

Attachment B- Staff Report



City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-46-18-8 September 6, 2018

Laveen [Village Planning Committee](#) Meeting Date September 10, 2018
[Planning Commission](#) Hearing Date October 4, 2018

Request From: [S-1](#) (Ranch or Farm Residence District) (39.78 acres)
Request To: [R1-8](#) (Single-Family Residence District) (39.78 acres)
Proposed Use Single-family residential
Location Southwest corner of 55th Avenue and Elliot Road
Owner Northside Hay Company, Inc.
Applicant/Representative Chris Colyer, Snell and Wilmer, LLP
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 Map Classification	55th Avenue	Minor Collector	0 to 5-foot west half right-of-way
	Elliot Road	Collector	33-foot west half right-of-way
<i>BUILD THE SUSTAINABLE DESERT CITY; TREE & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.</i> The conceptual site plan depicts features such as increased landscape setbacks along Elliott Road and increased open space within the development. These features are addressed in background item No. 6.			
<i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.</i>			

The proposal promotes the expansion of single-family residential land uses in the area. Further, the proposed development is consistent with the scale, design, and zoning which has been approved in the surrounding area.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

As stipulated, the Planning Hearing Officer will review and approve elevations to ensure that a sense of character and continuity is conveyed throughout the development.

Applicable Plans, Overlays, and Initiatives

Southwest Growth Study/Laveen

See background Item No. 7.

Tree and Shade Master Plan

See background Item No. 4.

Complete Street Guidelines

See background Item No. 4.

Reimagine Phoenix

See background Item No. 8.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Northside Hay Company	S-1
North (across Elliot Road)	Undeveloped agricultural land	R1-8
South	Subdivision in development	R1-6 PCD
East (across 55th Avenue)	Subdivision in development	R1-6 PCD
West	Undeveloped agricultural land	S-1

R1-8 Single-Family Residence District (Planned Residential Development Option)

<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	39.78 acres
Total Number of Units	-	180 units

<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Dwelling Unit Density (units/gross acre)	4.5; 5.5 with bonus	Met – approximately 4.50
Minimum Lot Width	Minimum 45 feet	Met – Minimum 45 feet
Minimum Lot Depth	None, except 110 feet adjacent to freeway or arterial	Met – None less than 111 feet
Lot Coverage	Primary structure, not including attached shade structures: 40% Total: 50%	Not shown
Maximum Building Height	2 stories and 30 feet (except that 3 stories not exceeding 30 feet are permitted when approved by the design advisor for demonstrating enhanced architecture)	Met - 2 stories and 30 feet
Common Areas	Minimum 5% of gross area	Met – approximately 18%
Minimum Perimeter Building Setbacks	Street: 15 feet, in addition to landscape setback Rear: 15 feet (1-story) and 20 feet (2-story) Side: 10 feet (1-story) and 15 feet (2-story)	Met – Street: 15 feet Rear: 15 feet (1-story) and 20 feet (2-story) Side: 10 feet (1-story) and 15 feet (2-story)
Perimeter Landscape Setbacks	15 feet average, 10 feet minimum (Does not apply to lots fronting onto perimeter streets)	Met – 15 feet minimum 55th Avenue: 50 feet Elliot Road: 56 feet
Minimum Interior Building Setbacks	Front: 10 feet; Rear: 10 feet; Combined front and rear: 35 feet Street side: 10 feet; sides: 13 total (3 feet minimum, unless 0 feet)	Not shown

Background/Issues/Analysis

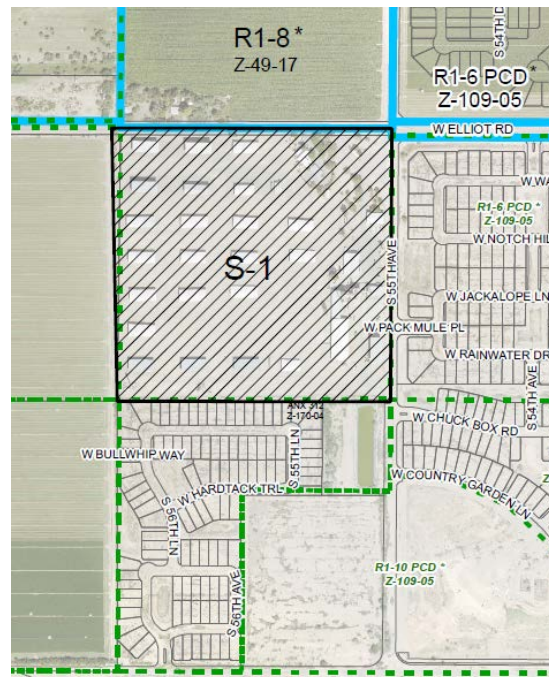
SUBJECT SITE

1. This request is to rezone a 39.78-acre site, located at the southwest corner of 55th Avenue and Elliot Road from S-1 (Ranch or Farm Residence District) to R1-8 (Single-Family Residence District) to allow single-family residential development.

The subject site was annexed into the City of Phoenix from Maricopa County in 2004. The site has remained S-1 and has functioned as a hay storage and sales company.

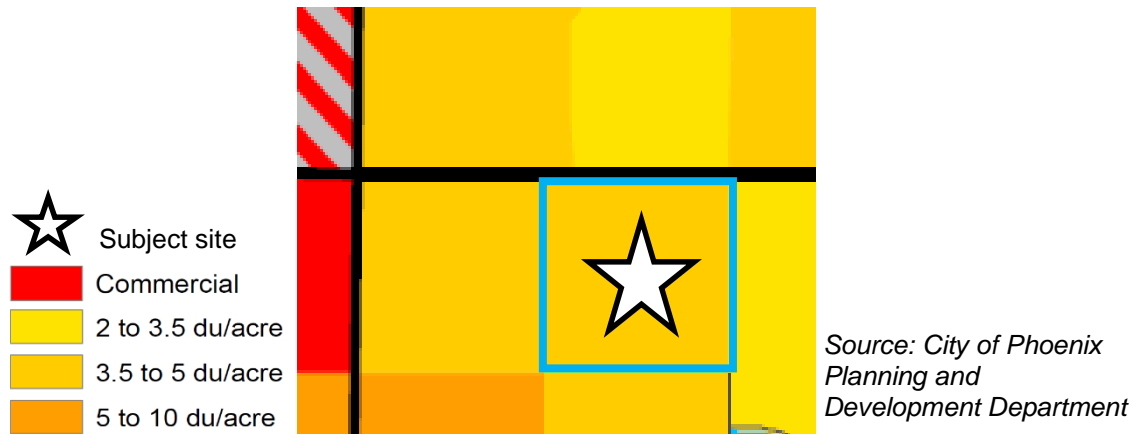
SURROUNDING USES AND ZONING

2. North of the subject site is agricultural land that was recently rezoned to R1-8 (Single-Family Residence District). South and east (across 55th Avenue) of the subject site, are single-family subdivisions that are being developed as part of the Tierra Montana Planned Community District and are zoned R1-6 PCD (Single-Family Residence District, Planned Community District). West of the subject site, is agricultural land zoned S-1 (Ranch or Farm Residence District).



Source: City of Phoenix Planning and Development Department

3. The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre. The request to rezone to R1-8 is consistent with the Land Use Map designation for the subject site.



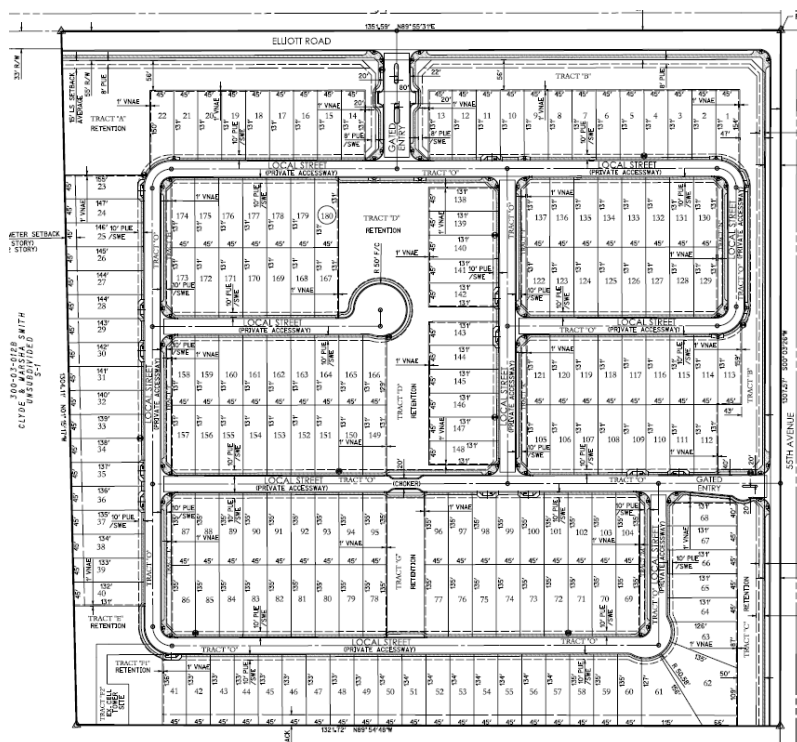
PROPOSAL

4. Site Plan

The conceptual site plan proposes 180 single-family residential units. The proposed lots are 45 feet in width and range from 126 to 159 feet in depth. There are two proposed entrances into the development, one at the north end of the site, along Elliott Road and a secondary entrance into the development along 55th Avenue. Staff stipulated that the street access to the development on 55th Avenue align with West Pack Mule Place that is dedicated on the east side, or be off-set by a minimum of 125 feet. This is addressed in Stipulation No. 14.

The site plan depicts lots that back up to both 55th Avenue and Elliot Road. In order to mitigate the impact this may have, staff has stipulated that all lots located adjacent to 55th Avenue and Elliot Road be limited to a maximum of 50% two-story homes, with no more than two, two-story homes built adjacent to each other. This is addressed in Stipulation No. 7.

Per the Tree and Shade Master Plan and Complete Streets Guidelines, staff has stipulated that all sidewalks be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings. This is addressed in Stipulation No. 15.



Source: 3 Engineering

5. **Building Elevations**

No elevations were submitted as part of this rezoning request; however, the applicant submitted colors and materials for the proposed product. To ensure a distinct sense of character, staff has stipulated that elevations be reviewed and approved by the Planning Hearing Officer (PHO) prior to single-family design review. The elevations are stipulated to incorporate four-sided architecture, detailing, and a minimum of three exterior accent materials and colors, in order to convey a sense of continuity throughout the development. This is addressed in Stipulation No. 1.

6. **Landscaping and Trails**

Staff has stipulated an increased minimum landscape setback of 55 feet along the Elliott Road streetscape as there is a 56-foot setback depicted on the conceptual site plan. The increased landscape setback will help to provide a streetscape along Elliott Road consistent with the approved zoning case north of the subject site (Z-49-17) which was stipulated to an increased landscape setback as well. Staff stipulated the developer provide a minimum of 18% open space in order to ensure the extensive open space is provided as depicted on the conceptual site plan. These are addressed in Stipulation Nos. 2 and 5.

A landscaped trail and open space area is being proposed through the middle of the site. Staff has stipulated that the centralized open space tract that connects from Elliot Road to the southern boundary of Tract G be a minimum of 30 feet wide with a 10-foot pedestrian pathway within the tract. Having a dedicated open space tract and pedestrian pathway will provide a continuous pedestrian connection throughout the development to community amenities. This is addressed in Stipulation No. 4.

In order to further convey a sense of character throughout the development, staff stipulated that the developer provide landscaped entry features on both sides of the entrances at 55th Avenue and Elliott Road. This is addressed in Stipulation No. 3.

Additionally, staff has stipulated that a 10-foot wide public multi-use trail (MUT) be constructed within a 30-foot wide multi-use trail easement (MUTE) along the south side of Elliot Road and the west side of 55th Avenue. These trails will contribute to connectivity with trails in the surrounding area and offer an improved pedestrian experience. This is addressed in Stipulation No. 8.

STUDIES AND POLICIES

7. **Southwest Growth Study/Laveen**

The Southwest Growth Study discusses walls for residential development and suggests that long segments of wall be broken up. Breaks and staggered walls, and the use of planters are encouraged to avoid monotony and continuity on walls backing up to major roads. The approved residential subdivisions on the northwest, northeast, and southeast corners of the 55th Avenue and Elliot Road intersection have submitted wall plans or have been stipulated to having v-shaped offsets on the perimeter walls adjacent to 55th Avenue and Elliot Road. The perimeter walls adjacent to 55th Avenue and Elliot Road are stipulated to include minimum three-foot v-shaped offsets at a minimum interval of every four lots. Additionally, materials and textural differences such as stucco and/ or split face block, decorative concrete, brick, and stone, or a combination of these materials with block stucco walls shall be incorporated. This is addressed in Stipulation No. 6.

8. **Reimagine Phoenix**

As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the City provides recycling containers and services to all single-family residences.

COMMUNITY INPUT SUMMARY

9. From the time the case was filed to the time the staff report was written, no correspondence by the public was received by staff.

DEPARTMENT COMMENTS

10. The Water Services Departments commented that the property has existing water and sewer mains that can potentially serve the development.
11. The Floodplain Management division indicated that the parcel is not located in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2660 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. The Street Transportation Department commented on right-of-way dedications for 55th Avenue and Elliot Road. Additionally, the Street Transportation Department requested that the applicant submit the Developer Project Information Form for the MAG Transportation Improvement Program as it is a requirement of the Environmental Protection Agency. These are addressed in Stipulation Nos. 9-13 and 16.
13. The Parks and Recreation Department commented that a 30-foot MUTE be provided along the west side of 55th Avenue and construct a 10-foot MUT within the easement.
14. The Fire Department does not anticipate any problems with this case. They noted that the site and/or buildings shall comply with the Phoenix Fire Code.
15. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet 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 No. 17.
16. The Public Transit and Aviation Departments do not have comments regarding this zoning case.

OTHER

17. 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 request is consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre.
2. The proposed development is appropriate at this location and is compatible with the scale and existing zoning in the surrounding area.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

Stipulations

1. Conceptual elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to single-family design review. The elevations shall incorporate four-sided architecture, and exterior accent materials, detailing, and color palette, that conveys a sense of continuity throughout the development, as approved by the Planning and Development Department.
2. The developer shall provide a 55-foot landscape setback along Elliot Road, with a minimum of two rows of 50% minimum 2-inch caliper shade trees and a minimum of 50% 3-inch caliper shade trees, 30 feet on center or equivalent groupings, as approved by the Planning and Development Department.
3. The developer shall provide minimum 300 square foot landscaped entry features located on each side of the north entrance on Elliott Road and the east entrance on 55th Avenue. The entry features should include a mix of mature trees, shrubs, and flower beds, as approved by the Planning and Development Department.
4. The developer shall construct a minimum 10-foot pedestrian pathway within a minimum 30-foot centralized open space tract that connects from Elliot Road to the southern boundary of Tract G as depicted on the site plan date stamped July 11, 2018, as approved by the Planning and Development Department.
5. The developer shall provide a minimum of 18% open space, as approved by the Planning and Development Department.
6. The perimeter walls adjacent to 55th Avenue shall include minimum three-foot v-shaped offsets at a minimum interval of every four lots. Additionally, materials and textural differences such as stucco and/ or split face block, decorative concrete, brick, and stone, or a combination of these materials with

block stucco walls shall be incorporated, as approved by the Planning and Development Department.

7. Lots located adjacent to 55th Avenue and Elliot Road shall be limited to a maximum of 50% two-story homes, with no more than two, two-story homes built adjacent to each other, as approved by the Planning and Development Department.
8. The developer shall construct a 10-foot wide public multi-use trail (MUT) within a 30-foot wide multi-use trail easement (MUTE) as indicated in Section 429 of the City of Phoenix MAG Supplement, for the west side of 55th Avenue, as approved or modified by the Planning and Development Department and the Parks and Recreation Department.
9. Right-of-way totaling 30 feet shall be dedicated for the east half of 55th Avenue, as approved by the Planning and Development Department.
10. Right-of-way totaling 55 feet shall be dedicated for the south half of Elliot Rd, as approved by the Planning and Development Department.
11. A 25-foot by 25-foot right-of-way triangle shall be dedicated at the southwest corner of Elliot Road and 55th Avenue, as approved by the Planning and Development Department.
12. The applicant shall submit paving plans for all arterial streets within and adjacent to the development, to the Street Transportation Department for review prior to preliminary site plan approval.
13. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602) 262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
14. The street access to the development on 55th Avenue shall align with West Pack Mule Place dedicated on the east side or be off-set by a minimum of 125 feet, as approved by the Planning and Development Department.
15. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include a minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings, as approved by the Planning and Development Department.
16. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights,

median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

17. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Elyse DiMartino

September 6, 2018

Team Leader

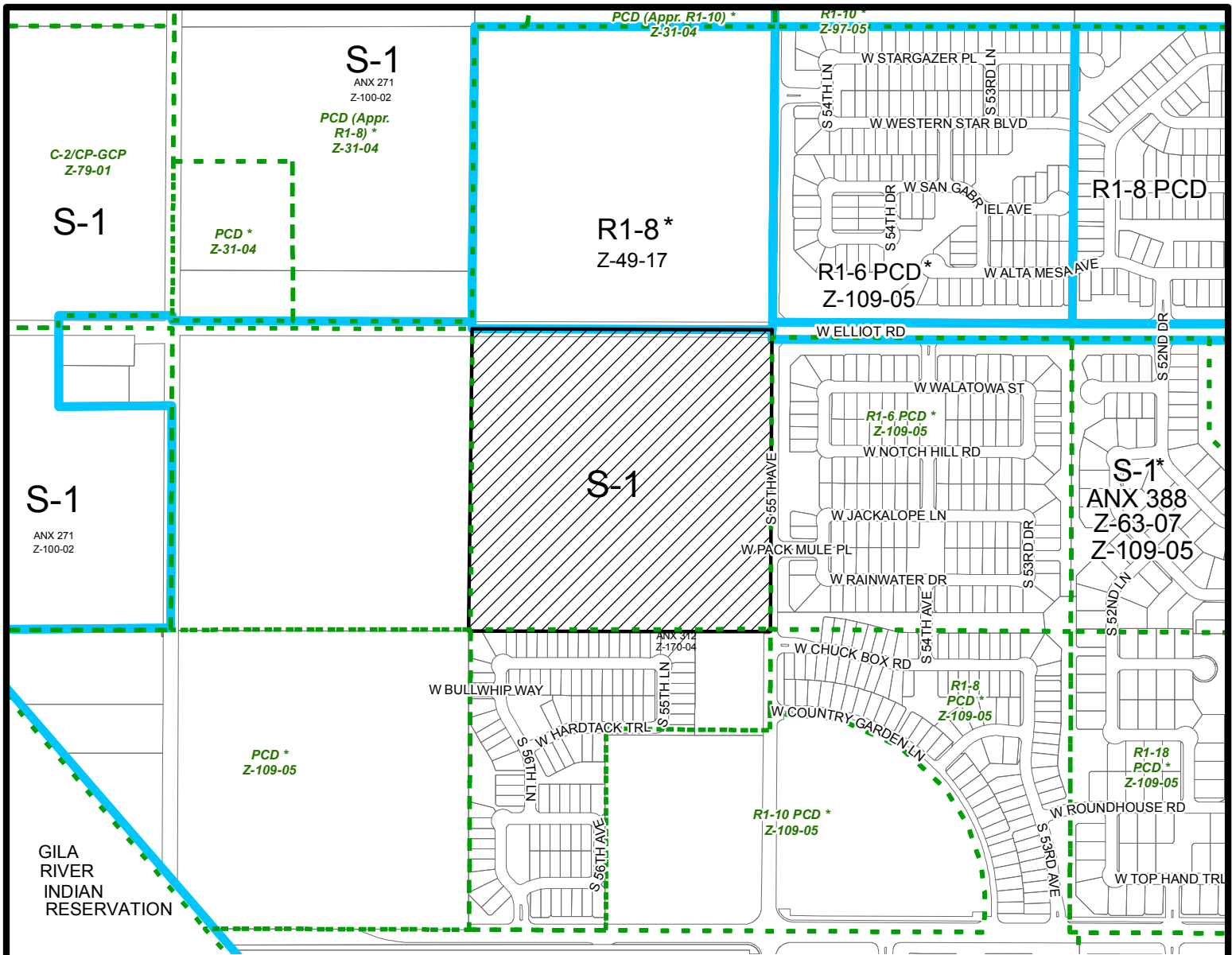
Samantha Keating

Exhibits

Sketch Map

Aerial Map

Site Plan Date Stamped July 11, 2018



Feet

675 337.5 0 675

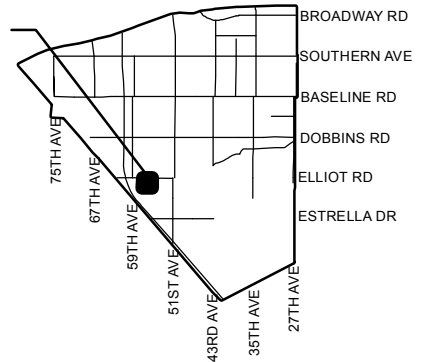
LAVEEN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-46-18



APPLICANT'S NAME: Chris Colyer, Snell and Wilmer, LLP

APPLICATION NO. Z-46-18

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

39.78 Acres

DATE: 7/23/2018
REVISION DATES:

8/15/2018
9/6/2018

AERIAL PHOTO &
QUARTER SEC. NO.

QS 05-15

ZONING MAP

C-5

REQUESTED CHANGE:

FROM: S-1 (39.78 a.c.)

TO: R1-8 (39.78 a.c.)

MULTIPLES PERMITTED

S-1

R1-8 PRD

CONVENTIONAL OPTION

40

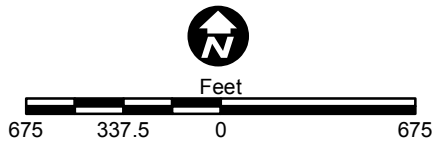
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* UNITS P.R.D. OPTION

N/A

219

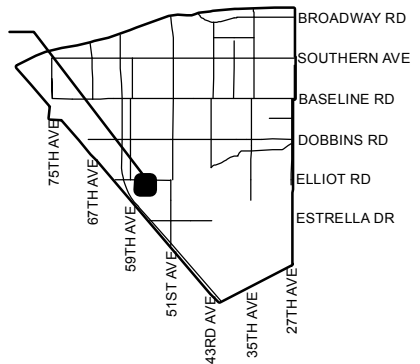
* Maximum Units Allowed with P.R.D. Bonus



LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 8



Z-46-18



APPLICANT'S NAME: Chris Colyer, Snell and Wilmer, LLP

APPLICATION NO. Z-46-18

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

39.78 Acres

DATE: 7/23/2018
REVISION DATES:

8/15/2018
9/6/2018

AERIAL PHOTO &
QUARTER SEC. NO.

QS 05-15

ZONING MAP

C-5

REQUESTED CHANGE:

FROM: S-1 (39.78 a.c.)

TO: R1-8 (39.78 a.c.)

MULTIPLES PERMITTED

S-1

R1-8 PRD

CONVENTIONAL OPTION

40

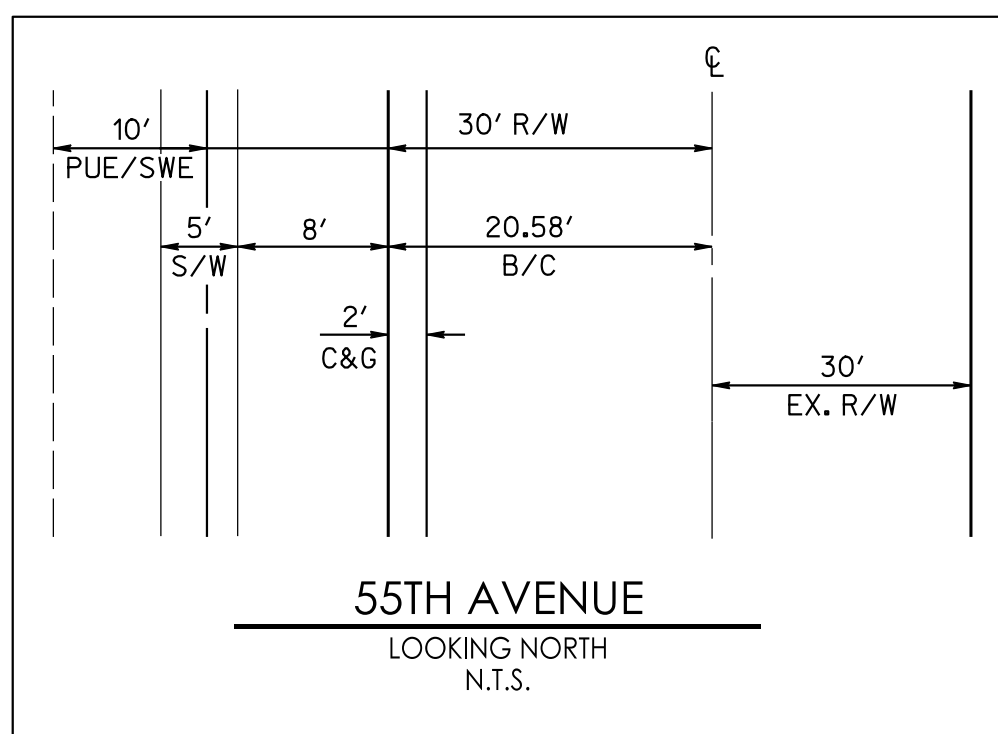
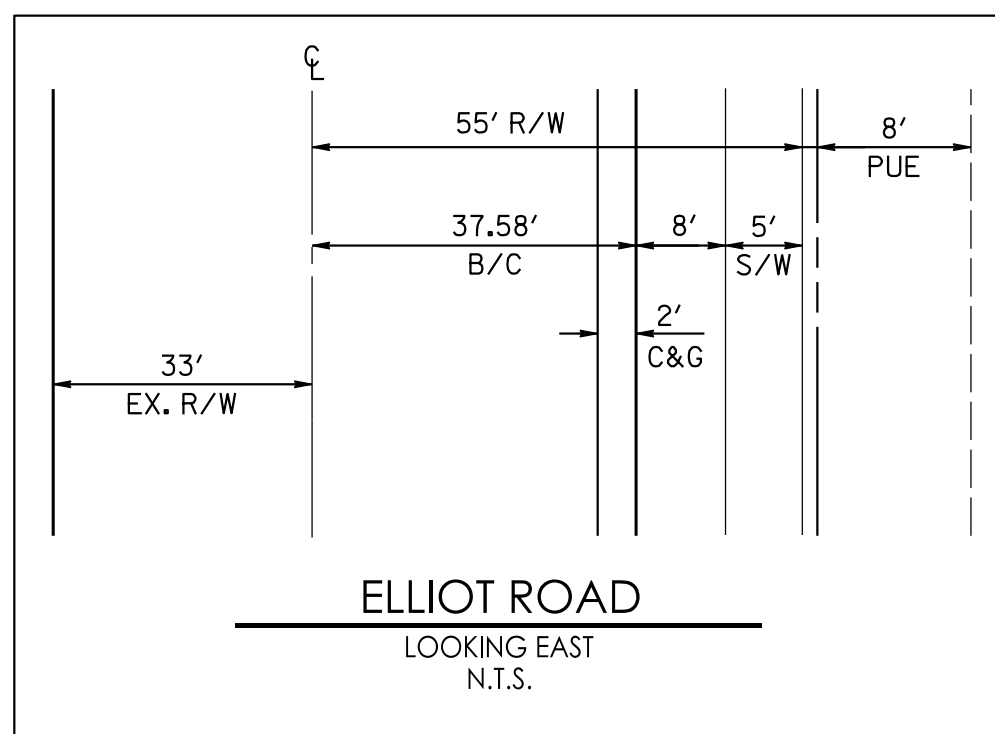
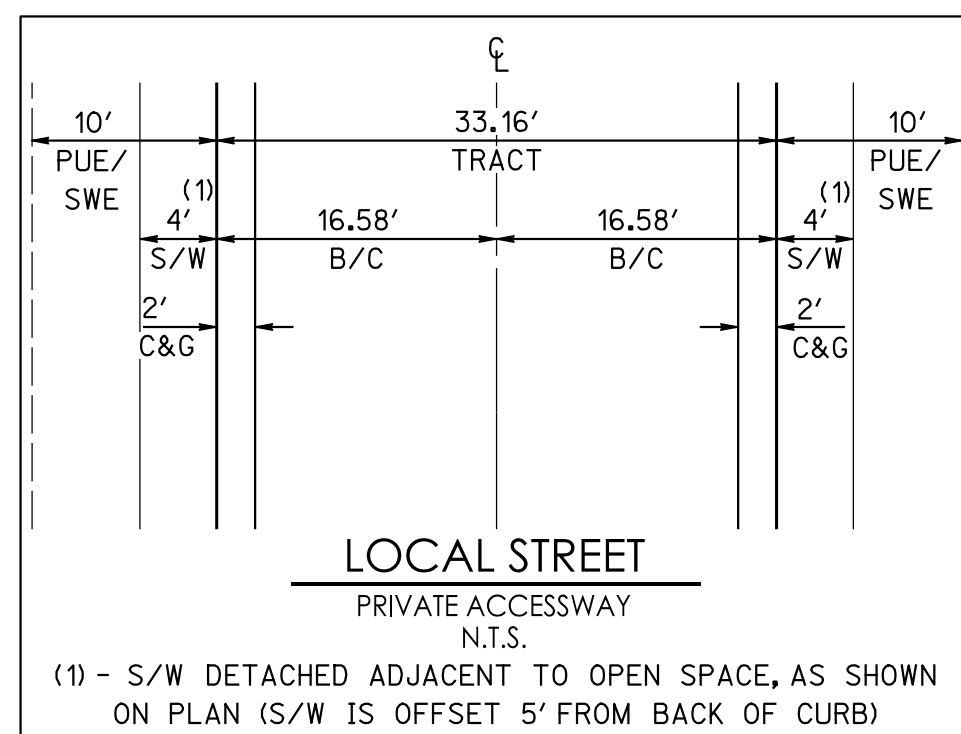
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*** UNITS P.R.D. OPTION**

N/A

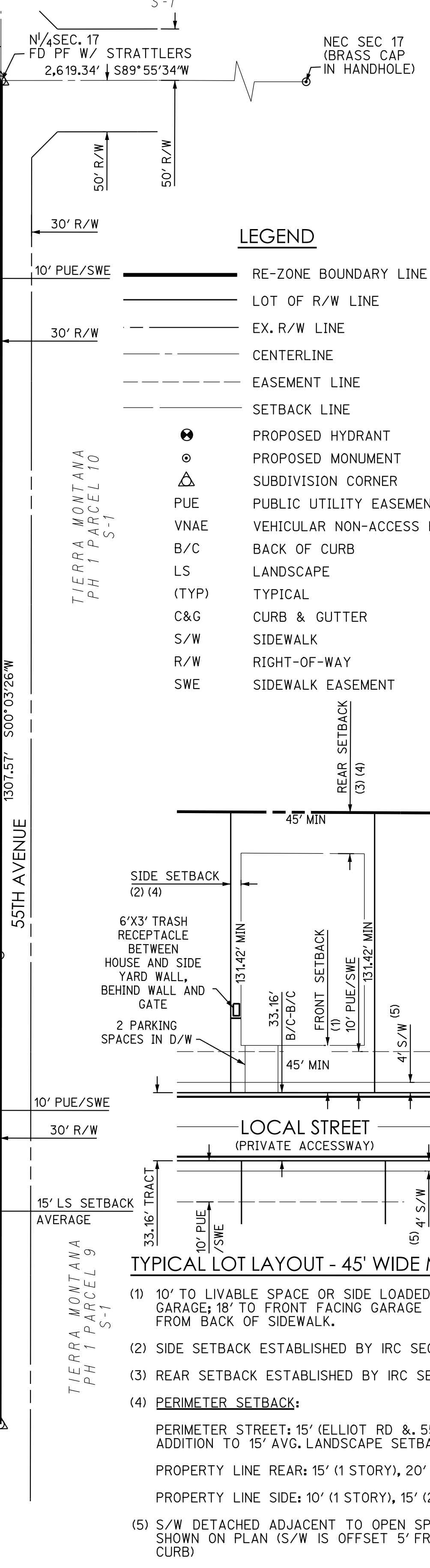
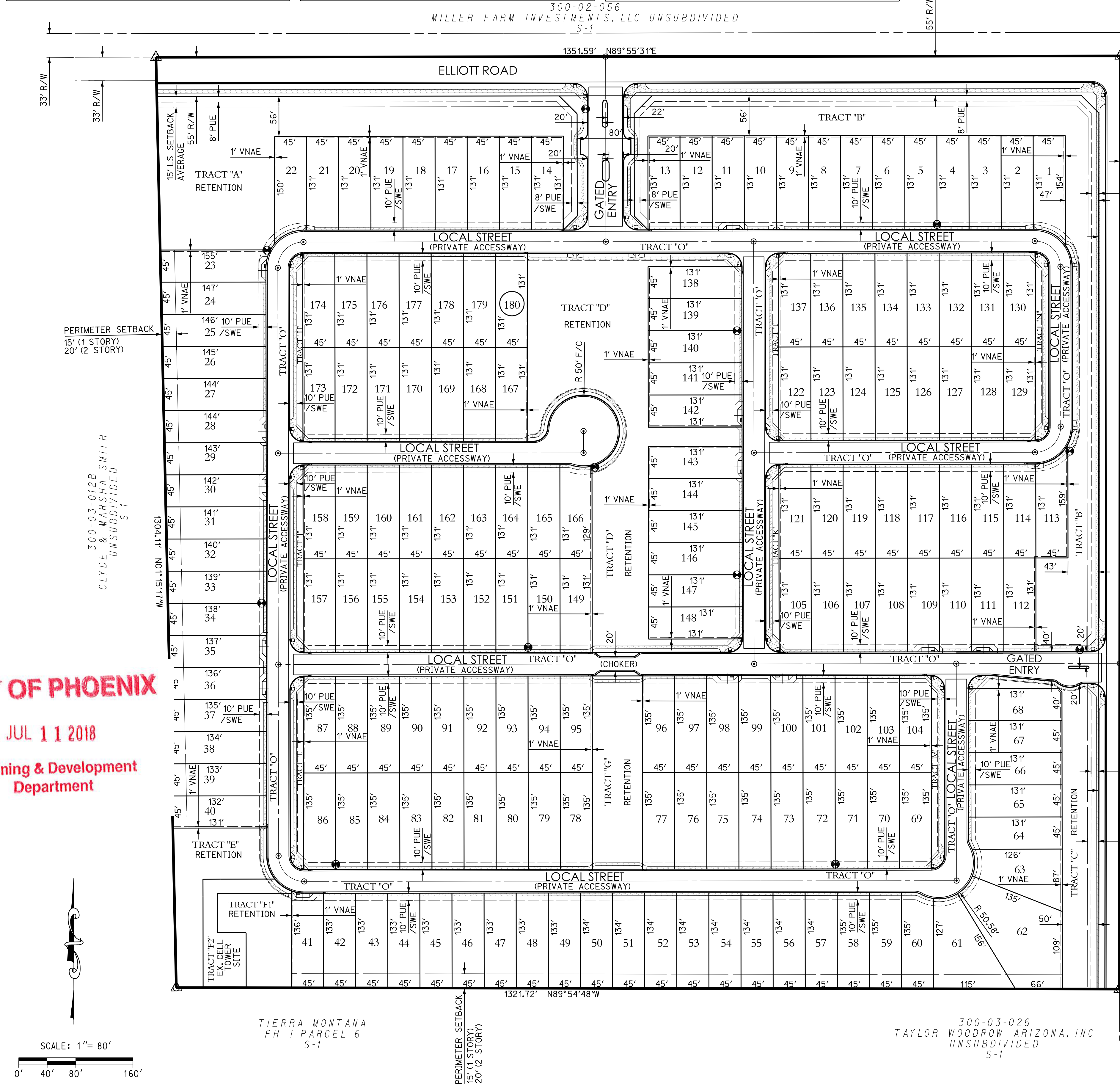
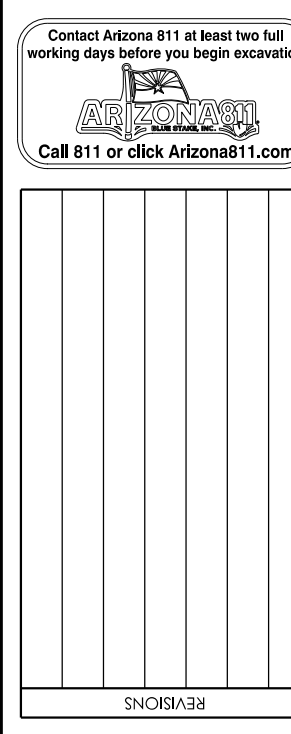
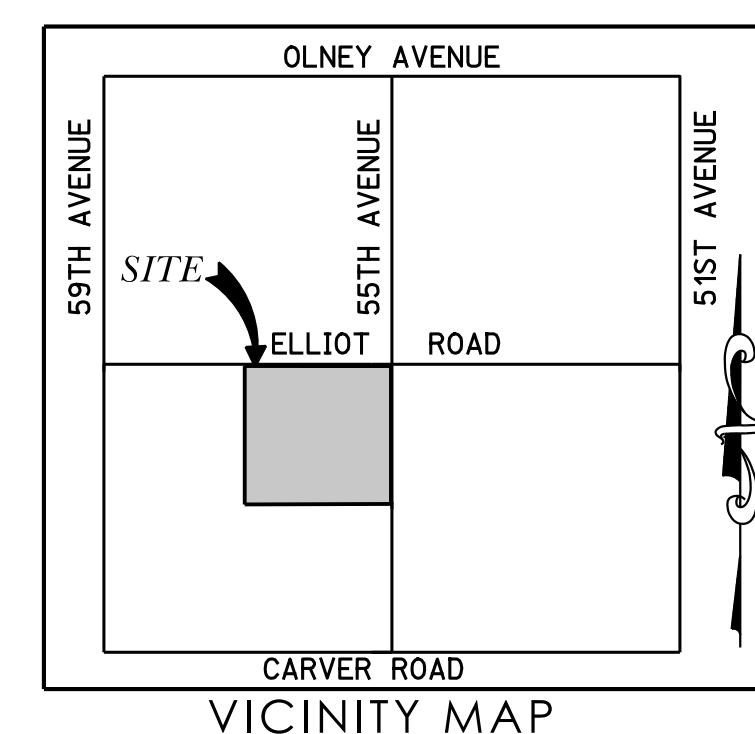
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* Maximum Units Allowed with P.R.D. Bonus



RE-ZONE SITE PLAN ELLISON TRAILS

LOCATED IN A PORTION SECTION 17, TOWNSHIP 1 SOUTH, RANGE 2 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
A PLANNED RESIDENTIAL SUBDIVISION
SUBJECT TO SINGLE FAMILY DESIGN REVIEW



APPLICANT:
MERITAGE HOMES
8800 E. RAIN TREE DRIVE, SUITE 300
SCOTTSDALE, AZ 85260
CONTACT: PAUL HAGGERTY
EMAIL: PAUL.HAGGERTY@MERITAGEHOMES.COM
PHONE: (602) 596-7194

ENGINEER:
3 ENGINEERING
6370 E. THOMAS ROAD
SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@3ENGINEERING.COM

PROJECT DESCRIPTION:
THIS PROJECT IS PROPOSED AS A DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A GROSS DENSITY OF 4.49 LOTS/AC, STANDARD LOT SIZES VARY WITH A MINIMUM LOT DIMENSION OF 45'x131.42'. THE PROJECT PROPOSES A TOTAL OF 180 LOTS WITH PRIVATE ACCESSWAYS, PUBLIC WATER, AND PUBLIC SEWER. PROJECT PROPOSES A ZONING CATEGORY OF R1-8 PRD.

SITE DATA:	UTILITIES:
PARCEL #/S TOTAL LOTS GROSS AREA (INC. R/W) GROSS DENSITY MAX. BLDG. HEIGHT SETBACKS	TELEPHONE - CENTURY LINK COX ELECTRIC - SRP GAS - SOUTHWEST GAS CABLE TV - COX SEWER - CITY OF PHOENIX WATER - CITY OF PHOENIX POLICE/FIRE - CITY OF PHOENIX REFUSE - CITY OF PHOENIX
AREA OF LOTS AREA OF OPEN SPACE AREA OF PUBLIC R/W AREA OF PRIVATE ACCESS LOT SALES PROPOSED LOT COVERAGE (ALLOWED) ZONING	25.12 ACRES 7.23 ACRES (18.0% GROSS) 2.58 ACRES 5.14 ACRES YES 40% + 10% FOR SHADE S-1 (EXISTING) R1-8 PRD (PROPOSED)

LEGAL DESCRIPTION:
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17 (BRASS CAP IN HANDHOLE), FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 17 (BRASS CAP IN HANDHOLE) BEARS SOUTH 00 DEGREES 07 MINUTES 37 SECONDS EAST A DISTANCE OF 2,630.60 FEET;

THENCE, SOUTH 89 DEGREES 55 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 2,619.34 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 17 (PK WITH STRATTLERS) AND THE POINT OF BEGINNING;
THENCE, SOUTH 00 DEGREES 03 MINUTES 26 SECONDS WEST A DISTANCE OF 1,307.57;

THENCE, NORTH 89 DEGREES 54 MINUTES 48 SECONDS WEST A DISTANCE OF 1,321.72 FEET;

THENCE, NORTH 01 DEGREES 15 MINUTES 17 SECONDS WEST A DISTANCE OF 1,304.11 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 17;

THENCE, NORTH 89 DEGREES 55 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 1,351.59 FEET TO THE POINT OF BEGINNING.

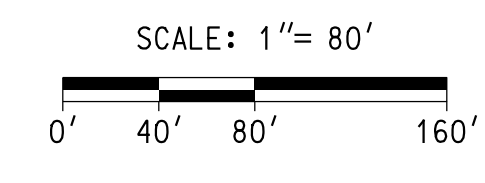
MISCELLANEOUS NOTES:
RETAINING WALLS TO BE DETERMINED AT FINAL DESIGN.

FLOODPLAIN INFORMATION:
PANEL NUMBER: 2660
PANEL DATE: 10/16/2013
SUFFIX: L
FIRM DATE: 10/16/2013
FIRM ZONE: X-SHADED
BASE FLOOD ELEV.: N/A

MAXIMUM LOT COVERAGE (PRD OPTION):
GROSS AREA 40.07 ACRES - 1,745,242 SF
NET AREA (GROSS-R/W-PRIVATE ACCESS) 32.35 ACRES - 1,409,003 SF
AVERAGE AREA/LOT NET/180 7,827.79 SF
40% + 10% SHADE 3,913.90 SF
10% 782.79 SF

TRACT	AREA	USE
A	1.40 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE, IRRIGATION
B	1.71 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE/SWE, IRRIGATION
C	0.54 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE/SWE
D	1.60 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
E	0.35 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
F1	0.24 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
F2	0.18 AC	CELL TOWER SITE/ACCESS, PUE
G	0.44 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
H	0.11 AC	LANDSCAPE, PUE
I	0.11 AC	LANDSCAPE, PUE
J	0.11 AC	LANDSCAPE, PUE
K	0.11 AC	LANDSCAPE, PUE
L	0.11 AC	LANDSCAPE, PUE
M	0.11 AC	LANDSCAPE, PUE
N	0.11 AC	LANDSCAPE, PUE
O	5.14 AC	PRIVATE ACCESS WAY OVER WHICH IS HEREBY DEDICATED TO THE PUBLIC AN EASEMENT FOR DRAINAGE, REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE VEHICLES, SEWER EASEMENT, WATER EASEMENT, CELL TOWER ACCESS
TOTAL	12.37 AC	

CITY OF PHOENIX
JUL 11 2018
Planning & Development
Department



ELLISON TRAILS
5555 W. ELLIOT ROAD LAVERN, ARIZONA 85339
RE-ZONE SITE PLAN



EXPIRES: 12/31/2018

3eengineering
planning
civil engineering
SURVEYING

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.3ENGINEERING.COM
DATE: 7/3/18
PROJECT NO.
5064
SHEET NO.
RZSP01
1 of 1

SDEV # 1800244 KIVA#18-1138 PAPP #1802222. RE-ZONE PRE-APP 18-83. Q.S.#5-15