



**City of Phoenix**  
PLANNING DEPARTMENT

November 24 2006

Mr Rich Flanagan  
Laprimo LLC  
22601 North 19th Avenue Suite 112  
Phoenix, Arizona 85027

Dear Applicant

RE Z-87 06-2                      Approximately 290 feet north of the northwest corner of 53rd  
Street and Dynamite Road

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 November 1 2006 concurred with the recommendation of the Planning Commission and the Zoning Hearing Officer and has ratified application Z-87-06-2 from S-2 to R1 10 on approximately 9.50 acres, subject to the following stipulations

**STIPULATIONS**

**SITE PLAN**

- 1      That the development shall be in general conformance with the site plan date stamped June 27 2006 with specific regard to a maximum of 25 lots as approved or modified by the Development Services Department
- 2      That the development shall be in general conformance with the elevations (two-story configuration may be allowed) date stamped August 4, 2006 with the additional requirement that all garage doors shall include decorative embellishments such as windows as approved or modified by the Development Services Department
- 3      That the wash area shall be retained and /or constructed in its natural state to the extent possible (additional landscaping allowed) as may be modified or approved by the Development Services Department
- 4      That the vegetation along the wash shall be preserved in place if feasible or revegetated with Sonoran plant materials as approved or modified by the Development Services Department

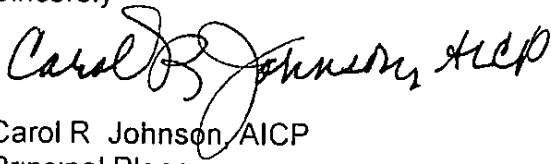
- 5 That the open space improvements shall include such amenities as tot lots picnic tables ramadas and turf areas as approved or modified by the Development Services Department
- 6 That an enhanced landscape feature shall be provided on both sides of the Desert Willow Parkway entry to the residential development as approved by the Development Services Department
- 7 That an 8 foot wide sidewalk/shared use path shall be constructed on the east side of Desert Willow Parkway as approved by the Development Services Department

#### STREET IMPROVEMENTS

- 8 That right-of way totaling 40 feet shall be dedicated for the east half of Desert Willow Parkway as approved by the Development Services Department
- 9 That the developer shall construct all streets within and adjacent to the development with paving curb gutter sidewalk curb ramps streetlights, median islands landscaping and other incidentals as per plans approved by the Streets Transportation and 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



Carol R Johnson, AICP  
Principal Planner

CC Lilia Olivarez/PLN/PHX (e-mail) Jay Neville/PLN/PHX (e mail)  
Files Book  
Aubrey Anaya/PLN/PHX (e mail) David Barrier/DSD/PHX (e-mail)  
Mark Melnychenko/PTD/PHX (e-mail) Annie Alvarado/NSD/PHX (e-mail)  
Kelly Kvetko/DSD/PHX (e-mail) Kelly P Walker/PLN/PHX (e-mail)  
Racelle Escolar/PLN/PHX (e mail) Eric Miller/PLN/PHX (e-mail)  
Frank Dancil/DSD/PHX (email) Gerard Silvani/DSD/PHX (e-mail)  
Tricia Gomes/PLN/PHX (e-mail)  
Cave Creek 10 LLC 22601 N 19th Avenue Suite 112 Phoenix AZ 85027  
William Lally/Withey, Anderson & Morris 2525 E Arizona Biltmore Circle #A-212,  
Phoenix AZ 85016



**City of Phoenix**  
 Planning Department

**Staff Report Z-87-06-2**

Desert View Village Planning Committee Meeting Date	September 5 2006
Zoning Hearing Officer Date	September 18 2006
Request From	S-2 (9.5 Acres)
Request To	R1-10 (9.5 Acres)
Proposed Use	Single-Family residential
Location	Approximately 290 feet north of the northwest corner of 53rd Street and Dynamite Road
Owner	Cave Creek 10 LLC
Applicant/Representative	Laprimo LLC Rich Flanagan Bill Lally/Withey Anderson & Morris
Staff Recommendation	Approval subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 0.1 and 1-2 du/ac	
Street Map Classification	Desert Willow Parkway	Collector	40 feet east half street
<p><b><i>Land Use Element, Goal 3 Infill, Policy 5 Vacant and underdeveloped land in the older parts of the city should be developed or redeveloped in a manner that is compatible with viable existing development and the long term character and goals for the area</i></b></p> <p>The subject site is currently utilized as a riding and boarding stable operation with the ability to host rodeos and riding competitions. The age and quality of the facility has led to declined revenues. The single family home on the property is used as an office and housing for ranch hands. The home was built in the 1970s and has not been improved since then. While this site does not fall into the traditional infill category, the commercial nature of the site is incompatible with the surrounding Tatum Ranch residential development and therefore redevelopment is appropriate.</p> <p><b><i>Neighborhood Element, Goal 2 Compatible Neighborhood Development New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans</i></b></p> <p>The proposed development will act as a transition from the higher density residential on the west to the lower density on the east by providing larger lots on the east and smaller lots on the west. The proposed development will be compatible with the equestrian use located to the</p>			

north and the storage facility located to the south of the property proposing a less intensive use thereby reducing traffic light noise and dust

**Neighborhood Element, Goal 2 Compatible Neighborhood Development Policy 3 Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties**

This property is located in a very unique area. It abuts the Tatum Ranch subdivision on the west and large lot single family homes to the east and a commercial equestrian ranch and illegal outdoor storage facility to the south. The proposed density and lot size for this development is designed to be a transition from the smaller Tatum Ranch lots to the larger county lots on the east. The development proposes minimum 10,000 square foot lots on the west nearest Tatum Ranch and 14,000 square foot lots on the east adjacent to the county lots with an overall density of 2.63. Additionally, traffic has been redirected from 53rd Street (partially improved county road) to Desert Willow Parkway (a fully improved city street) and increased open space has been provided.

**Area Plan**

**North Land Use Plan**

The North Land Use Map designates this area as Residential 0.2 du/ac. The plan recognizes the importance the washes play in determining appropriate land use density. Development will need to preserve the wash and the alignment while integrating it as part of the project's open space.

**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Commercial riding stables	S-2
<b>North</b>	Commercial riding stables	County Rural-43
<b>South</b>	Commercial riding stables/ storage	County Rural 43
<b>East</b>	Residential (County)	County Rural 43
<b>West</b>	Tatum Ranch	R1 18 PRD R1 6 PRD

**Single Family**

*\*if variance required*

<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Development Option	PRD	PRD
Gross Acreage	N/A	9.50 acres
Total Number of Units	43 units	25 units
Density	3.50 du/ac 4.50 du/ac bonus	2.63 du/ac
Typical Lot Size	N/A	67 feet by 148 feet
Subject to Single Family	No	N/A
Design Review		
Open Space	5% of gross area	10.26% of gross area or .98 acres



## Background/Issues/Analysis

### SPECIFIC SITE

The request is located north of the northwest corner of 53rd Street and Dynamite Boulevard. The current use of the site is a horse boarding and riding facility. The property was annexed into the city last year. The current zoning is S-2 and the proposed zoning is R1-10 for a gated residential community known as Laprimo.

### SURROUNDING AREA

On the west side of the site is the Tatum Ranch Planned Community District (PCD). The zoning is R1-6 with 40-foot wide lots and R1-18 with 80-foot wide lots. The PCD was rezoned in 1985 with zoning case Z-237-85. The residential properties to the east remain in the county and the zoning is Rural-43. To the north and south are two commercial riding stables which are also in the county and zoned Rural 43. An illegal storage facility is also located to the south.

Rezoning Application Z-55-06-2 is a very similar request at the northeast corner of 44th Street and Dynamite Boulevard, which is west of Tatum Ranch. The request is R1-10 on 15 acres and is for a gated residential community. Z-55-06-2 is currently going through the public hearing process.

### SITE PLAN

There are 25 lots proposed for this site. The proposed lot size is designed to create a transition. A minimum 10,000 square foot lots will be located on the western portion of the development adjacent to Tatum Ranch and 14,000 square foot lots are proposed on the east adjacent to the county lots. The overall density is 2.63 du/ac.

A wash traverses through the middle of the property from the east. The Development Services Department staff has requested that the applicant review with the Army Corp of Engineers the characteristics of the wash to determine whether it will be classified as a 404 wash.

Three common retention areas are provided to accommodate the drainage from the wash. The retention areas should be utilized for outdoor activities for the residents and include picnic tables, ramadas, and open fields.

There is a landscape buffer on the east side of the property which is incorporated into a 20 foot wide landscape tract. The existing fence that surrounds the property will be replaced by a decorative residential perimeter wall.

### ELEVATIONS

The one-story housing elevation shows a variety of architectural embellishments in the exterior design. The pitched roof is different levels. There are two rows of cornices that wrapped around the entire house. Clerestory windows are used throughout for both natural light and privacy. The garage area has both windows and decorative pillars. The front door consists of a carved wood pattern.

## SPECIAL FLOOD HAZARD AREA

The site is in a special flood hazard area known as Zone AO and is subject to an inundation by the 1% annual chance flood (100 year flood) Zone AO refers to sheet flow flooding that has average depths of 1 to 3 feet based on a sloping terrain Flood insurance will be required and special building stipulations will apply

## OTHER

The applicant intends to abandon the roadway easement for 52nd Street This easement was abandoned both north and south of the property Desert Willow Parkway was designed to replace the need for the 52nd Street alignment and will become the primary access for the property

The 53rd Street right of way will be improved using Maricopa County Department of Transportation (MCDOT) right of way standards since the road remains under county jurisdiction

An 8 foot wide sidewalk/shared use path (SUP) is requested for the east side of Desert Willow Parkway to link with the existing SUP to the north of the site

Development and use of the site is subject to all applicable codes and ordinances Zoning approval does not negate other ordinance requirements Zoning adjustments abandonment or other formal actions may also be required

## FINDINGS

- 1 Although the proposed residential density of 2.63 du/ac is slightly higher than the General Plan Land Use Map designation of 0-1 and 1-2 du/ac the request does not require a General Plan amendment since it is less than 10 acres The proposal is at a lower density than typical R1-10 development yet not achievable under R1-18
- 2 Through site plan design the development provides a transition between the large lots with equestrian facilities on the east and the Tatum Ranch residential lots to the west

## STIPULATIONS

### SITE PLAN

- 1 That the development shall be in general conformance with the site plan date stamped June 27 2006 with specific regard to a maximum of 25 lots as approved or modified by the Development Services Department
- 2 That the development shall be in general conformance with the elevations date stamped August 4 2006 with the additional requirement that all garage doors shall include decorative embellishments such as windows as approved or modified by the Development Services Department

- 3 That the interior of the development shall provide detached sidewalks with a 5 foot landscaped area that includes a minimum of 2-inch caliper shade trees 20 feet on center as approved by the Development Services Department
- 4 That the wash area shall be retained and /or constructed in its natural state to the extent possible (additional landscaping allowed) as may be modified or approved by the Development Services Department
- 5 That the vegetation along the wash shall be preserved in place if feasible or revegetated with Sonoran plant materials as approved by the Development Services Department
- 6 That the open space improvements shall include such amenities as tot lots, picnic tables ramadas and turf areas as approved by the Development Services Department
- 7 That an enhanced landscape feature shall be provided on both sides of the Desert Willow Parkway entry to the residential development as approved by the Development Services Department
- 8 That an 8-foot wide sidewalk/shared use path shall be constructed on the east side of Desert Willow Parkway as approved by the Development Services Department

#### STREET IMPROVEMENTS

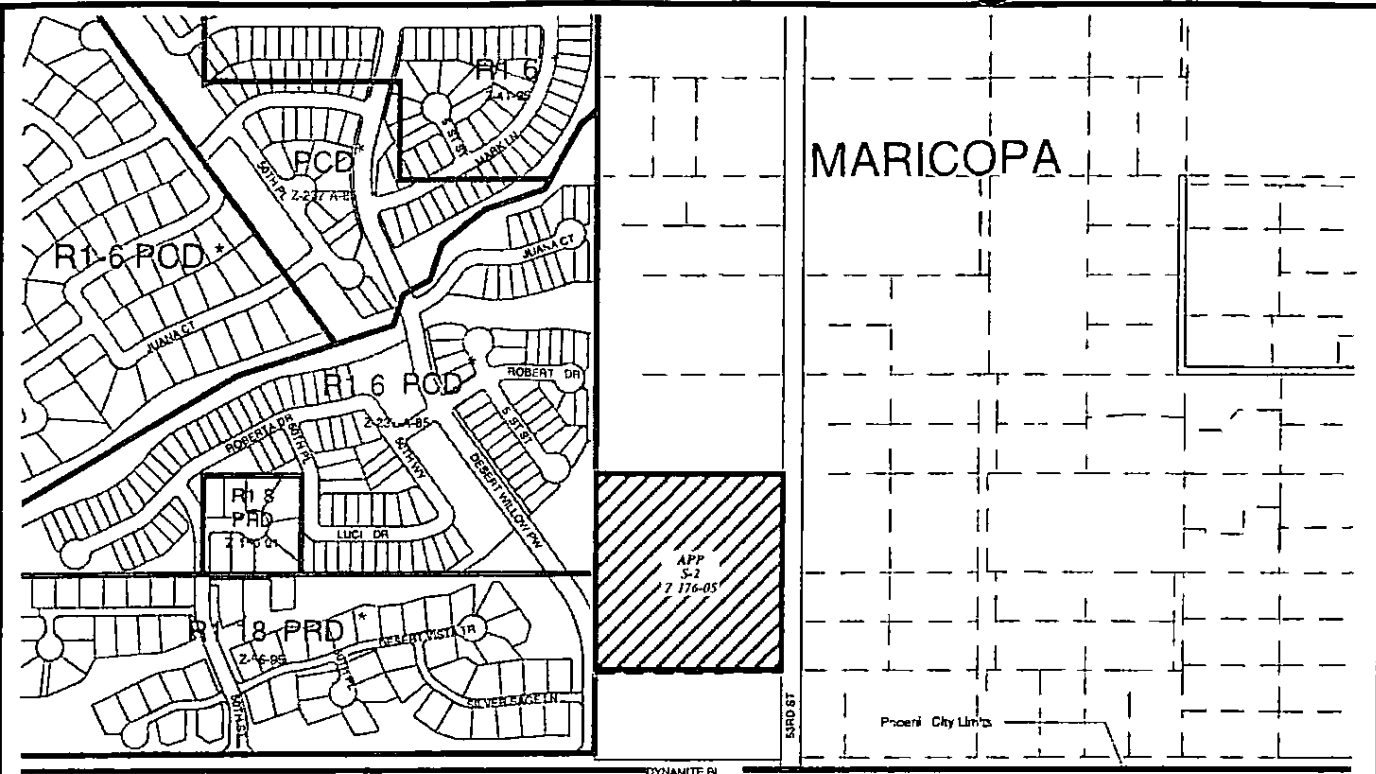
- 9 That right-of-way totaling 40 feet shall be dedicated for the east half of Desert Willow Parkway as approved by the Development Services Department
- 10 That the developer shall construct all streets within and adjacent to the development with paving curb gutter sidewalk curb ramps streetlights median islands landscaping and other incidentals as per plans approved by the Streets Transportation and Development Services Department All improvements shall comply with all ADA accessibility standards

#### Writer

CCH  
08/23/2006  
AS

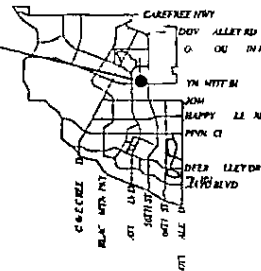
#### Attachments

Zoning sketch  
Aerial  
Site Plan date stamped 6/27/06  
Elevations date stamped 8/4/06 (2 pages)



RE-35

Z 87 06



600 0 600 Feet



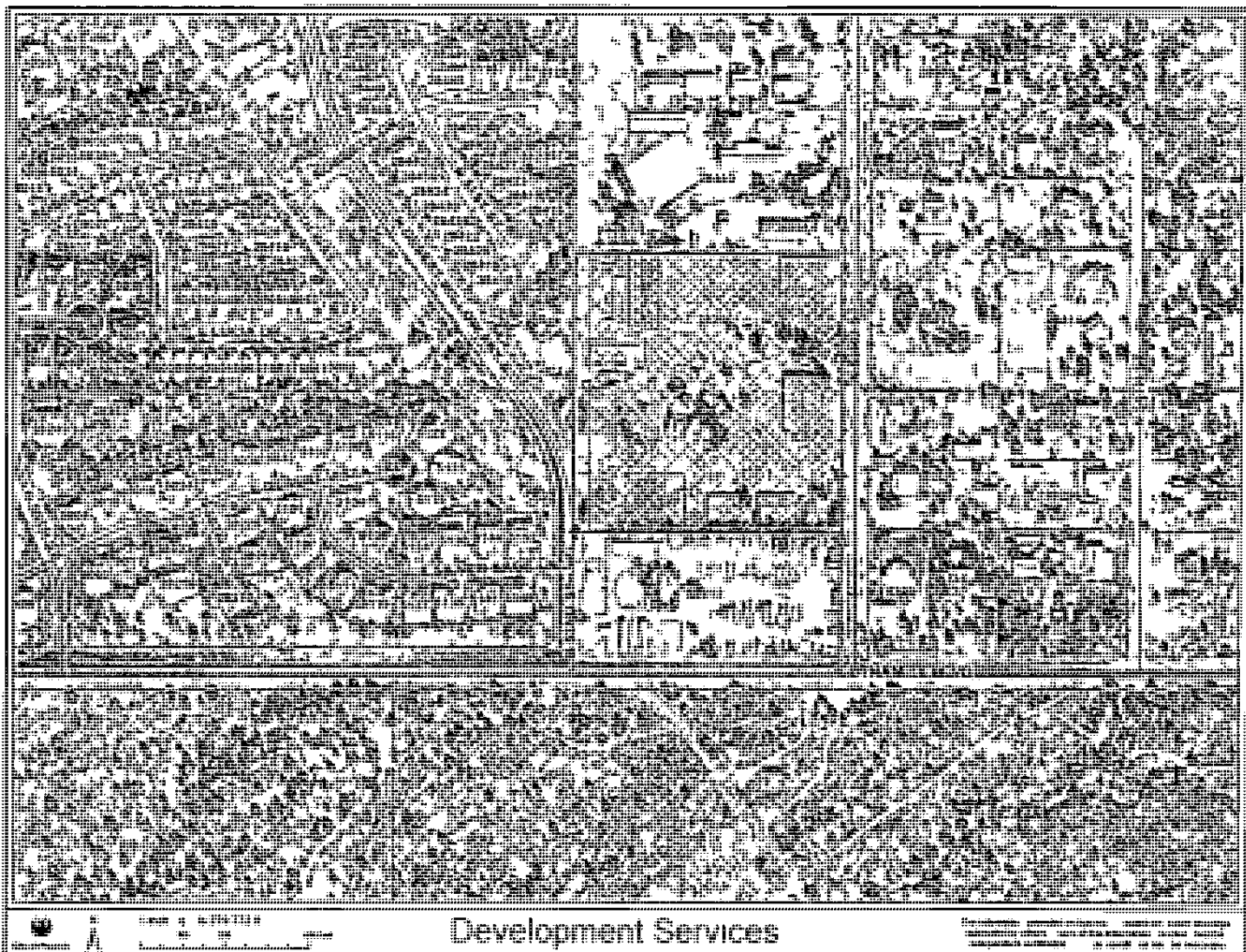
CITY OF PHOENIX PLANNING DEPARTMENT

**Desert View Village**

CITY COUNCIL DISTRICT 2

<b>APPLICANT'S NAME</b> Laprimo LLC - Rich Flanagan		<b>REQUESTED CHANGE</b>	
<b>APPLICATION NO</b> Z 87 06	<b>D. TEL.</b> 7-6-2006 REVISION DATE	<b>FROM:</b> Approved S 2	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 9.50 Acres	<b>AERIAL PHOTO QUARTER SEC. NO.</b> Q51 40	<b>ZONING MAP</b> P11	<b>TO:</b> R1 10
<b>MULTIPLES PERMITTED</b> Approved S 2 R1 10	<b>CONVENTIONAL OPTION</b> 3 28		<b>UNITS P R D OPTION</b> N/A 35

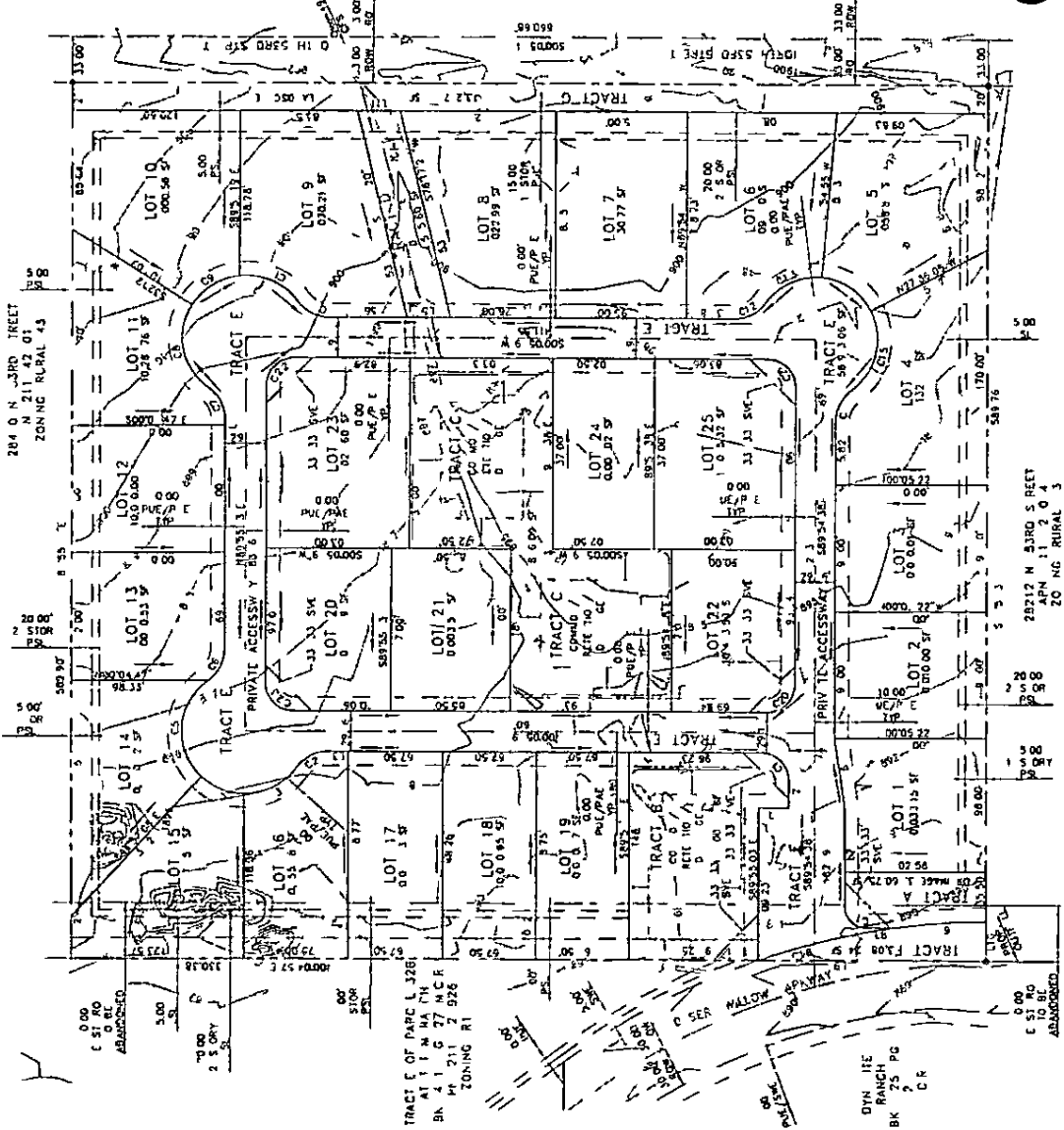
Maximum Units Allowed with P R D Bonus



87-06-2

# LA PRIMO PRELIMINARY SITE PLAN

PORTIONS OF SECTION 29 TOWNSHIP 5 NORTH RANGE 4 EAST OF THE  
GILA AND SALT RIVER BASIN AND MERIDIAN MARICOPA COUNTY ARIZONA



C	VE	BE	IC
1	500	300	500
2	500	300	500
3	500	300	500
4	500	300	500
5	500	300	500
6	500	300	500
7	500	300	500
8	500	300	500
9	500	300	500
10	500	300	500
11	500	300	500
12	500	300	500
13	500	300	500
14	500	300	500
15	500	300	500
16	500	300	500
17	500	300	500
18	500	300	500
19	500	300	500
20	500	300	500
21	500	300	500
22	500	300	500
23	500	300	500
24	500	300	500
25	500	300	500

FILE	DATE	BY	REVISION
1	06/27/06	AS	INITIAL
2	06/27/06	AS	REVISION
3	06/27/06	AS	REVISION
4	06/27/06	AS	REVISION
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6	06/27/06	AS	REVISION
7	06/27/06	AS	REVISION
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24	06/27/06	AS	REVISION
25	06/27/06	AS	REVISION

D S PROJECT# 06-1644  
 OS# 51-140  
 SDEV# 32 LA PRIMO

PREPARED BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 06/27/06

LA PRIMO  
 SE 1/4 SECTION 29  
 T 5 NORTH R 4 EAST  
 PHOENIX ARIZONA

PRELIMINARY  
 SITE PLAN

C-2

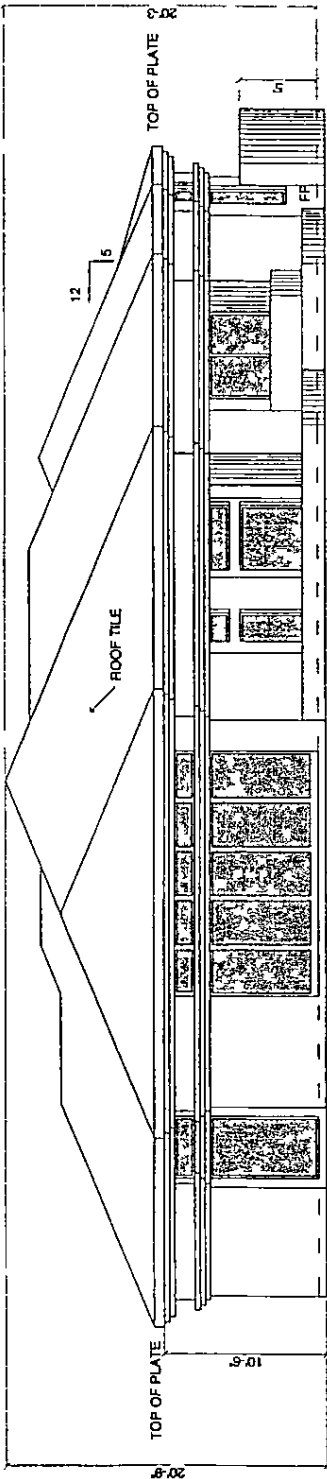
CITY OF PHOENIX  
 JUN 27 2006  
 PLANNING DEPT  
 2nd fl RECEPTION

D S PROJECT# 06 6  
 OS# 51-140  
 SDEV# 32 LA PRIMO

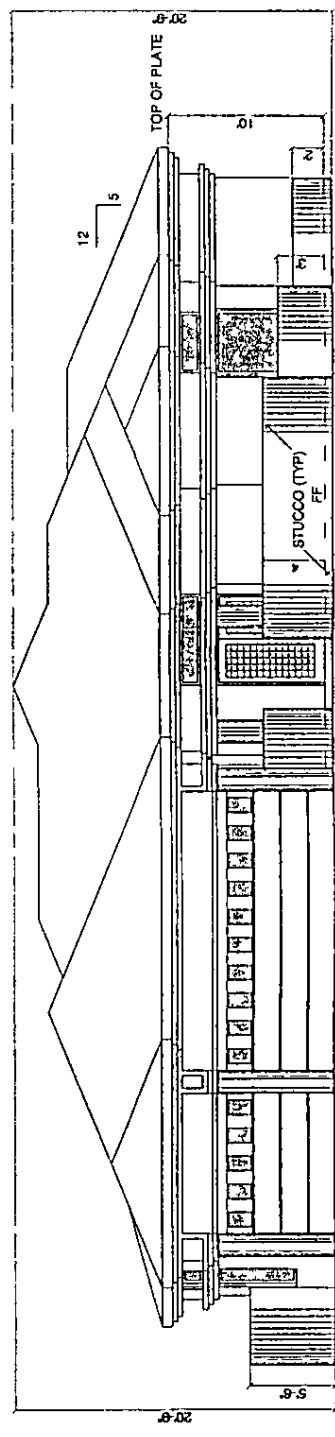
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CITY OF PHOENIX

AUG 0 4 2006  
 PLANNING DEPT  
 2ND FL RECEPTION

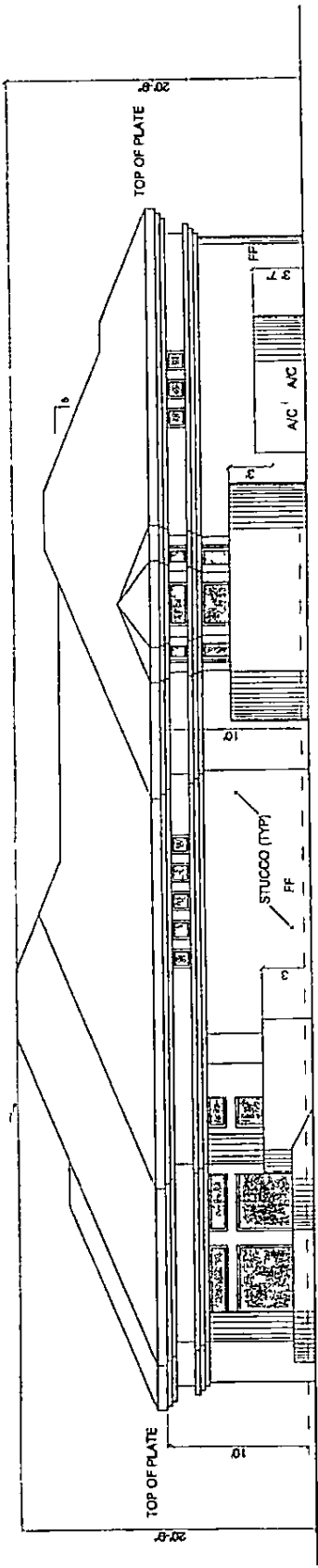


NORTH ELEVATION  
 1/8" = 1'

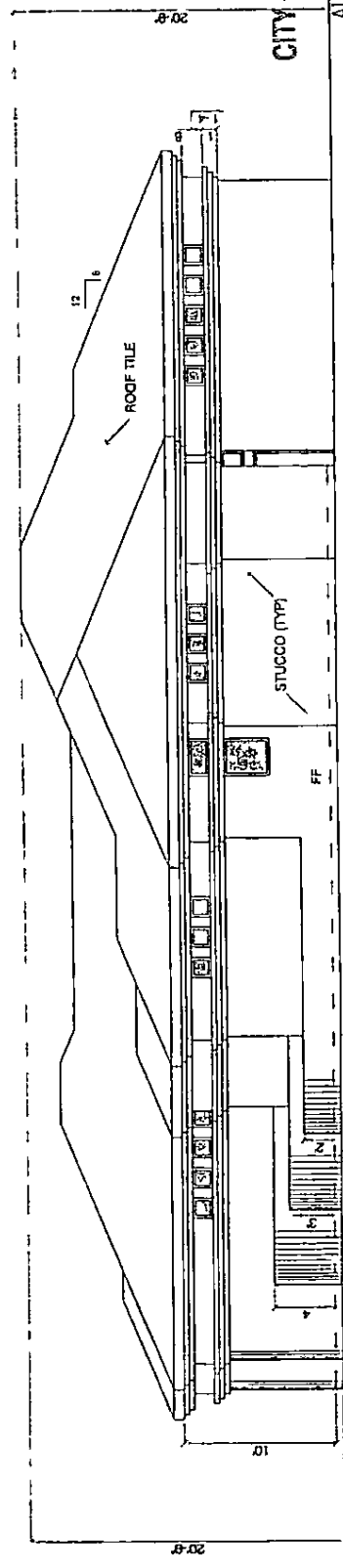


SOUTH ELEVATION  
 1/8" = 1'

87-06-2



WEST ELEVATION  
 1/8" = 1'



EAST ELEVATION  
 1/8" = 1'

CITY OF PHOENIX  
 AUG 04 2006

PLANNING DEPT  
 2 011 RECEPTION

87-06-2

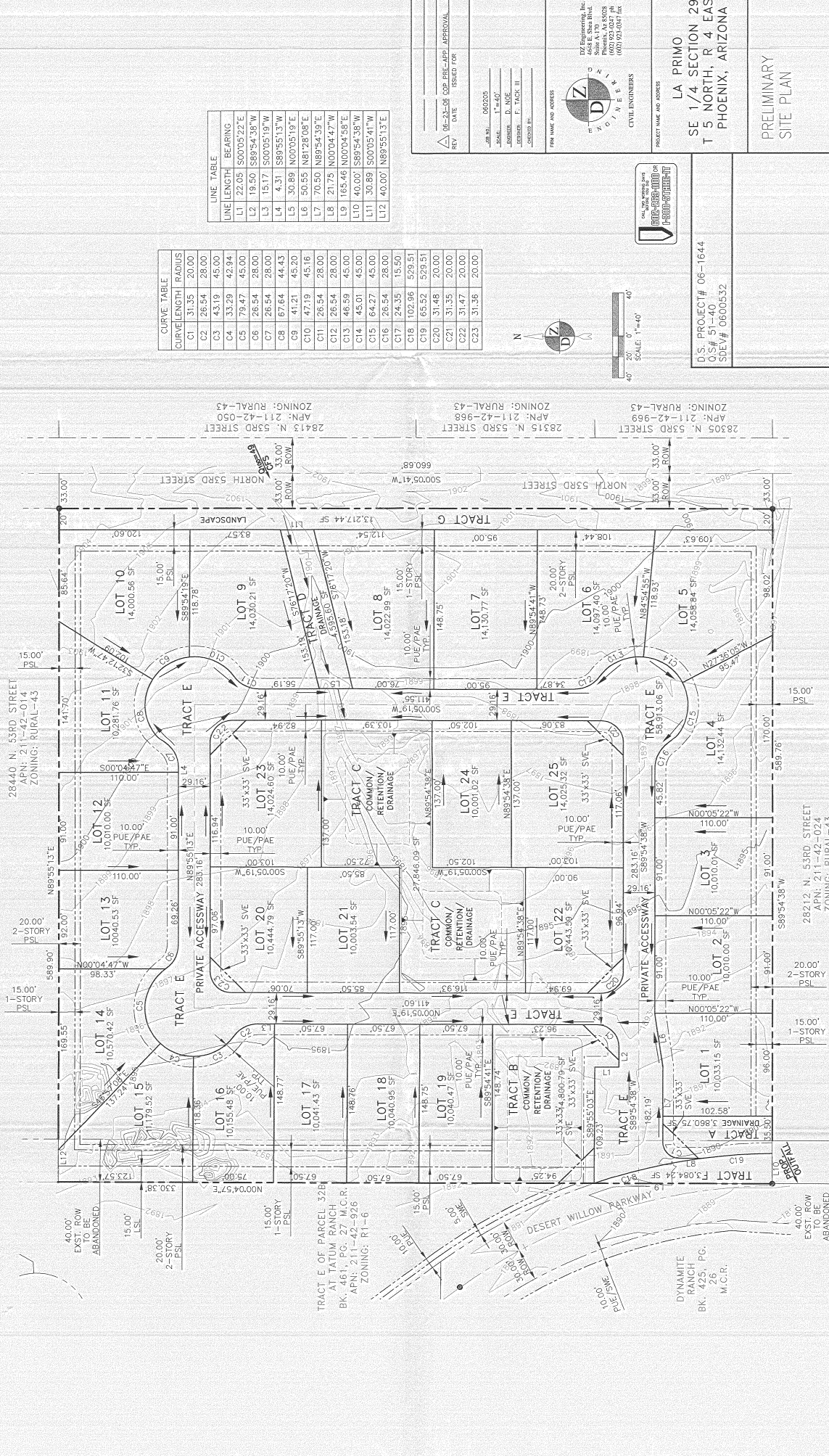






# LA PRIMO PRELIMINARY SITE PLAN

PORTIONS OF SECTION 29 TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA



CURVE	LENGTH	RADIUS
C1	31.35	20.00
C2	26.54	28.00
C3	43.19	45.00
C4	33.29	42.94
C5	79.47	45.00
C6	26.54	28.00
C7	26.54	28.00
C8	67.64	44.43
C9	41.21	45.20
C10	47.19	45.16
C11	26.54	28.00
C12	26.54	28.00
C13	46.59	45.00
C14	45.01	45.00
C15	64.27	45.00
C16	26.54	28.00
C17	24.35	15.50
C18	102.96	529.51
C19	65.52	529.51
C20	31.48	20.00
C21	31.35	20.00
C22	31.47	20.00
C23	31.36	20.00

LINE	LENGTH	BEARING
L1	22.05	S00°05'27"E
L2	19.50	S89°54'36"W
L3	15.17	S00°05'19"W
L4	4.31	S89°55'13"W
L5	30.89	N00°05'19"E
L6	50.55	N81°28'08"E
L7	70.50	N89°54'39"E
L8	21.75	N00°04'47"W
L9	165.46	N00°04'58"E
L10	40.00	S89°54'38"W
L11	30.89	S00°05'41"W
L12	40.00	N89°55'13"E

DZ Engineering, Inc.  
 127 Engineering, Inc.  
 Phoenix, AZ 85018  
 Suite A, 170  
 6021921-0157 fax  
 6021921-0157

CIVIL ENGINEERS  
 PROJECT NAME AND ADDRESS  
 LA PRIMO  
 SE 1/4 SECTION 29  
 T 5 NORTH, R 4 EAST  
 PHOENIX, ARIZONA

PRELIMINARY  
 SITE PLAN

SHEET  
 C-2

06-23-08 COP. PRE-APP. APPROVAL  
 REV DATE ISSUED FOR

06/23/08  
 T. D. DZ  
 D. DZ  
 F. TACK III  
 06/23/08

FROM NAME AND ADDRESS  
 DZ Engineering, Inc.  
 127 Engineering, Inc.  
 Phoenix, AZ 85018  
 Suite A, 170  
 6021921-0157 fax  
 6021921-0157

1/4 SECTION 29  
 SE 1/4 SECTION 29  
 T 5 NORTH, R 4 EAST  
 PHOENIX, ARIZONA

D.S. PROJECT# 06-1644  
 O.S.# 51-40  
 SDEV# 0600532

28305 N. 53RD STREET  
 ZONING: RURAL-43  
 APN: 211-42-969

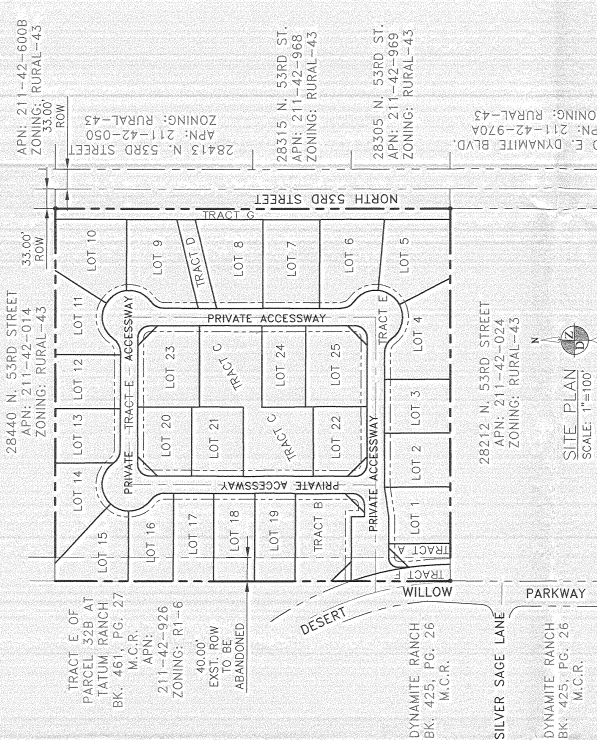
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 ZONING: RURAL-43  
 APN: 211-42-968

28443 N. 53RD STREET  
 ZONING: RURAL-43  
 APN: 211-42-050



# LA PRIMO PRELIMINARY SITE PLAN

## PORTIONS OF SECTION 29 TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA



**OWNERS:**  
 RICH FLANAGAN, ERIC BOTT, AND BRANDON KEWAN  
 CREEK 10, LLC  
 2260 W. 19TH AVENUE  
 SUITE #112  
 PHOENIX, AZ 85027

**CIVIL ENGINEER:**  
 DZ ENGINEERING, INC.  
 4648 E. SHEA BLVD.  
 SUITE A-170, PHOENIX, AZ 85028  
 (602) 923-0247 PH  
 (602) 923-0347 FAX

**SURVEYOR:**  
 JESS R. ALVAREZ  
 NORTHSIGHT LAND SURVEY CONSULTING, INC.  
 9884 SOUTH LA ROSA DRIVE  
 TEMPE, ARIZONA 85284  
 (480) 960-8735 PH  
 (480) 460-9160 FAX

**PARCEL DATA:**  
 ADDRESS: 28250 N. 53RD ST.  
 APN: 211-42-0080  
 GROSS AREA: 4.777 ACRES (208,985.55 SF)

**ADDRESS:** 28250 N. 53RD ST.  
 APN: 211-42-023  
 GROSS AREA: 4.776 ACRES (208,082.21 SF)

**PARCEL ZONING:**  
 EXISTING: CITY OF PHOENIX: S-2, CASE Z-176-05  
 PROPOSED: CITY OF PHOENIX: R1-10

**LEGAL DESCRIPTION:**  
 PARCEL NO. 1:  
 THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT FOR THE EAST 33 FEET.

**PARCEL NO. 2:**  
 THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT FOR THE EAST 33 FEET.

**BENCHMARK:**  
 FOUND BRASS CAP IN HAND HOLE  
 AT INTERSECTION OF DYNAMITE BLVD. AND DESERT WILLOW PARKWAY.  
 ELEVATION=1885.24 FEET COP DATUM

**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 SERVICES AREA AND WILL BE DESIGNATED AS HAVING AN ASSURED WATER SUPPLY BY THE TIME OF FINAL PLAT APPROVAL OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.  
 3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' x 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.  
 4. EACH LOT CONSTITUTES A BUILDING ENVELOPE AND SUCCESSOR USES AND STRUCTURES SUCH AS HOLES AND POLES SHALL BE PERMITTED ONLY AS OTHERWISE REGULATED BY OTHER CITY CODES AND ORDINANCES.

**TRACT AND COMMON AREA CALCS:**

MINIMUM REQUIRED COMMON AREA	416,147.76 SF
GROSS AREA R1-10	9.55 AC
MIN. REQUIRED COMMON AREA	21,897.51 SF
MIN. REQUIRED COMMON AREA	0.503 AC
COMMON AREA	AC
TRACT A	0.09
TRACT B	0.34
TRACT C	0.64
TRACT D	0.11
TRACT E	1.35
TRACT F	0.07
TRACT G	0.30
TRACTS TOTAL	2.80 ACRES

**TOTAL COMMON AREA REQUIRED:**  
 R1-10 0.478 ACRES

**TOTAL COMMON AREA PROVIDED:**  
 R1-10 0.380 ACRES (TRACT B AND TRACT C)

**AREA CALCULATIONS**

SITE TOTAL	416,147.76 SF
NET AREA	9.55 AC

**RESIDENTIAL DENSITY:**  
 PROPOSED ZONING: R1-10  
 ALLOWABLE DENSITY = 3.50, 4.5 WITH BONUS DENSITY:  
 25 DU/9.55 ACRES = 2.62 DU/ACRE (GROSS)

**25 DWELLING UNITS (DU) TOTAL**

**LOT COVERAGE:**  
 40% PRIMARY STRUCTURE, W/O ATTACHED SHADE STRUCTURE  
 10% ATTACHED SHADE STRUCTURE  
 LOT COVERAGE AREAS TO BE CALCULATED AT TIME OF PRELIMINARY PLAT



**LEGEND:**  
 NOT ALL SYMBOLS ARE SHOWN ON THE PLANS  
 ---1260--- EXISTING 5' CONTOUR  
 ---1265--- EXISTING 1' CONTOUR  
 ---1268--- PROPOSED CONTOUR  
 ---1258--- DITCH, SWALE, OR DRAINAGE  
 ---1259--- DITCH, SWALE, OR DRAINAGE  
 ---1260--- DITCH, SWALE, OR DRAINAGE  
 ---1261--- DITCH, SWALE, OR DRAINAGE  
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 ---1297--- DITCH, SWALE, OR DRAINAGE  
 ---1298--- DITCH, SWALE, OR DRAINAGE  
 ---1299--- DITCH, SWALE, OR DRAINAGE  
 ---1300--- DITCH, SWALE, OR DRAINAGE

**STATEMENT OF INTENT:**  
 REZONE THE PROPERTY AND SUBDIVIDE IT INTO SEVEN TRACTS OF APPROXIMATELY 2.80 ACRES RANGING FROM 2,700 SF TO 4,000 SF.

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 REZONE THE PROPERTY AND SUBDIVIDE IT INTO SEVEN TRACTS OF APPROXIMATELY 2.80 ACRES RANGING FROM 2,700 SF TO 4,000 SF.

**REV. DATE** 06/20/05  
**ISSUED FOR** AS MOVED  
**DESIGNED BY** D. NICK  
**CHECKED BY** F. TACK III  
**SCALE** 1"=100'

**FIRM NAME AND ADDRESS**  
 DZ ENGINEERING, INC.  
 4648 E. SHEA BLVD.  
 SUITE A-170, PHOENIX, AZ 85028  
 (602) 923-0247 PH  
 (602) 923-0347 FAX

**CIVIL ENGINEERS**

**PROJECT NAME AND ADDRESS**  
 LA PRIMO  
 SE 1/4 SECTION 29  
 T 5 NORTH, R 4 EAST  
 PHOENIX, ARIZONA

**SHEET** C-1

**LOT SALES PROPOSED:** Y X N

**D.S. PROJECT#** 06-1644  
**OS#** 51-40  
**SDE#** 0600532

**Z-87-06**

**CITY OF PHOENIX**  
 JUN 21 2005  
 PLANNING DEPT.  
 SUBMITTED

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	DATE OF FIRM INFO
COMMUNITY NUMBER 040051	9/30/05
PANEL NUMBER 1230	9/30/05
SUFFIX H	AO
ZONE	9/20/05

**REQUIRED RETENTION**

SITE	USE	2 HR. 10'-HR. P.	INCHES	AREA SQ. FT.	VOLUME CU. FT.
C		0.85	2.70	437,950.23	84,050.22
TOTALS:					

**PROVIDED RETENTION**

TRACT	ID.	#	AREA, SF	DEPTH, FT	VOLUME, CF
B	1	10,783	5,241	3	24,036
C	2	23,934	9,430	2.5	41,705
TOTALS:		34,717	14,671		65,741

**PRELIMINARY RETENTION CALCULATIONS**

**PROJECT DESCRIPTION**  
 THE PROPOSED DEVELOPMENT WILL CONSIST OF TWENTY-FIVE SINGLE-FAMILY RESIDENCE LOTS AND SEVEN TRACTS. THE PROPOSED IMPROVEMENTS WILL INCLUDE WATER, SEWER, GRADING, DRAINAGE, CONCRETE AND ACCESS/ROADWAY IMPROVEMENTS.

**PRELIMINARY RETENTION CALCULATIONS**

**REQUIRED RETENTION**

SITE	USE	2 HR. 10'-HR. P.	INCHES	AREA SQ. FT.	VOLUME CU. FT.
C		0.85	2.70	437,950.23	84,050.22
TOTALS:					

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# FINAL SITE PLAN

FOR DIAMOND TREE ESTATES, A PLANNED RESIDENTIAL DEVELOPMENT  
SUBJECT TO SINGLE FAMILY DESIGN REVIEW

ZONING CASE: Z-87-06-2

### STIPULATIONS SITE PLAN:

1. THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED JUNE 27, 2006, WITH SPECIFIC REGARD TO A MAXIMUM OF 25 LOTS AS APPROVED OR MODIFIED BY THE DEVELOPMENT SERVICES DEPARTMENT.
2. THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS (TWO-STORY CONFIGURATION MAY BE ALLOWED) DATE STAMPED AUGUST 4, 2006, WITH THE ADDITIONAL REQUIREMENT THAT ALL GARAGE DOORS SHALL INCLUDE DECORATIVE EMBELLISHMENTS SUCH AS WINDOWS, AS APPROVED OR MODIFIED BY THE DEVELOPMENT SERVICES DEPARTMENT.
3. THAT THE WASH AREA SHALL BE RETAINED AND/OR CONSTRUCTED IN ITS NATURAL STATE, TO THE EXTENT POSSIBLE (ADDITIONAL LANDSCAPING ALLOWED), AS MAY BE MODIFIED OR APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
4. THAT THE VEGETATION ALONG THE WASH SHALL BE PRESERVED IN PLACE IF FEASIBLE, OR REVEGETATED WITH SONORAN PLANT MATERIALS AS APPROVED OR MODIFIED BY THE DEVELOPMENT SERVICES DEPARTMENT.
5. THAT THE OPEN SPACE IMPROVEMENTS SHALL INCLUDE SUCH AMENITIES AS TOT LOTS, PICNIC TABLES, RAMADAS, AND TURF AREAS AS APPROVED OR MODIFIED BY THE DEVELOPMENT SERVICES DEPARTMENT.
6. THAT AN ENHANCED LANDSCAPE FEATURE SHALL BE PROVIDED ON BOTH SIDES OF THE DESERT WILLOW PARKWAY ENTRY TO THE RESIDENTIAL DEVELOPMENT AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
7. THAT AN 8'-FOOT WIDE SIDEWALK/SHARED USE PATH SHALL BE CONSTRUCTED ON THE EAST SIDE OF DESERT WILLOW PARKWAY AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.

### STREET IMPROVEMENTS:

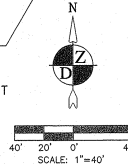
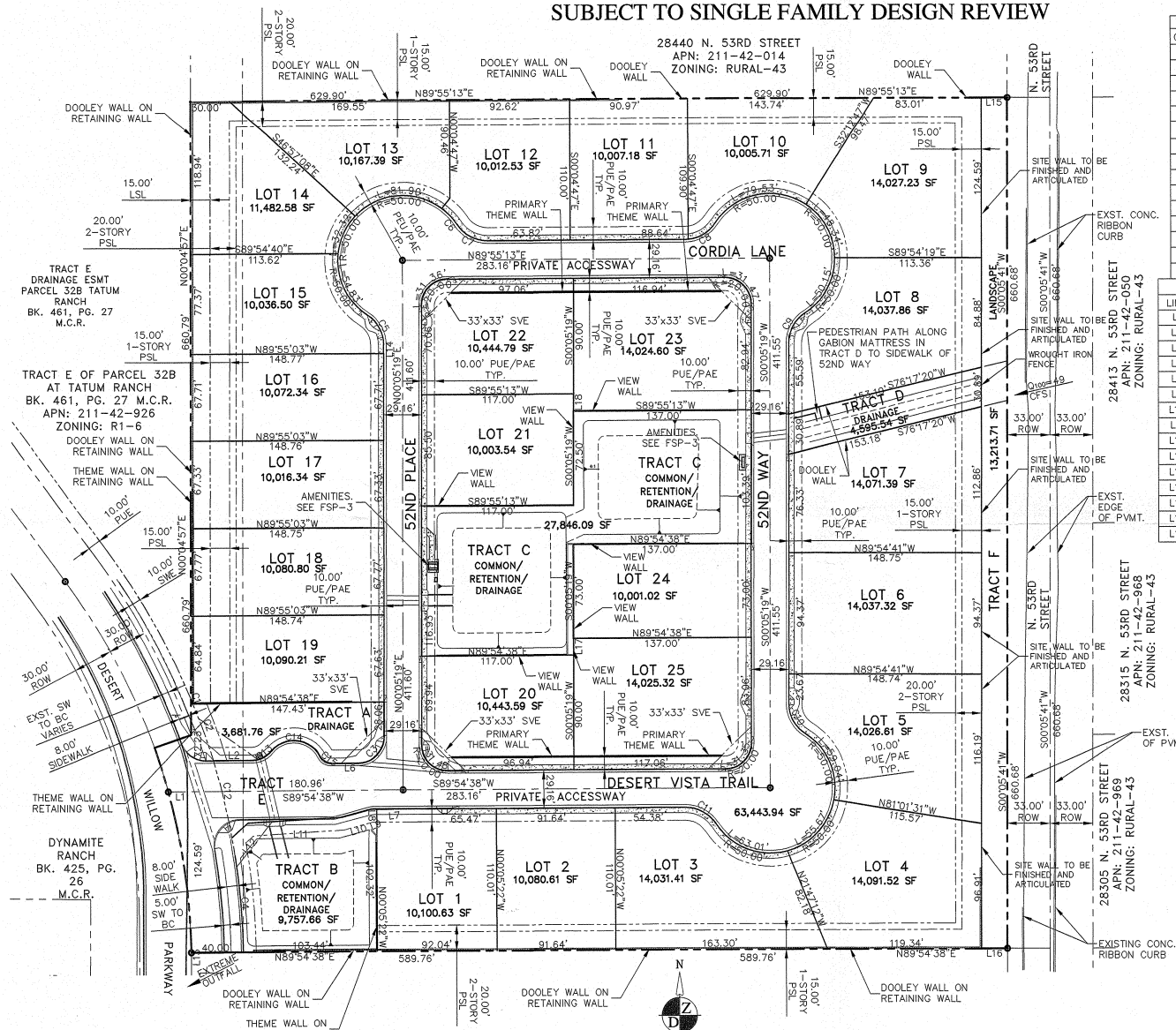
8. THAT RIGHT-OF-WAY TOTALING 40 FEET SHALL BE DEDICATED FOR THE EAST HALF OF DESERT WILLOW PARKWAY AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
9. THAT THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING AND OTHER INCIDENTALS AS PER PLANS APPROVED BY THE STREETS TRANSPORTATION AND DEVELOPMENT SERVICES DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.

CURVE TABLE	
CURVE LENGTH	RADIUS
C1	3.48 540.00
C2	51.14 540.00
C3	31.35 20.00
C4	89.57 540.00
C5	27.81 28.00
C6	8.67 50.00
C7	27.81 28.00
C8	25.48 28.00
C9	27.81 28.00
C10	27.81 28.00
C11	27.81 28.00
C12	61.17 540.00
C13	17.39 20.00
C14	43.96 22.50
C15	12.46 11.50

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.65	S89°54'38"W
L2	29.72	S89°53'00"W
L6	19.50	N89°54'38"E
L7	26.68	S84°50'47"W
L8	10.60	N00°05'22"W
L9	4.39	S89°54'38"W
L10	23.43	S75°16'28"W
L11	72.44	S86°44'42"W
L12	16.61	N48°25'11"E
L13	7.14	N00°04'32"E
L14	6.85	S00°05'19"W
L15	20.00	N89°55'13"E
L16	20.00	S89°54'38"W
L17	13.00	S00°05'19"W
L18	13.00	S00°05'19"W

### FINAL SITE PLAN NOTES:

1. THERE IS NO SIDEWALK ALONG N. 53RD STREET.
2. THE WALLS ADJACENT TO THE PUBLIC RIGHT-OF-WAY ALONG N. 53RD STREET ARE TO BE FINISHED AND ARTICULATED.



06-28-10 COP FINAL SITE PLAN APPROVAL  
REV DATE ISSUED FOR

JOB NO: 062025  
SCALE: 1"=40'  
PREPARED BY: D. NOE  
CHECKED BY: C. DEAN  
DATE: 06/27/10

PROJECT NAME AND ADDRESS  
DIAMOND TREE ESTATES  
DESERT WILLOW  
PARKWAY  
PHOENIX, ARIZONA

FINAL SITE PLAN  
APPROVED  
City of Phoenix Development Services Department  
06-1644  
JOB Tracking Number  
2710  
This approval is subject to all conditions of Preliminary Site Plan Approval.  
SHEET OF 3

PROJECT# 06-1644  
SDEV# 0600532  
PLAT# 070120  
Q.S# 51-40

DIAMOND TREE ESTATES CS# 51-40 PLAT# 070120 SDEV# 0600532 KVA# 06-1644