and remained zoned as C-2. In order for the overall development to remain compatible, many stipulations from Rezoning Case No. Z-8-22-1 were carried over for this rezoning case, including Stipulation No. 10, which requires master plans for the overall development, including a multi-use trail along the western perimeter of the overall development and a publicly accessible north-south paseo through the overall development to connect from Jenny Lin Road to Circle Mountain Road.

GENERAL PLAN LAND USE MAP DESIGNATION

2. SUBJECT SITE

The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre. The proposal for R1-6 zoning is consistent with this designation.

NORTH

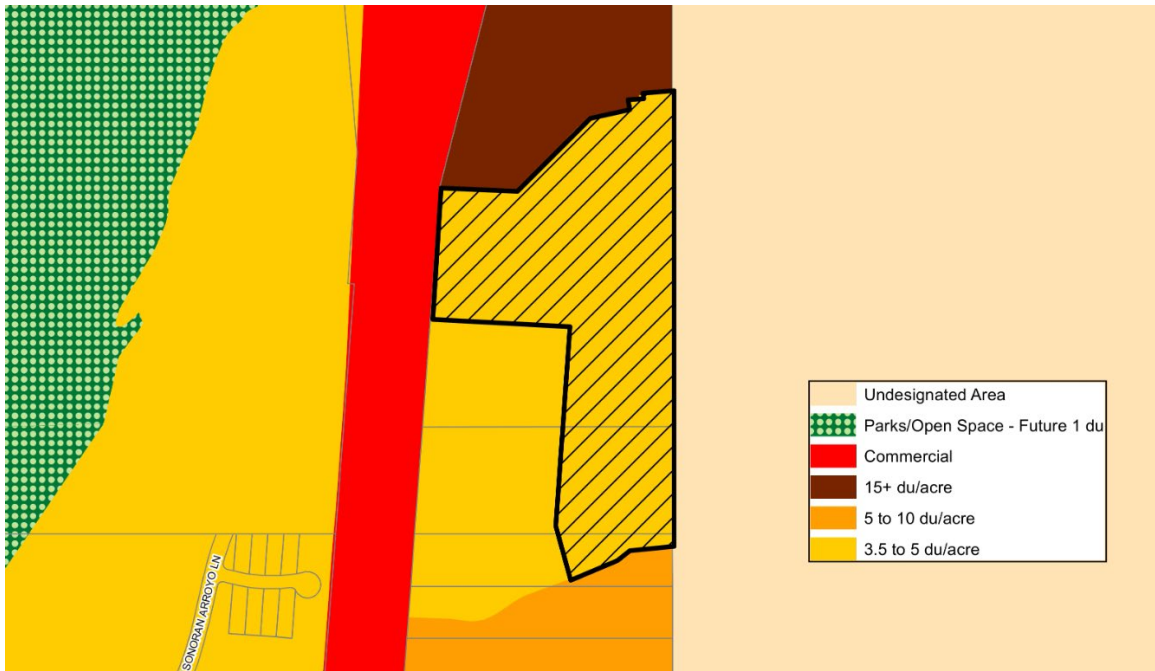
To the north of the subject site is designated as Residential 15+ dwelling units per acre.

EAST

To the east of the subject site is designated as Undesignated Area and is within Maricopa County. The Maricopa County Daisy Mountain/New River Area Plan Future Land Use Map designation to the east is Single Family Rural (0 to 1 dwelling units per acre) and Single Family Large Lot (1 to 2 dwelling units per acre).

SOUTH / WEST

To the south and west of the subject site is designated as Residential 3.5 to 5 dwelling units per acre. To the south, across Hillcrest Way, is designated as Residential 5 to 10 dwelling units per acre. To the west, across the I-17 freeway, is designated as Residential 3.5 to 5 dwelling units per acre.

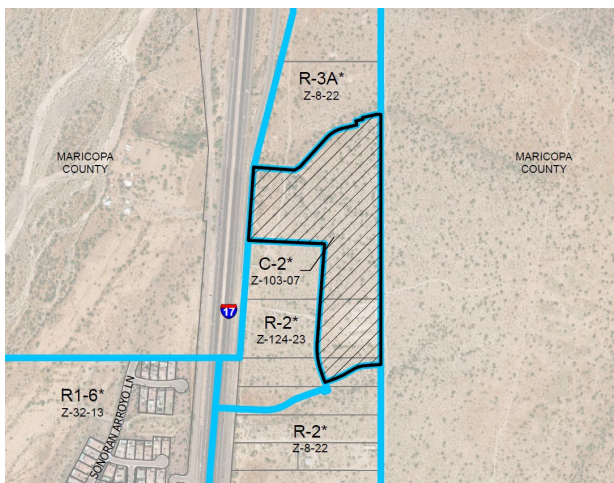


General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

- To the north of the subject site is vacant land with a proposed multi-family residential development, zoned R-3A (Multi-Family Residence District). To the east is vacant land within Maricopa County, zoned RU-43 (Rural Zoning District). To the south and west is vacant land with a proposed single-family residential development, zoned R-2 (Multi-Family Residence District). To the south, across Hillcrest Drive, is vacant land with a proposed single-family residential development, zoned R-2. To the west, across the I-17 freeway, is vacant land within Maricopa County, zoned RU-43.



Zoning Sketch Map

Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The site plan, attached as an exhibit, proposes an 81-lot single-family residential development. The proposal includes typical 40-foot-wide lots ranging from 115 feet deep to 125 feet deep, over seven percent of common open space, preserved open space dispersed throughout the site, a multi-use trail along the I-17 frontage road, and a north-south paseo through the center of the development. Since the proposed site plan may require separate approvals of appeals by the Design Review Committee for garage dominance and long block lengths, staff does not recommend stipulating general conformance to the site plan.

In order to ensure the proposed open space depicted on the site plan is provided, and to enhance compatibility with the surrounding area, which is primarily open space, staff recommends a minimum of 20 percent of the gross area be retained as open space, including washes and natural open space areas. This is addressed in Stipulation No. 1.

In order to enhance pedestrian connectivity, comfort, accessibility, safety, and visibility, and to enhance scenic views, staff recommends the following:

- That front porches or courtyards be provided.
- That a multi-use trail be provided along the I-17 frontage road.
- That a publicly accessible north-south paseo be provided through the development.
- That a pedestrian connection be provided in between lots to connect the internal sidewalk to the north-south paseo.
- That direct pedestrian pathways be provided from the sidewalk to front entries of homes.
- That detached tree-shaded sidewalks be provided throughout the development.

These are addressed in Stipulation Nos. 2, 8, 9, 11, 12, 30, and 33.

In order to blend with the natural desert environment, staff recommends that the colors and materials of buildings and walls blend with the natural desert environment. Furthermore, staff recommends that drainage channels be designed to look natural in the desert setting through color, texture, landscaping, or other means. These are addressed in Stipulation Nos. 4 and 18.

Due to the location adjacent to the freeway, staff is recommending the series of stipulations below to promote high-quality design and mitigation from the traffic noise.

- That a minimum building setback of 58 feet be provided adjacent to the I-17 freeway.

- That a minimum landscape setback of 30 feet be provided adjacent to the I-17 freeway.
- That the average indoor noise levels of residential units do not exceed 45-decibels.
- That noise mitigation walls be provided adjacent to the I-17 freeway.
- That the mix of walls provided on the site shall vary by a minimum of four feet every 400 lineal feet.
- That the perimeter walls be constructed with enhanced materials such as stone veneer, integral color CMU block, or a similar material.
- That the developer record documents to disclose to prospective purchasers and renters of property within the development the existence of noise from the I-17 freeway.

These are addressed in Stipulation Nos. 5, 6, and 13 through 17.

5. **Elevations**

The elevations, attached as an exhibit, propose a variety of architectural styles and include plans for one-story and two-story single-family residences. Due to the garage width being more than 50 percent of the house width, the elevations would require a separate approval of an appeal by the Design Review Committee; therefore, staff does not recommend stipulating general conformance to the elevations.

Since the proposed lots are equal to or less than 65 feet in width, the subdivision will be subject to Subdivision Diversity Design Review, in accordance with Section 507 Tab A.II.C.8 of the Phoenix Zoning Ordinance. This review will be conducted during the site plan review process after the rezoning process.

In order to implement the Rio Vista Village Design Guidelines, staff recommends that front porches or courtyards be provided, that four-sided architecture be provided, and that colors and materials blend with the natural desert environment. These are addressed in Stipulation Nos. 2 through 4.

PLANS, OVERLAYS, AND INITIATIVES

6. **Rio Vista Village Design Guidelines**

The Rio Vista Village Planning Committee developed the Rio Vista Village Design Guidelines to influence the design of new development to be in character with the Village. In accordance with the Rio Vista Village Design Guidelines, the proposal, as stipulated, will include the below elements.

- An abundance of open space.
- Front porches or courtyards.
- Four-sided architecture.
- Colors and materials that blend with the natural desert environment.

- A large building setback and landscape setback along the I-17 frontage road.
- Enhanced perimeter landscaping.
- A multi-use trail along the I-17 frontage road.
- Enhanced pedestrian connectivity.
- A noise wall along the I-17 frontage road.
- Staggered perimeter street walls.
- Enhanced perimeter wall materials.
- Drainage channels designed to look natural in the desert setting.

These are addressed in Stipulation Nos. 1 through 9, 11, 12, 14, and 16 through 18.

7. **[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. In order to address the goals of the plan, staff recommends that bicycle parking be provided in the open space amenity areas. This is addressed in Stipulation No. 19.

8. **[Complete Streets Design Guidelines](#)**

In 2018, the Phoenix City Council adopted the Complete Streets Design Guidelines. The design guidelines are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. In order to address these design guidelines, staff recommends enhanced shading standards and detached sidewalks. These are addressed in Stipulation Nos. 29, 30, and 33.

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 expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. Since the proposed development is for single-family residential, the City of Phoenix will provide recycling services to the residences.

10. **[Housing Phoenix Plan](#)**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's

rapid population growth and housing underproduction has led to a need for additional housing units.

The proposed development supports the plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

11. **Monarch Butterfly Pledge**

In April 2021, Mayor Kate Gallego signed the National Wildlife Federation's Mayor's Monarch Pledge. This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. In order to support the monarch butterfly population, staff recommends planting milkweed or other native nectar species. This is addressed in Stipulation No. 20.

12. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. In order to address this goal, staff recommends that green stormwater infrastructure (GSI) be implemented. This is addressed in Stipulation No. 21.

13. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standard stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. In order to address this policy, staff recommends the following:

- Green stormwater infrastructure (GSI) to be implemented.
- Participation in the Environmental Protection Agency's WaterSense

certification program, or an equivalent program.

- Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots.
- Natural turf only utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin); and functional turf areas.
- A leak detection device be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- Participation in the City of Phoenix Homeowner's Association Water Efficiency Program.
- Swimming pools on individual single-family lots be limited to 600 square feet in size.

These are addressed in Stipulation Nos. 21 through 28.

14. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. In order to address the goals of this plan, staff recommends enhanced tree planting and shading standards. This is addressed in Stipulation Nos. 7, 29, 30, and 33.

COMMUNITY INPUT SUMMARY

15. At the time this staff report was written, staff has not received any community correspondence.

INTERDEPARTMENTAL COMMENTS

16. **Street Transportation Department**

The Street Transportation Department requested the following:

- That right-of-way be dedicated adjacent to the southern boundary of the subject site.
- That right-of-way be dedicated and constructed for the east half of the I-17 frontage road per the Maricopa County Department of Transportation (MCDOT) Rural Minor Arterial cross section, including a detached sidewalk.
- That where pedestrian walkways and trails cross a street, the walkway be constructed of an alternative material that visually contrasts the street surface.

- That all mitigation improvements be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
- That unused or broken street improvements be replaced and all off-site improvements be upgraded to be in compliance with current ADA guidelines.
- That all streets be constructed with all required elements and to ADA requirements.

These are addressed in Stipulation Nos. 31 through 37.

OTHER

17. 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. This is addressed in Stipulation Nos. 38 through 40.
18. 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 final site plan approval. This is addressed in Stipulation No. 41.
19. A notice requirement was added to the most recent Planning Hearing Officer (PHO) case for the development to the north (PHO-3-25—Z-8-22-1), which requires the developer to notify the Friends of Daisy Mountain Trails and the Daisy Mountain Fire and Medical Department by mail a minimum of 15 calendar days prior to any preliminary site plan review meetings. Therefore, staff recommends including this stipulation for the subject case. This is addressed in Stipulation No. 42.
20. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure in regard to lot space and density.
21. 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 proposal is consistent with the General Plan Land Use Map designation.
2. The proposal is compatible with surrounding land uses and zoning.
3. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Rio Vista Village Design Guidelines, the Comprehensive Bicycle Master Plan, the Complete Streets Design Guidelines, the Zero Waste PHX initiative, the Housing Phoenix Plan, the Monarch Butterfly Pledge initiative, the Phoenix Climate Action Plan, the Conservation Measures for New Development policy, and the Shade Phoenix Plan.

Stipulations

1. A minimum of 20% of the gross area shall be retained as open space, including washes and natural open space areas, as approved by the Planning and Development Department.
2. A minimum of five home plans provided for the subdivision shall provide minimum 50-square-foot covered front porches on the front elevations, or a fenced front courtyard in the front yards, for active space in the front of each home, as approved by the Planning and Development Department.
3. Enhanced building materials and four-sided architecture shall be provided on the building elevations, as approved by the Planning and Development Department.
4. The colors and materials of buildings and walls shall blend with the natural desert environment, as approved by the Planning and Development Department.
5. A minimum building setback of 58 feet shall be provided along the west property line adjacent to the I-17 frontage road, inclusive of the required landscape setback, as approved by the Planning and Development Department.
6. A minimum landscaped setback of 30 feet shall be provided along the west property line adjacent to the I-17 frontage road, as approved by the Planning and Development Department.
7. All perimeter setbacks adjacent to public streets shall be planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 50% 2-inch caliper and 50% 3-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a staggered row of trees.
 - b. A minimum of five, 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
8. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the west side of the property adjacent to the I-17 frontage road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
9. A publicly accessible north-south pedestrian connection (paseo) shall be provided to connect to the paseo to the north and to the south of the development and shall comply with Section 1304.H of the Phoenix Zoning Ordinance, using the shortest and most direct route for pedestrians, as approved by the Planning and Development Department.
10. Prior to preliminary site plan approval, a Water Master Plan, Wastewater Master Plan, and Trails and Pedestrian Circulation Master Plan for the overall development on the east side of the I-17 between Circle Mountain Road to Jenny Lin Road, per the requirements of the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, shall be submitted for review and approval, shall be updated as necessary with each phase of development, and shall include the following elements, as approved by the Planning and Development Department.
 - a. The multi-use trail (MUT) along the I-17 frontage road.
 - b. The publicly accessible north-south pedestrian connection (paseo) to connect all phases together to provide an ultimate connection from Circle Mountain Road to Jenny Lin Road.
11. A minimum of one, minimum 5-foot-wide east-west pedestrian pathway shall be provided near the midpoint in between lots, from lots 61 to 81 as depicted on the site plan date stamped February 9, 2026, to connect the north-south paseo to the internal sidewalk, as approved by the Planning and Development Department.
12. Direct pedestrian pathways shall be provided to connect the internal sidewalk to the front entries of homes, as approved by the Planning and Development Department.

13. Prior to final site plan approval, the developer shall include with the building plans submitted for Phoenix Building Construction Code compliance review certification by an Acoustical Consultant demonstrating the average indoor noise levels of residential units shall not exceed a decibel day night-level (DNL) of 45 decibels, as approved by the Planning and Development Department.
14. Noise mitigation walls shall be provided adjacent to the western perimeter of the site, adjacent to the I-17 frontage road. The wall height shall be a minimum of 8 feet tall, or as determined through a noise analysis prepared by an Acoustical Consultant. The wall shall be constructed of minimum 8-inch-thick concrete masonry units (CMU) or of cast-in-place concrete and contain no openings unless they are above the minimum height required for adequate noise mitigation, for drainage, or for pedestrian connections to the multi-use trail, as approved by the Planning and Development Department.
15. The property owner shall record documents that disclose to prospective purchasers and renters of property within the development the existence of noise from the I-17 Freeway. 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.
16. Perimeter walls, noise walls, and other walls adjacent to perimeter streets shall vary by a minimum of four feet for every 400 lineal feet to visually reflect a meandering or staggered setback, as approved by the Planning and Development Department.
17. Where perimeter walls are provided, including the noise wall, they shall incorporate stone veneer, stonework, integral color CMU block, or a similar material, as approved by the Planning and Development Department.
18. Drainage channels shall be designed to look natural in the desert setting through color, texture, landscaping, or other means, as approved by the Planning and Development Department.
19. Bicycle parking spaces shall be provided at a minimum rate of 0.05 spaces per lot. Bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
20. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department.

21. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
22. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.
23. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
24. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
25. Natural turf shall only be utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin); and functional turf areas within common areas, as approved by the Planning and Development Department. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
26. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
27. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
28. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
29. All bicycle parking, trails, and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

30. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed along both sides of all streets within the development, planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade.
 - b. A minimum of five, 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

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

31. A minimum of 30 feet of right-of-way shall be dedicated adjacent to the southern boundary of the subject site.
32. A minimum of 65 feet of right-of-way shall be dedicated for the east half of the I-17 frontage road and shall be constructed per the Maricopa County Department of Transportation (MCDOT) Rural Minor Arterial cross section, as required and approved by MCDOT.
33. A minimum 6-foot-wide detached sidewalk, or wider to meet Maricopa County Department of Transportation (MCDOT) minimum standards, separated by a minimum 6-foot-wide landscape strip located between the back of curb and sidewalk, or wider to meet MCDOT minimum standards, shall be constructed along the east side of the I-17 frontage road, planted to the following standards. The developer shall record a landscaping maintenance agreement with the Maricopa County Department of Transportation (MCDOT) requiring the landowner and/or property management company/homeowners' association to maintain the installed landscaping within MCDOT right-of-way, as approved by MCDOT and the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly

distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

34. Where pedestrian walkways and trails cross a street, the walkway shall be constructed of an alternative material that visually contrasts the street surface, as approved by the Street Transportation Department and the Planning and Development Department.
35. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated December 16, 2025.
36. Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
37. All streets within and adjacent to the development shall be constructed 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.
38. If determined necessary by the Phoenix Archeology 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 Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
39. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
40. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
41. Prior to final 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.

42. The developer shall notify the following individuals/groups by mail a minimum of 15 calendar days prior to any preliminary site plan review meetings. The notice shall include the date, time, and location of the meeting.
- a. Friends of Daisy Mountain Trails, 39506 N. Daisy Mountain Drive #122-505, Anthem, AZ 85086.
 - b. Dave Wilson, Daisy Mountain Fire and Medical Department, 41018 Daisy Mountain Drive, Anthem, AZ 85086.

Writer

Adrian Zambrano

April 10, 2026

Team Leader

Racelle Escolar

Exhibits

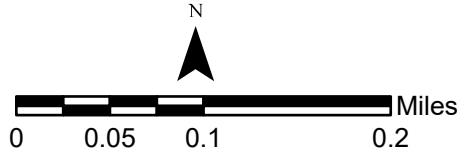
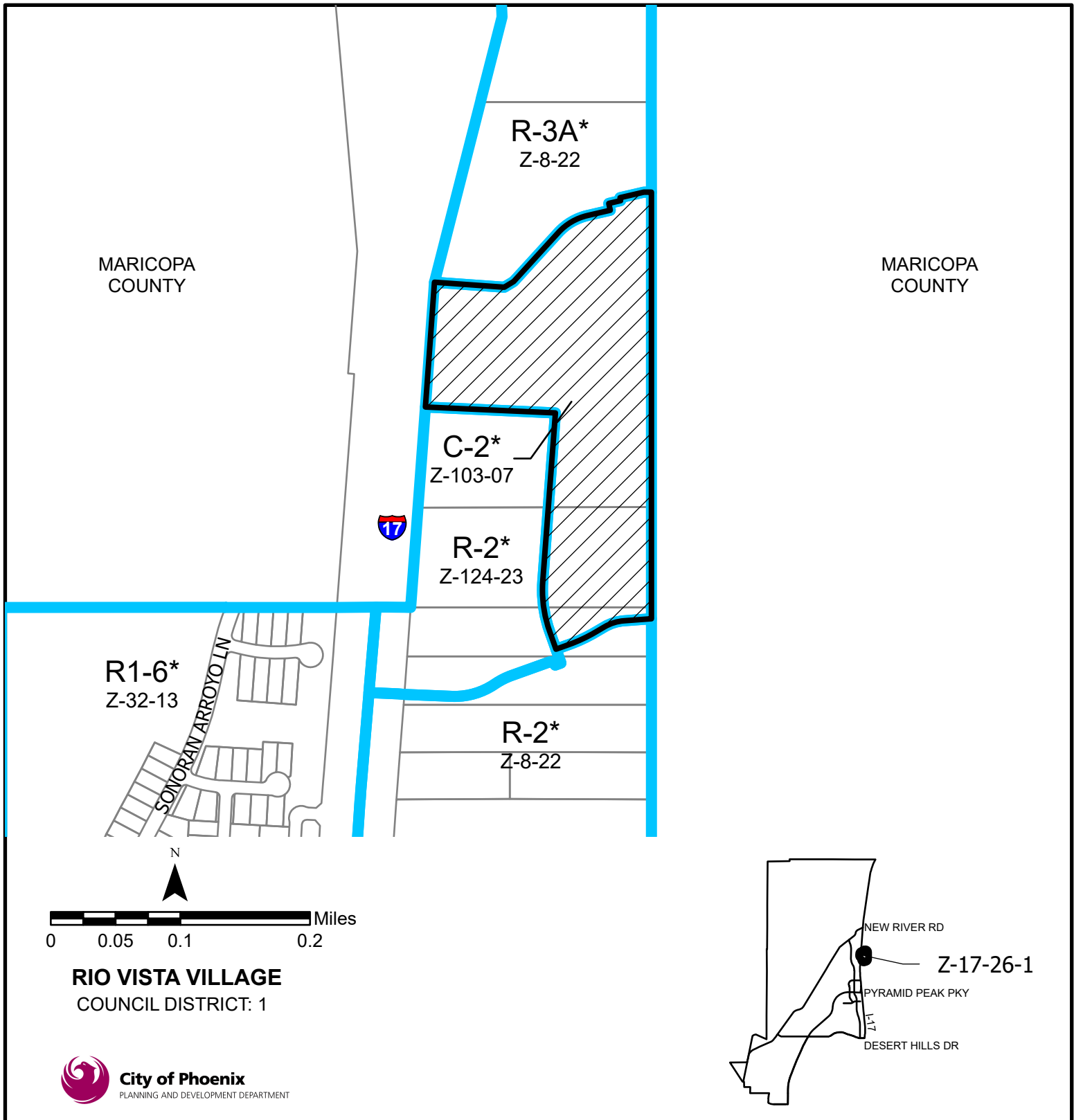
Zoning Sketch Map

Aerial Sketch Map

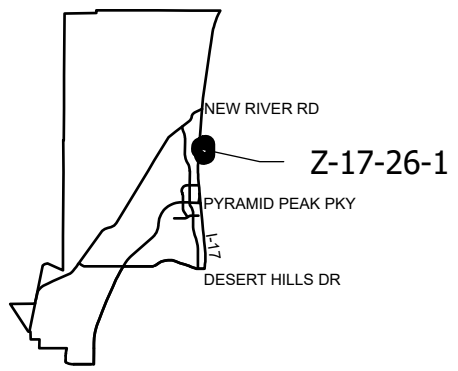
Conceptual Site Plan date stamped February 9, 2026 (3 pages)

Conceptual Landscape Plan date stamped February 9, 2026

Conceptual Building Elevations date stamped February 9, 2026 (18 pages)

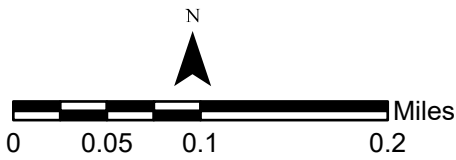
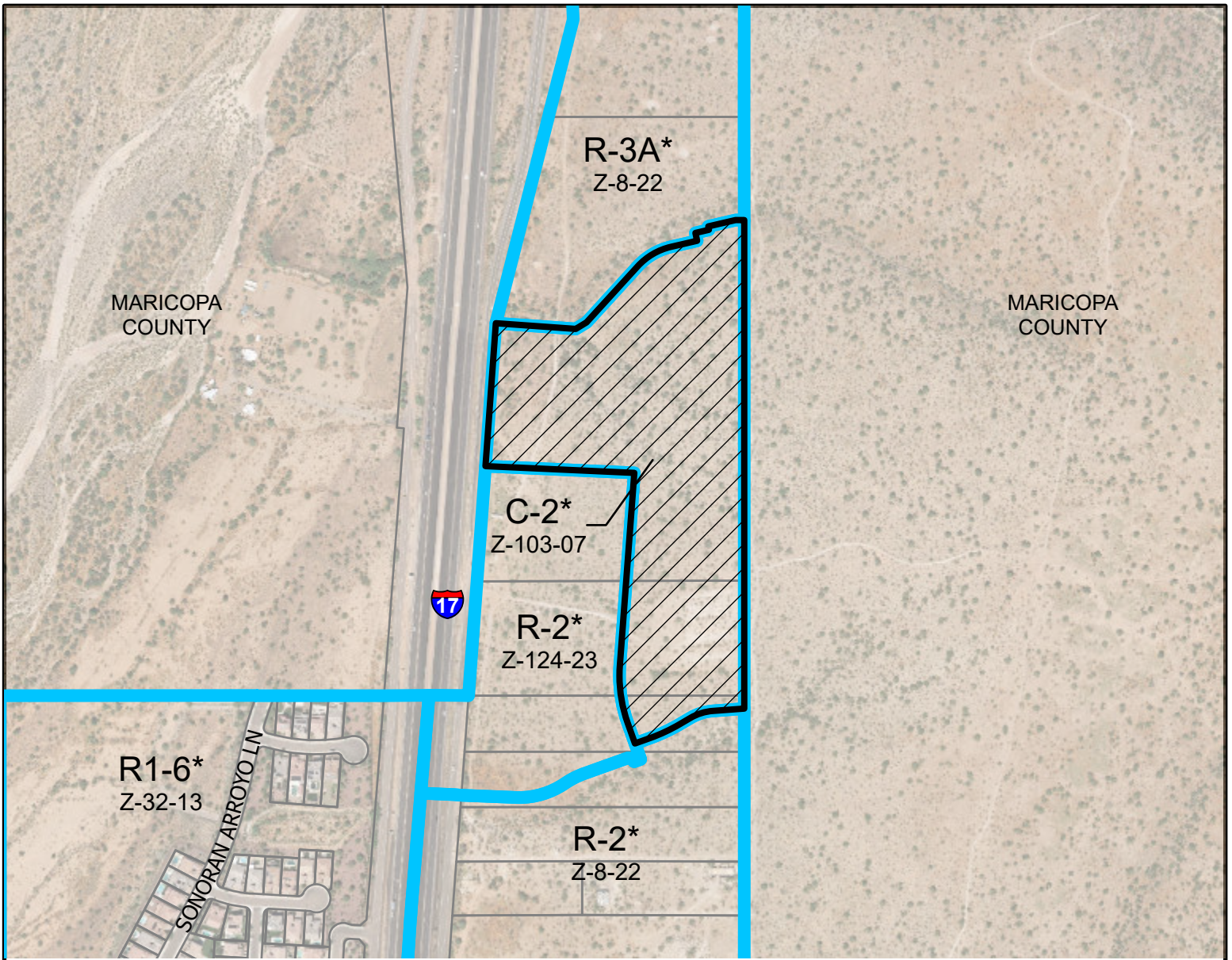


RIO VISTA VILLAGE
COUNCIL DISTRICT: 1

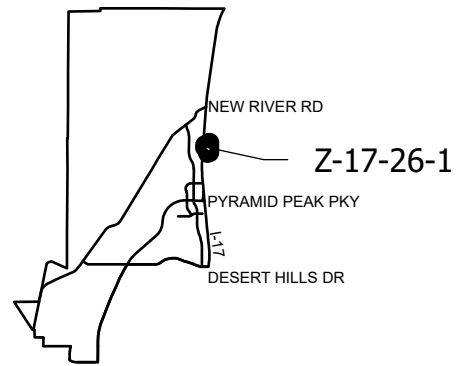


| | | | |
|---|--|-------------------------------|--|
| APPLICANT'S NAME: Gammage & Burnham | | REQUESTED CHANGE: | |
| APPLICATION NO: Z-17-26-1 | DATE: 2/17/2026 | FROM: C-2 (22.48 ac.) | |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 22.48 Acres | REVISION DATES: | TO: R1-6 (22.48 ac.) | |
| | AERIAL PHOTO & QUARTER SEC. NO. QS 72-19, QS 71-19 | | |
| MULTIPLES PERMITTED | STANDARD OPTION | * UNITS P.R.D OPTION | |
| C-2 | 326 | 393 | |
| R1-6 | 123 | 146 | |

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



RIO VISTA VILLAGE
COUNCIL DISTRICT: 1



| | | | |
|---|--|--|--|
| APPLICANT'S NAME: Gammage & Burnham | | REQUESTED CHANGE: | |
| APPLICATION NO: Z-17-26-1 | DATE: 2/17/2026 | FROM: C-2 (22.48 ac.) | |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 22.48 Acres | REVISION DATES: | TO: R1-6 (22.48 ac.) | |
| | AERIAL PHOTO & QUARTER SEC. NO. QS 72-19, QS 71-19 | | |
| MULTIPLES PERMITTED C-2 R1-6 | STANDARD OPTION 326 123 | * UNITS P.R.D OPTION 393 146 | |

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

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| 11 | N62°54'44"W | 29.77 |
| 12 | N07°59'44"W | 4.537 |
| 13 | N00°09'59"E | 7.11 |
| 14 | N04°42'21"E | 50.00 |
| 15 | N05°51'59"W | 46.40 |
| 16 | N07°39'04"E | 43.17 |
| 17 | N05°59'07"E | 25.44 |
| 18 | N07°04'53"W | 26.53 |
| 19 | N03°35'07"E | 32.00 |
| 20 | N01°04'03"W | 12.84 |
| 21 | N05°53'52"E | 100.00 |
| 22 | N08°32'03"E | 35.52 |

| CURVE | LENGTH | BEARINGS | DELTA |
|-------|--------|----------|----------|
| 01 | 13.134 | S72°00' | 109.92 |
| 02 | 158.37 | S55°00' | 2703.25 |
| 03 | 37.42 | T29°00' | 8020.00 |
| 04 | 138.18 | T23°30' | 34255.45 |

VICINITY MAP



HILLCREST 2
ZONING SITE PLAN
PHOENIX, AZ

CITY OF PHOENIX
FEB 0 9 2026
Planning & Development
Department

PROJECT NUMBERS

| | |
|----------|---------|
| H# | 3213746 |
| S# | 0004218 |
| LS# | 07219 |
| CITY CL# | 52 |
| ZONING | SE |

APPROVALS:

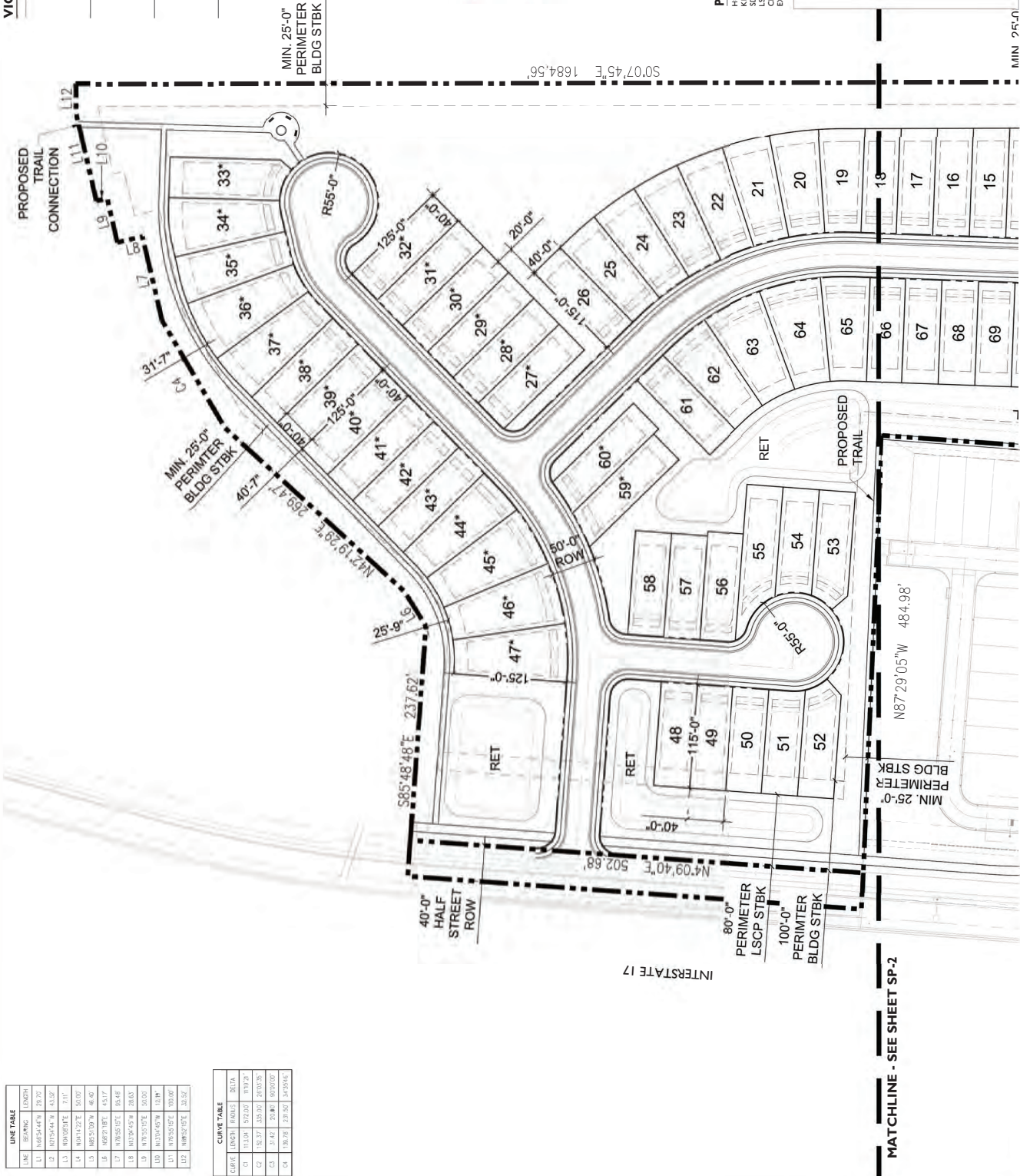
| | |
|------|------------------|
| DATE | 25/05/2006 |
| DATE | JANUARY 28, 2006 |
| DRW | ICB |
| REV | JM |

ZONING
SITE PLAN

SP.1

SHEET 2 OF 3

ZPA-24-25



MATCHLINE - SEE SHEET SP-2

INTERSTATE 17

MIN. 25'-0"
PERIMETER
BLDG STBK

N87°29'05"W 484.98'

80'-0"
PERIMETER
LSCP STBK

N4°09'40" E 502.68'

40'-0"
HALF
STREET
ROW

N47°19'28" E 289.47'

MIN. 25'-0"
PERIMETER
BLDG STBK

40'-0"

40'-0"

40'-0"

40'-0"

40'-0"

40'-0"

40'-0"

40'-0"

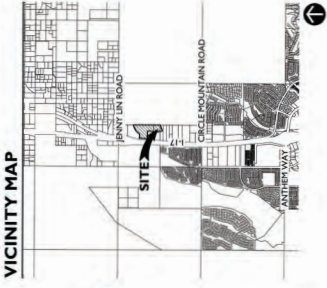
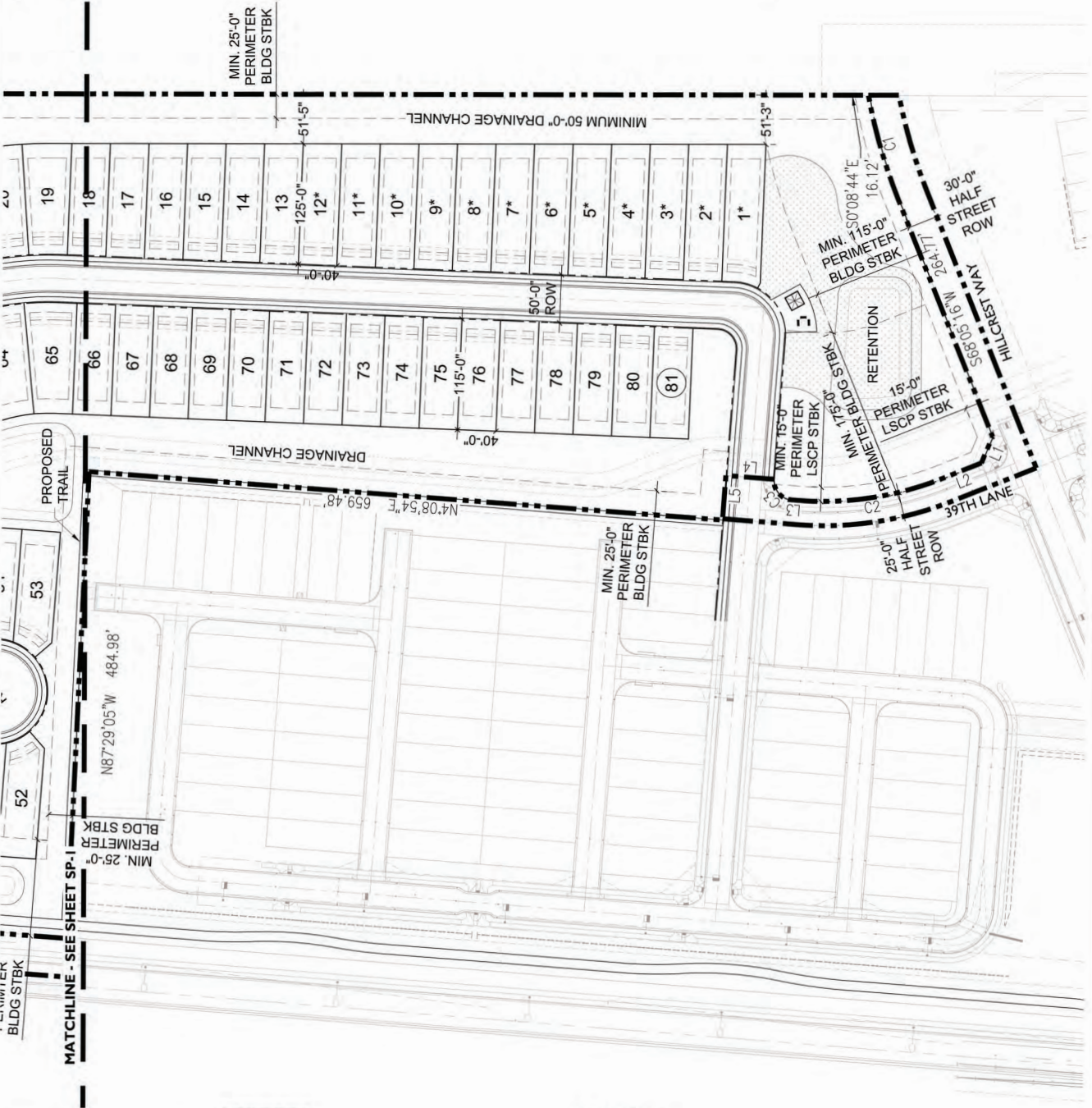
40'-0"

40'-0"

40'-0"

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | N87°29'05"W | 484.98' |
| L2 | N87°54'41"E | 43.52' |
| L3 | N0°03'04"E | 7.11' |
| L4 | N89°14'22"E | 50.00' |
| L5 | N82°25'08"W | 46.42' |
| L6 | N89°57'04"E | 45.17' |
| L7 | N87°53'33"E | 85.64' |
| L8 | N47°24'02"W | 288.82' |
| L9 | N89°53'33"E | 50.00' |
| L10 | N87°54'07"W | 33.08' |
| L11 | N89°53'33"E | 100.00' |
| L12 | N89°53'33"E | 32.52' |

| LINE | LENGTH | PERIMETER | AREA |
|------|---------|-----------|----------|
| C1 | 113.34' | 252.00' | 1179.27' |
| C2 | 103.37' | 133.00' | 2910.35' |
| C3 | 31.42' | 20.00' | 807.00' |
| C4 | 138.98' | 228.00' | 3479.64' |



RVI
 4200 N. 25th Avenue, Suite 100
 Phoenix, AZ 85016
 Tel: 480-994-4444
 www.rviinc.com

HILLCREST 2
 ZONING SITE PLAN
 PHOENIX, AZ

CITY OF PHOENIX
FEB 0 9 2026
 Planning & Development
 Department

PROJECT NUMBERS

| | |
|---------------|---------|
| HW/AM | 331396 |
| SDEV/ | 0004218 |
| LSC/OF | |
| CITY Q&P | 07/2/19 |
| ZONING ZONING | CS1 |

APPROVALS:

| | |
|-------------|------------------|
| PROJECT NO: | 20000000 |
| DATE: | JANUARY 29, 2020 |
| DRW: | ICED |
| CHK: | JM |

ZONING
SITE PLAN

SP.2

SHEET 3 OF 3

ZPA-224-25

INTERSTATE 17



PLANT LIST

| TREES | |
|--|--------|
| BOTANICAL / COMMON NAME | Symbol |
| <i>Acacia aneura</i> | □ |
| MULGA | □ |
| <i>Acacia stereophylla</i> | ■ |
| SHOESTRING ACACIA | ■ |
| <i>Acacia millersiana</i> | ○ |
| PALO BLANCO | ○ |
| <i>Chilopsis linearis</i> | ● |
| DESERT WILLOW | ● |
| <i>Eucalyptus papuana</i> | ★ |
| GHOST GUM | ★ |
| <i>Frasera viridula</i> 'Rio Grande' | ▲ |
| FAN TEX ASH | ▲ |
| <i>Parkinsonia x Desert Museum</i> | ⊙ |
| DESERT MUSEUM PALO VERDE | ⊙ |
| <i>Parkinsonia florida</i> | ⊙ |
| BLUE PALO VERDE (SALVAGE) | ⊙ |
| <i>Parkinsonia microphylla</i> | ⊙ |
| FOOTHILLS PALO VERDE (SALVAGE) | ⊙ |
| <i>Prosopis species</i> | ⊙ |
| MESQUITE (SALVAGE) | ⊙ |
| <i>Prosopis x Leslie Roy</i> | ⊙ |
| LESLIE ROY MESQUITE | ⊙ |
| <i>Quercus fusiformis</i> 'Joan Lionetti' | ⊙ |
| JOAN LIONETTI LIVE OAK | ⊙ |
| <i>Sophora secundiflora</i> | ⊙ |
| TEXAS MOUNTAIN LAUREL | ⊙ |
| <i>Ulmus parvifolia</i> | ⊙ |
| EVERGREEN ELM | ⊙ |
| SHRUBS & ACCENTS | |
| BOTANICAL / COMMON NAME | |
| <i>Acetopis subulata</i> * | ★ |
| RUSH MILKWEED | ★ |
| <i>Bouteloua gracilis</i> 'Blonde Ambition' | ★ |
| BLONDE AMBITION BLUE GRAMA | ★ |
| <i>Callisandra parviflora</i> | ★ |
| RED BIRD OF PARADISE | ★ |
| <i>Callitriche californica</i> | ★ |
| BAJA FAIRY DUSTER | ★ |
| <i>Callitriche argentea</i> | ★ |
| PINK FAIRY DUSTER | ★ |
| <i>Callitriche argentea</i> | ★ |
| SAGUARO (SALVAGE) | ★ |
| <i>Celtis pallida</i> | ★ |
| DESERT HACKBERRY | ★ |
| <i>Dodonaea viscosa</i> | ★ |
| HOP BUSH | ★ |
| <i>Eriocaulis lanosus</i> | ★ |
| BRITTLBUSH | ★ |
| <i>Eriocaulis pycnantha</i> 'Blue Bells' | ★ |
| BLUE BELLS | ★ |
| <i>Eriocaulis maculata</i> 'Valentine' | ★ |
| RED EMU BUSH | ★ |
| <i>Eriocaulis lanosus</i> | ★ |
| TURPENTINE BUSH | ★ |
| <i>Euphorbia antisyphilitica</i> | ★ |
| CANDY LILIA | ★ |
| <i>Ferocactus wislizenii</i> | ★ |
| BARREL CACTUS (SALVAGE) | ★ |
| <i>Fouquieria splendens</i> | ★ |
| OCOTILLO (SALVAGE) | ★ |
| <i>Hesperaloe parviflora</i> | ★ |
| RED YUCCA | ★ |
| <i>Hesperaloe parviflora</i> 'Pera's B' | ★ |
| BRACKELIGHTS RED YUCCA | ★ |
| <i>Justicia californica</i> * | ★ |
| CHALICE | ★ |
| <i>Larrea tridentata</i> | ★ |
| CREOSOTE | ★ |
| <i>Leucophyllum langmaniae</i> 'Lynn's Legacy' | ★ |
| LYNN'S LEGACY TEXAS RANGER | ★ |
| <i>Muhlenbergia capillaris</i> 'Regal Mist' | ★ |
| REGAL MIST PINK MUHLY GRASS | ★ |
| <i>Muhlenbergia lindheimeri</i> 'Autumn Glow' | ★ |
| LINDHEIMER'S MUHLY | ★ |
| <i>Ruellia brittaniana</i> | ★ |
| RUPELLIA | ★ |
| <i>Ruellia equisetiformis</i> | ★ |
| FIRECRACKER PLANT | ★ |
| <i>Simmondsia chinensis</i> | ★ |
| JOBBA | ★ |
| <i>Sphaeralcea ambigua</i> * | ★ |
| DESERT GLOBEMALLOW | ★ |
| GROUNDCOVER & PERENNIALS | |
| BOTANICAL / COMMON NAME | |
| <i>Acacia redolens</i> 'Desert Carpet' | ★ |
| DESERT CARPET | ★ |
| <i>Ambrosia deltoidea</i> | ★ |
| TRIANGLELEAF BURSAGE | ★ |
| <i>Dalea greggii</i> | ★ |
| TRAILING INDIGO BUSH | ★ |
| <i>Eriocaulis glabra</i> 'Mintgreen Golf' | ★ |
| OUTBACK SUNRISE | ★ |
| <i>Lantana montevidensis</i> | ★ |
| TRAILING LANTANA | ★ |
| <i>Lantana x New Gold</i> | ★ |
| NEW GOLD LANTANA | ★ |

ARIZONA STATE TRUST LAND



HILLCREST 2 • CONCEPTUAL SITE PLAN

PHOENIX, AZ
 2026-01-22
 # 25008900
 LENNAR

CITY OF PHOENIX

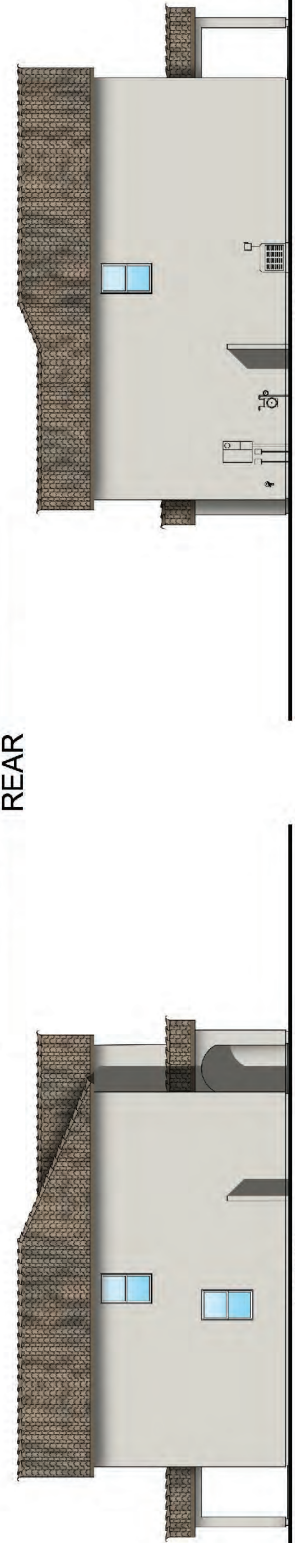
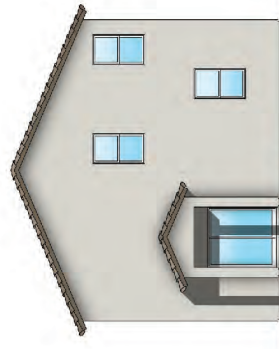
FEB 09 2026
 Planning & Development Department



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



CITY OF PHOENIX
 FEB 09 2026
 Planning & Development
 Department



LENNAR

PLAN 3050 A - SCHEME CS1A
 Spanish Colonial

24" x 36" SCALED FROM 11' X 17'



FASCIA
(SW7014 EIDER WHITE)

POPOUTS
(SW7014 EIDER WHITE)

BORAL ROOF TILE
(SAXONY 800 SLATE #1F-JCS554
STONE MOUNTAIN BLEND)

FRONT DOOR
(SW6076 TURKISH COFFEE)

SIDING
(SW2843 ROYCROFT BRASS)

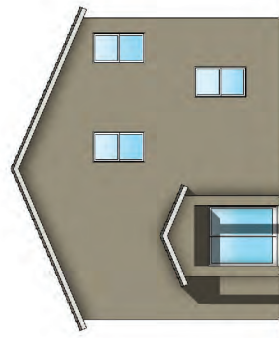
DECORATIVE SHUTTERS
(SW6076 TURKISH COFFEE)

BODY
(SW2843 BUNGLEHOUSE GRAY)

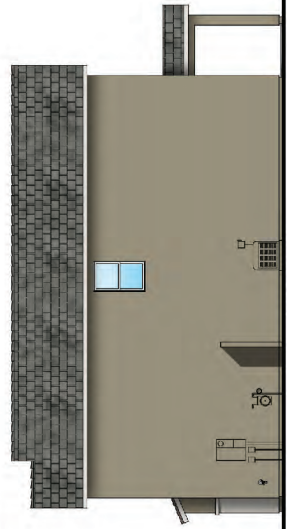
COACH LIGHT

GARAGE DOOR
(SW6076 TURKISH COFFEE)

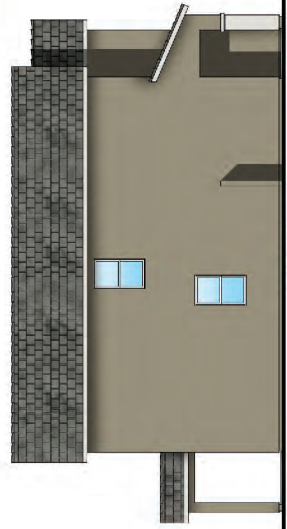
CITY OF PHOENIX
FEB 09 2026
Planning & Development
Department



REAR



RIGHT



LEFT

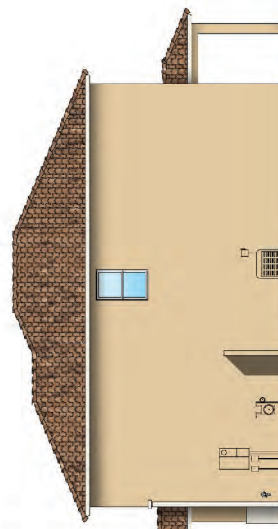
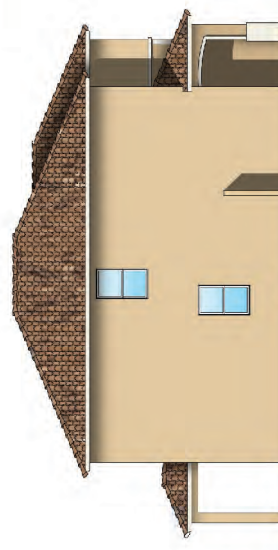
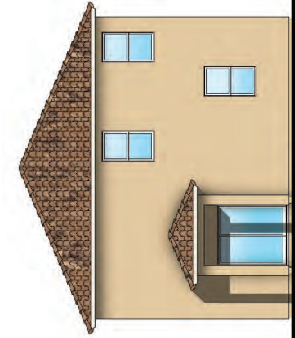
LENNAR

PLAN 3050 C - SCHEME CS1C
Craftsman

24" x 36" SCALED FROM 11' X 17'



CITY OF PHOENIX
 FEB 09 2026
 Planning & Development
 Department



LENNAR

PLAN 3050 G - SCHEME CS1G
 Italianate

24" x 36" SCALED FROM 11' X 17'



BORAL ROOF TILE
(MISSION 3" TILE #18MCS90431
APPLE BARK)

BODY
(SW7587 NATURAL TAN)

DECORATIVE GABLE PIPES
(SW6082 RUGGED BROWN)

FRONT DOOR
(SW6186 CONNECTED GRAY)

FASCIA
(SW7054 OAK LEAF BROWN)

DECORATIVE SHUTTERS
(SW6185 CONNECTED GRAY)

POPOUT
(SW7544 FENLAND)

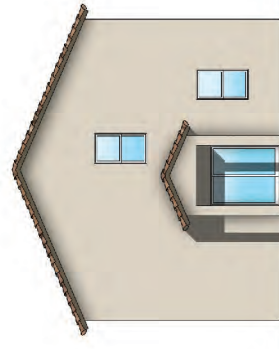
COACH LIGHT

GARAGE DOOR
(SW6185 CONNECTED GRAY)

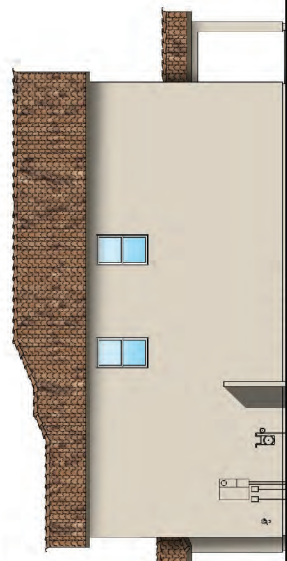
CITY OF PHOENIX

FEB 09 2025

Planning & Development
Department



REAR



RIGHT



LEFT

LENNAR

PLAN 3053 A - SCHEME CS2A
Spanish Colonial

24" x 36" SCALED FROM 11" X 17"



BORAL ROOF TILE
(SACRAMENTO ROYAL BLEND APPALACHIAN BLEND)

FASCIA
(SW7014 EIDER WHITE)

DECORATIVE SHUTTERS
(SW2846 ROYCROFT BRONZE GREEN)

COACH LIGHT

GARAGE DOOR
(SW2846 ROYCROFT BRONZE GREEN)

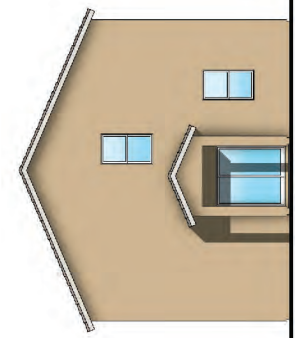
BODY
(SW1121 WHOLE WHEAT)

SIDING
(SW7700 OLDE WORLD GOLD)

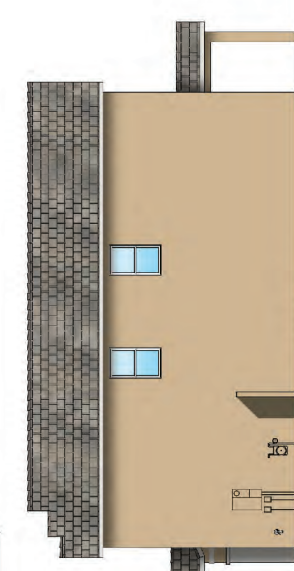
POPOUTS
(SW7014 EIDER WHITE)

FRONT DOOR
(SW2846 ROYCROFT BRONZE GREEN)

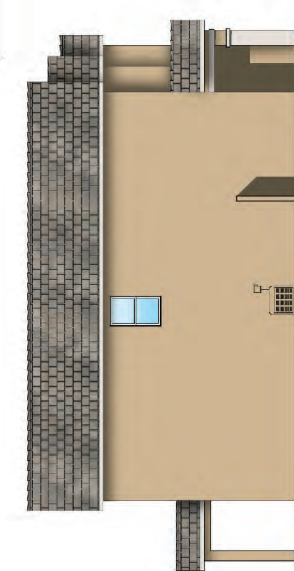
CITY OF PHOENIX
FEB 09 2026
Planning & Development
Department



REAR



RIGHT



LEFT

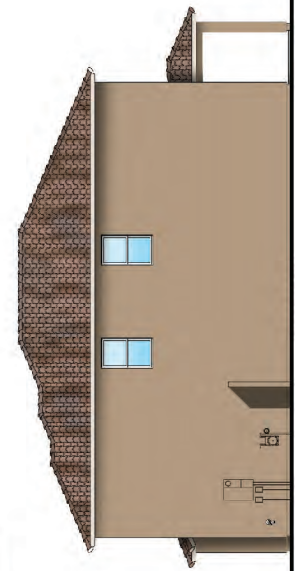
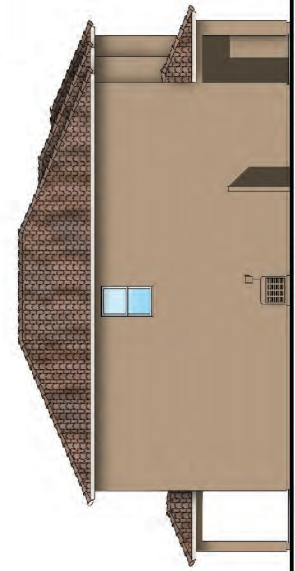
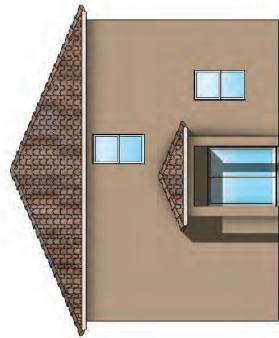
LENNAR

PLAN 3053 C - SCHEME CS2C
Craftsman

24" x 36" SCALED FROM 11" X 17"



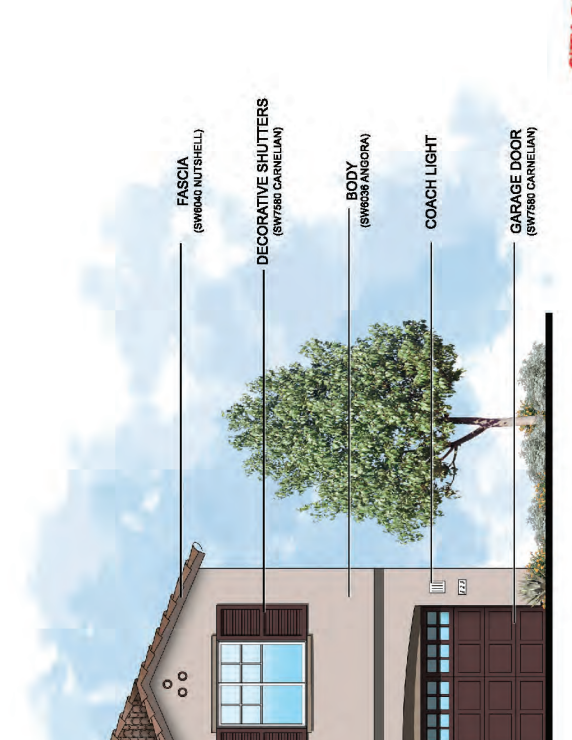
CITY OF PHOENIX
 FEB 09 2026
 Planning & Development
 Department



LENNAR

PLAN 3053 G - SCHEME CS2G
 Italianate

24" x 36" SCALED FROM 11" X 17"



BORAL ROOF TILE
(MISSION 3 TILE #1MCS6464
CALIFORNIA MISSION BLEND)

POPOUTS
(SW6284 COCOA WHITE)

DECORATIVE GABLE PIPES

FRONT DOOR
(SW7580 CARNELIAN)

FASCIA
(SW6640 NUTSHELL)

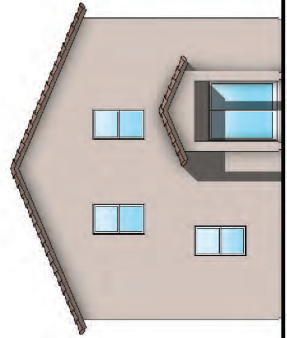
DECORATIVE SHUTTERS
(SW7580 CARNELIAN)

BODY
(SW6500 PANGORA)

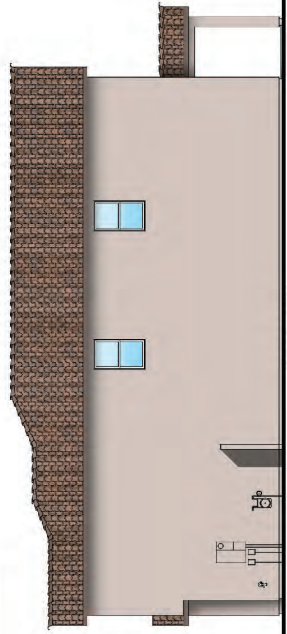
COACH LIGHT

GARAGE DOOR
(SW7580 CARNELIAN)

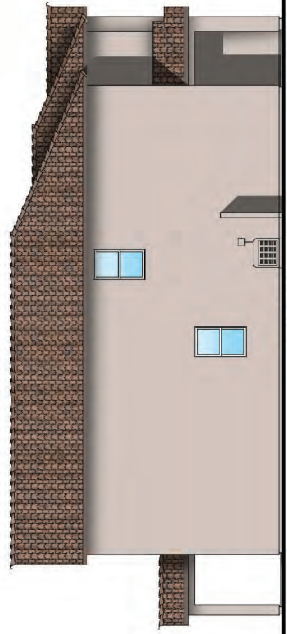
CITY OF PHOENIX
FEB 09 2006
Planning & Development
Department



REAR



RIGHT



LEFT

LENNAR

PLAN 3059 A - SCHEME CS3A
Spanish Colonial

24" x 36" SCALED FROM 11" X 17"



BORAL ROOF TILE
(SAXONY 800 SLATE #1F,CS3075
NATURAL BROWN)

POPOUTS
(SW7014 EIDER WHITE)

SIDING
(SW2801 ROCKWOOD DARK RED)

FRONT DOOR
(SW2837 AURORA BROWN)

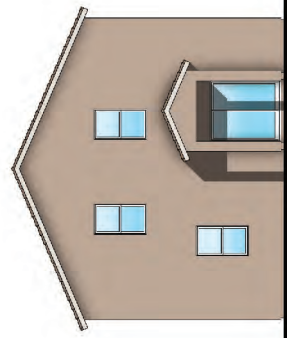
FASCIA
(SW7014 EIDER WHITE)

BODY
(SW666 SAND TRAP)

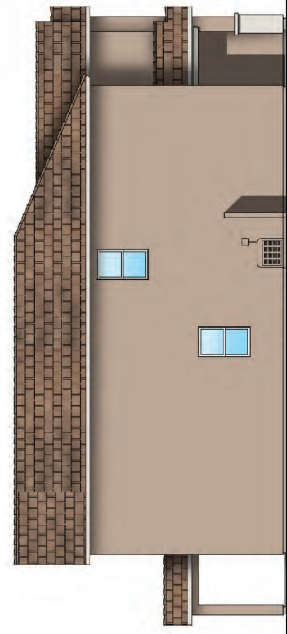
COACH LIGHT

GARAGE DOOR
(SW2837 AURORA BROWN)

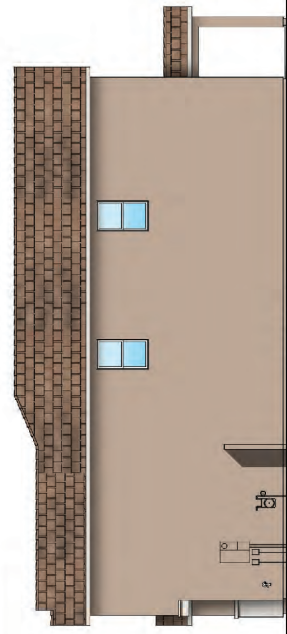
CITY OF PHOENIX
FEB 09 2026
Planning & Development
Department



REAR



LEFT



RIGHT

LENNAR

PLAN 3059 C - SCHEME CS4C
Craftsman

24" x 36" SCALED FROM 11" X 17"

BORAL ROOF TILE
(SAXONY 800 SLATE #1FKC3233
BROWN BLEND)

FASCIA
(SW602Z COBBLE BROWN)

POPOUTS
(SW7580 ONLY NATURAL)

BODY
(SW7538 TAMARIND)

FRONT DOOR
(SW6005 FOLKSTONE)

SIDING
(SW602Z COBBLE BROWN)

DECORATIVE SHUTTERS
(SW6005 FOLKSTONE)

COACH LIGHT

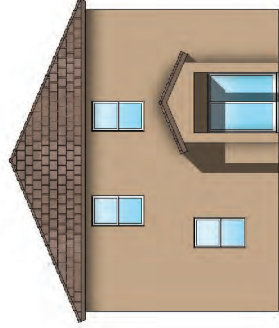
GARAGE DOOR
(SW6005 FOLKSTONE)



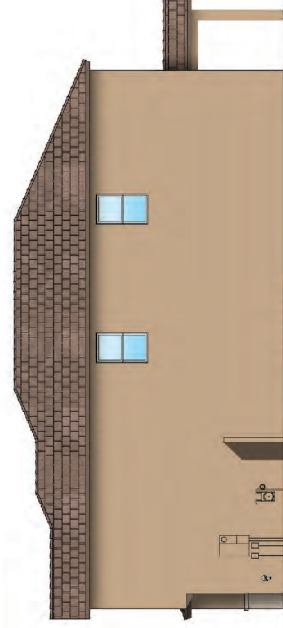
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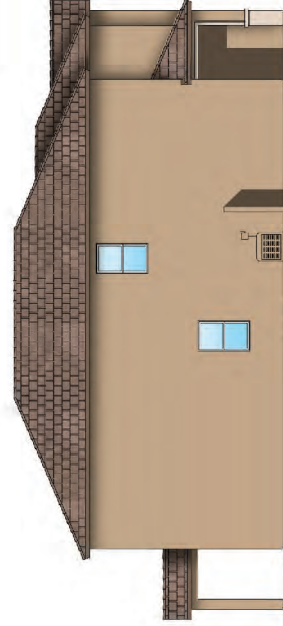
Planning & Development
Department



REAR



RIGHT



LEFT

LENNAR

PLAN 3059 F - SCHEME CS1F
French Country

24" x 36" SCALED FROM 11" X 17"



BORAL ROOF TILE
(MISSION 5" TILE #M16CS0431
APPLE BARK)

DECORATIVE WROUGHT IRON

BODY
(SW7587 NATURAL TAN)

FRONT DOOR
(SW6165 CONNECTED GRAY)

POPOUT
(SW7584 FERLIAND)

FASCIA
(SW7054 OAK LEAF BROWN)

COACH LIGHT

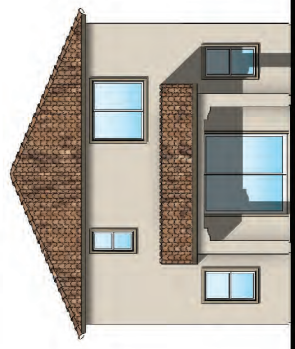
GARAGE DOOR
(SW6165 CONNECTED GRAY)

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Department

REAR



LEFT



RIGHT



LENNAR

PLAN 3070 A - SCHEME CS2A
Spanish

24" x 36" SCALED FROM 11" X 17"



BORAL ROOF TILE
(6A12740 MINERAL GRAY)

DECORATIVE CORBELS

BODY
(SW1656 WALL STREET)

FRONT DOOR
(SW2740 MINERAL GRAY)

SHAKE SIDING
(SW1656 WALL STREET)

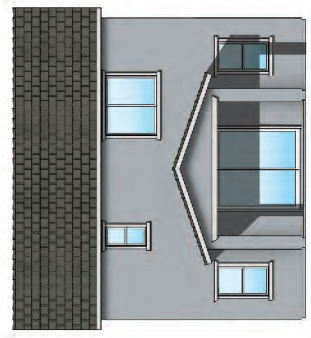
DECORATIVE SHUTTERS
(SW2740 MINERAL GRAY)

POPOUT
(SW1014 EIDER WHITE)

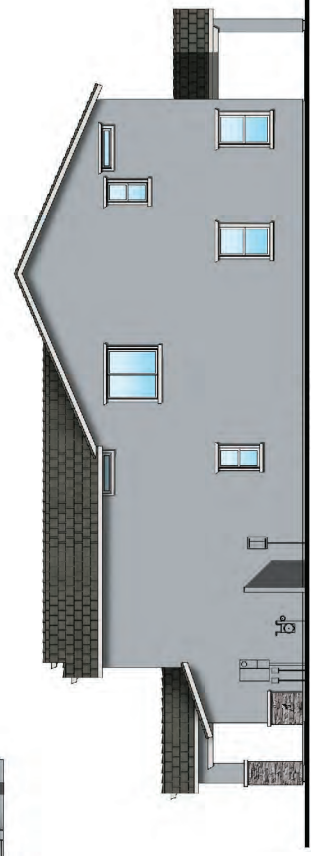
FASCIA
(SW1014 EIDER WHITE)

COACH LIGHT

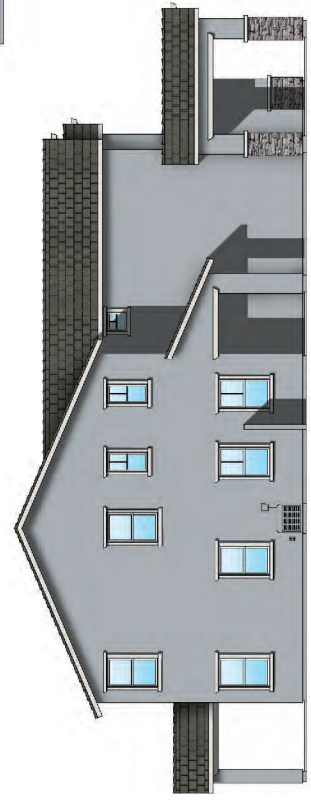
GARAGE DOOR
(SW2740 MINERAL GRAY)



REAR



RIGHT



LEFT

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Planning & Development
Department

LENNAR

PLAN 3070 C - SCHEME CS5C
Craftsman

24" x 36" SCALED FROM 11" X 17"



BORAL ROOF TILE
(SAXONY 300 SHADE #FRKN1430 CHARCOAL BLEND)

BODY
(SW701 MEGA GREIGE)

DECORATIVE GABLE PIPES

DECORATIVE SHUTTERS
(SW7545 PIER)

POFOUT
(SW173 SHITAKE)

FASCIA
(SW7055 ENDURING BRONZE)

COACH LIGHT

FRONT DOOR
(SW7545 PIER)

ELDORADO STONE
(ROUGH CUT STONE - FULL BRUSHED JOINTS - LOIRE VALLEY)

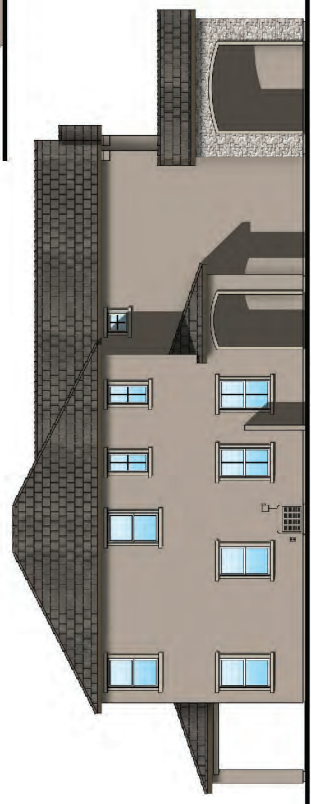
GARAGE DOOR
(SW7545 PIER)

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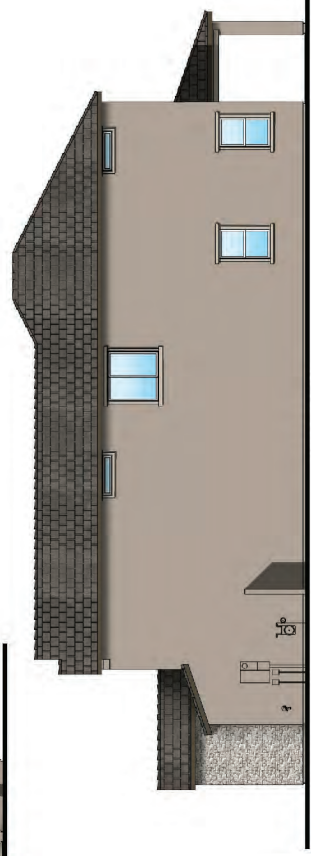
REAR



LEFT



RIGHT



LENNAR

PLAN 3070 F - SCHEME CS4F
French Country

24" x 36" SCALED FROM 11" X 17"



BORAL ROOF TILE
(MISSION S TILE #1M6CS8644
CALIFORNIA MISSION BLEND)

POPOUTS
(SW6039 POISED TAUPE)

BODY
(SW6073 PERFECT GRIEGE)

FRONT DOOR
(SW6012 BRONZE BROWN)

DECORATIVE GABLE PIPES

FASCIA
(SW6041 OTTER)

COACH LIGHT

GARAGE DOOR
(SW6072 BRONZE BROWN)

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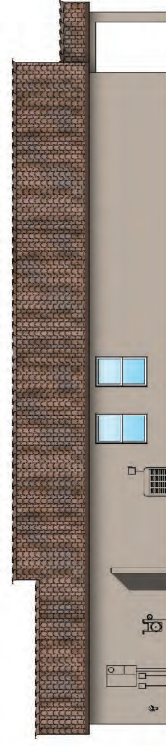
Planning & Development
Department



REAR



LEFT

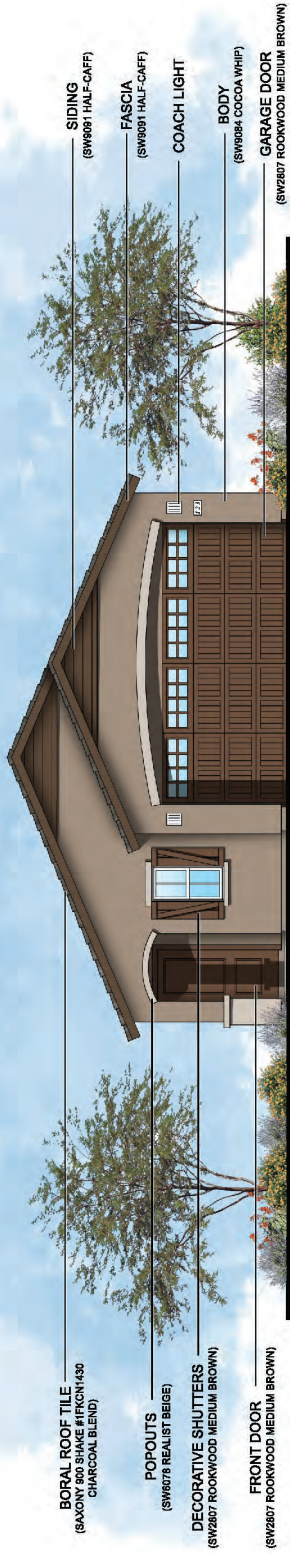


RIGHT

LENNAR

PLAN 3071 A - SCHEME CS4A
Spanish Colonial

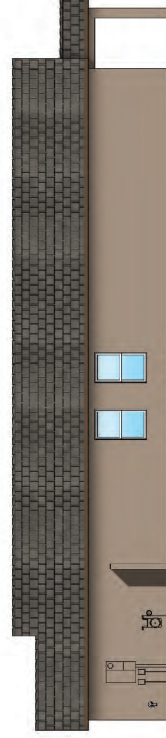
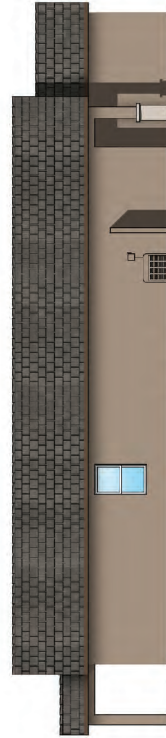
24" x 36" SCALED FROM 11" X 17"



CITY OF PHOENIX

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Planning & Development
Department



LENNAR

PLAN 3071 F - SCHEME CS3F
French Country

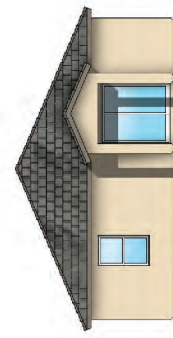
24" x 36" SCALED FROM 11" X 17"



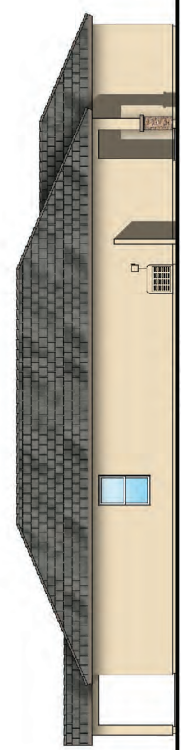
POPOUTS
(SW7601 THRESHOLD TAUPE)
BODY
(SW7678 COTTAGE CREAM)
FRONT DOOR
(SW7081 SENSIBLIOUS GRAY)
ELDORADO STONE
(SW7081 SENSIBLIOUS GRAY -
AUTUMN LEAF)

BORAL ROOF TILE
(SAXONY 900 SLATE #41FC58584 -
STONE MOUNTAIN BLEND)
FASCIA
(SW7025 BACKDROP)
COACH LIGHT
GARAGE DOOR
(SW7601 THRESHOLD TAUPE)

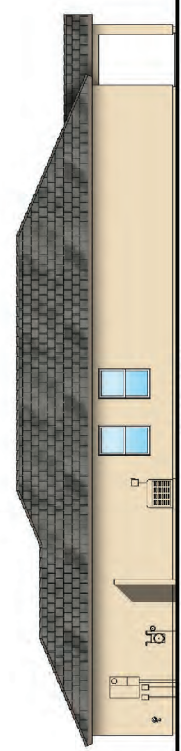
CITY OF PHOENIX
FEB 09 2026
Planning & Development
Department



REAR



LEFT



RIGHT

LENNAR

PLAN 3071 M - SCHEME CS1M
Cottage

24" x 36" SCALED FROM 11" X 17"

BORAL ROOF TILE
(MISSION S' TILE #1MCS1132
CHARCOAL BROWN BLEND)

FASCIA
(S1W7040 SMOKEHOUSE)

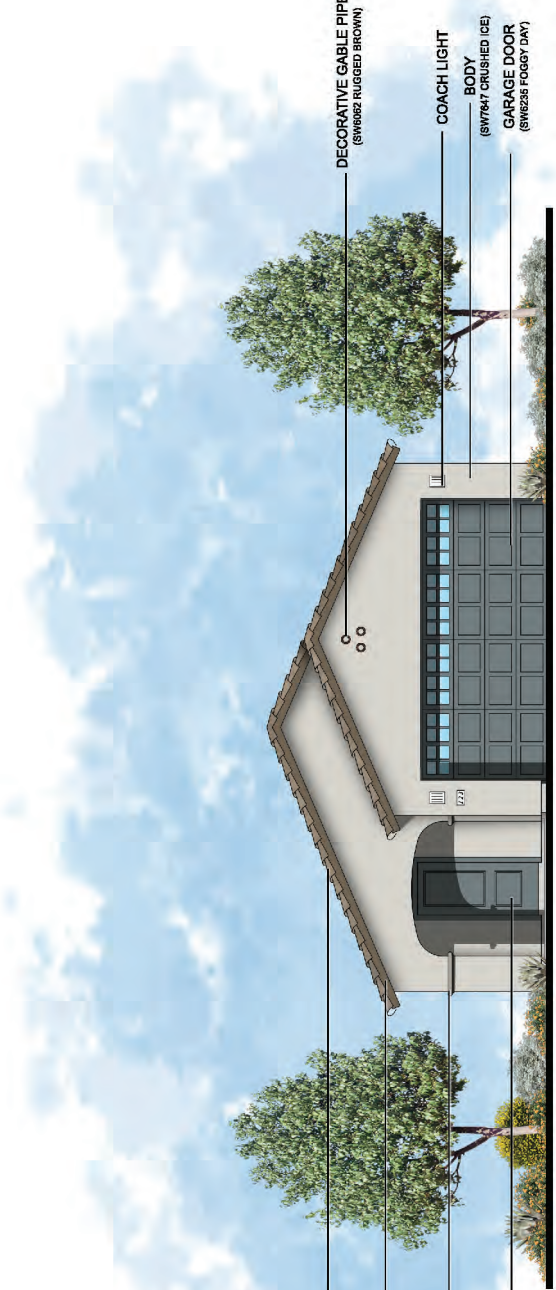
POPOUTS
(S1W7017 DORIAN GRAY)

FRONT DOOR
(S1W6235 FOGGY DAY)

DECORATIVE GABLE PIPES
(S1W6582 RUGGED BROWN)

COACH LIGHT
BODY
(S1W7647 CRUSHED ICE)

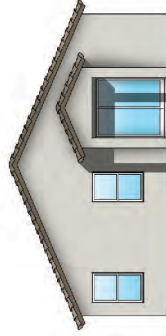
GARAGE DOOR
(S1W6236 FOGGY DAY)



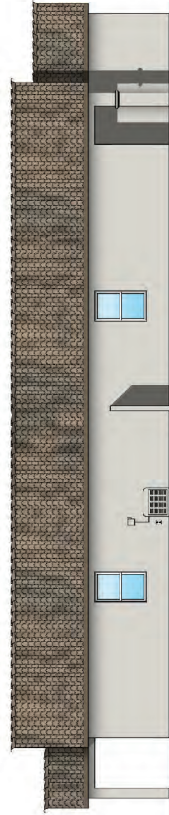
CITY OF PHOENIX

FEB 09 2026

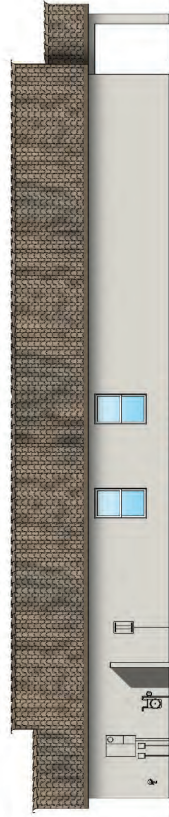
Planning & Development
Department



REAR



LEFT



RIGHT

LENNAR

PLAN 3078 A - SCHEME CS1A
Spanish Colonial

24" x 36" SCALED FROM 11" X 17"

BORAL ROOF TILE
(SAXONY 800 SLATE #1F-CSS860
STONE MOUNTAIN DARK)

FASCIA
(SW7014 EIDER WHITE)

BODY
(SW8255 MORNING FOG)

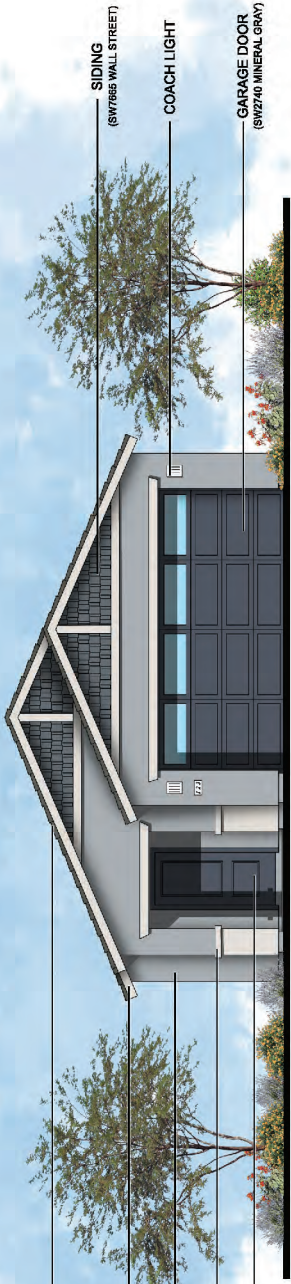
POPOUT
(SW7014 EIDER WHITE)

FRONT DOOR
(SW2740 MINERAL GRAY)

SIDING
(SW7865 WALL STREET)

COACH LIGHT

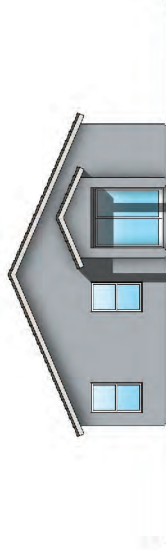
GARAGE DOOR
(SW2740 MINERAL GRAY)



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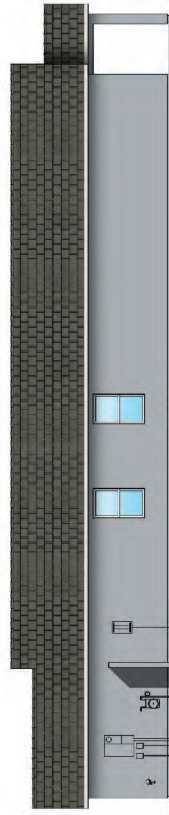
Planning & Development
Department



REAR



LEFT

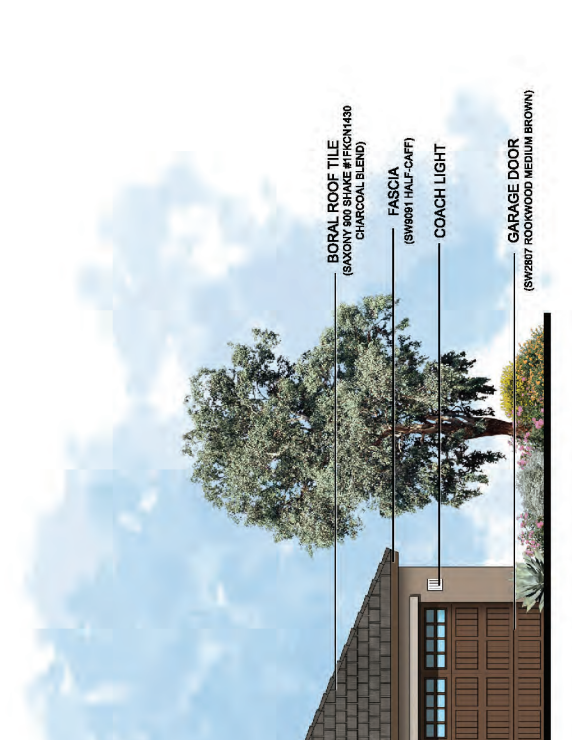


RIGHT

LENNAR

PLAN 3078 C - SCHEME CS5C
Craftsman

24" x 36" SCALED FROM 11" X 17"



BORAL ROOF TILE
(SAXONY #60 SHAKE #1FCGN1430
CHARCOAL BLEND)

FASCIA
(SW5091 HALF-CAFF)

COACH LIGHT

GARAGE DOOR
(SW2807 ROCKWOOD MEDIUM BROWN)

POPOUTS
(SW8078 REALIST BEIGE)

BODY
(SW6084 COCA WHIPP)

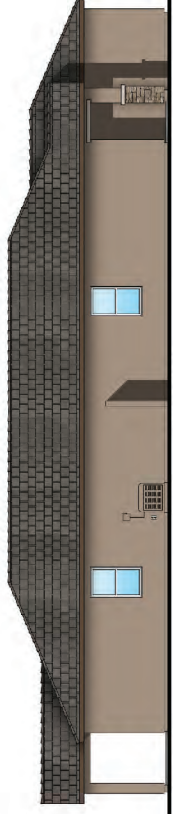
FRONT DOOR
(SW2807 ROCKWOOD MEDIUM BROWN)

EL DORADO STONE
(SW5001 TROPIC PL
BRUSHED JOINTS - MOONLIGHT)

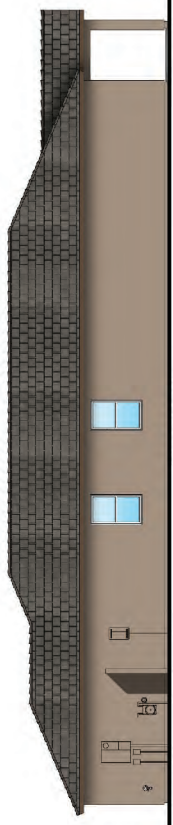
CITY OF PHOENIX
FEB 09 2026
Planning & Development
Department



REAR



LEFT



RIGHT

LENNAR

PLAN 3078 F - SCHEME CS3F
French Country

24" x 36" SCALED FROM 11" X 17"