

City of Phoenix

PLANNING DEPARTMENT

January 12, 2004

Ronald E. & Patricia A. Pollard
2838 E. Mohawk Lane
Phoenix, AZ 85050

RE: Z-89-03-2 288 feet east of northeast corner of 28th Street and Mohawk Lane

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on January 7, 2004, concurred in the recommendation of the Planning Commission and the Zoning Hearing Officer and has ratified on Consent Agenda Application Z-89-03-2 from RE-35 to CP/GCP, approximately 9.95 acres, subject to the following stipulations:

STIPULATIONS:

GENERAL:

1. That the development shall be in general conformance to the site plan and elevations date stamped August 28, 2003, with emphasis on consistency of design throughout the development in terms of building colors, exterior materials, and lighting, except that architectural embellishment/building accents shall be added to the prototype building in the elevation, as approved or modified by the Development Services Department.

LANDSCAPE AND SCREENING:

2. That master landscape plans shall be submitted to the Development Services Department for review and approval of the entire site at the time of preliminary site plan submittal for the first development. The architectural theme of the prototype building shall be continued throughout the subdivision. The project shall provide a major entry feature/monument sign located on Mohawk Lane. The landscaping along Mohawk Lane, the entry feature, and the first parcel to be developed, shall be installed concurrent with the first phase of the development.

OUTDOOR STORAGE:

3. That any outdoor storage shall be located at least 100 feet from Mohawk Lane and shall be fully screened so that it is not visible from the street or adjacent residential properties. Areas devoted to outdoor storage or use shall not exceed 20% of the net lot area.

INFRASTRUCTURE:

4. That the applicant shall participate in the construction of a water/sewerline, as approved by the Development Services Department and the Water Services Department.

DESIGN:

5. That bay doors, shall not face Mohawk Lane or adjacent residential properties.

SIGNAGE:

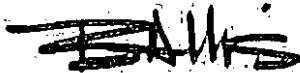
6. That a comprehensive sign plan shall be approved for the entire development in accordance with Section 705F.2 of the Zoning Ordinance. Ground signs shall be of a monument style and shall not exceed 10 feet in height.

RIGHT-OF-WAY:

7. That the developer shall be responsible for full improvements within their property including curb, gutter, sidewalk, streetlights, and landscaping, as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.

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

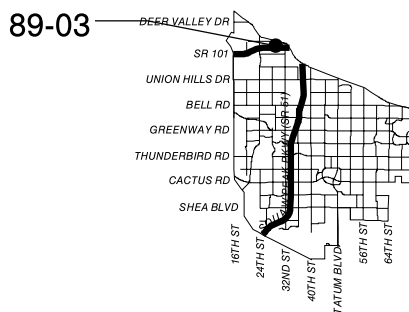
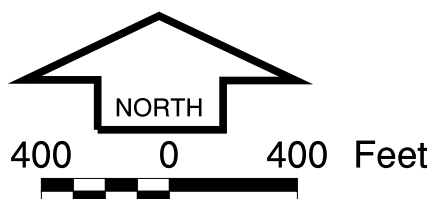
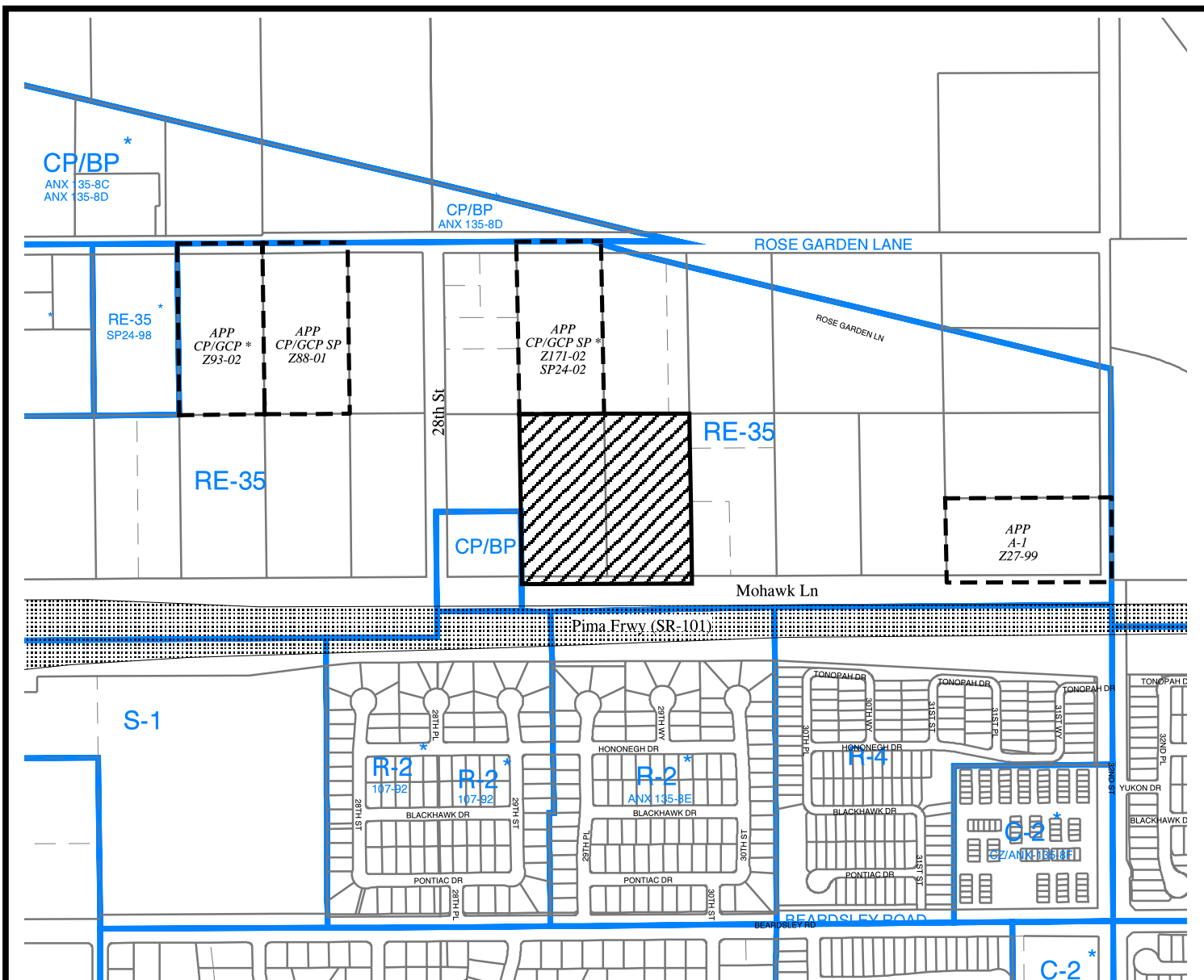
Sincerely,



Bernadine Alling
Planner II

cc: City Clerk
Files
Bernadine Alling (email)
Ben Leonard, Public Transit (email)
Kelly Kvetko, Site Planning (email)
Kenneth Black (email)
Robert Winton, 4222 North 12th Street, Suite 102, Phoenix, AZ 85014

Jay Neville (email)
Book
Dave Barrier, DSD (email)
Victor Morrison-Vega, NSD (email)
Bob Luxton, Sign Enf. (email)
Lynn West (email)



CITY OF PHOENIX PLANNING DEPARTMENT

Paradise Valley Village

CITY COUNCIL DISTRICT: 2

APPLICANT'S NAME: Robert Winton		REQUESTED CHANGE: FROM: RE-35 TO: CP/GCP	
APPLICATION NO. 89-03	DATE: 9-5-2003 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 9.95 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q41-34		
MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION	

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

10-6-2003