

## ATTACHMENT D

PLEASE RESPOND ELECTRONICALLY TO TERESA GARCIA 2ND FLOOR, 602-262-7399



### City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT

**To:** Departments Concerned

**From:** Joshua Bednarek  
Planning & Development Department Director

**Date:** June 17, 2025

**Subject: P.H.O. APPLICATION NO. PHO-1-25--Z-56-23-7 – Notice of Pending Actions  
by the Planning Hearing Officer**

1. Your attention is called to the fact that the Planning Hearing Officer will consider the following case at a public hearing on **July 16, 2025**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to [pdd.pho@phoenix.gov](mailto:pdd.pho@phoenix.gov) or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **June 24, 2025**.

### **DISTRIBUTION**

Mayor's Office (Tony Motola), 11th Floor  
City Council (Stephanie Bracken), 11th Floor  
City Council District 7 ([council.district.7@phoenix.gov](mailto:council.district.7@phoenix.gov), Luke Black)  
Aviation (Jordan D. Feld)  
CED (Michelle Pierson), 20th Floor  
Fire Prevention (Joel Asirsan), 2nd Floor  
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor  
Parks & Recreation (Todd Shackelford), 16th Floor  
Public Transit (Skitch Kitchen)  
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor  
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor  
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor  
Water Services (Don Reynolds, Victor Romo), 8th Floor  
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor  
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor  
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor  
Planning Hearing Officer (Byron Easton, Teresa Garcia), 2nd Floor  
Village Planner (Nayeli Sanchez Luna, Laveen Village)  
Village Planning Committee Chair (Ms. Stephanie Hurd, Laveen Village)



## City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-25--Z-56-23-7

Council District: 7

**Request For:** Stipulation Modification

**Reason for Request:** Request to modify Stipulation 1 regarding the addition of architectural features to the building elevations.; Request to modify Stipulation 2 regarding PHO review of the conceptual elevations and landscape plan.

#### Contact Information

| Name                                  | Relationship Type | Address                                                 | Phone        | Fax | Email                           |
|---------------------------------------|-------------------|---------------------------------------------------------|--------------|-----|---------------------------------|
| Ashton Woods Arizona                  | Owner             | 15333 North Pima Road, Suite 205<br>Scottsdale AZ 85260 | 480-515-9955 |     |                                 |
| Melissa Vasquez, Ashton Woods Arizona | Applicant         | 15333 North Pima Road, Suite 205<br>Scottsdale AZ 85260 | 480-621-3598 |     | melissa.vasquez@ashtonwoods.com |
| Melissa Vasquez, Ashton Woods Arizona | Representative    | 15333 North Pima Road, Suite 205<br>Scottsdale AZ 85260 | 480-621-3598 |     | melissa.vasquez@ashtonwoods.com |

**Property Location:** Southwest corner of the 78th Avenue and Alta Vista Road alignments

**Acreage:** 18.8

#### Geographic Information

|                    |             |                 |
|--------------------|-------------|-----------------|
| Zoning Map         | APN         | Quarter Section |
| D4                 | 104-84-008B | Q2-10           |
| D4                 | 104-84-008G | Q2-10           |
| Village:<br>Laveen |             |                 |

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

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

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: \_\_\_\_\_ DATE: \_\_\_\_\_





City of Phoenix  
Planning & Development Department  
200 W. Washington St., 3<sup>rd</sup> Floor  
Phoenix, AZ 85003

RE: Z-56-23-7 Stipulation 1 Modification Request & submittal of conceptual elevations

Dear Planning & Zoning,

Starlight Homes Arizona, LLC ("Starlight") the developer of the property and newly recorded subdivision referred to as "Laveen 20" located south east of the corner of Alta Vista Road and 78<sup>th</sup> Avenue, respectfully requests to modify a stipulation of the approved zoning case study Z-56-23-7. Please see below for the project background and requested stipulation modification.

### **Project Background**

On February 7, 2024, the Phoenix City Council approved the ordinance G-7231(see exhibit A), per zoning case Z-56-23-7 that rezoned the approximately 18.96 acre project site, located at the southwest corner of the 78<sup>th</sup> Avenue and Alta Vista Road alignments in a portion of Section 35, Township 1 North, Range 1 East, from County RU-43 (pending S-1) to R1-6. Since that time the previous developer has sold the property to Starlight. Presently, Starlight seeks to further refine the project and has prepared the below stipulation modification proposal for the property.

### **Stipulation Modification**

To allow the proposed development of the Property, we propose the following modification of stipulation one approved for Z-56-23-7.

1. All building elevations shall contain architectural features that reflect ~~modern~~ **farmhouse architecture including, but not limited to, detailing such as pitched roofs, variation in window size, overhang canopies and exterior accent materials such as board and batten siding, shiplap paneling, brick veneer, wooden shutters, and carriage style garage doors, Spanish, Ranch, or Craftsman style, including but not limited to wood siding, rough sawn beams, stone or brick veneer, wood shutters, and stucco trim accents** as approved by the Planning and Development Department.

### **Rationale:**

# STARLIGHT

HOMES

The addition of three elevation styles rather than only one will enhance the community diversity and variation of the front elevations. Starlight strives to provide a quality housing product to each future homeowner. The elevations have been designed to include wood siding, rough sawn beams, stone or brick veneer, wood shutters, and stucco trim accents. Roof styles have been designed to aid in a diverse streetscape. Additionally, garage doors have been enhanced with decorative stucco popouts and paneling. The three proposed elevation styles will create a charming and diverse community at attainable pricing.

Stipulations two through nineteen of the approved zoning case (Z-56-23-7) have no requested modifications.

Respectfully,

Melissa Vasquez  
Director of Architecture



Exhibit A

7231G-7-1-1--  
crocfers

ORDINANCE G-7231

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-56-23-7) FROM COUNTY RU-43 (PENDING S-1) (ONE ACRE PER DWELLING UNIT, PENDING RANCH OR FARM RESIDENCE DISTRICT) TO R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT).

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BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 18.96-acre site located at the southwest corner of the 78th Avenue and Alta Vista Road alignments in a portion of Section 35, Township 1 North, Range 1 East, as described more specifically in Exhibit "A," is hereby changed from "County RU-43 (Pending S-1)" (One Acre Per Dwelling Unit, Pending Ranch or Farm Residence District) to "R1-6" (Single-Family Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

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SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. All building elevations shall contain architectural features that reflect modern farmhouse architecture including, but not limited to, detailing such as pitched roofs, variation in window size, overhang canopies and exterior accent materials such as board and batten siding, shiplap paneling, brick veneer, wooden shutters, and carriage style garage doors, as approved by the Planning and Development Department.
2. The conceptual elevations and landscape plan shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.
3. The maximum density shall be 5.0 dwelling units per acre.
4. The minimum lot width shall be 50 feet, for lots 1 through 19, as depicted on the site plan date stamped December 20, 2023 and as approved by the Planning and Development Department.
5. A minimum of 18% of the gross site area shall be retained as open space.
6. A minimum 22-foot garage setback for front-loaded garages, measured from the back of sidewalk, shall be provided for each home in the development, as approved by the Planning and Development Department.
7. 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.

8. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
9. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property or tenants within the development(s) the existence and operational characteristics of nearby existing ranchettes and animal privilege private properties that may cause adverse noise, odors, dust, and other externalities. The form and content of such documents shall be reviewed and approved by the City prior to recordation. This disclosure shall also be provided in the leasing documents in a section titled "nuisances".
10. A minimum 50-foot of right-of-way shall be dedicated for all local public streets within the development.
11. All street improvements to Alta Vista Road and 78th Avenue are outside of Phoenix City Limits and shall be reviewed and approved by Maricopa County. Documentation of the county review and approval shall be provided concurrently with the Preliminary Site Plan submittal.
12. A shared-use-path easement shall be dedicated and constructed on the northwest portion of the property, as approved by the Parks and Recreation and Planning and Development Departments.
13. Pedestrian connections from the subdivision to the Salt River and the shared-use-path, consisting of an enhanced treatment of decorative pavement and landscaping to a gated access point, shall be constructed as approved by the Planning and Development Department.
14. 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.
15. If determined necessary by the Phoenix Archaeology 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 Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

16. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
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.
18. Prior to preliminary 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.
19. Building height shall be limited to one story and 20 feet for lots 3, 4, 6, 7, and 9 through 12, as depicted on the site plan date stamped December 20, 2023 and as approved by the Planning and Development Department.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 7th day of February, 2024.

  
MAYOR

2/8/24

Date

ATTEST:

  
Denise Archibald, City Clerk

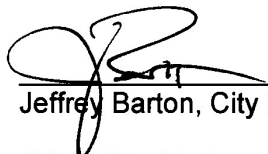




APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By: Paul Li  
Paul Li, Assistant Chief Counsel

REVIEWED BY:

  
Jeffrey Barton, City Manager  
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Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-56-23-7

That part of the Southwest quarter of the Northeast quarter of Section 35, Township 1 North, Range 1 East, G&SRB&M, Maricopa County, Arizona described as follows:

BEGINNING at the Northwest lot corner common to Lots 28 and 351, LAVEEN FARMS-UNIT 4, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 931 of Maps at page 47, said corner also being the Southeast corner of said Southwest quarter of the Northeast quarter of Section 35, said corner also being a point common to the areas annexed by City of Phoenix ordinances G-3835 and G-4196;

thence Westerly along the North line of said area annexed by ordinance G-3835 also being South line of said Northeast quarter of Section 35 to the Southwest corner of the East half of the West half of said Southwest quarter of the Northeast quarter of Section 35;

thence, departing said ordinance boundary, Northerly along the West line of said East half to the Northwest corner thereof;

thence Easterly along the North line of said East half to the Northeast corner thereof;

thence Southerly along the East line of said East half to the North line of the South 600 of the East half of said Southwest quarter of the Northeast quarter of Section 35;

thence Easterly along last said North line to the East line of said Southwest quarter of the Northeast quarter of Section 35 and the West line of the area annexed by said ordinance G-4196;

thence Southerly along last said East line and last said West ordinance line to the POINT OF BEGINNING.

Area = 18.972 Acres

Area = 0.0296 Sq. Miles

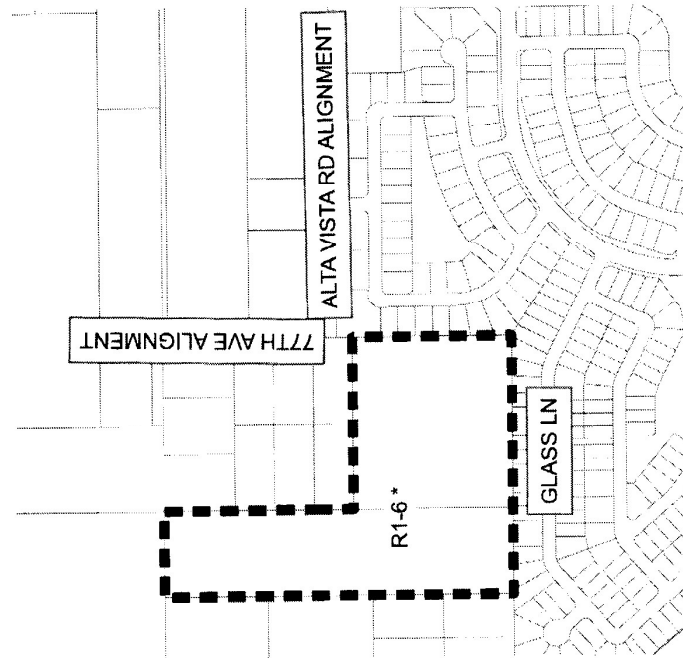
**G 7231**

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-56-23-7  
 Zoning Overlay: N/A  
 Planning Village: Laveen

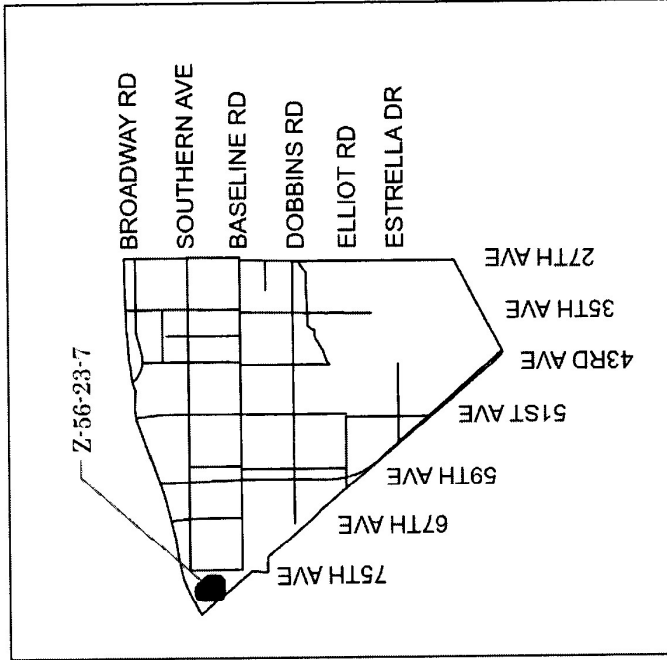
ZONING SUBJECT TO STIPULATIONS: \*  
 SUBJECT AREA: - - - - -



0 245 490 980 Feet



Drawn Date: 1/5/2024



NOT TO SCALE

G7231

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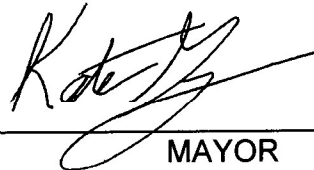
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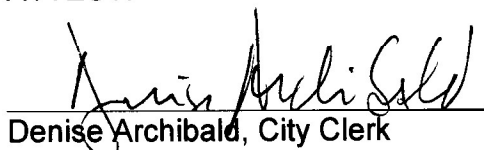
PASSED by the Council of the City of Phoenix this 7th day of February, 2024.

  
MAYOR

2/8/24

Date

ATTEST:

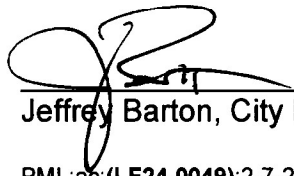
  
Denise Archibald, City Clerk



APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By: Paul Li  
Paul Li, Assistant Chief Counsel

REVIEWED BY:

  
Jeffrey Barton, City Manager  
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Exhibits:  
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B – Ordinance Location Map (1 Page)



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Area = 18.972 Acres

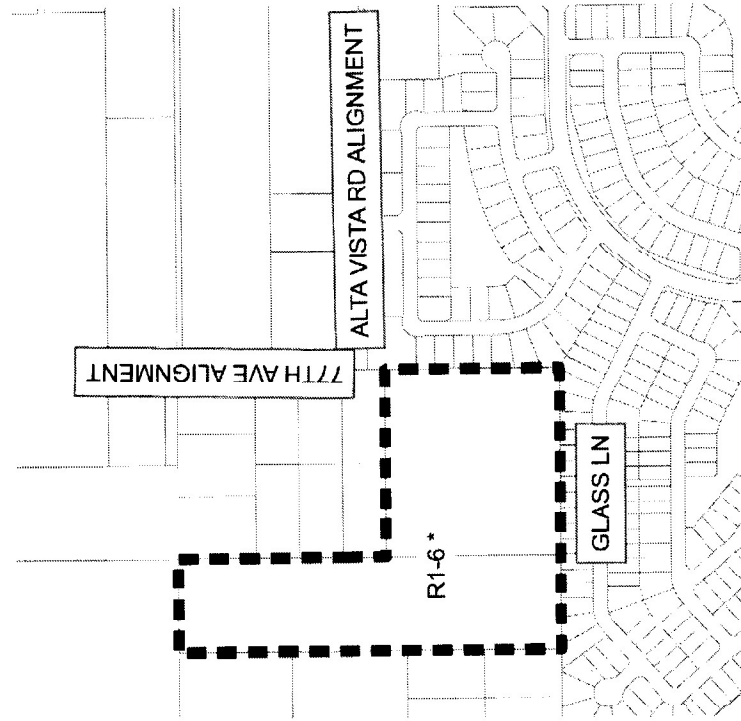
Area = 0.0296 Sq. Miles

# EXHIBIT B

## ORDINANCE LOCATION MAP

Zoning Case Number: Z-56-23-7  
 Zoning Overlay: N/A  
 Planning Village: Laveen

ZONING SUBJECT TO STIPULATIONS: \*  
 SUBJECT AREA: ■ ■ ■ ■ ■



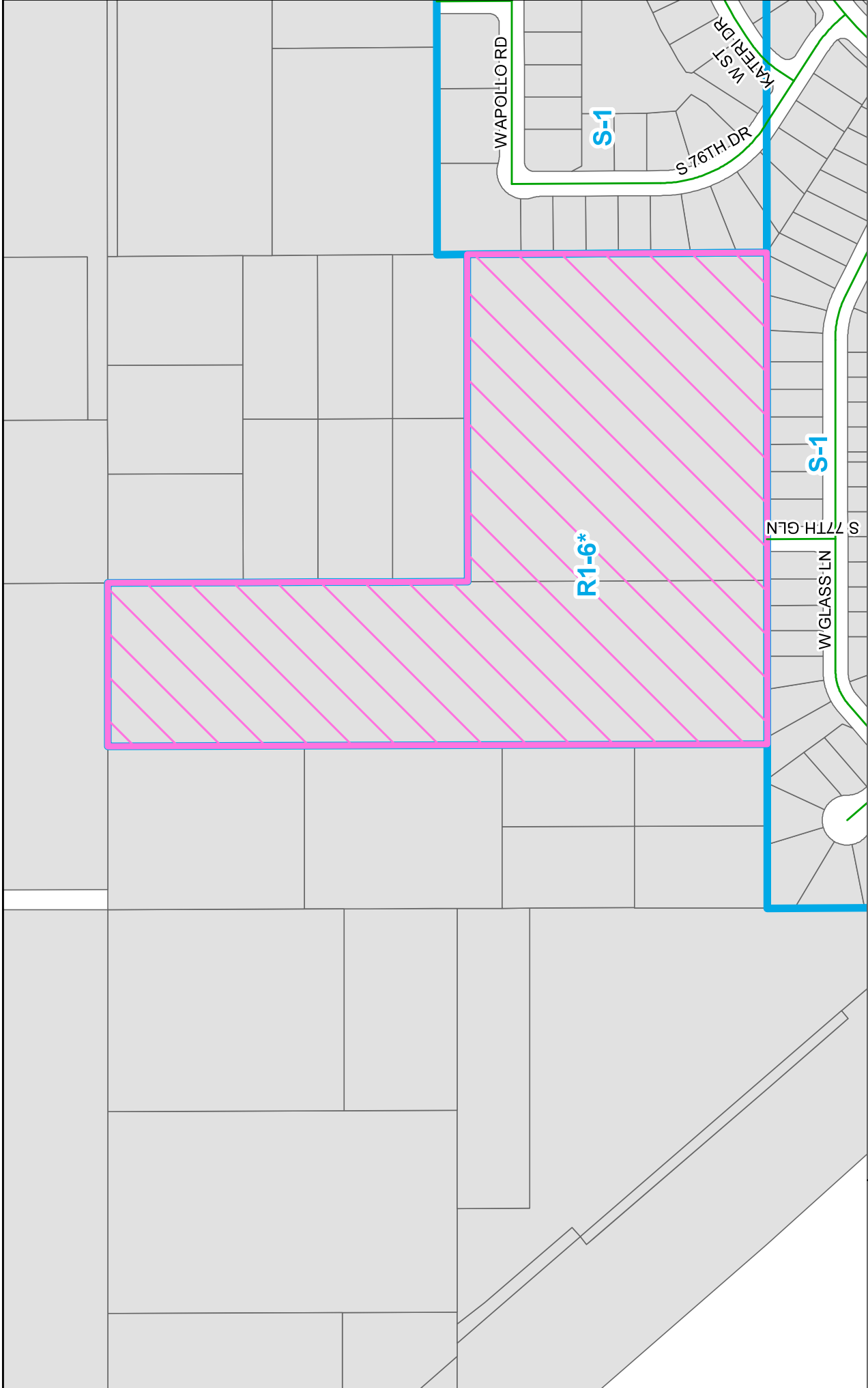
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NOT TO SCALE

Drawn Date: 1/5/2024

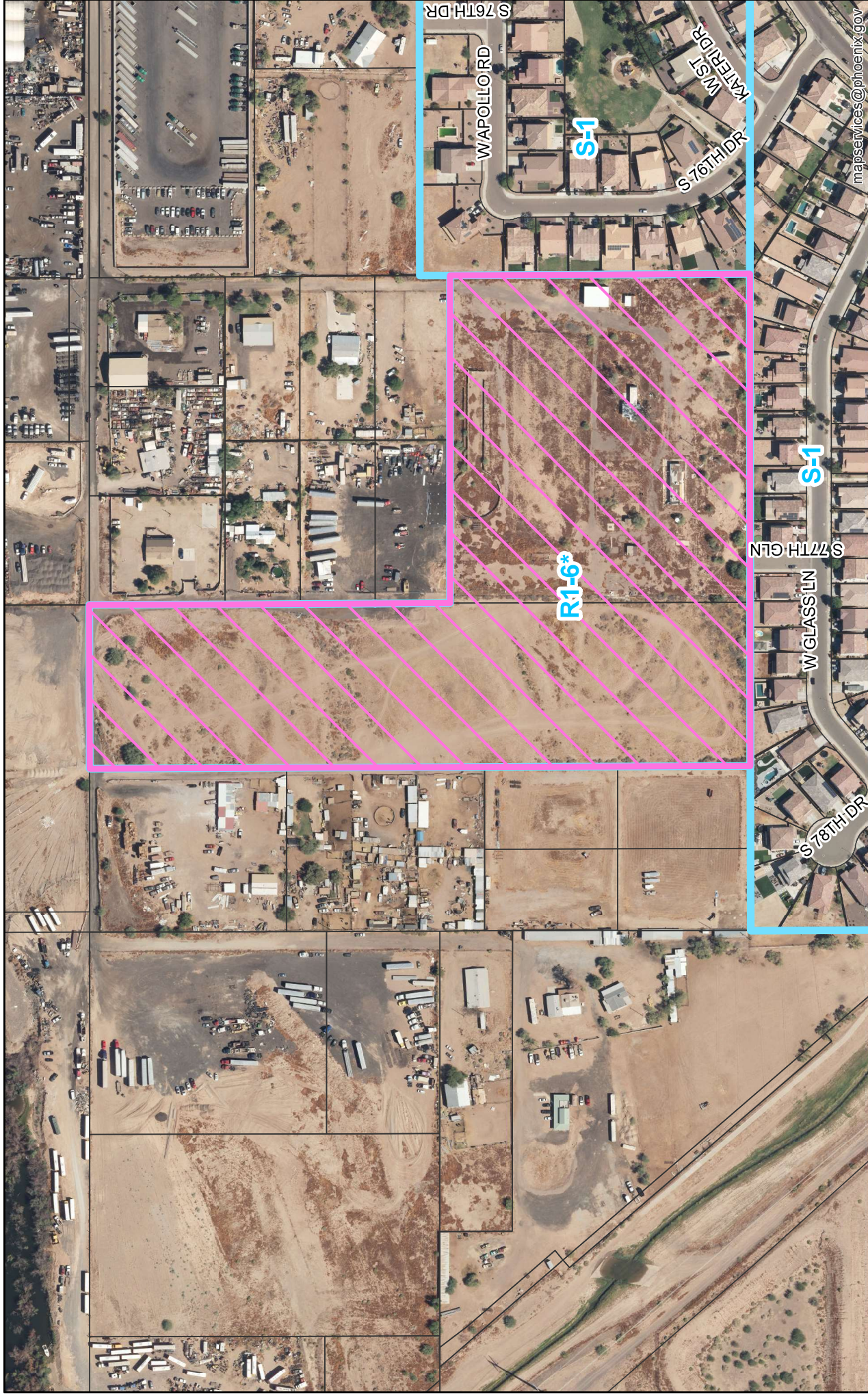
G 7231



PHO-1-25-Z-56-23-7

Property Location: Southwest corner of the 78th Avenue and Alta Vista Road alignments





PHO-1-25--Z-56-23-7

Property Location: Southwest corner of the 78th Avenue and Alta Vista Road alignments



SITE PLAN NOTES:

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. THE DEVELOPMENT OF THIS SITE IS SUBJECT TO THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNED AS A STANDARD ASSESSMENT WATER SERVICE.

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. ALL SERVICE REQUIREMENTS SEPARATE REVIEW, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED FOR THIS PLAN.

ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, OBSCURE OR VIBRATION CAUSED BY USE OF THE SITE. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (E.G. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE ADJACENT LOT'S PLANS. THE MAXIMUM LOT COVERAGE IS AS FOLLOWS: 40% FOR THE PRIMARY STRUCTURE, PLUS 10% FOR ATTACHED SHADE STRUCTURES.

EACH LOT CONSTITUTES A BUILDING ENVELOPE AND ACCESSORY USES SUCH AS POOLS, FENCING, CAGES, AND OTHER STRUCTURES ARE PERMITTED AS OTHERWISE REGULATED BY OTHER CITY ORDINANCES.

EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT. AN ASSOCIATION, INCLUDING A HOMEOWNERS ASSOCIATION, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING COMMON AREAS TO BE NOTED AS TRAILS OR EASEMENTS, AFFORDED PARKING, AND LANDSCAPING WITHIN A TRIANGLE MEASURED 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE EASEMENTS ENTRANCES WILL BE MAINTAINED AT A MINIMUM HEIGHT OF 3'.

AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY THE CITY OF PHOENIX OF ANY OCCUPANCY FOR INSPECTIONS, CALL 602-960-0888, AND REQUEST A SITE INSPECTION. THE ARCHITECT/ENGINEER WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY FOR THE IMPROVED PORTION OF THE PLAN.

1/16/25

DATE

SIGNATURE OF COPYRIGHT OWNER

MATTHEW J. MANUEL, JR.

PRINTED NAME OF COPYRIGHT OWNER

A MINIMUM 22-FOOT SETBACK (PER Z-56-223-7) SHALL BE PROVIDED FROM THE BACK OF STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE EASEMENTS ENTRANCES WILL BE MAINTAINED AT A MINIMUM HEIGHT OF 3'.

FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL ENDING OF ALL AFFORDED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

ZONING STIPULATIONS (CASE Z-56-223-7)

SEE SHEET P-202 FOR ZONING STIPULATIONS

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE SOUTH 600 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER

PARCEL NO. 2:

A 10 FOOT INDEMNITY/ERESSE EASEMENT OVER THE EAST HALF OF THE SOUTHWEST QUARTER

GLA AND SALT RIVER WATER AND MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH 600.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35;

THEIRSE SOUTH 80 DEGREES 47 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF THE

OF SAID SECTION A DISTANCE OF 66.87 FEET TO THE TRUE POINT OF BEGINNING;

THEIRSE CONTINUING ALONG SAID SOUTH LINE, SOUTH 80 DEGREES 47 MINUTES 28 SECONDS

WEST DISTANCE OF 10.00 FEET;

THEIRSE DEPARTING ALONG SAID SOUTH LINE, NORTH 00 DEGREES 52 MINUTES 34 SECONDS

WEST A DISTANCE OF 645.50 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO

THE SOUTHWEST, HAVING A RADIUS OF 82.50 FEET;

THEIRSE CONTINUING ALONG SAID TANGENT CURVE, NORTH 00 DEGREES 52 MINUTES 34

SECONDS WEST A DISTANCE OF 82.50 FEET TO A TANGENT LINE;

THEIRSE CONTINUING ALONG SAID TANGENT LINE, NORTH 00 DEGREES 52 MINUTES 34

SECONDS WEST A DISTANCE OF 645.50 FEET TO THE TRUE POINT OF BEGINNING.

THE TRUE POINT OF BEGINNING.

THEIRSE NORTH 80 DEGREES 47 MINUTES 28 SECONDS EAST ALONG SAID SOUTH LINE A

DISTANCE OF 645.50 FEET TO THE TRUE POINT OF BEGINNING.

THEIRSE CONTINUING ALONG SAID TANGENT CURVE, NORTH 00 DEGREES 52 MINUTES 34

SECONDS WEST A DISTANCE OF 82.50 FEET TO A TANGENT LINE;

THEIRSE CONTINUING ALONG SAID TANGENT LINE, NORTH 00 DEGREES 52 MINUTES 34

SECONDS WEST A DISTANCE OF 645.50 FEET TO THE TRUE POINT OF BEGINNING.

THE TRUE POINT OF BEGINNING.

THEIRSE NORTH 80 DEGREES 47 MINUTES 28 SECONDS EAST ALONG SAID SOUTH LINE A

DISTANCE OF 645.50 FEET TO THE TRUE POINT OF BEGINNING.

THEIRSE CONTINUING ALONG SAID TANGENT CURVE, NORTH 00 DEGREES 52 MINUTES 34

SECONDS WEST A DISTANCE OF 82.50 FEET TO A TANGENT LINE;

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THE TRUE POINT OF BEGINNING.

THEIRSE NORTH 80 DEGREES 47 MINUTES 28 SECONDS EAST ALONG SAID SOUTH LINE A

DISTANCE OF 645.50 FEET TO THE TRUE POINT OF BEGINNING.

THEIRSE CONTINUING ALONG SAID TANGENT CURVE, NORTH 00 DEGREES 52 MINUTES 34

SECONDS WEST A DISTANCE OF 82.50 FEET TO A TANGENT LINE;

THEIRSE CONTINUING ALONG SAID TANGENT LINE, NORTH 00 DEGREES 52 MINUTES 34

FINAL SITE PLAN  
LAVEEN 20  
A DETACHED SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT  
SUBDIVISION, SUBJECT TO SINGLE FAMILY DESIGN REVIEW  
LOCATED IN A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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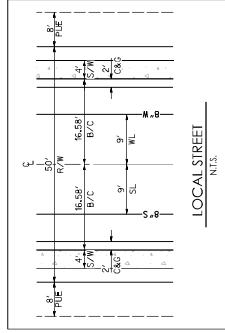
ZONING STIPULATIONS (Z-56-23-7)

1. ALL BUILDING ELEVATIONS SHALL CONTAIN ARCHITECTURAL FEATURES THAT REFLECT MODERN, MINIMALIST DESIGN. EXTERIOR MATERIALS SHALL BE LIMITED TO CONCRETE, STONE, METAL, AND GLASS. WINDOW SIZES, OVERHANGS, AND EXTERIOR LIGHTING SHALL BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. THE CONCEPTUAL ELEVATIONS AND LANDSCAPE PLANS SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS FOR STIPULATION CONCEPTUAL IMPROVEMENTS ONLY. SPECIFIC ELEVATION STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.
3. THE MAXIMUM DENSITY SHALL BE 5.0 DWELLING UNITS PER ACRE.
4. THE MINIMUM LOT WIDTH SHALL BE 50 FEET FOR LOTS 1 THROUGH 19, AS SHOWN ON THE SITE PLAN. LOTS 20 THROUGH 36 SHALL BE 50 FEET WIDE.
5. A MINIMUM OF 18% OF THE GROSS SITE AREA SHALL BE RETAINED AS OPEN SPACE.
6. A MINIMUM 10% OF THE GROSS SITE AREA SHALL BE DEDICATED TO OPEN SPACE. THE OPEN SPACE SHALL BE DEDICATED TO OPEN SPACE IN THE DEVELOPMENT AS SHOWN ON THE SITE PLAN.
7. A MINIMUM OF 10% OF THE REQUIRED SHORES SHALL BE A MINIMUM OF 8' OTHER NATIVE PLANT SPECIES. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED OF ANY OTHER NATIVE PLANT SPECIES TO BE USED IN THE DEVELOPMENT.
8. A MINIMUM OF TWO GREEN INFRASTRUCTURE (GI) TECHNIQUES FOR STORMWATER MANAGEMENT SHALL BE IMPLEMENTED PER THE GREATER PHOENIX METRO GREEN INFRASTRUCTURE AND STORMWATER MANAGEMENT PLAN. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED OF ANY OTHER GI TECHNIQUES TO BE USED IN THE DEVELOPMENT.
9. PRIOR TO FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT PROVIDE FOR THE PROTECTION OF THE PROPERTY. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT PROVIDE FOR THE PROTECTION OF THE PROPERTY. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT PROVIDE FOR THE PROTECTION OF THE PROPERTY.
10. THE LEASING DOCUMENTS IN A SECTION TITLED "NEIGHBORHOOD" SHALL ALSO BE PROVIDED IN THE LEASING DOCUMENTS.
11. ALL STREET IMPROVEMENTS TO AVA, VISTA ROAD AND 76TH AVENUE ARE OUTSIDE OF PHOENIX CITY LIMITS AND SHALL BE REVIEWED AND APPROVED BY MARICOPA COUNTY. DOCUMENTATION OF ALL STREET IMPROVEMENTS SHALL BE PROVIDED CONCURRENTLY WITH THE PRELIMINARY SITE PLAN SUBMITTAL.
12. A SHARED-USE PATH EXEMPT SHALL BE DEDICATED AND CONSTRUCTED ON THE NORTHWEST PORTION OF THE PROPERTY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
13. PEDESTRIAN CONNECTIONS FROM THE SUBDIVISION TO THE SALT RIVER AND THE SHARED-USE PATH, INCLUDING AN ENHANCED TREATMENT OF DECORATIVE PAVEMENT AND LANDSCAPING TO THE DEVELOPMENT DEPARTMENT.
14. ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT SHALL BE CONSTRUCTED WITH PAVING, CURBS, GUTTERS, SIDEWALKS, CURB RAMP, DRAINAGE, MEDIAN ISLANDS, UNDERPASS, AND OTHER NECESSARY FEATURES. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED OF ANY OTHER FEATURES TO BE USED IN THE DEVELOPMENT.
15. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS PRIOR TO CLEARING AND GRADING. LANDSCAPE SALVAGE AND/OR GRADING APPROVAL.
16. IF PHASE I DATA TESTING IS REQUIRED, AND A, UPON REVIEW OF THE RESULTS FROM THE ARCHAEOLOGICAL DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
17. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE APPLICANT SHALL STOP ALL CONSTRUCTION AND NOTIFY THE CITY ARCHAEOLOGY OFFICE. THE APPLICANT SHALL STOP ALL CONSTRUCTION AND NOTIFY THE CITY ARCHAEOLOGY OFFICE.
18. THE APPLICANT SHALL STOP ALL CONSTRUCTION AND NOTIFY THE CITY ARCHAEOLOGY OFFICE.
19. BUILDING HEIGHT SHALL BE LIMITED TO ONE STORY AND 20 FEET FOR LOTS 3, 4, 6, 7, AND 8 THROUGH 12, AS SHOWN ON THE SITE PLAN. LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 SHALL BE LIMITED TO ONE STORY AND 20 FEET.

| LOT TABLE |                 |              |      |                 | CURVE TABLE  |      |                 |              |        |
|-----------|-----------------|--------------|------|-----------------|--------------|------|-----------------|--------------|--------|
| LOT#      | AREA (SQ. FEET) | AREA (ACRES) | LOT# | AREA (SQ. FEET) | AREA (ACRES) | LOT# | AREA (SQ. FEET) | AREA (ACRES) | CHORD  |
| 1         | 5,624           | 0.13         | 37   | 5,175           | 0.12         | 73   | 5,160           | 0.12         | 4, 28  |
| 2         | 5,750           | 0.13         | 38   | 5,175           | 0.12         | 74   | 5,175           | 0.12         | 10, 19 |
| 3         | 5,750           | 0.13         | 39   | 5,175           | 0.12         | 75   | 5,175           | 0.12         | 4, 28  |
| 4         | 5,758           | 0.13         | 40   | 5,163           | 0.12         | 76   | 5,175           | 0.12         | 4, 28  |
| 5         | 5,758           | 0.13         | 41   | 5,175           | 0.12         | 77   | 5,175           | 0.12         | 10, 19 |
| 6         | 5,750           | 0.13         | 42   | 5,175           | 0.12         | 78   | 5,175           | 0.12         | 4, 28  |
| 7         | 5,750           | 0.13         | 43   | 5,175           | 0.12         | 79   | 5,175           | 0.12         | 10, 19 |
| 8         | 5,750           | 0.13         | 44   | 5,175           | 0.12         | 80   | 5,175           | 0.12         | 4, 28  |
| 9         | 5,750           | 0.13         | 45   | 5,175           | 0.12         | 81   | 5,175           | 0.12         | 10, 19 |
| 10        | 5,750           | 0.13         | 46   | 5,175           | 0.12         | 82   | 5,175           | 0.12         | 4, 28  |
| 11        | 5,740           | 0.13         | 47   | 5,175           | 0.12         | 83   | 5,175           | 0.12         | 10, 19 |
| 12        | 8,145           | 0.19         | 48   | 5,175           | 0.12         | 84   | 5,175           | 0.12         | 4, 28  |
| 13        | 14,305          | 0.33         | 49   | 5,175           | 0.12         | 85   | 5,175           | 0.12         | 10, 19 |
| 14        | 8,185           | 0.19         | 50   | 5,175           | 0.12         | 86   | 5,175           | 0.12         | 4, 28  |
| 15        | 6,112           | 0.14         | 51   | 5,175           | 0.12         | 87   | 5,175           | 0.12         | 10, 19 |
| 16        | 6,037           | 0.14         | 52   | 5,175           | 0.12         | 88   | 5,175           | 0.12         | 4, 28  |
| 17        | 6,037           | 0.14         | 53   | 5,175           | 0.12         | 89   | 5,175           | 0.12         | 10, 19 |
| 18        | 6,037           | 0.14         | 54   | 5,175           | 0.12         | 90   | 5,175           | 0.12         | 4, 28  |
| 19        | 5,944           | 0.14         | 55   | 5,163           | 0.12         | 91   | 5,175           | 0.12         | 10, 19 |
| 20        | 5,340           | 0.12         | 56   | 5,163           | 0.12         | 92   | 5,175           | 0.12         | 4, 28  |
| 21        | 5,050           | 0.12         | 57   | 5,175           | 0.12         | 93   | 5,175           | 0.12         | 10, 19 |
| 22        | 5,175           | 0.12         | 58   | 5,175           | 0.12         | 94   | 5,148           | 0.12         | 4, 28  |
| 23        | 5,175           | 0.12         | 59   | 5,175           | 0.12         | 95   | 5,017           | 0.12         | 10, 19 |
| 24        | 5,175           | 0.12         | 60   | 5,175           | 0.12         |      |                 |              |        |
| 25        | 5,175           | 0.12         | 61   | 5,175           | 0.12         |      |                 |              |        |
| 26        | 5,175           | 0.12         | 62   | 5,175           | 0.12         |      |                 |              |        |
| 27        | 5,175           | 0.12         | 63   | 5,175           | 0.12         |      |                 |              |        |
| 28        | 5,175           | 0.12         | 64   | 5,175           | 0.12         |      |                 |              |        |
| 29        | 5,175           | 0.12         | 65   | 5,175           | 0.12         |      |                 |              |        |
| 30        | 5,175           | 0.12         | 66   | 5,175           | 0.12         |      |                 |              |        |
| 31        | 5,175           | 0.12         | 67   | 5,175           | 0.12         |      |                 |              |        |
| 32        | 5,175           | 0.12         | 68   | 5,175           | 0.12         |      |                 |              |        |
| 33        | 5,175           | 0.12         | 69   | 5,175           | 0.12         |      |                 |              |        |
| 34        | 5,175           | 0.12         | 70   | 5,175           | 0.12         |      |                 |              |        |
| 35        | 5,175           | 0.12         | 71   | 5,175           | 0.12         |      |                 |              |        |
| 36        | 5,175           | 0.12         | 72   | 5,175           | 0.12         |      |                 |              |        |

- TYPICAL LOT LAYOUT-45' WIDE MIN. - R1-6 PRD**
- (1) 10' TO 15' WIDE SPACE ON THE CAUSED SIDE OF THE STREET TO BE MAINTAINED FROM BACK OF DRIVEWAY.
  - (2) SIDE SETBACK ESTABLISHED BY IRC SECTION 302.
  - (3) REAR SETBACK ESTABLISHED BY IRC SECTION 302.
  - (4) PERIMETER SETBACK.
- PERIMETER SETBACK: 15' IN ADDITION TO REAR SETBACK.

PROPERTY LINE: 15' (1 STORY), 20' (2-STORY), 25' (3-STORY).



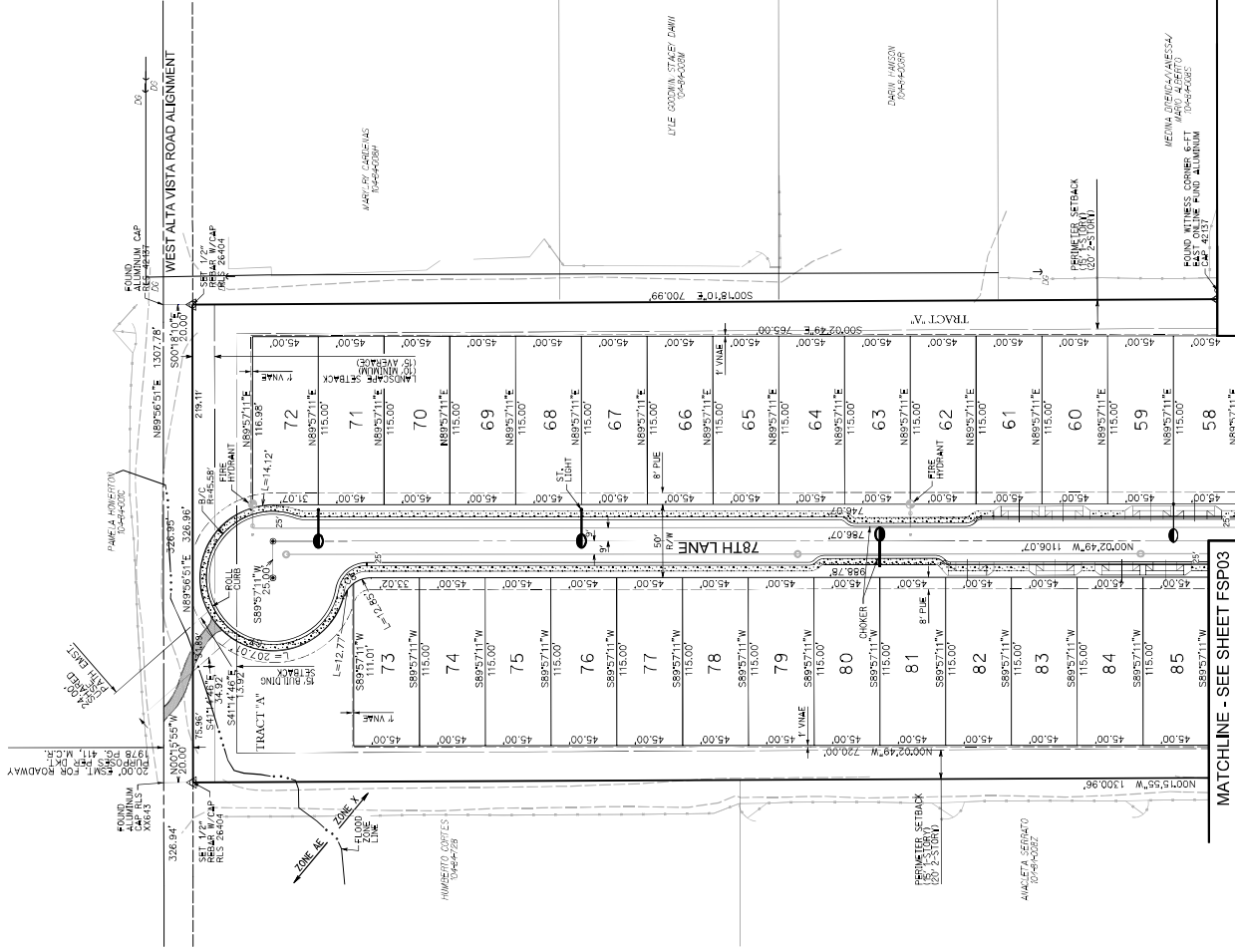
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APPROVALS

KVA #22-545  
SDEV #2200070  
PRLM #2403523  
PAPP #2401627  
SCSU #  
QS #02-10



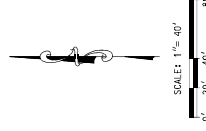
NOTE: 1. ALL SHEET LINES THROUGH THIS SITE PLAN SHALL BE SET BACKS AND ALIGNED TO THE CENTERLINE OF THE ROADWAY. 2. ALL SET BACKS SHALL BE SET BACKS TO THE CENTERLINE OF THE ROADWAY.



KVA #22-545  
SDEV #2200070  
PRM #2403523  
PAPP #2401627  
SCSU #  
QS #02-10

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APPROVALS



30 engineering  
CIVIL ENGINEERING  
PLANNING  
DESIGN  
CONSTRUCTION  
DATE: 03/04/25  
PROJECT NO.: 240556-SCSU  
SHEET NO.: 5247  
FSP04  
4 of 4

















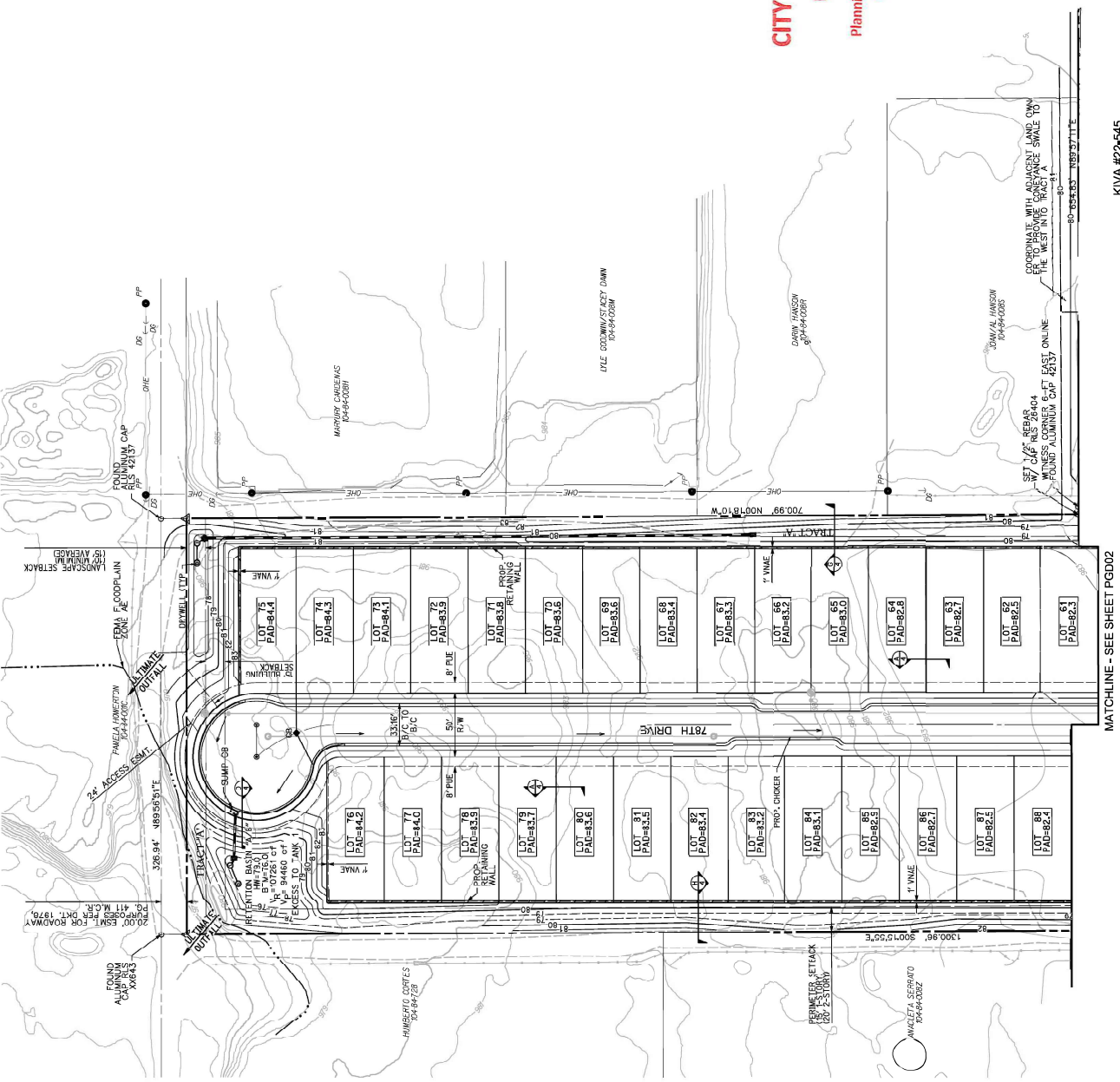
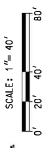








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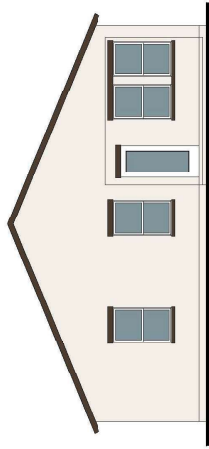


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**AUG 31 2023**  
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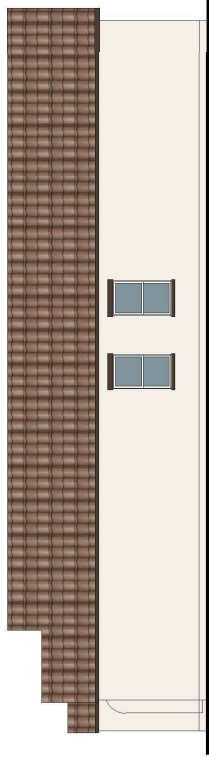
**MATCHLINE - SEE SHEET PGD02**







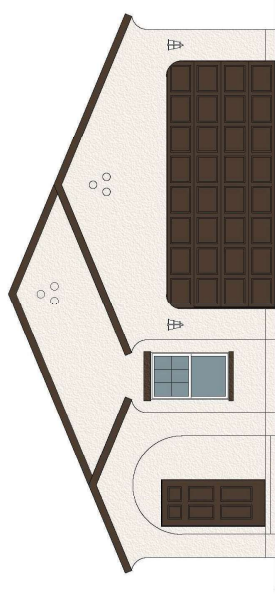
REAR



RIGHT



LEFT

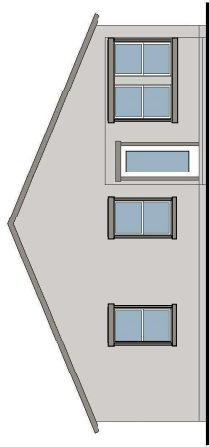


FRONT

CITY OF PHOENIX

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REAR



RIGHT

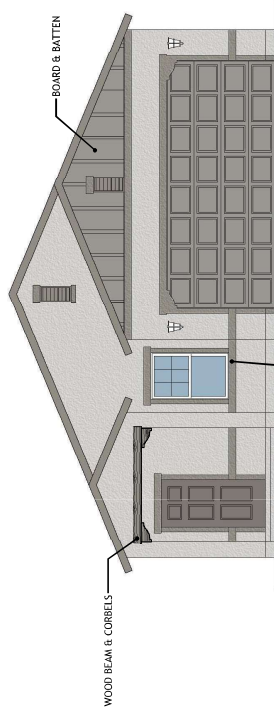
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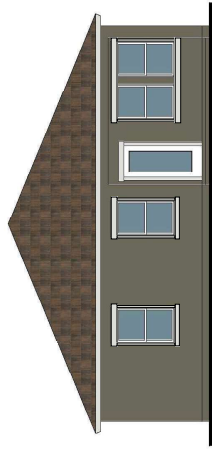


LEFT



FRONT





REAR



RIGHT



LEFT

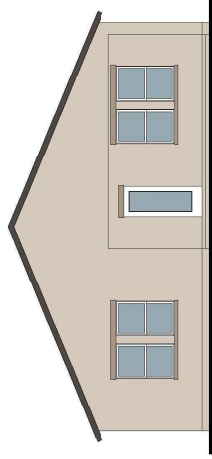


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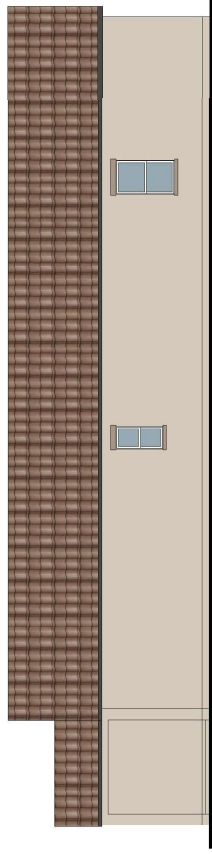
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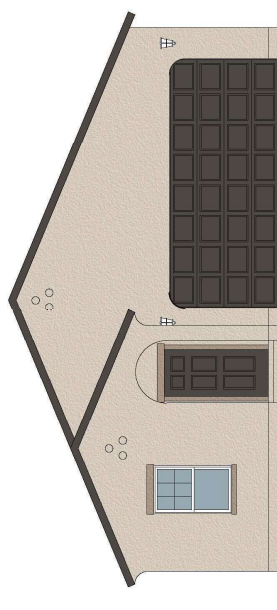
REAR



RIGHT



LEFT

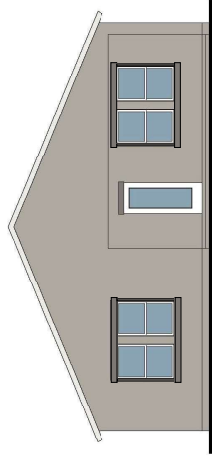


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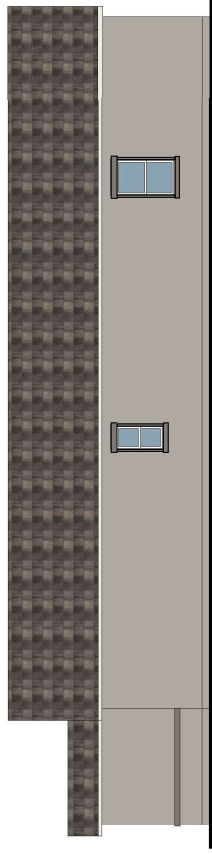
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REAR



RIGHT

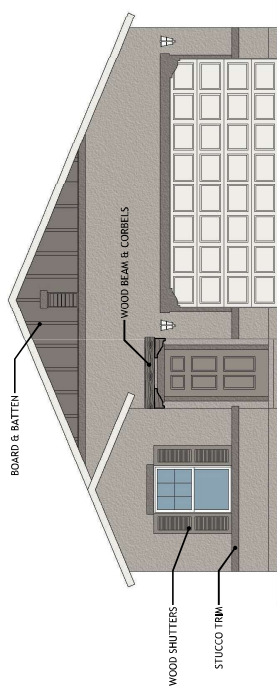
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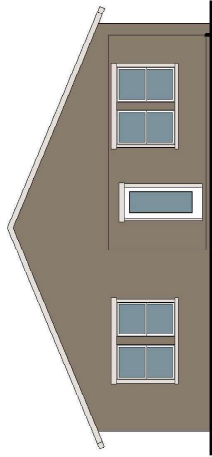
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LEFT



FRONT



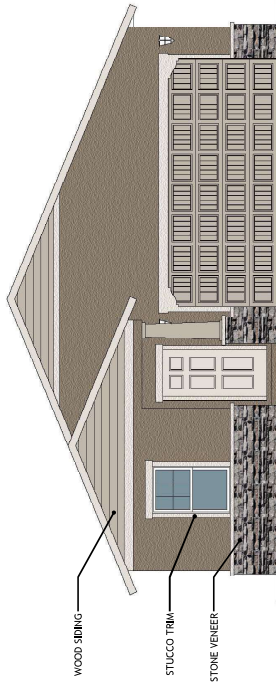
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RIGHT



LEFT

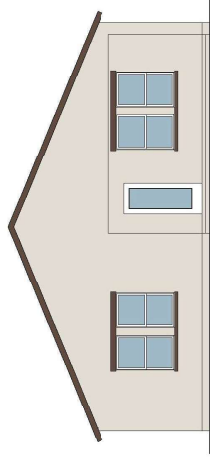


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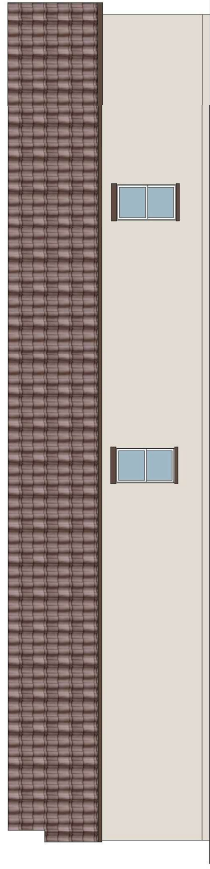
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REAR

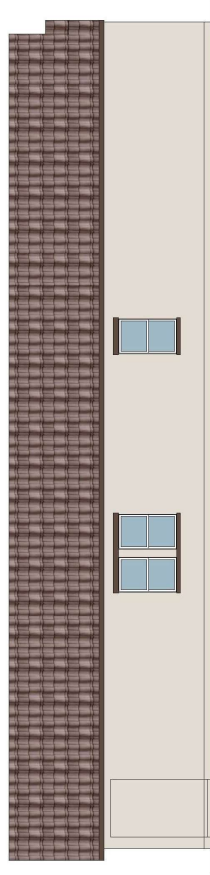


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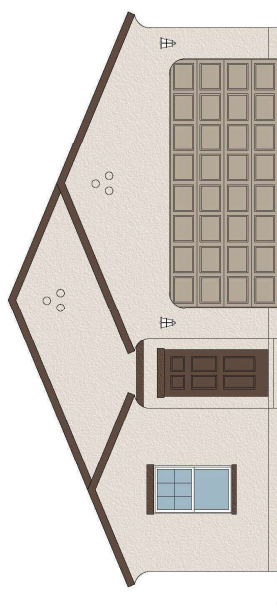
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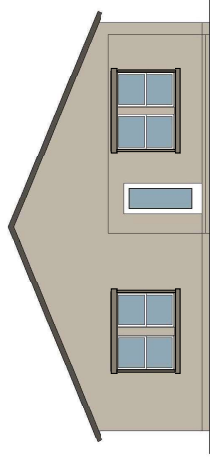


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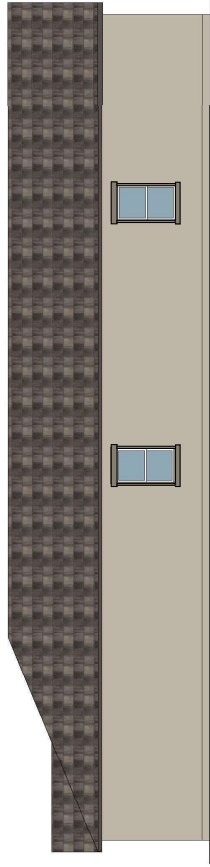


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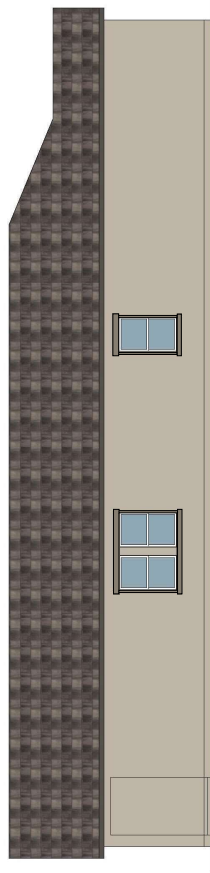




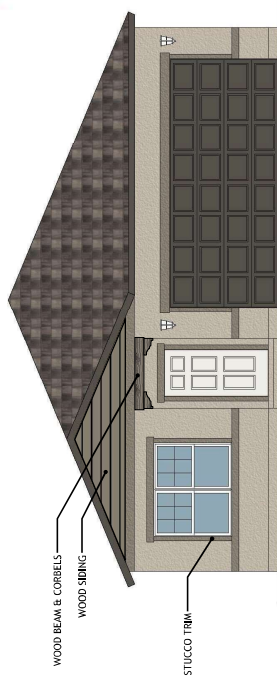
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RIGHT



LEFT

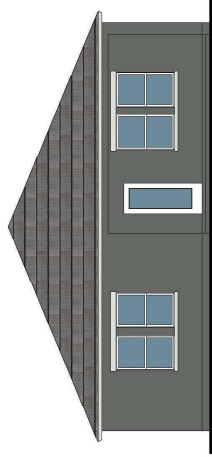


FRONT

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REAR



RIGHT

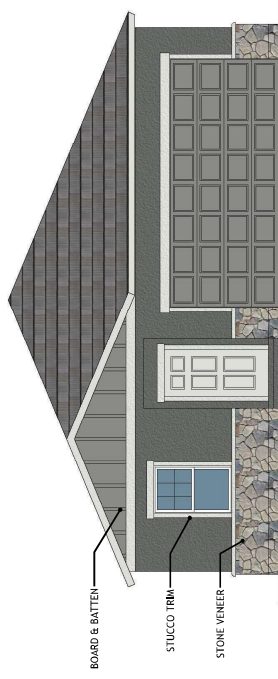
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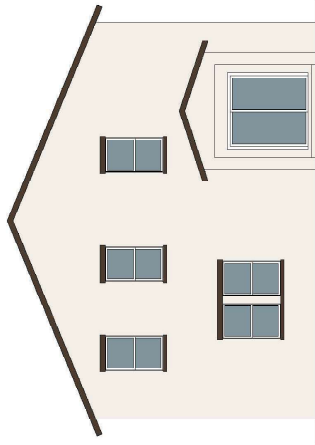
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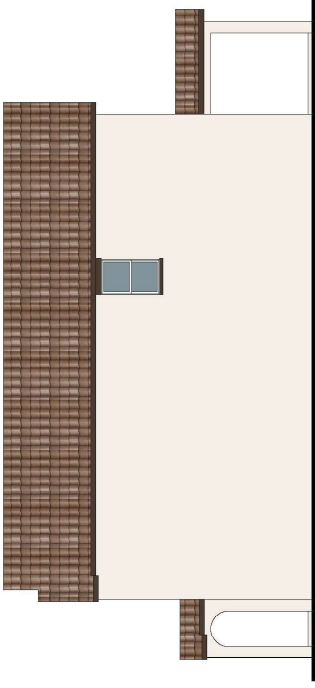
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FRONT



REAR



RIGHT

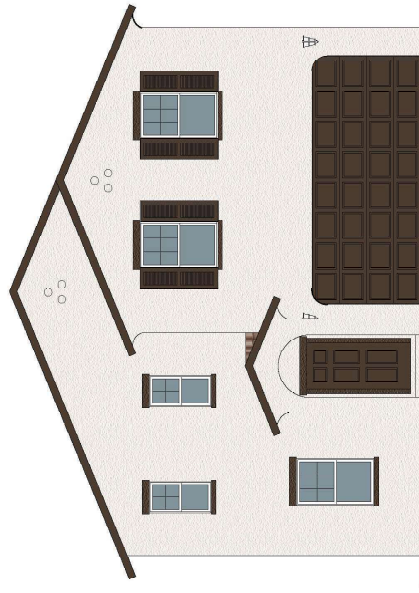
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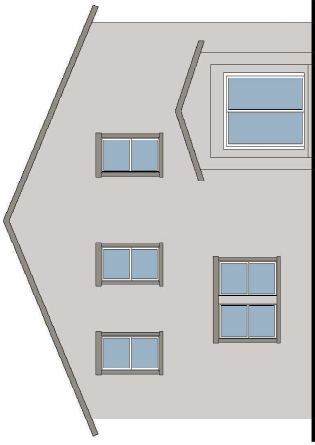
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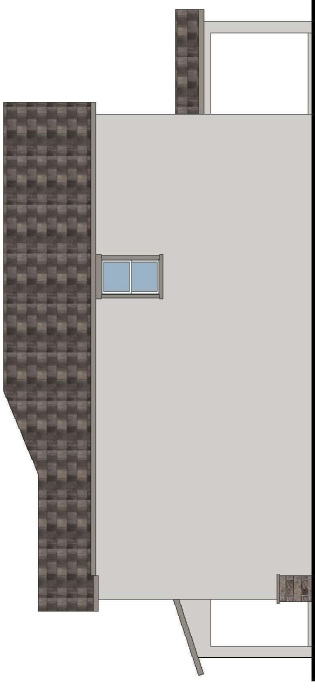
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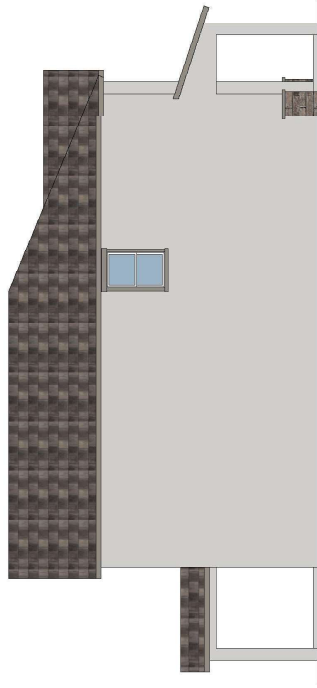
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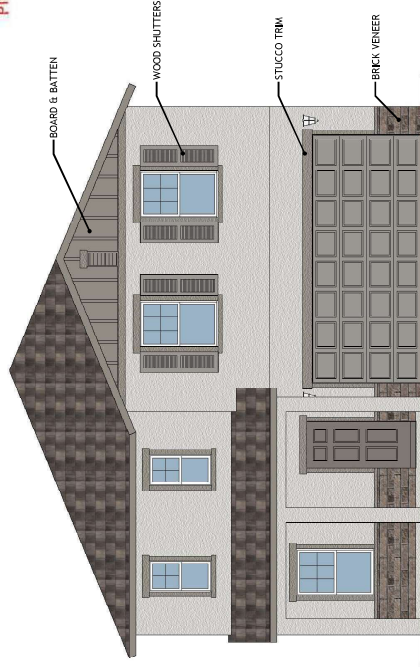
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RIGHT



LEFT

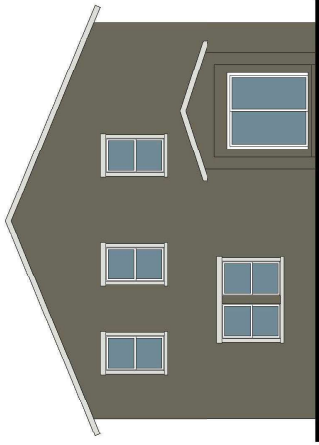


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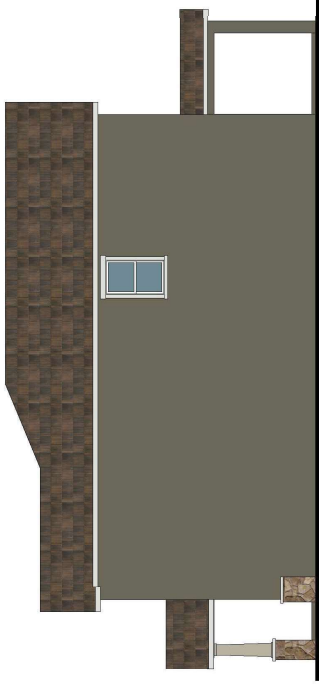
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REAR



RIGHT

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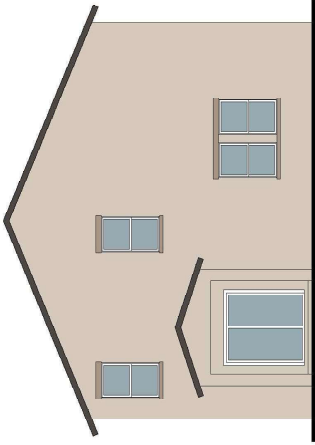


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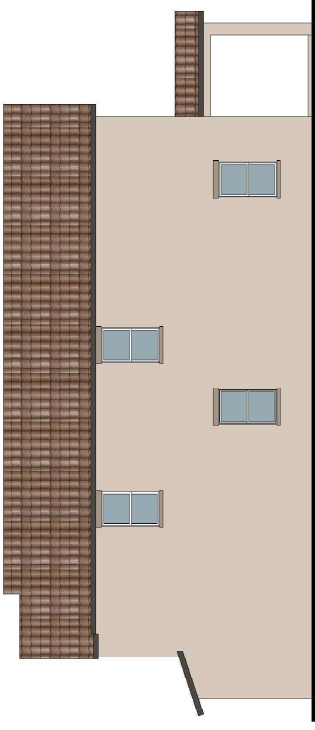


FRONT





REAR

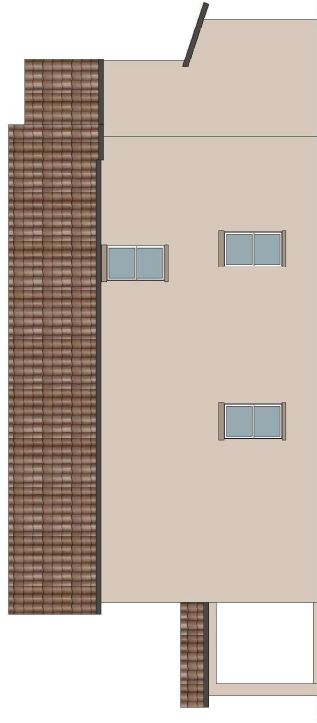


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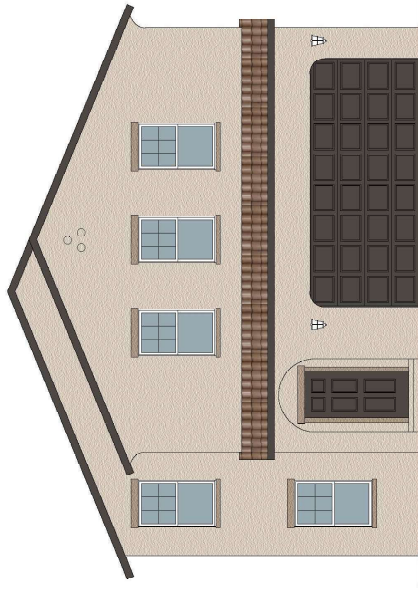
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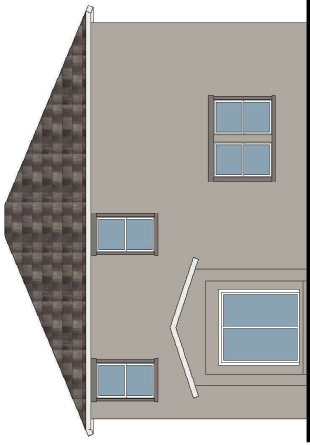
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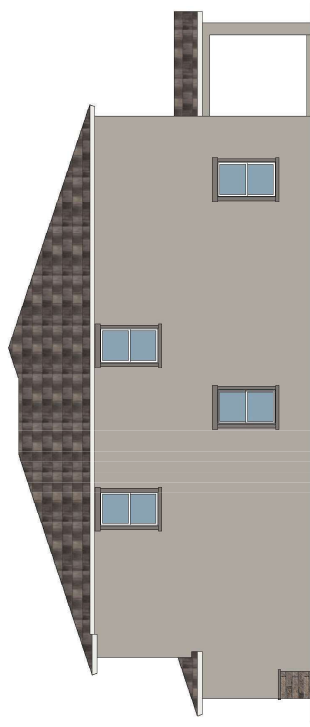
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FRONT



REAR

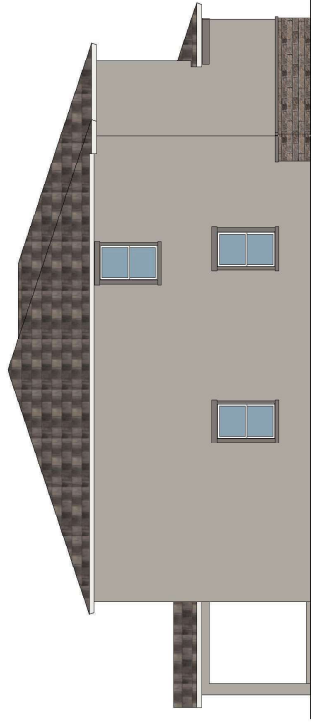


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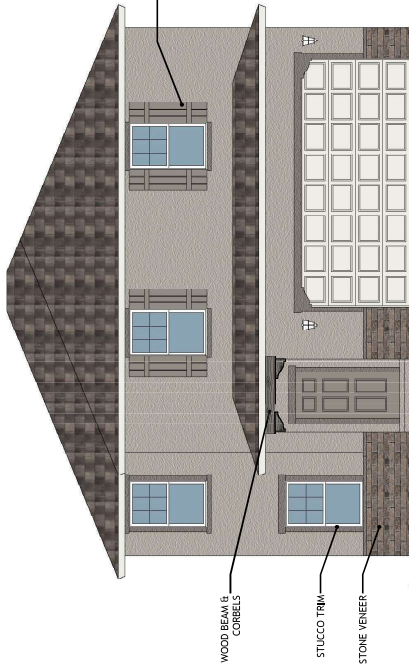
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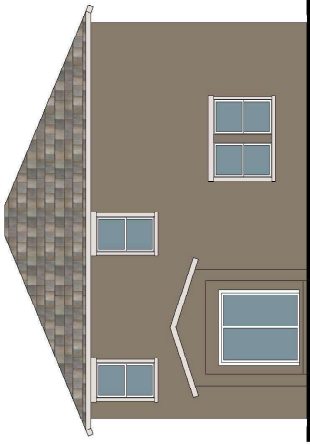
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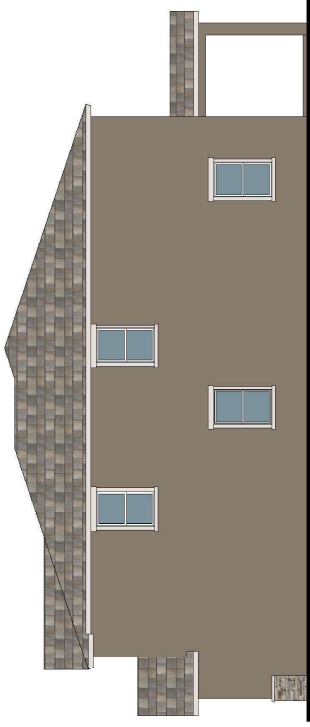
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FRONT



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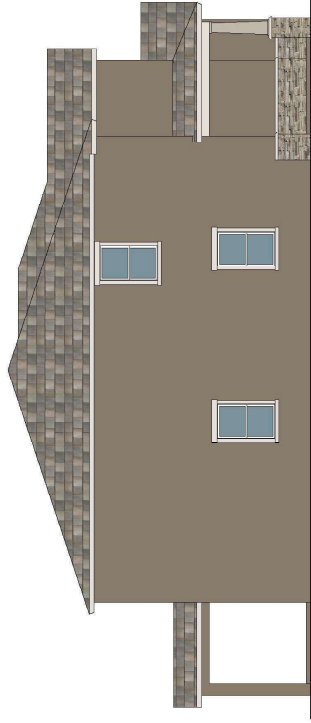


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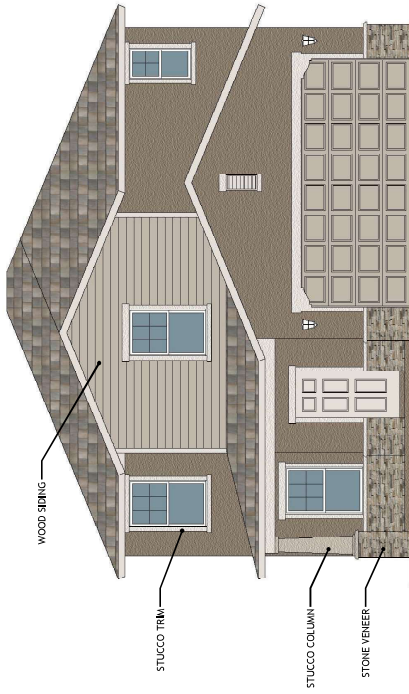
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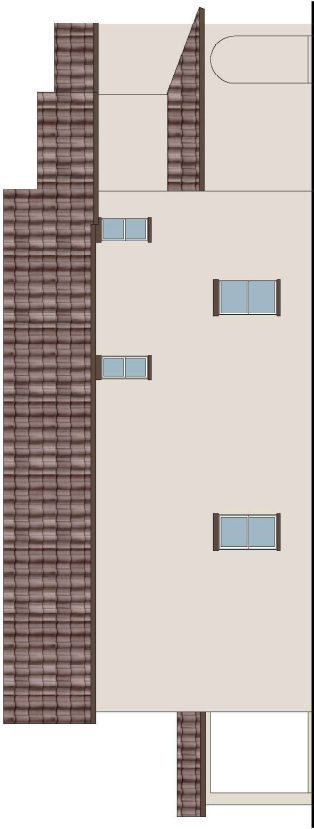
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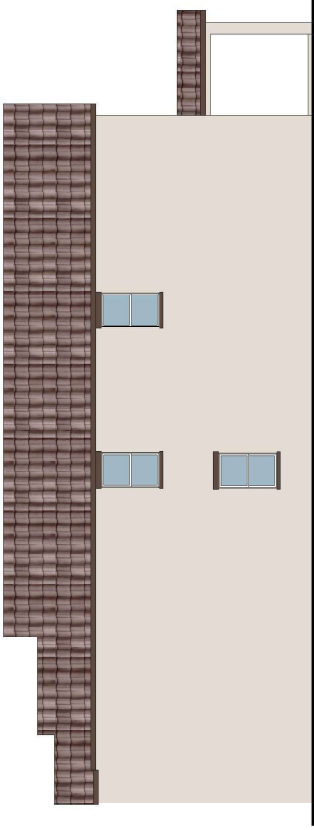
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FRONT



REAR

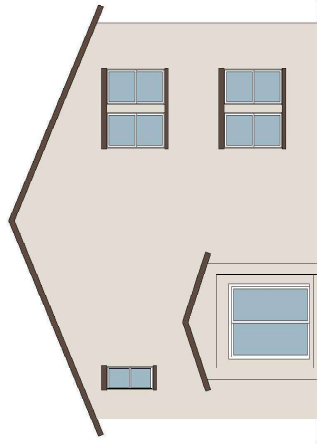


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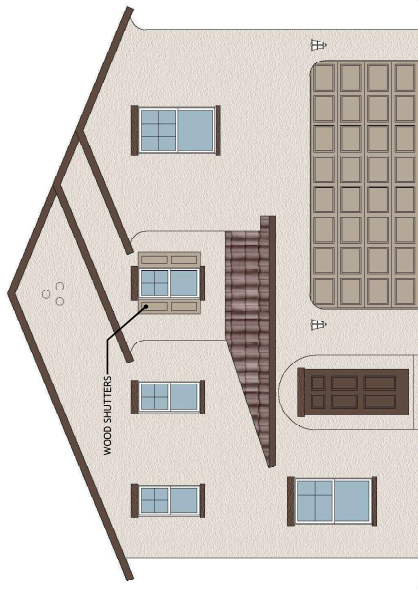
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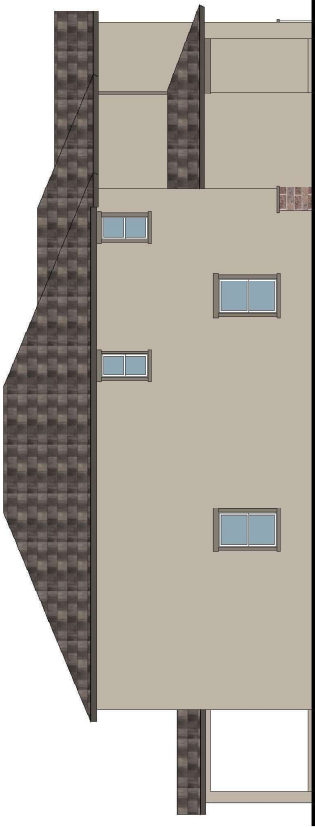
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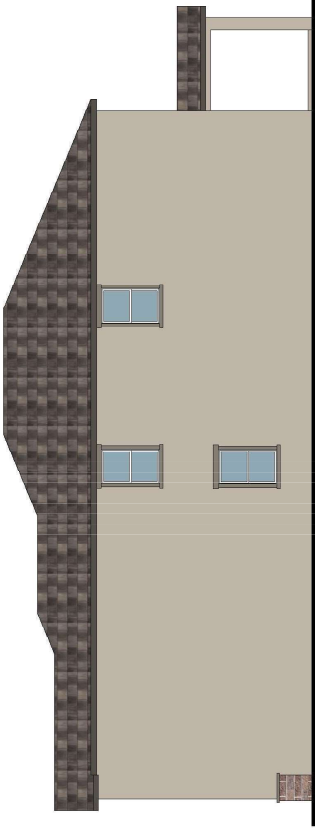
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FRONT



REAR



RIGHT

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LEFT



FRONT



REAR

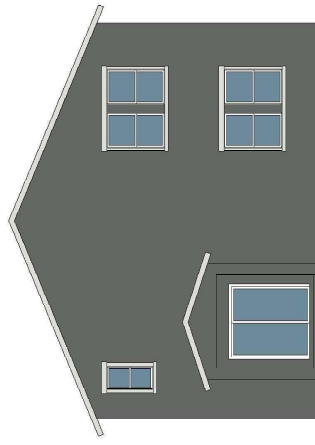


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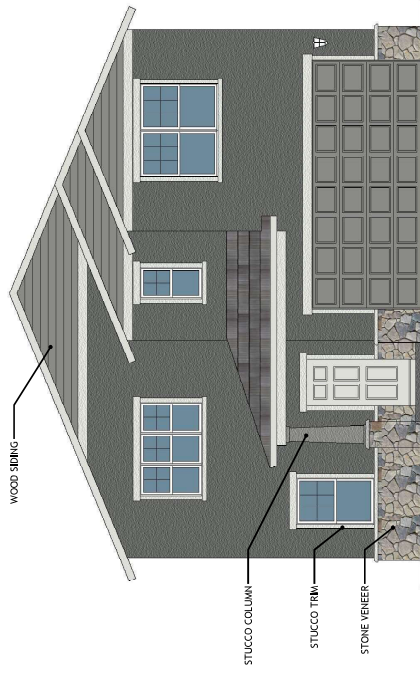
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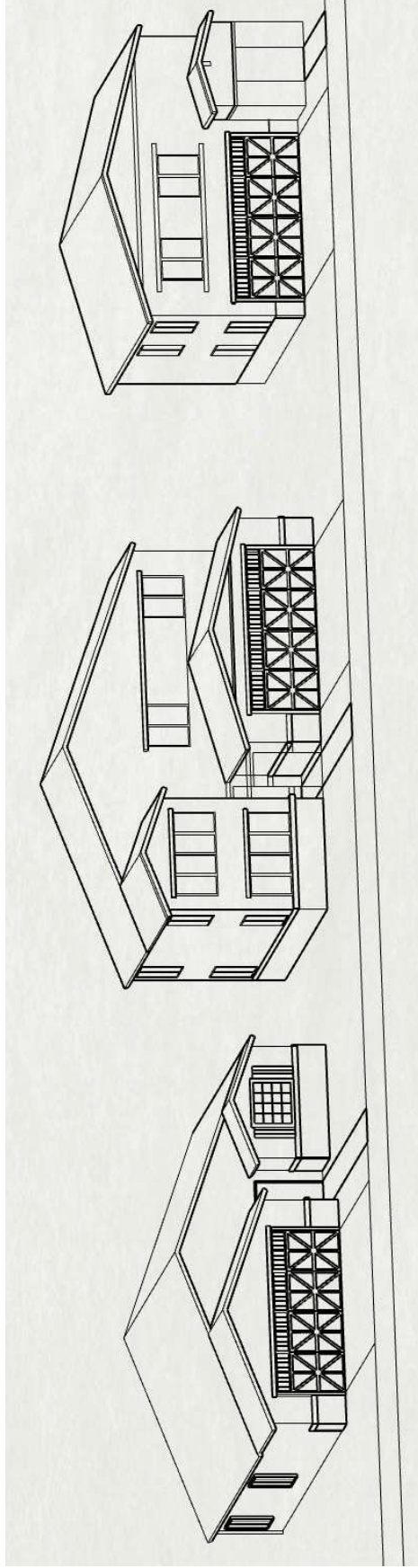
LEFT



FRONT



# CONCEPTUAL HOUSING ELEVATIONS PREPARED FOR LAVEEN HOUSE HOLDINGS



PLAN 101  
BARN 01

PLAN 201  
BARN 02

PLAN 301  
BARN 03

**CITY OF PHOENIX**

**AUG 31 2023**

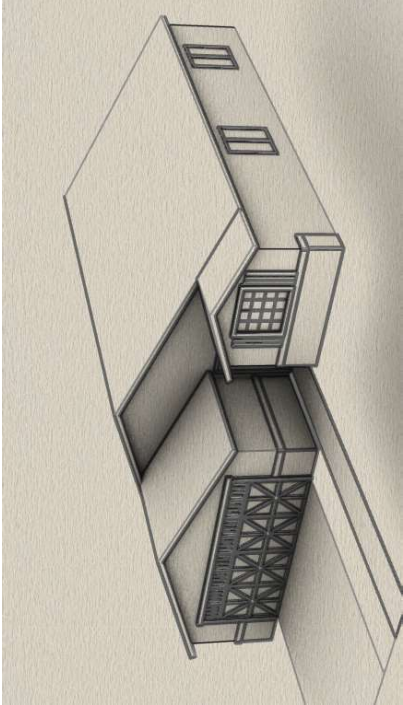
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**CITY OF PHOENIX**

**OCT 06 2023**

**Planning & Development  
Department**

**LAVEEN 20**  
**LAVEEN, ARIZONA**  
**10.01.2023**

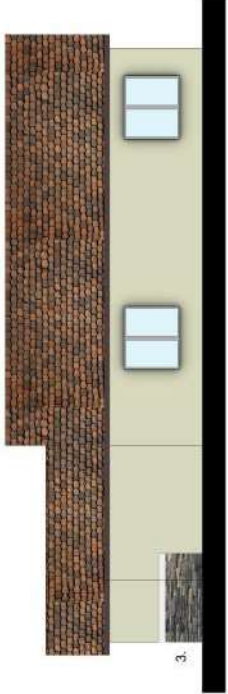


PERSPECTIVE VIEWS  
SCALE: N.T.S

BARN 01

SERIES WIDTH  
VARIES

LIV SF: 2,178  
PLAN WIDTH 45'  
PLAN # 101  
BARN 01



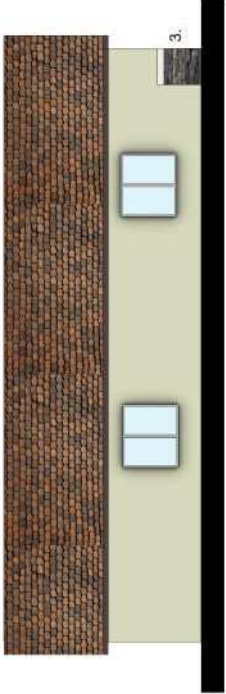
RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



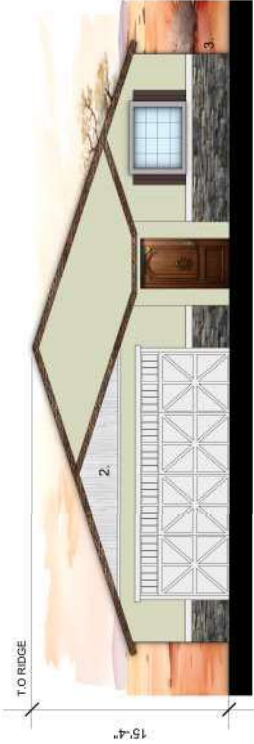
REAR ELEVATION  
SCALE: 3/32" = 1'-0"



ROOF PLAN  
SCALE: N.T.S



LEFT ELEVATION  
SCALE: 3/32" = 1'-0"



FRONT ELEVATION  
SCALE: 3/32" = 1'-0"

- STYLE LEGEND
- 1. WOOD SHUDDERS
  - 2. SHIPLAP PANELING
  - 3. CONCRETE 'S' TILES
  - 4. 4:12 ROOF PITCH

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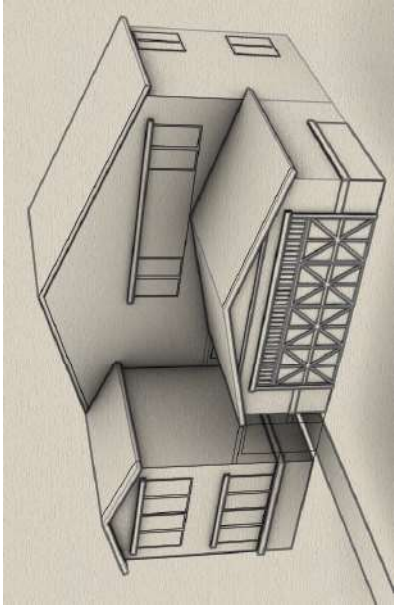
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OCT 06 2023

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LAVEEN 20  
LAVEEN, ARIZONA  
10.01.2023

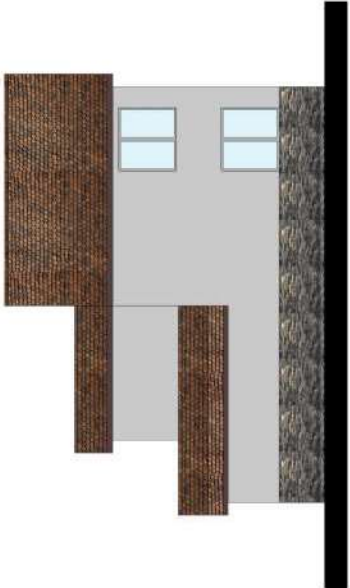


PERSPECTIVE VIEWS  
SCALE: N.T.S

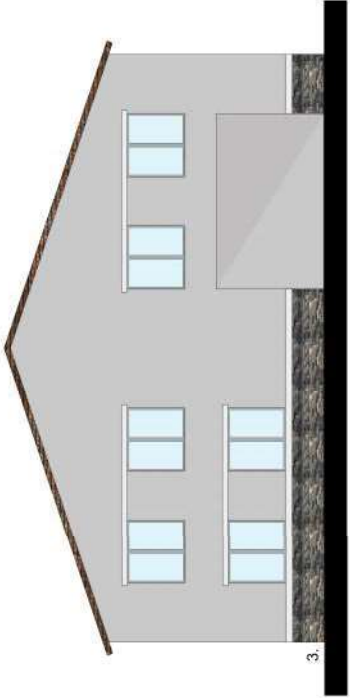
# BARN 02

SERIES WIDTH  
VARIES

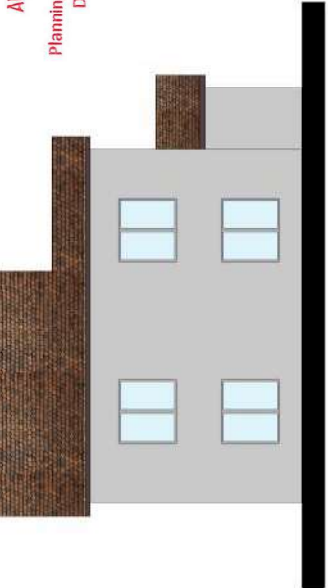
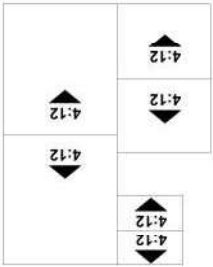
LIV SF: 2,566  
PLAN WIDTH 45'  
PLAN # 201  
BARN 02



RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



REAR ELEVATION  
SCALE: 3/32" = 1'-0"



LEFT ELEVATION  
SCALE: 3/32" = 1'-0"

CITY OF PHOENIX  
AUG 31 2023  
Planning & Development  
Department



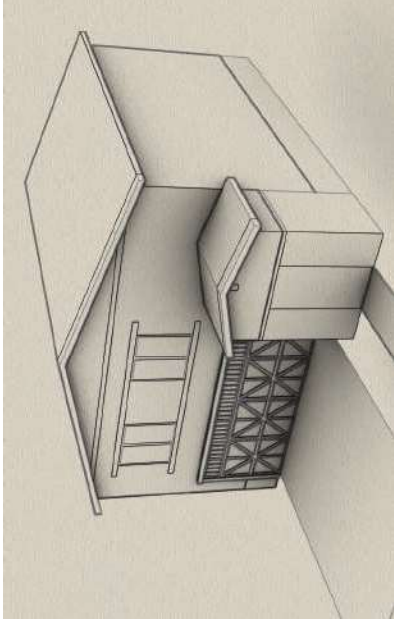
FRONT ELEVATION  
SCALE: 3/32" = 1'-0"

ROOF PLAN  
SCALE: N.T.S

- STYLE LEGEND
- 1. WOOD SHUDDERS
  - 2. SHIPLAP PANELING
  - 3. CONCRETE 'S' TILES
  - 4. 4:12 ROOF PITCH

LAVEEN 20  
LAVEEN, ARIZONA  
10.01.2023



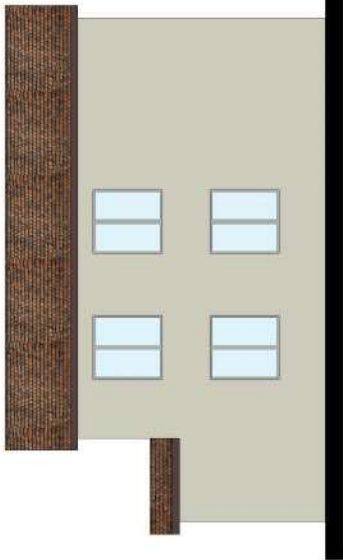


PERSPECTIVE VIEWS  
SCALE: N.T.S

# BARN 03

SERIES WIDTH  
VARIES

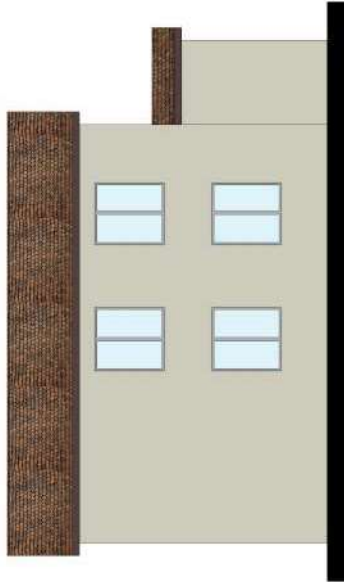
LIV SF: 2,217  
PLAN WIDTH 32'  
PLAN # 301  
BARN 03



RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



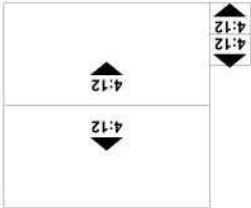
REAR ELEVATION  
SCALE: 3/32" = 1'-0"



LEFT ELEVATION  
SCALE: 3/32" = 1'-0"



FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



ROOF PLAN  
SCALE: N.T.S

CITY OF PHOENIX

AUG 31 2023

Planning & Development  
Department

CITY OF PHOENIX

OCT 06 2023

Planning & Development  
Department

- STYLE LEGEND
- 1. WOOD SHUDDERS
  - 2. SHIPLAP PANELING
  - 3. CONCRETE 'S' TILES
  - 4. 4:12 ROOF PITCH

LAVEEN 20  
LAVEEN, ARIZONA  
10.01.2023

# LAVEN 20

## CITY OF PHOENIX GENERAL LANDSCAPE NOTES

THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.

THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN CRITERIA.

CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MAG COPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.

FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.

ALL **EIGHT-FOOT** WAY AND CITY REQUIRED PERIMETER, RETENTION, AND PARKING PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLAN LIST. [HERE IS A LINK TO THE ADJUST LIST](#)

DEPARTMENT OF WATER RESOURCES LOW WATER USE PUNISHMENT. THERE IS A LINK TO THE ADVERT. PSL.  
[https://new.a2water.com/sites/default/files/media\\_4mp\\_lwulr.pdf](https://new.a2water.com/sites/default/files/media_4mp_lwulr.pdf)

TRANSPORTATION DEPARTMENT PRIOR TO THE RELOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.

ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND MATERIAL BY THE CONTRACTOR.

THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING AND PROPOSED PLANT MATERIAL IN RIGHT-OF-WAY, PER THE APPROVED PLAN.

WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.  
TREES ADJACENT TO PEDESTALIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 30 FEET EIGHT INCHES (6'8") PER SECTION 507 TAB A.II.A.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.

PVC PIPE LATERALS ARE REQUIRED. A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.

NOTE: MINIMUM CALFER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALFER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALFER REQUIREMENTS.

PLAN APPROVAL IS VALID FOR 1 YEAR (12 MONTHS). PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED, OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

## MAINTENANCE AND GUARANTEE:

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS, TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCH-LIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCH-LIST ITEMS ARE CORRECTED.

CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 90 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES ADJUSTING WATER SCHEDULES, WEEDING, REMOVING DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING, EDGING OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPGRADE AND PROJECT APPEARANCE.

CONTRACTOR SHALL NOTIFY ARCHITECT A MINIMUM OF ONE (1) WEEK PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL ACCEPTANCE. [PROVIDE 3 DAYS NOTICE]

PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. NEW PLANT MATERIAL SHALL RECEIVE THE SAME WARRANTY.

PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.

IN ORDER TO PROTECT THIS GUARANTEE, CONTRACTOR SHALL GIVE TYPEWRITTEN MAINTENANCE INSTRUCTIONS FOR THE YEARLY CARE AND FEELING OF THE LANDSCAPE AS BUILT DRAWINGS SHALL ALSO BE PREPARED BY CONTRACTOR FOR ACTUAL IRRIGATION LAYOUT AND SUBMITTED TO OWNER AT FINAL WALKTHRU.

1-25--Z-56-23-7

## PROJECT INFORMATION

|                                                                                                                                                                 |                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OWNER/DEVELOPER</b>                                                                                                                                          | <b>LANDSCAPE ARCHITECT</b>                                                                                                                                           |
| <b>LAVERN LAND HOLDINGS, LLC</b><br>4327 N. 57th Place<br>Phoenix, AZ 85018<br>Phone: (480) 552-8722<br>Contact: Andrew Elmrak<br>Email: andrewelmrak@gmail.com | <b>COLLECTIV IA, LLC</b><br>1626 N. 2nd Street<br>Suite 200<br>Phoenix, AZ 85004<br>Phone: (602) 339-7711<br>Contact: Jim Smith, R.L.A.<br>Email: jims@collectiv.com |

CIVIL ENGINEER

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**3 ENGINEERING**  
6370 E. Thomas Rd.,  
Suite 200  
Scottsdale, AZ 85251  
Phone: 602.309.2257  
Contact: Matthew Mancini  
Email: [matt@3engineering.com](mailto:matt@3engineering.com)

## SHEET INDEX

| SHEET # | SHEET DESCRIPTION            |
|---------|------------------------------|
| L1      | COVER SHEET                  |
| L2      | LEGENDS / NOTES              |
| L3      | PLANTING PLAN                |
| L4      | PLANTING PLAN                |
| L5      | PLANTING PLAN                |
| L6      | PLANTING PLAN                |
| L7      | IRRIGATION PLAN              |
| L8      | IRRIGATION PLAN              |
| L9      | IRRIGATION PLAN              |
| L10     | IRRIGATION PLAN              |
| L11     | PLANTING DETAILS AND SPECS   |
| L12     | IRRIGATION DETAILS AND SPECS |
| L13     | LOW VOLTAGE LIGHTING PLAN    |

## City of Phoenix

**PLANNING & DEVELOPMENT DEPARTMENT**

This set of plans has been reviewed by the City of Phoenix Planning & Development Department for compliance with applicable City codes and ordinances and shall be kept at the construction site. Such review shall not prevent the City from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any code, law, ordinance, health, safety, or other design issues.

**NOTICE: ONLY TREE CALIPER  
SIZE IS APPROVED ON THE PLANS**

CONTRACT PAY LAW WILL BE ALTERED FOR THIS CONTRACT.

TO CERTIFICATION AND APPROVAL PERIOD PROMISES:  
CONTRACT WILL ALLOW THE CONSTRUCTION MANAGER TO  
REVIEW BILLING AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS

RECEIVED FROM THE CONTRACTOR.

## LANDSCAPE STIPLATIONS

1. PROVIDE LANDSCAPE IN ACCORDANCE WITH PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT.
2. PROVIDE DUST CONTROL PRODUCTS IN ALL LANDSCAPE AREAS (I.E., RECOMPOSED GRANITE, RIVER ROCK, GRADING COVER ETC.) TO A MINIMUM OF 2 INCHES TO 3 INCHES DEPTH SPECIFY COLOR/PLAN.
3. REFER TO THE ATTACHED LANDSCAPE REVIEW MARK-UP AND REVIEW COMMENTS. REVISE PLANS TO ADDRESS ALL COMMENTS.
4. LANDSCAPE PLANS MUST COMPLY WITH THE FOLLOWING SECTIONS OF THE ZONING ORDINANCE.
  - A. 507.08 ALI A-1-3
  - B. 507.08 ALI A-1-3
  - C. 613.11 TABLE A-2-80-01(D)

## SHEET INDEX

| SHEET # | SHEET DESCRIPTION            |
|---------|------------------------------|
| L1      | COVER SHEET                  |
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| L3      | PLANTING PLAN                |
| L4      | PLANTING PLAN                |
| L5      | PLANTING PLAN                |
| L6      | PLANTING PLAN                |
| L7      | IRRIGATION PLAN              |
| L8      | IRRIGATION PLAN              |
| L9      | IRRIGATION PLAN              |
| L10     | IRRIGATION PLAN              |
| L11     | PLANTING DETAILS AND SPECS   |
| L12     | IRRIGATION DETAILS AND SPECS |
| L13     | LOW VOLTAGE LIGHTING PLAN    |

APPROVED 2024-11-06

**CITY OF PHOENIX**

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**JINJING ARCHITECT • CITY OF PHOENIX**

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|                                             |                            |
|---------------------------------------------|----------------------------|
| UNANSWERED ARCHITECT'S DATE                 | DATE                       |
| ESTIMATED RIGHT OF WAY COST                 | \$6,638                    |
| MAINTENANCE BY CITY [ ] OWNER [x]           | OWNER                      |
| TOTAL ACRES OR PORTIONS OF LANDSCAPED AREAS | 1.11, 000 ac. / 7.23 acres |
| SQUARE FOOTAGE OF TRAIL                     | 1,000 sq. ft.              |
| DATE OF PRELIMINARY CITY PLAN APPROVAL      | 07/25/2024                 |

**Prerequisites:** 300-level calculus







## PLANTING LEGEND

[illegible]

## PLANTING KEYNOTES

- [illegible]

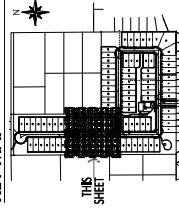
LAVEN 20

CITY OF PHOENIX

JUN 13 2025

Planning & Development  
Department

## KEY MAP



**NOTE:** THE AEDONA PROMPT PAY LAW WILL BE ALTERED FOR THIS CONTRACT.

## PLANTING PLAN

4

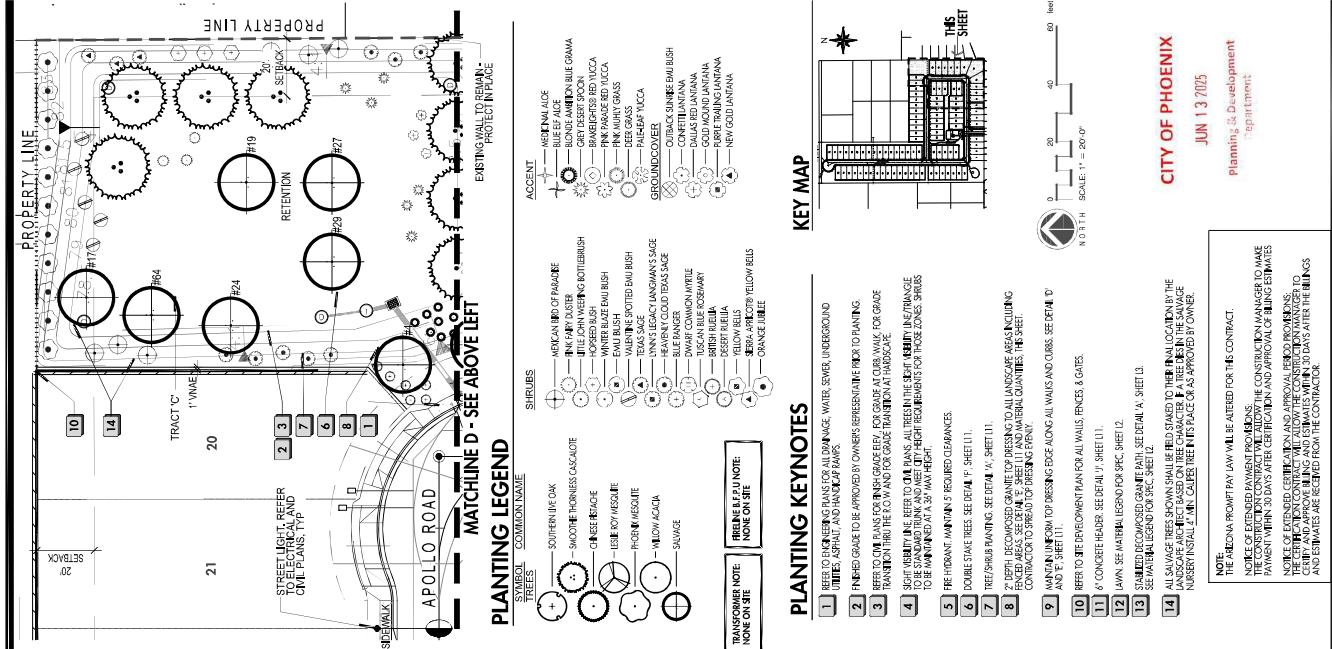
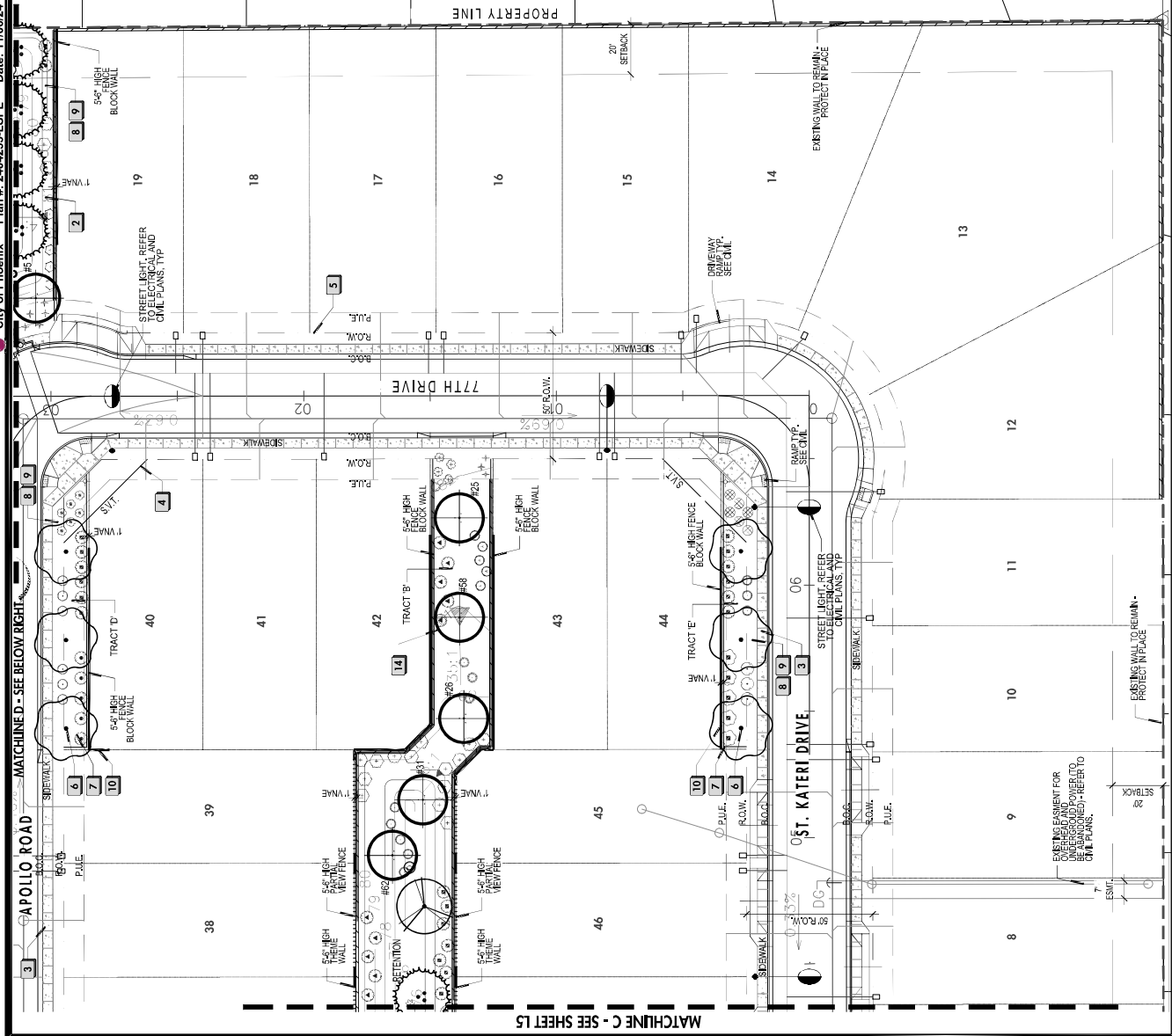
of

Hearing Date: July 16, 2025

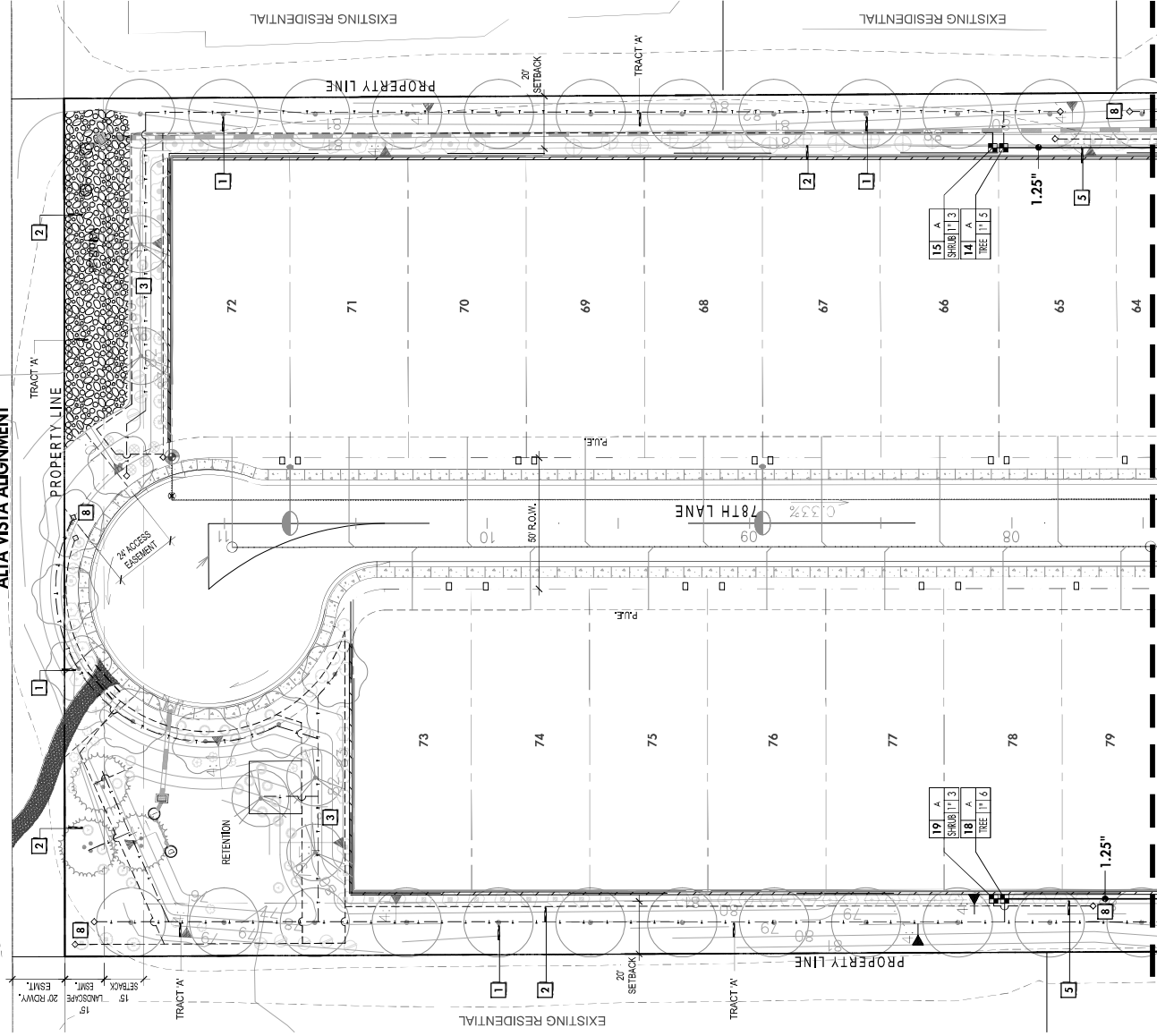








## ALTA VISTA ALIGNMENT



## IRRIGATION LEGEND

| SYMBOL                                                                                                | DESCRIPTION                 | MANUFACTURER     | MODEL #           | DETAIL   |
|-------------------------------------------------------------------------------------------------------|-----------------------------|------------------|-------------------|----------|
|                      | WATER METER                 | RAINBOW          | SEE PER LAM2      | G. 1/2   |
|                      | CONTROL ENCLOSURE           | RAINBOW          | ESR-JAMEZ         | G. 1/2   |
|                      | METAL ENCLOSURE             | RAINBOW          | ESR-JAMEZ         | "        |
|                      | GAS SERIES                  | RAINBOW          | GAS SERIES        | "        |
|                      | BACKFLOW PREVENTER          | FISCO            | K3VYA-15"         | P. 1/2   |
|                      | WITH ENCLOSURE              | GUARDSHOCK       | GAS SERIES        | O. 1/2   |
|                      | MASTER VALVE                | RAINBOW          | PEB SERIES        | A. 1/8   |
|                      | FLOW SENSOR                 | RAINBOW          | FS100P            | B. 1/8   |
|                      | QUICK COUPLER VALVE         | RAINBOW          | 334-3IC           | M. 1/2   |
|                      | GENSET SOFT VALVE           | RAINBOW          | LINE SIZE (BRASS) | E. 1/2   |
|                      | SHUT OFF VALVE              | RAINBOW          | 1" SCH. 40        | F. 1/2   |
|                      | VALVE BOX                   | RAINBOW          | 149 (TAN)         | "        |
|                      | TURF VALVE                  | RAINBOW          | ICV SERIES        | G. 1/2   |
|                      | EMITTER                     | BOVISCH          | SEE SCHEDULE      | LAB. 1/2 |
| NOT SHOWN                                                                                             | 1" CPVC MAINLINE (HPE)      | CRELINE OR EQUAL | SCHEDULE 40       | AB. 1/2  |
|                                                                                                       | 3" CPVC BRANCH (HPE)        | CRELINE OR EQUAL | SCHEDULE 40       | O. 1/2   |
|                                                                                                       | 1" CPVC LATERAL (HPE) (SPB) | CRELINE OR EQUAL | 1/2 CLASS 35      | D. 1/2   |
|                                                                                                       | 1" CPVC LATERAL (HPE) (HPE) | CRELINE OR EQUAL | 1/2 CLASS 35      | K. 1/2   |
|                                                                                                       | 1" CPVC LATERAL (HPE) (HPE) | CRELINE OR EQUAL | 1/2 CLASS 35      | L. 1/2   |
|                                                                                                       | 1" HPE (1/8" BORE) (HPE)    | SEBURG           | PIC 500A          | M. 1/2   |
|  | HPE (1/8" BORE) (HPE)       | SEBURG           | PIC 500A          | N. 1/2   |

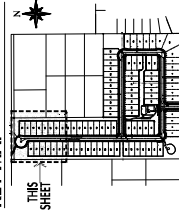
| SYM.                                                                                                                                                                                                       | DESCRIPTION  | MANUFAC. | MODEL #     | G.P.M.   | SPACING   | NOZZLES   | DETAIL  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|-------------|----------|-----------|-----------|---------|
| <div> <div>  </div> <div>  </div> </div> | POP-UP ROTOR | RAINBIRD | 3504-PC-SAM | 54 - 4.6 | 15' - 25' | .75 - 3.0 | H.L.112 |

## SPRAY HEAD SCHEDULE

## IRRIGATION KEYNOTES

- [illegible]

## KEY MAP



**NOTE:** THE ARIZONA PROMPT PAY LAW WILL BE APPLIED FOR THIS CONTRACT.

**NOTICE OF EXTENDED PAYMENT PROVISIONS:**  
THE CONSTRUCTION CONTRACT WILL ALLOW THE CONSTRUCTION MANAGER TO MAKE PAYMENT WITHIN 30 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLING ESTIMATES.

**NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISIONS:**  
THE CERTIFICATION CONTRACT WILL ALLOW THE CONSTRUCTION MANAGER TO CERTIFY AND APPROVE BILLING AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS

## IRRIGATION PLAN

7

PHO-1-25--Z-56-23-7

## Proposed Conceptual Landscape Plan

Hearing Date: July 16, 2025



collectiv  
LANDSCAPE CONSTRUCTION DOCUMENTS  
PHOENIX, ARIZONA 85004  
www.collectiv.com  
Phone: 602.333.7771  
info@collectiv.com



LANDSCAPE CONSTRUCTION DOCUMENTS  
SWC OF ALTA VISTA RD AND 78TH AVE  
LAVEN 20  
LAVEN 20 - 45.315

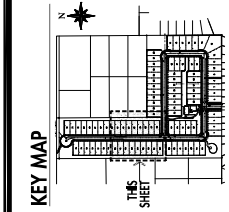
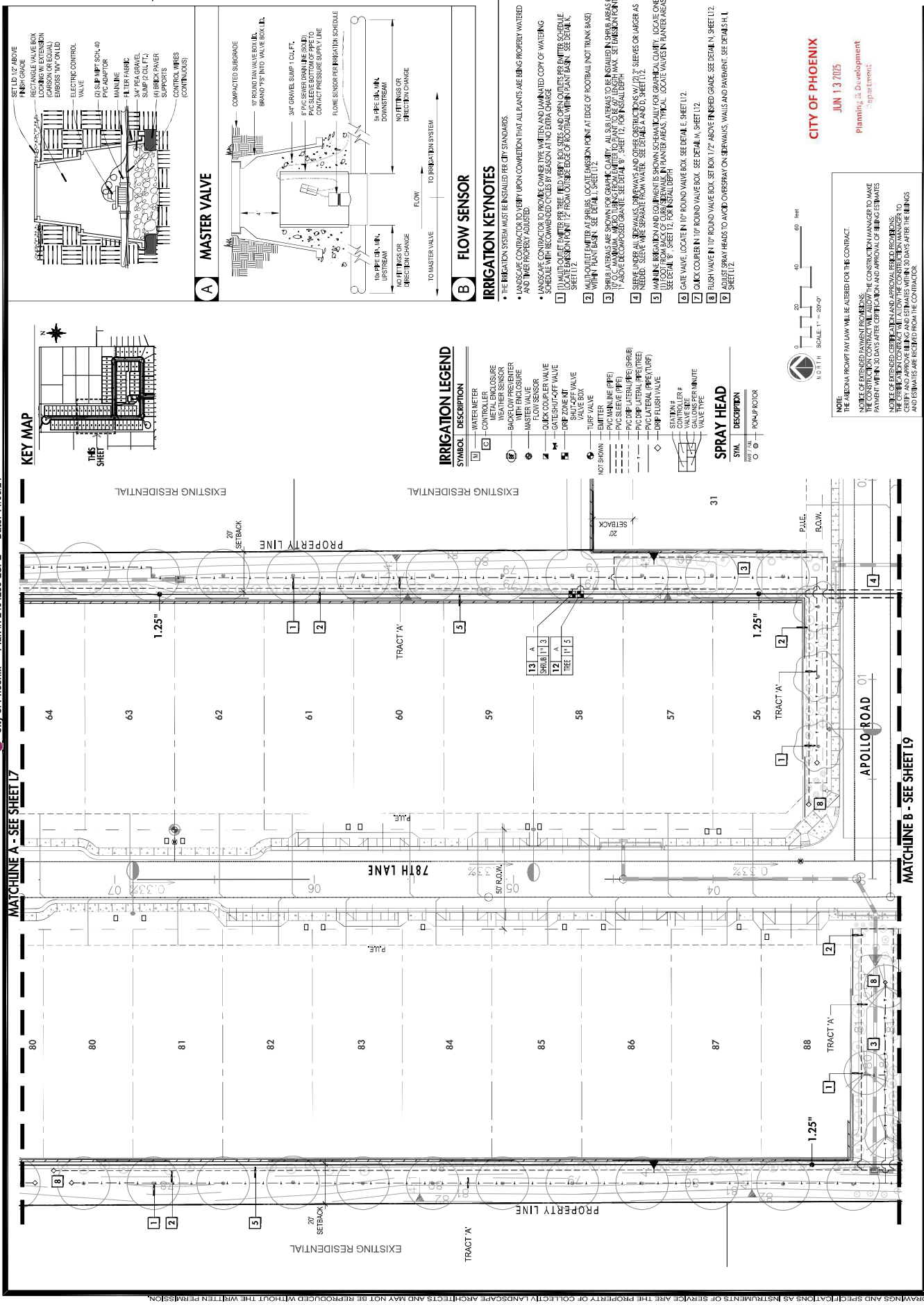


PROJECT INFORMATION

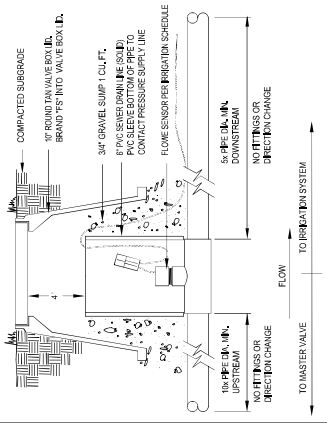
|             |           |
|-------------|-----------|
| DATE        | 11/06/24  |
| DESIGNED BY | COLLECTIV |
| CHECKED BY  | COLLECTIV |
| APPROVED BY | COLLECTIV |
| DATE        | 11/06/24  |

L8  
OF 13

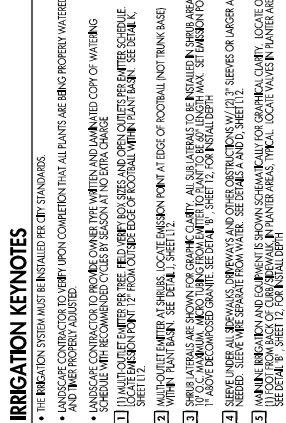
Hearing Date: July 16, 2025



A MASTER VALVE



B FLOW SENSOR

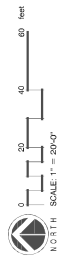


IRRIGATION LEGEND

| SYMBOL   | DESCRIPTION                       |
|----------|-----------------------------------|
| [Symbol] | WATER METER                       |
| [Symbol] | CONTROLLER                        |
| [Symbol] | METAL ENCLOSURE                   |
| [Symbol] | WEATHER SENSOR                    |
| [Symbol] | BACKFLOW PREVENTER WITH ENCLOSURE |
| [Symbol] | MASTER VALVE                      |
| [Symbol] | FLOW SENSOR                       |
| [Symbol] | QUICK COUPLER VALVE               |
| [Symbol] | DRIP EMITTER VALVE                |
| [Symbol] | SHUT-OFF VALVE                    |
| [Symbol] | TURF VALVE                        |
| [Symbol] | NOT SHOWN                         |
| [Symbol] | EMITTER                           |
| [Symbol] | DRIP LATERAL (PIPE) (SPR)         |
| [Symbol] | PVC DMP LATERAL (PIPE) (SPR)      |
| [Symbol] | PVC DMP LATERAL (PIPE) (TURF)     |
| [Symbol] | PVC LATERAL (PIPE) (TURF)         |
| [Symbol] | DRIP FLUSH VALVE                  |
| [Symbol] | STATION #                         |
| [Symbol] | CONTROLLER #                      |
| [Symbol] | GALLONS PER MINUTE                |
| [Symbol] | VALVE TYPE                        |
| [Symbol] | SPRAY HEAD                        |

SPRAY HEAD

| SYMBOL   | DESCRIPTION |
|----------|-------------|
| [Symbol] | SPRAY HEAD  |
| [Symbol] | PUMP MOTOR  |



NOTE: THE ARIZONA PROMPT PAY LAW WILL BE ALTERED FOR THE CONTRACT. NOTICE OF EXTENDED PAYMENT PROVIDED. THE CONSTRUCTION CONTRACT WILL ALLOW THE CONSTRUCTION MANAGER TO MAKE PAYMENT WITHIN 30 DAYS AFTER COMPLETION AND APPROVAL OF BILLING ESTIMATES. NOTE: OF EXTENDED CREDIT PERIODS AND APPROVAL PERIODS. THE CONSTRUCTION CONTRACT WILL ALLOW THE CONSTRUCTION MANAGER TO MAKE PAYMENT WITHIN 30 DAYS AFTER COMPLETION AND APPROVAL OF BILLING ESTIMATES. CERTIFY AND APPROVE BILLING AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLING AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

CITY OF PHOENIX

JUN 13 2025

Planning & Development Department

Proposed Conceptual Landscape Plan

PHO-125-Z-56-23-7













**GENERAL LIGHTING NOTES:**

1. **INSTALLING PLANS SCHEMATIC:** ELECTRICAL CONTRACTORS SHALL BE FAMILIAR WITH PROPER INSTALLATION PROCEDURES TO ENSURE ELECTRICAL PERFORMANCE.
2. **CONTRACTOR SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS** FOR INSTALLING ALL ELECTRICAL SYSTEMS AND EQUIPMENT. CONTRACTOR SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLING ALL ELECTRICAL SYSTEMS AND EQUIPMENT.
3. **ELECTRICAL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES (2010 U.S.C.)**
4. **COORDINATE POWER SOURCES WITH ELECTRICAL ENGINEER. LOCATIONS ARE ON PRELIMINARY PLANS.**
5. **CONTRACTOR SHALL REVIEW THE SITE TO VERIFY EXISTING CONDITIONS, IMITATIONS OF REVERED DEVELOPMENT FROM BEGINNING WORK.**
6. **CONTRACTOR SHALL INCLUDE ALL NECESSARY SUPPLIES AND EQUIPMENT NOT SHOWN ON PLANS FOR A COMPLETE OPERATIONAL SYSTEM IN PLACE.**
7. **EQUIPMENT SHALL BE UL, VEE LOCATION BITE AND HAVE CIRCUIT BREAKERS TO PREVENT OVERLOAD. MOUNT EQUIPMENT SECURELY TO STRUCTURE WITH ALL WIRING AND EQUIPMENT HUNG.**
8. **CONTRACTOR SHALL WORK WITHIN SCHEDULE. LAID OUT TO ACTUAL CONDITIONS. PROVIDE FULL CONNECTION TO EXISTING ELECTRICAL SYSTEMS.**
9. **CONTRACTOR SHALL THOROUGHLY REVIEW PLANS PRIOR TO ORDERING EQUIPMENT OR BEGINNING CONSTRUCTION OF PLANS ARE SCHEMATIC. CONSULT UNDISCARE ARCHITECT FOR CLARIFICATION OF PLANS. INTENT OF CERTIFIED ELECTRICAL ENGINEER IS TO PROVIDE A PERFORMANCE AND WIRING PLAN IF PERMITTED NECESSARY.**
10. **CONTRACTOR SHALL PROVIDE A PERFORMANCE AND WIRING PLAN IF PERMITTED NECESSARY. PROVIDE A GUARANTEE FOR ALL WORKMANSHIP AND EQUIPMENT FOR THE PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. ALL WARRANTY WORK SHALL BE FULFILLED AT NO COST TO OWNER AND BE DONE ON SITE.**
11. **BEFORE FINAL PAYMENT IS RELEASED, CONTRACTOR MUST PROVIDE OWNER WITH NO ADDITIONAL COST WITH A COMPLETED SET OF AS-BUILT DRAWINGS AND A COMPLETED SET OF AS-BUILT DRAWING. DRAWING SHOULD INCLUDE THE LOCATION OF ALL WIRING AND CABLE, SLEWING ALL WIRING AND CABLE.**

**STANDARDS:**

WORK SHALL COMPLY WITH THE 2010 INTERNATIONAL BUILDING CODE, ALL LOCAL STATE, AND NATIONAL CODES AND ORDINANCES. CONTRACTOR SHALL POSSESS ALL NECESSARY LICENSES AND INSURANCE. CONTRACTOR IS TO OBTAIN NECESSARY PERMITS TO COMPLETE WORK DESCRIBED. CONTRACTOR TO VERIFY SITE MEASUREMENTS, GRADE, SUEVES, EXISTING PAVING, UTILITIES, EQUIPMENT AND SWITCHING CONTROLS WITH OWNERS REPRESENTATIVE PRIOR TO BEGINNING WORK. CONTRACTOR IS TO PROVIDE ALL NECESSARY COMPONENTS AND ACCESSORIES TO COMPLETE INSTALLATION AS SPECIFIED IN BASE BID.

### DIRECT BURIAL CABLE:

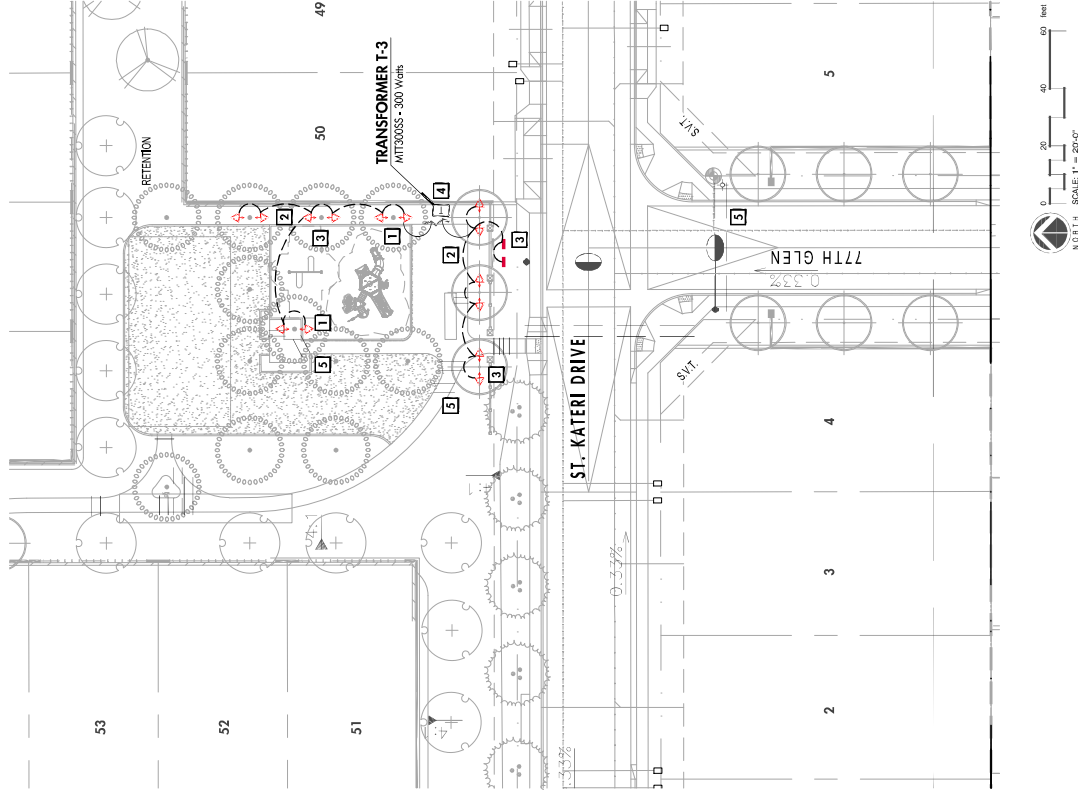
[illegible]

110113 FIVE INFO

**LIGHT FIXTURES:** VERY EXACT LOCATION WITH OWNER'S REPRESENTATIVE BEFORE COMMENCING INSTALLATION. ALL FIXTURES SHALL BE IN ALL NEW, UNUSED CONDITION. EQUIPMENT SHALL BE THE TYPE SPECIFIED. THERE WILL BE NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL FROM OWNER'S REPRESENTATIVE. INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS. UPDATING FIXTURES SHALL BE INSTALLED TO MINIMIZE GLARE FROM ALL VIEWING ANGLES AND MOST EFFECTIVELY HIGHLIGHT OBJECTS.

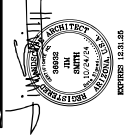
## LIGHTING KEYNOTES:

- 1 LOCATE TREE UPLIGHTING ON SIDE OF TREES 4' FROM TRUNK TO MOST EFFECTIVELY ILLUMINATE TREE STRUCTURE AND CANOPY DIRECT AWAY FROM TRAFFIC FLOW.
- 2 SELECT BURIAL LOW VOLTAGE CABLE LAYOUT SHOWN IN DRAWING. PREPARE CABLE LAYOUT TO PROVIDE 10' MIN. RUN FROM TRANSFORMER.
- 3 ADJUST TRUSTEE LOCATIONS TO ACTUAL PLANT LOCATIONS IF REQUIRED.
- 4 WALL MOUNTED TRANSFORMER PER DETAIL A AND LIGHTING SCHEDULE, THIS SHEET.
- 5 REFER TO PRELIMINARY PLANS FOR SIEVE LOCATIONS.

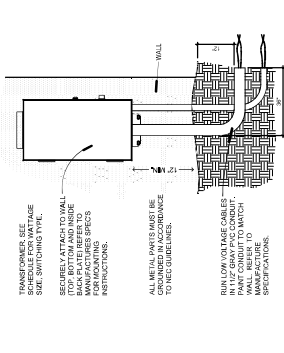


## LIGHTING SCHEDULE

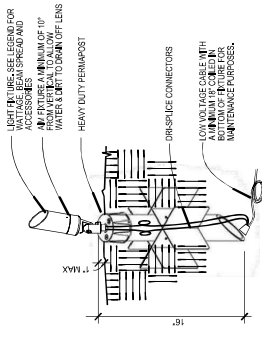
| symbol                                                                                | function                   | qty. | manuf.    | model #         | description                 | color            | accessories                                                      |
|---------------------------------------------------------------------------------------|----------------------------|------|-----------|-----------------|-----------------------------|------------------|------------------------------------------------------------------|
|  | TREE LIGHT                 | 14   | UNIVERSAL | DS200WA/KC2     | ACCENT UP LIGHT             | WEA-HEARD BRONZE | WIDE FLOOD ANGLE 3000K. INSTALL ON PERMAPOST (OR APPROVED EQUAL) |
|  | WALL WASH LIGHT            | 2    | UNIVERSAL | AFC200WA/KC2    | WALL WASH LIGHT             | WEA-HEARD BRONZE | WIDE FLOOD ANGLE 3000K. INSTALL ON PERMAPOST (OR APPROVED EQUAL) |
|  | AS REQD.<br>TRACK STRANDED | 1    | SOUTHWEST | BK2 STRANDED    | 17 AND 14 GA. DIRECT ILLUM. | BLACK            |                                                                  |
|  | 12V TRANSFORMER            | 1    | UNIVERSAL | BK2 TRANSFORMER | LOW VOLTAGE TRANSFORMER     | STAINLESS        | WITH MECHANICAL TIMER. SEE DETAIL BELOW                          |



## A WALL MOUNTED TRANSFORMER



**B** TREE / GATE / UPLIGHT

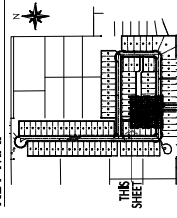


**NOTE:** THE ARIZONA PROMPT PAY LAW WILL BE ALTERED FOR THIS CONTRACT.

**NOTICE OF EXTENDED PAYMENT PROVISIONS:**  
THE CONSTRUCTION CONTRACT WILL ALLOW THE BILINGS AND ESTIMATES WITHIN 30 DAYS AFTER CERTIFICATION AND APPROVAL OF BILINGS AND ESTIMATES

**NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PROVISIONS:**  
THE CONSTRUCTION CONTRACT WILL ALLOW THE CONSTRUCTION MANAGER TO CERTIFY AND APPROVE BILINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILINGS AND ESTIMATES ARE RECEIVED FROM THE

## KEY MAP



|                       |                  |
|-----------------------|------------------|
| <b>DRAWN</b>          | JL               |
| <b>CHECKED</b>        | JL               |
| <b>DATE</b>           | OCTOBER 24, 2004 |
| <b>REVISION DATE:</b> | *                |
| <b>SHEET NO.</b>      | 1 OF 2           |

JUN 13 2025

JUN 13 2025

Planning & Development  
Department

**LOW VOLTAGE**

13

30

**Yes:** 9 - Councilwoman Ansari, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman O'Brien, Councilwoman Pastor, Councilman Robinson, Councilman Waring, Vice Mayor Stark and Mayor Gallego

**No:** 0

**89 Public Hearing and Resolution Adoption - General Plan  
Amendment GPA-LV-3-23-7 - Southwest Corner of the 78th Avenue  
and Alta Vista Road alignments (Resolution 22182)**

Request to hold a public hearing on a General Plan Amendment for the following item to consider adopting the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on 18.96 acres from Residential 3.5 to 5 dwelling units per acre, Commerce / Business Park, and Parks/Open Space - Publicly Owned to Residential 3.5 to 5 dwelling units per acre. This item is a companion case to Z-56-23-7 and must be heard first, followed by Z-56-23-7.

**Summary**

Application: GPA-LV-3-23-7

Current Designation: Residential 3.5 to 5 dwelling units per acre (15.85 acres), Commerce / Business Park (2.94 acres), and Parks/Open Space - Publicly Owned (0.17 acres)

Proposed Plan Designation: Residential 3.5 to 5 dwelling units per acre  
Acreage: 18.96

Proposal: Minor General Plan Amendment for a single-family residential community

Owner: Laveen Land Holdings, LLC

Applicant/Representative: Jennifer Hall, Rose Law Group, PC

Staff Recommendation: Approval.

VPC Action: The Laveen Village Planning Committee heard this case on Dec. 11, 2023, and recommended approval, per the staff recommendation, by a vote of 6-1.

PC Action: The Planning Commission heard the case on Jan. 4, 2024, and recommended approval, per the Laveen Village Planning Committee

recommendation, by a vote of 7-0.

**Location**

Southwest corner of the 78th Avenue and Alta Vista Road alignments

Council District: 7

Parcel Address: N/A

**Discussion**

Mayor Gallego announced the hearings for Items 89 and 90 would be heard together with separate motions for each item. She declared the public hearing open. Noting no one present wished to speak on the items, she declared the public hearing closed.

**The hearing was held. A motion was made by Councilwoman Ansari, seconded by Vice Mayor Stark, that this item be approved per the Planning Commission recommendation with adoption of the related resolution. The motion carried by the following vote:**

**Yes:** 9 - Councilwoman Ansari, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman O'Brien, Councilwoman Pastor, Councilman Robinson, Councilman Waring, Vice Mayor Stark and Mayor Gallego

**No:** 0

**90 Public Hearing and Ordinance Adoption - Rezoning Application Z-56-23-7 - Southwest Corner of the 78th Avenue and Alta Vista Road Alignments (Ordinance G-7231)**

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-56-23-7 and rezone the site from County RU-43 (Pending S-1) (One Acre Per Dwelling Unit, Pending Ranch or Farm Residence District) to R1-6 (Single-Family Residence District) to allow single-family residential. This is a companion case to GPA-LV-3-23-7 and should be heard following GPA-LV-3-23-7.

**Summary**

Current Zoning: County RU-43 (Pending S-1)

Proposed Zoning: R1-6

Acreage: 18.96

Proposed Use: Single-family residential

Owner/Applicant: Laveen Land Holdings, LLC

Representative: Jordan Rose, Rose Law Group, PC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Laveen Village Planning Committee heard this case on Dec. 11, 2023, and recommended denial as filed, approval of R1-8 with additional stipulations, by a vote of 6-1.

PC Action: The Planning Commission heard this case on Jan. 4, 2024, and recommend approval of the R1-6 with stipulations outlined in the Addendum A Staff Report, with modified stipulations and an additional stipulation, by a vote of 5-2.

### **Location**

Southwest corner of the 78th Avenue and Alta Vista Road alignments

Council District: 7

Parcel Address: N/A

Refer to Item 89 for discussion on this item.

**The hearing was held. A motion was made by Councilwoman Ansari, seconded by Vice Mayor Stark, that this item be approved per the Planning Commission recommendation with adoption of the related ordinance. The motion carried by the following vote:**

**Yes:** 9 - Councilwoman Ansari, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman O'Brien, Councilwoman Pastor, Councilman Robinson, Councilman Waring, Vice Mayor Stark and Mayor Gallego

**No:** 0

### **REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS**

None.

### **000 CITIZEN COMMENTS**

City Attorney Julie Kriegh stated during Citizen Comment, members of the public may address the City Council for up to three minutes on issues of

6.     **Application #:**           **Z-56-23-7 (Companion Case GPA-LV-3-23-7)**  
From:                   County RU-43 (Pending S-1)  
To:                     R1-6  
Acreage:               18.96  
Location:              Southwest corner of the 78th Avenue and Alta Vista  
                            Road alignments  
Proposal:              Single-family residential  
Applicant:             Laveen Land Holdings, LLC  
Owner:                 Laveen Land Holdings, LLC  
Representative:       Jordan Rose, Rose Law Group, PC

Ms. Racelle Escolar stated that Item Nos. 5 and 6 are related cases and could be heard together, but separate motions were required. Both are located on 18.96 acres at the southwest corner of the 78th Avenue and Alta Vista Road alignments.

Item 5 is GPA-LV-3-23-7, a minor General Plan Amendment to amend the General Plan Land Use Map designation to allow a single-family residential community.

Item 6 is Z-56-23-7 is a request to rezone from County RU-43, pending S-1 (Ranch or Farm Residence District) to R1-6 (Single-Family Residence District) to allow single-family residential.

The Laveen Village Planning Committee recommended approval of the GPA by a 6 to 1 vote; and denial as filed, and approval of R1-8 zoning with additional stipulations for Z-56-23-7 by a 6 to 1 vote. Stipulations were added:

- To ensure that future elevations and landscaping plans are presented to the Laveen Village Planning Committee through the Planning Hearing Officer (PHO) public hearing process;
- To further limit density and require minimum 50-foot-wide lots; and
- To ensure funding for future improvements to Alta Vista Road.

Staff has recommended updates to address the added stipulations and recommends the deletion of the stipulation related to improvements to Alta Vista Road since the road alignment is outside of city jurisdiction.

There is a staff memo dated January 2 that addresses this recommendation.

In addition, there was a revised site plan and landscape plan formally submitted by the applicant. The revised site plan reduces the number of lots to 95 (originally 98) and increases the open space to 18 percent (originally 12). Per the revised site plan the applicant has requested to increase the minimum open space provided on the site. Therefore, staff is recommending a modification to



increase the minimum open space from 12 percent, as currently stipulated, to 18 percent. This update is addressed in Addendum A of the Staff Report.

Staff recommends approval of the GPA, per the Laveen Village Planning Committee recommendation; and approval of Z-56-23-7, per the Addendum A Staff Report.

Chairman Gaynor called on the applicant Mr. Tom Galvin. There was one person in opposition wishing to speak. He gave Mr. Galvin five minutes to speak, per his request.

Mr. Tom Galvin stated that that he was excited to present this new single-family community, located in the Laveen Village. They are grateful for staff's recommendation of approval. This new community helps the City achieve the Housing Phoenix goal of creating 50,000 homes by the year 2030, by contributing to a variety of housing types while using underutilized land in a more sustainable fashion. Staff has carefully vetted this project and determined that this project is appropriate with the surrounding area and will create new residential homes with modern, farmhouse architectural features compatible with Laveen Village. Most of the site is and has been designated by the City's General Plan, from 5.0 to 3.5 dwelling units, per acre. This new project has not modified the City's future vision. Staff also determined that this project is respectful of local conditions in surrounding neighborhoods, with over 18 percent open space located along the perimeters and within the community. They are excited to have staff support and they hope to have the Commission's, as well. They are also grateful for the Village Planning Committee's support.

Mr. Galvin stated that there were some things that he wanted to highlight. They have spent considerable time with both the LCRD (Laveen Citizens for Responsible Development) and the Village Planning Committee, and numerous meetings with neighbors to hear their input. The presentation that they were hearing tonight is a direct reflection of the input provided by the residents of the community. In response to all those meetings and discussions, they received a lot of feedback and were able to make significant changes to enhance the site plan.

Mr. Galvin stated that they originally proposed 104 lots. They are now looking at 95. This project was initially submitted to the City with a density over 5.0 dwelling units per acre. It was 5.2 dwelling units per acre. After speaking to the LCRD members, they removed some lots from 98 to 95. Further discussions revealed that the LCRD really wanted to see 50-foot-wide lots, with the density capped at five dwelling units per acre. So, they increased the lots to 50 feet wide, along the southern and along the eastern perimeters, which directly impacts the neighbors. They indicated to the developer their desire to see that. They did so in good faith. Bordering the Trailside Point neighborhood, they decreased their total lot count. With the significant changes to the project, it converted to more open space from 12 percent to 18 percent. What they are looking at now is an R1-8 PRD, not an R1-6 PRD, if you look at the actual

number of lots. They were very excited when they presented these changes to the Village Planning Committee, and they proposed that the Village Planning Committee modify staff stipulations to reflect these changes. Regarding the surrounding areas, they were also restricting some of the lots to single story homes, so that two-story homes only back up to existing two-story homes. Thus, lots 3, 4, 6, 7, 9, 10, 11, and 12 will be restricted to single story. They are designated by stars along the southern perimeter of the exhibit. Additional, neighbors wanted a stop sign installed, coming out of their new community. They are happy to provide that.

Mr. Galvin stated that there has been some discussion about access at the southern end. He stated that you can see where it is indicated on the exhibit. There was a lot of discussion about this. Access has always been planned for the existing stub street located at the southern point. The City staff, the experts, have carefully reviewed the plan, the Street Transportation Department and Fire have reviewed the plan and determined that there is no issue with single access to the south, because they are providing emergency access, if needed, at the north. As indicated by the red band on the exhibit, there is no right-of-way that can provide access for the time being. It is outside of their jurisdiction. They predict that sometime in the future that access will be available. So, they have planned for that as indicated in the new site plan. They will be dedicating that right-of-way that they have now, for future improvements on Alta Vista.

Mr. Galvin highlighted two stipulations they wanted to see addressed. Stipulation No. 3, the Village Planning Committee stipulation set for a maximum density to be 4.5 dwelling units per acre; the General Plan calls for 5.0 dwelling units per acre. All they were asking was that the stipulation be removed to allow them to do 5.0, which they came down to in good faith. The other one is Stipulation No. 4. The Village Planning Committee recommended that the minimum lot width be 50 feet for all lots. They are asking that the minimum lot width of lots 1 through 19 be 50 feet, because that is something that they have acceded to in good faith with the neighbors. As they saw in the exhibit, that is all entirely along the south and the east. This would result in 95 lots and as they could see, 18 percent open space. To highlight, he stated that lots 3, 4, 5, 6, 7, 9, 10, 11, and 12 would be single story. He wanted to make sure that Stipulation Nos. 3 and 4 are addressed tonight. He was happy to answer any questions.

Chairman Gaynor asked for questions from Commissioners.

Commissioner Boyd asked Mr. Galvin, to be clear, if he is okay with Stipulation No. 2 in the Staff Memo and some of the other things that were added, he just is asking for the 4.5 dwelling units per acre density and the maximum width stipulations to be modified.

Mr. Galvin responded, yes, that was correct.

Chairman Gaynor called on Ms. Margaret Shalley, opposition speaker. He gave her six minutes to speaker.

Ms. Margaret Shalley stated that she is a resident in Laveen living next to the proposed development. She is the leader of their community block watch. She thanked the Commission for the opportunity to speak. She was the only person present from her community, but she is aware of all the concerns and could speak to them. The main concern is the traffic and safety impacts of a 95-unit project, with only one access point on South 77th Lane into their community, specifically the impact on those living on Glass Lane, and especially since the traffic statement commissioned by the applicant indicates this project would generate an additional 1,046-day trips. This would greatly increase congestion and strain street infrastructure. They recognize the need for this housing, but they feel that the applicant should explore more ways to mitigate the negative safety impacts. They appreciated the offer to install the stop sign at South 77th Lane and Glass Lane, but they think more could be done, which would include reducing the project density. If the applicant were to do so, they might get more support from nearby trail setters and in Laveen development watchers.

Chairman Gaynor opened the case up for discussion among Commissioners.

Vice-Chairperson Busching stated that she was probably in the minority, but as Mr. Galvin knows, she has a problem with this property. She thinks that it is being rezoned before its time, because of the poor access to it, it is a fairly long ways to a major street. The Alta Vista alignment, while it is paved, apparently, it is totally private at this point; so, there really is no access along the north side. As they could see from the diagram on the exhibit, they are not even designing it for any access, so if there were a fire truck that needed to come down. The only way that the fire truck would be able to enter is through the access on the south. Unless her fellow Commissioners could persuade her, she would vote against approving this item.

Chairman Gaynor asked for further discussion, before asking questions of Mr. Galvin again.

Commissioner Hu stated that she is generally concerned when a development has a single access route as mentioned in prior cases, however, looking at the General Plan here and the land use, the request for the density changing it from 3.5 to 5 dwelling units, this area appears to ultimately be intended for this density of residential use. In consideration of the lot design here today with a potential fire access to the north side, she thinks that Mr. Galvin had made appropriate statements here and intentional design for emergency accesses should that be needed for this design. She would be in favor.

Commissioner Boyd stated that he would be supportive of the five dwelling units per acre. If his fellow Commissioners could convince him that there is a necessity on the 50 feet everywhere stipulation, he needed to be convinced of it. He thinks that it will reduce some of the homes. He was comfortable with the site plan that the applicant was providing.

Commissioner Perez stated that the Laveen Village Planning Committee by no surprise has always asked for 50-foot lots for just about every property they have, because it is less dense. She understands Ms. Shalley's situation. She lives across the river from this project, herself. Coming through all the way from Vineyard Road and going around is a problem. There were several other people in opposition at the Village and she was somewhat surprised by the vote. She stated that the Village probably voted begrudgingly, because of the one entrance. The 50-foot-wide lots were pretty important. When she was calling people to talk to them about it, that was the one important thing that they definitely did not want. But if it had to go forward, the 50-foot lots were important to them.

Commissioner Gorraiz stated that lots 1 through 19 would be the 50-foot width and he asked what the others would be.

Mr. Galvin responded that the others would be 45 feet, but they would all be internal to the proposed development. Within the community surrounding to the east and the south, there are some 45-foot-wide lots. He agreed with Commissioner Boyd that he is not convinced that the extra five feet in those internal lots will make any difference to anybody outside the property.

Chairman Gaynor stated that Mr. Galvin mentioned there are other developments that have different square footage. He asked if they are in the same Village, adjacent, or nearby.

Mr. Galvin responded that they are nearby.

Chairman Gaynor stated that he was supportive of removing the stipulations if somebody was to make a motion.

He asked if there were any more questions or discussion. There were not. He entertained a motion.

**Commissioner Boyd made a MOTION to approve Z-56-23-7, per the Addendum A Staff Report, deleting Stipulation 3 and then modifying Stipulation No. 4.**

Ms. Escolar asked Commissioner Boyd for clarification, if he wanted to completely delete Stipulation No. 3, with the 4.5 dwelling units per acre, or if he wanted to modify it to be 5.0 dwelling units per acre.

Commissioner Boyd stated that he would defer to staff. He thought that the underlying zoning district had a limit of 5.0. He could accept modifying Stipulation No. 3 to 5.0 (dwelling units per acre), and then modifying Stipulation No. 4 to "...The minimum lot width shall be 50 feet for lots 1 through 19 of the site plan."

Ms. Escolar stated that since there is no general conformance to the site plan

lot numbers could change, the configuration could change in the future. She recommended adding when referencing lot number, "...as depicted on the site plan date stamped December 20, 2023, as approved by the Planning and Development Department".

Ms. Escolar asked if Commissioner Boyd also wanted to add the restriction on the building height as they requested here.

Commissioner Boyd stated yes. He would do it out of good faith.

Ms. Escolar stated that would add a stipulation stating that, "Building height shall be limited to one story and 20 feet for lots 3, 4, 6, 7, and 9 through 12, as depicted on the site plan, dated stamped December 20, 2023, as approved by the Planning and Development Department".

**Commissioner Boyd made a MOTION to approve R1-6 for Z-56-23-7, with the stipulations outlined in the Addendum A Staff Report with a modification to Stipulation No. 3 to replace 4.5 with 5.0 (dwelling units per acre) and a modification to Stipulation No. 4 to apply to lots 1 through 19, as depicted on the site plan date stamped December 20, 2023 and as approved by the Planning and Development Department; and an additional stipulation that building height shall be limited to one story and 20 feet for lots 3, 4, 6, 7, and 9 through 12, as depicted on the site plan date stamped December 20, 2023 and as approved by the Planning and Development Department.**

**Commissioner Gorraiz SECONDED.**

A roll call was taken.

There being no further discussion, Chairman Gaynor called for a vote and the MOTION Passed 5-2 (Busching, Perez) (Absent: Mangum).

Stipulations:

1. All building elevations shall contain architectural features that reflect modern farmhouse architecture including, but not limited to, detailing such as pitched roofs, variation in window size, overhang canopies and exterior accent materials such as board and batten siding, shiplap paneling, brick veneer, wooden shutters, and carriage style garage doors, as approved by the Planning and Development Department.
2. THE FUTURE CONCEPTUAL ELEVATIONS AND LANDSCAPE PLANS SHALL GO BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PHO PUBLIC HEARING PROCESS FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND



REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.

3. THE MAXIMUM DENSITY SHALL BE ~~4.5~~ **5.0** DWELLING UNITS PER ACRE.
4. THE MINIMUM LOT WIDTH SHALL BE 50 FEET **FOR LOTS 1 THROUGH 19, AS DEPICTED ON THE SITE PLAN DATE STAMPED DECEMBER 20, 2023 AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- ~~2.~~  
~~5.~~ ~~The project shall not exceed 98 lots.~~
- ~~3.~~  
~~6.~~  
5. A minimum of ~~42%~~ 18% of the gross site area shall be retained as open space.
- ~~4.~~  
~~7.~~  
6. A minimum 22-foot garage setback for front-loaded garages, measured from the back of sidewalk, shall be provided for each home in the development, as approved by the Planning and Development Department.
- ~~5.~~  
~~8.~~  
7. 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.
- ~~6.~~  
~~9.~~  
8. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved, or modified by the Planning and Development Department.
- ~~7.~~  
~~10.~~  
9. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property or tenants within the development(s) the existence and operational characteristics of nearby existing ranchettes and animal privilege private properties that may cause adverse noise, odors, dust, and other externalities. The form and content of such documents shall be reviewed and approved by the City prior to recordation. This disclosure shall also be provided in the leasing documents in a section titled “nuisances”.
- ~~8.~~  
~~11.~~  
10. A minimum 50-foot of right-of-way shall be dedicated for all local public streets within the development.
- ~~9.~~  
~~12.~~  
11. All street improvements to Alta Vista Road and 78th Avenue are outside of Phoenix City Limits and shall be reviewed and approved by Maricopa County. Documentation of the county review and approval shall be provided concurrently with the Preliminary Site Plan submittal.

- ~~13. FUNDING SHALL BE RESERVED FOR FUTURE RIGHT-OF-WAY IMPROVEMENTS ALONG ALTA VISTA ROAD.~~
- ~~40.~~ A shared-use-path easement shall be dedicated and constructed on the  
~~44.~~ northwest portion of the property, as approved by the Parks and Recreation  
~~12.~~ and Planning and Development Departments.
- ~~41.~~ Pedestrian connections from the subdivision to the Salt River and the shared-  
~~45.~~ use-path, consisting of an enhanced treatment of decorative pavement and  
~~13.~~ landscaping to a gated access point, shall be constructed as approved by the  
Planning and Development Department.
- ~~42.~~ All streets within and adjacent to the development shall be constructed with  
~~46.~~ paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands,  
~~14.~~ landscaping and other incidentals as per plans approved by the Planning and  
Development Department. All improvements shall comply with all ADA  
accessibility standards.
- ~~43.~~ If determined necessary by the Phoenix Archaeology Office, the applicant  
~~47.~~ shall conduct Phase I data testing and submit an archaeological survey report  
~~15.~~ of the development area for review and approval by the City Archaeologist  
prior to clearing and grubbing, landscape salvage, and/or grading approval.
- ~~44.~~ If Phase I data testing is required, and if, upon review of the results from the  
~~48.~~ Phase I data testing, the City Archaeologist, in consultation with a qualified  
~~16.~~ archaeologist, determines such data recovery excavations are necessary, the  
applicant shall conduct Phase II archaeological data recovery excavations.
- ~~45.~~ In the event archaeological materials are encountered during construction, the  
~~49.~~ developer shall immediately cease all ground-disturbing activities within a 33-  
~~17.~~ foot radius of the discovery, notify the City Archaeologist, and allow time for  
the Archaeology Office to properly assess the materials.
- ~~46.~~ Prior to preliminary site plan approval, the landowner shall execute a  
~~20.~~ Proposition 207 waiver of claims form. The waiver shall be recorded with the  
~~18.~~ Maricopa County Recorder's Office and delivered to the City to be included in  
the rezoning application file for record.
- 19. BUILDING HEIGHT SHALL BE LIMITED TO ONE STORY AND 20 FEET  
FOR LOTS 3, 4, 6, 7, AND 9 THROUGH 12, AS DEPICTED ON THE SITE  
PLAN DATE STAMPED DECEMBER 20, 2023 AND AS APPROVED BY  
THE PLANNING AND DEVELOPMENT DEPARTMENT.**

# 185900

## LAVEEN VILLAGE PLANNING COMMITTEE MEETING MINUTES

Monday, December 11, 2023

Laveen Education Center

5001 W. Dobbins Road, Building B, Room 101

### **MEMBERS PRESENT**

Linda Abegg, Chair  
Stephanie Hurd, Vice Chair  
Francisco Barraza  
JoAnne Jensen  
Patrick Nasser-Taylor  
Carlos Ortega  
Rebecca Perrera

### **MEMBERS EXCUSED**

Gary Flunoy  
Gizette Knight  
Jennifer Rouse  
Mixer Rubio-Raffin

### **STAFF PRESENT**

Nayeli Sanchez Luna

### **Item Order:**

The agenda items were heard in the following order: Nos. 1, 2, 5, 4, 6, 7, 8, 3, 9, 10, 11, 12, and 13.

1. Call to order, introductions, and announcements by Chair.

**Chair Linda Abegg** called the Laveen Village Planning Committee meeting to order at 6:31 p.m. with a quorum of seven members present (six members required for a quorum).

2. Review and approval of the November 13, 2023 meeting minutes.

### **Motion:**

**Carlos Ortega** motioned to approve the November 13, 2023 minutes. **Francisco Barraza** seconded the motion.

### **Vote:**

**7-0**, motion to approve the November 13, 2023 minutes passed with Committee members, Barraza, Jensen, Nasser-Taylor, Ortega, Perrera, Hurd, and Abegg in favor.

3. **INFORMATION ONLY:** Presentation and discussion regarding the General Plan Update 2025.

### **Staff Presentation:**

**Nayeli Sanchez Luna**, staff, provided a presentation about the General Plan Update 2025 process, highlighting specific elements of the draft plan, the work that has been done up to this point, and the upcoming schedule of public events. Mrs. Sanchez Luna then facilitated a discussion with Committee Members about the draft plan.

### **Questions From the Committee:**

**Rebecca Perrera** stated that there is a disjoint between City departments and City

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code. Ms. Perrera voiced her support for actions that would create strong cores and meet the core values. Ms. Perrera noted that the policy and vision with objectives should match.

**Chair Linda Abegg** noted that the General Plan Update will not change the land use plan but that she was supportive of policy changes that would support low densities adjacent to the mountain.

**JoAnne Jensen** added that she would like to see the General Plan evolve throughout the years.

**Chair Abegg** added that a PUD was going to come before the committee for recommendation and recommended analyzing it to match the five core values.

**Public Comment:**

None.

**Staff Response:**

None.

**Committee Discussion:**

None.

4. **INFORMATION ONLY:** Presentation and discussion regarding the Tree and Shade Master Plan Update and grant opportunities.

**Staff Presentation:**

**David Hondula** with the Office of Heat Response and Mitigation provided a presentation describing the canopy cover goals, the progress since the 2010 Tree and Shade Master Plan, the process for an updated Tree and Shade Action Plan, and open grant opportunities.

**Questions From the Committee:**

**Ms. Jensen** stated that the City sets planting minimums and that the committee has voiced their support for larger tree sizes. Ms. Jensen recommended changes to the Zoning Ordinance that would further support the goals of the Office of Heat Response and Mitigation. **Mr. Hondula** thanked JoAnne Jensen.

**Carlos Ortega** noted that he would like to see the Office of Heat Response and Mitigation as part of the site planning review process. Mr. Ortega added that this would allow the department to add comments that would ensure high caliper trees. Mr.

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Ortega stated that there is a need for landscape maintenance since the majority of new landscaping dies. Mr. Ortega added that developers have stated that 3-inch caliper trees are not available. Mr. Ortega stated that the Office of Heat Response and Mitigation should have a say in the approval process.

**Rebecca Perrera** stated that there had to be methods to protect mature trees and landscaping. Ms. Perrera supported further discussion regarding the type of trees that should be planted and that use the least amount of water. Ms. Perrera added that she would like to see more vegetation in the census tracks that do not have adequate shading. **Mr. Hondula** noted the grant option that would allow for people community organizations like youth centers and schools to apply for trees. Mr. Hondula also provided the website for an ongoing list of plant species that are effective in the desert environment with lower water usage.

**Patrick Nasser-Taylor** voiced his support for a higher percentage of tree coverage and greenery ground cover. Mr. Nasser-Taylor stated that trees reduce the temperature but asked if the City had enough water to support an increase in tree coverage. **Mr. Hondula** stated that he was optimistic of the changes to water policy in the City. Mr. Hondula added that the majority of residents are overwatering their vegetation and stated that education was the best form to reduce water consumption.

**Vice Chair Stephanie Hurd** stated that she supported the reduction of grass but the increase of tree coverage and drought tolerant vegetation. Vice Chair Hurd stated that she would like to see departments work with one another to increase tree coverage. **Mr. Hondula** noted that he supported cross departmental policies that support tree coverage.

**Chair Linda Abegg** noted that landscaping needed to be replenished and any dead vegetation needed to be replaced. Chair Abegg stated that an increase in tree size and coverage should be part of zoning cases and that developers should be building the suggested large caliper trees.

### **Public Comment:**

**Phil Hertel** stated that the City standards are too low and that they should be updated to require larger caliper trees. Mr. Hertel suggested raising the required caliper size trees and landscape requirements throughout the entire City and make developers provide alternatives if they want to reduce the caliper size or reduce the ground cover.

### **Staff Response:**

**Mr. Hondula** thanked the entire committee for their input and stated that he looked forward to working with other departments to increase shade coverage within the City of Phoenix.

### **Committee Discussion:**



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None.

5. **Z-55-23-8:** Presentation, discussion, and possible recommendation regarding a request to rezone 7.18 acres located at approximately 1,170 feet west of the southwest corner of 35th Glen and Dobbins Road from R1-10 (Single-Family Residence District) to R-2 (Multifamily Residence District) to allow multifamily residential.

*One member of the public registered to speak on this item.*

**Staff Presentation:**

Chair Linda Abegg requested to skip the staff presentation.

**Applicant Presentation:**

**Ed Bull**, representing the applicant with Burch and Cracchiolo, provided an overview of the proposed case. Mr. Bull stated that the applicant has worked with the surrounding neighborhood and the LCRD regarding the site plan. Mr. Bull displayed the proposed striping plan for Dobbins Road and stated that it would help alleviate traffic safety issues. Mr. Bull noted the enhanced entry and the traffic calming measures provided. Mr. Bull added that the applicant has worked with the Street Transportation Department and provided a new stipulation that would address concerns regarding turning left into the site from Dobbins Road. Mr. Bull concluded the presentation by reiterating the effort to address traffic safety concerns.

**Questions From the Committee:**

**JoAnne Jensen** stated that the applicant did not address the concerns regarding density, shading, and parking lengths. **Mr. Bull** stated that that the proposed combined density was less than what was allowed. **Ms. Jensen** asked where they found the extra 0.5% of open space shown on their new presentation. **Lisa Nelson**, with the applicant's team, stated that they discussed the definition of open space with the Site Planning Department and were able to conclude that the open space calculations were 12.5%.

**Carlos Ortega** asked if the south parcel will also have enhanced building elevations. Mr. Ortega noted that the applicant only focused on the north portion of the project. Mr. Ortega voiced concerns with the subject site having one access via Dobbins Road. **Mr. Bull** stated that the canal south of the subject site prevented any additional entrances to the proposal. **Mr. Ortega** voiced concerns regarding the length of the parking spaces. Mr. Ortega noted that Laveen prefers 22-foot-long spaces to accommodate larger vehicles. **Ms. Nelson** stated that the proposed multifamily development does not have driveways but rather are carriage style where the garage is located on the first floor. Ms. Nelson added that all parking spaces meet City Code. **Mr. Ortega** asked for all parking spaces to be increased to 22 feet. Mr. Ortega noted that he had concerns with traffic safety within the development and concern for the future tenants.

**Rebecca Perrera** asked what the immediate solution would be for traffic concerns on Dobbins Road. **Mr. Bull** stated that the proposed stripping plan will be the solution and will be in effect in the next two years. **Mr. Bull** noted that Dawn Cartier, the traffic engineer, has been working with the Street Transportation Department to ensure a solution for Dobbins Road. **Mr. Bull** noted that a solution cannot be provided before the proposal is built but that City Council is committed to finding a permanent solution.

**Vice Chair Stephanie Hurd** stated that street safety is a primary concern and was hopeful that the applicant kept working with the City to find a permanent solution. **Mr. Bull** stated that the additional units will support the need for development and support creating a left turn lane into the site. **Vice Chair Hurd** asked if the applicant would agree to an additional traffic calming stipulation such as a speed limit within the development. **Mr. Bull** agreed and stated that the development would have a speed limit of 15 miles per hour.

**Chair Abegg** stated that she appreciated the updates provided by the applicant and voiced her support for the additional stipulation addressing street safety on Dobbins Road. **Chair Abegg** proposed an additional stipulation that would ensure that 25% of the elevations have an accent material, specifically calling out metal, wood, and concrete. **Chair Abegg** stated that last month the committee added a stipulation to ensure bicycle parking to be shaded at 100% and that a water fountain be provided. **Chair Abegg** requested an additional stipulation that would ensure general conformance to the striping plan presented to the committee. **Mr. Bull** asked that the stipulation language include the input of the Street Transportation Department. **Chair Abegg** suggested alternative language.

**Public Comment:**

**Phil Hertel** stated that he opposed the proposed density and that there should be a higher shading percentage. **Mr. Hertel** noted that the LCRD requested a roundabout at the entrance but that the applicant had no response to the request. **Mr. Hertel** noted that the proposed striping plan stipulation should include language that would require it to be approved before preliminary site plan approval. **Mr. Hertel** added that the committee is supposed to represent the community and should choose the best solution.

**Applicant Response:**

**Mr. Bull** stated that the internal drive aisle will have traffic calming measures such as speedbumps and will be limited to 15 miles per hour. **Mr. Bull** added that other forms of traffic calming measures were not feasible due to the size of the driveway. **Mr. Bull** added that the proposed shading already exceeded the required by the Zoning Ordinance. **Mr. Bull** noted that the additional stipulation will require the traffic study to have a left turn analysis into the site.

**Committee Discussion:**

**Mr. Ortega** voiced his support for a roundabout at the entrance of the site. **Ms. Perrera** asked if the traffic calming measures could be stipulated. **Nayeli Sanchez Luna**, staff, stated that there is a stipulation requiring general conformance to the site plan and that the site plan depicts traffic calming measures shown in the presentation.

**Chair Abegg** asked if the applicant was willing to have 22-foot-long parking spaces. **Mr. Bull** noted that the parking spaces already meet City Code and that the site was limited. **Mr. Ortega** and **Ms. Jensen** voiced their support for 22-foot-long parking spaces.

**Vice Chair Hurd** voiced that she would like to add a stipulation regarding the speed limit within the proposal.

**Motion:**

**Patrick Nasser-Taylor** motioned to recommend approval for Z-55-23-8 per the staff recommendation with a modification to Stipulation No. 2 regarding the accent materials for the elevations and the following additional stipulations:

- The developer shall submit a Traffic Analysis to the City for this development. The TIA shall include turn lane analysis in conformance with the Street Planning and Design Guidelines to determine feasibility. No preliminary approval of plans shall be granted until the Study has been approved by the Street Transportation Department and the left-hand turn issue is resolved.
- General conformance to the proposed striping plan presented to the committee on December 11, 2023 as approved by the Street Transportation Department.
- The speed limit inside the development shall not exceed 15 miles per hour.
- Bicycle parking shall be shaded at 100%.

**Francisco Barraza** seconded the motion.

**Mr. Ortega** stated that his vote will be based on the community's concerns.

**Vote:**

**5-2**, motion to recommend approval of Z-55-23-8 with a modification and additional stipulations passed with Committee Members Barraza, Jensen, Nasser-Taylor, Hurd, and Abegg in favor and Committee Members Ortega and Perrera in opposition.

6. **Z-48-22-7**: Presentation, discussion, and possible recommendation regarding a request to rezone 5.40 acres located at approximately 300 feet north of the northwest corner of 35th Avenue and Minton Street **from** County RU-43 (Pending S-1) (One Acre Per Dwelling Unit, Pending Ranch or Farm Residence) and S-1 (Ranch or Farm Residence) **to** R-2 (Multifamily Residence District) to allow multifamily residential.

*Three members of the public registered to speak on this item.*

**Staff Presentation:**

**Nayeli Sanchez Luna**, staff, presented an overview of Z-48-22-7. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, and the surrounding land uses. Mrs. Sanchez Luna provided an overview of the proposed development including the site plan and elevations. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings, providing the staff recommendation and proposed stipulations.

**Applicant Presentation:**

Jon Gillespie, representing the applicant with Pew & Lake, PLC, provided an overview of the proposed case. Mr. Gillespie provided an update on the annexation process for the site and summarized the proposed zoning designation noting the compatibility with the General Plan Land Use Map designation. Mr. Gillespie noted that the applicant has worked with the community and is providing over 30% of open space and three pedestrian connections to Carter Road. Mr. Gillespie added that the proposal included farmhouse architecture and electric vehicle charging infrastructure. Mr. Gillespie concluded his presentation by stating that all parking spaces would be 22-feet in length and displayed the clubhouse renderings.

**Questions From the Committee:**

**Carlos Ortega** stated his approval of the proposed elevations and site plans and thanked the applicant for accommodating to Laveen's development standards. Mr. Ortega noted that his only concern was the proposed two-story height adjacent to single-story family houses. **Chair Linda Abegg** agreed that the southeast corner was a concern. **Mr. Gillespie** stated that the distance between the building and the six-foot tall wall on the south was 31 feet.

**Mr. Ortega** asked if windows are located on the south elevation. **Mr. Gillespie** stated that there are windows on all four sides.

**Chair Linda Abegg** asked if there was a stepback for the garage and the unit. **Mr. Gillespie** stated that there was a smooth façade.

**Mr. Ortega** asked for confirmation on pedestrian connections to the north. **Mr. Gillespie** confirmed.

**Rebecca Perrera** asked if all the units were three-bedroom units. **Mr. Gillespie** confirmed. **Ms. Perrera** noted that she usually pushes back on multifamily development without any variety. Ms. Perrera noted that she appreciated the parking provided noting the three spaces per unit.

**Patrick Nasser-Taylor** noted that he supported the proposed access via Carter Road rather than 35th Avenue.

**Vice Chair Hurd** asked if all garages would be EV. **Mr. Gillespie** stated that all garages would have EV capabilities.

**Ms. Perrera** asked if the landscape plan was updated with the new proposal. **Mr. Gillespie** stated that the landscape plan was not updated but that the stipulation would require enhanced planting standards.

**Chair Abegg** asked for information regarding the parking calculations.

**Chair Abegg** voiced her support and thanked the applicant for all the work that they put into the proposal.

**Mr. Ortega** asked if a traffic study was completed for Carter Road. **Mr. Gillespie** noted that the applicant has worked closely with the Street Transportation Department, and they required the site to have access via Carter Road rather than 35th Avenue. **Mr. Gillespie** added that they are required to improve the south side of Carter Road.

**Public Comment:**

**Laurencio Gardea** stated that he was opposed to the proposed development and that he had an additional opposition letter from another property owner adjacent to the site. **Mr. Gardea** noted that his house was located southeast of the subject site and was opposed to the proposed height of two-stories and did not want windows to face his property. **Mr. Gardea** noted that his house is not directly accessible via 35th Avenue and would require access to Carter Road. **Mr. Gardea** added that he didn't want the new development to result in complaints about his property's ranchette characteristics. **Mr. Gardea** stated that he has been unable to develop his property and that he had concerns regarding safety towards his children and family. **Mr. Gardea** concluded his comment by stating that the proposal would negatively affect his property.

**Phil Hertel** noted that the proposed density was still too high. **Mr. Hertel** added that additional parking spaces were located too far away from the units and asked how that would be ADA compliant. **Mr. Hertel** added that proposed elevations and landscape plan were insufficient. **Mr. Hertel** concluded his comment by stating that building breaks should be provided along 35th Avenue and that the case should be continued so that the applicant could present to the LCRD.

**Jack Purvis** asked if the garages were located on the first floor. **Mr. Gillespie** confirmed. **Mr. Purvis** asked how the units would meet ADA standards if there were no units on the first floor. **Mr. Nasser-Taylor** stated that the proposed R-2 zoning does not require units on the first floor.

**Applicant Response:**

**Mr. Gillespie** stated that the rezoning case has a stipulation that requires tenants to be notified of ranchette characteristics in the surrounding area. **Mr. Gillespie** noted that the



proposed units meet City Code standards and that they had met with the LCRD. Mr. Gillespie added that they were willing present to the LCRD again before Planning Commission. Mr. Gillespie noted that the proposed elevations create façade brakes along 35th Avenue by having architectural features such as pitched roofs, metal beams, and canopies.

**Committee Discussion:**

**Chair Abegg** asked if the applicant was willing to increase the landscape setback to include 3-inch caliper trees and require 25% 3-inch caliper trees in the designated open space area. **Mr. Gillespie** stated that he agreed to a stipulation requiring 25% of the trees should be 3-inch caliper. **Chair Abegg** stated that she supported 3-inch caliper trees on the southeastern half of the site, to buffer adjacent to existing residential homes. **Mr. Gillespie** stated that he was supportive of 3-inch caliper trees on the southeast half or the entire south landscape setback. **Chair Abegg** stated that she was supportive of a stipulation that would require 3-inch caliper trees on the southeastern half of the site. **Mr. Nasser-Taylor** asked if the southern setback was large enough to accommodate 3-inch caliper trees. **Chair Abegg** asked if the trees would be planted 20 feet on center. **Mr. Gillespie** confirmed. **Mr. Ortega** stated that the applicant could come back at a later date with a landscape plan. **Mr. Gillespie** stated that a stipulation would be preferred but that the applicant would return if there were any concerns. **Chair Abegg** stated that she has seen large trees in similar landscape setbacks.

**Vice Chair Hurd** asked if the elevations had three accent materials. **Chair Abegg** confirmed that the staff findings identified three accent materials and that staff had stipulated general conformance.

**Motion:**

**Rebecca Perrera** motioned to recommend approval for Z-48-22-7 per the staff recommendation with a modification to Stipulation No. 4 regarding the caliper tree size throughout the site and the following additional stipulation:

- The southeastern half of the landscape setback shall be planted with 100% 3-inch caliper trees.

**Vice Chair Stephanie Hurd** seconded the motion.

**Vote:**

**7-0**, motion to recommend approval of Z-48-22-7 with a modification and an additional stipulation passed with Committee Members Barraza, Jensen, Nasser-Taylor, Ortega, Perrera, Hurd, and Abegg in favor.

7. **GPA-LV-3-23-7 (Companion Case Z-56-23-7):** Presentation, discussion, and possible recommendation regarding a request to amend the General Plan Land Use Map Designation on approximately 18.96 acres located at the southwest corner of the 78th Avenue and Alta Vista Road alignments from Residential 3.5 to 5 dwelling units per acre, Commerce / Business Park, and Parks/Open Space – Publicly Owned to

Residential 3.5 to 5 dwelling units per acre to allow a single-family residential community.

8. **Z-56-23-7 (Companion Case GPA-LV-3-23-7):** Presentation, discussion, and possible recommendation regarding a request to rezone 18.96 acres located at the southwest corner of the 78th Avenue and Alta Vista Road alignments **from** County RU-43 (Pending S-1) (One Acre Per Dwelling Unit, Pending Ranch or Farm Residence) **to** R1-6 (Single-Family Residence District) to allow single-family residential.

*Item No. 7 (GPA-LV-3-23-7) and Item No. 8 (Z-56-23-7) were heard together.  
Two members of the public registered to speak on this item.*

**Staff Presentation:**

**Nayeli Sanchez Luna**, staff, presented an overview of GPA-LV-3-23-7 and Z-56-23-7. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, and the surrounding land uses. Mrs. Sanchez Luna provided an overview of the proposed development including the site plan and elevations. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings, correspondence, providing the staff recommendation and proposed stipulations.

**Applicant Presentation:**

**Peter Furlow**, representing the applicant with Rose Law Group, provided an overview of the proposed case. Mr. Furlow stated that the applicant has worked with the surrounding neighborhood and the LCRD and have agreed to reduce the number of lots and increase the open space. Mr. Furlow displayed the site plan and noted the single-family lots that were not proposed as rentals. Mr. Furlow added that the proposal will dedicate right-of-way on the north and east portion of the site along 78th Avenue and Alta Vista Road alignments. Mr. Furlow concluded the presentation by stating that they have been working with the Street Transportation Department and that the stipulations require disclosure of surrounding ranchette uses.

**Questions From the Committee:**

**JoAnne Jensen** asked for more information regarding flooding and stormwater management. **Mr. Furlow** stated that the applicant has worked with the Floodplain Management to ensure that the proposal has sufficient retention to prevent any flooding. **Ms. Jensen** asked if there were future plans to open another entrance to the site along the north. **Mr. Furlow** stated that they are required to dedicate a right-of-way but that a north entrance will not be constructed until Alta Vista Road was built out.

**Chair Linda Abegg** asked for more information regarding the right-of-way dedication and improvements. **Mr. Furlow** explained that they would be required to dedicate a right-of-way and improve their south half of the street. Mr. Furlow noted that funds will be allocated for future road development of Alta Vista Road.

**Carlos Ortega** voiced his displeasure regarding one entrance into the proposal. Mr. Ortega added that the entrance was not from a collector street but rather a local road. **Mr. Furlow** noted that the circumstances and location of the site only allow for one entrance.

**Vice Chair Stephanie Hurd** asked what had to occur for Alta Vista Road to be developed. **Mr. Furlow** stated that the other properties would have to redevelop in order for the City to require right-of-way dedications and improvements.

**Mr. Ortega** stated that he was opposed to the proposed 45-foot-wide lots. **Mr. Furlow** stated that he has heard this concern from the community. Mr. Furlow displayed an updated site plan and noted that the majority of lots along the south boundary would be modified to measure 50 feet. **Mr. Ortega** noted that he would have liked the lot widths to be dispersed throughout the entire site. **Vice Chair Hurd** added that Laveen likes to see primarily a minimum of 50 feet. **Mr. Ortega** reiterated his opposition to the lot size.

**Rebecca Perrera** voiced the importance of trails and asked for confirmation that a trail will be built on the site. **Mr. Furlow** confirmed that a trail will be built on the northwest portion of the site. Mr. Furlow added that stipulations require connections to the Salt River and the subdivision.

**Chair Abegg** stated that 45-foot-wide lots are not consistent with the Laveen Village. Chair Abegg added that building elevations should contain different modern farmhouse architectural features.

**Public Comment:**

**Karson Baird** stated that he was opposed to the proposed development. Mr. Baird voiced his concerns regarding the proposed lot widths, noting that an increase on the south portion of the site was not sufficient. Mr. Baird added that he had concerns regarding traffic congestion and safety with only one access. Mr. Baird stated that the density should reflect the surrounding density and should be reduced to two to three houses per acre.

**Phil Hertel** stated that he did not support the proposed 45-foot lot widths and the density. Mr. Hertel added that the applicant doesn't have a builder and that the site needed to be modified to have larger lots and a secondary exit.

**Applicant Response:**

**Mr. Furlow** noted that the proposed zoning was compatible with the surrounding single-family residential neighborhood to the south. Mr. Furlow added that the southern portion of the site was closer to 5 dwelling units per acre which would make it compatible with the southern single-family development. Mr. Furlow reiterated that the proposed R1-6 zoning is compatible with the existing and proposed General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre. Mr. Furlow stated

that they have attended over three public meetings and that they would agree to increasing the lot size.

**Committee Discussion:**

**Chair Abegg** stated that the site should be approved with a zoning that would allow for a density that would be approved by the committee. Chair Abegg noted that she would like to see a larger percentage of lots with over 45-feet in width.

**Vice Chair Hurd** noted that the development should not have a width of less than 50 feet.

**Ms. Perrera** noted that the site configuration is difficult and that they had to consider the floodplain and stormwater drainage.

**Mr. Ortega** added that had concerns with the City approving only one access point into the site. Mr. Ortega also noted that there were no proposed floor plans available for discussion.

**Vice Chair Hurd, Ms. Jensen, Ms. Perrera, and Patrick Nasser-Taylor** all agreed that the proposed density was a major concern.

**Ms. Jensen** stated that the case was not ready for recommendation and that there were a lot of questions regarding density, elevations, and traffic.

**Chair Abegg** stated that the case should meet R1-8 standards with large width lots.

**Ms. Perrera** noted that the south HOA could voice concerns regarding being used as access to another development.

**Vice Chair Hurd** voiced her concern regarding unanswered traffic concerns.

**Chair Abegg** stated that the committee should vote on the zoning district that would allow for an adequate development. Chair Abegg added that a stipulation could be added to limit the density or the case could be denied as filed.

**Motion:**

**Vice Chair Stephanie Hurd** motioned to recommend denial of Z-56-23-7 as filed, approval of R1-8 with the following additional stipulations:

- The maximum density shall be 4.5 dwelling units per acre.
- The minimum lot width shall be 50 feet.
- The future elevations and landscaping plans shall go through the PHO public hearing process.
- Funding shall be reserved for future right-of-way improvements along Alta Vista Road.

**Francisco Barraza** seconded the motion.

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**Vote:**

**6-1**, motion to recommend denial of Z-56-23-7 as filed, approval of R1-8 with additional stipulations passed with Committee Members Barraza, Nasser-Taylor, Ortega, Perrera, Hurd, and Abegg in favor and Committee Member Jensen in opposition.

**Motion:**

**Francisco Barraza** motioned to recommend approval of GPA-LV-3-23-7 per the staff recommendation. **Vice Chair Stephanie Hurd** seconded the motion.

**Vote:**

**6-1**, motion to recommend approval of GPA-LV-3-23-7 passed with Committee Members Barraza, Nasser-Taylor, Ortega, Perrera, Hurd, and Abegg in favor and Committee Member Jensen in opposition.

9. **INFORMATION ONLY:** Presentation and discussion regarding the 2023 Laveen Village Annual Report.

**Mrs. Sanchez Luna** introduced the items to cover as part of the Annual Report. Mrs. Sanchez Luna displayed the cover photo from 2022 and pictures submitted by the committee. Mrs. Sanchez Luna asked the committee if they wanted to update the photo.

**Chair Abegg** stated that the power lines could be removed from the first picture option.

**Mr. Ortega** voiced his support for the first picture. **Ms. Jensen** voiced her agreement.

**Chair Abegg** and **Vice Chair Hurd** voiced their support to change the cover photo to the first option.

**Mrs. Sanchez Luna** summarized the To-Do List and asked the committee if they had any modifications to the list.

**Mr. Ortega** recommended adding Southern Avenue to the To-Do List. **Mr. Hertel** stated that Southern Avenue would already be having improvements.

**Mr. Ortega** asked for a To-Do item regarding parks. **Chair Abegg** stated that they have an item regarding park activation.

**Vice Chair Hurd** stated that there should be an addition to the To-Do List that focused on a presentation from the Street Transportation Department regarding improvements along Dobbins Road. **Chair Abegg**, **Ms. Jensen**, and **other members** agreed.

**Mrs. Sanchez Luna** stated that the next item was a group photo. Ms. Sanchez Luna took the annual group photo.



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10. Staff update on cases recently reviewed by the Committee.

**Mrs. Sanchez Luna** announced that rezoning case Z-42-23, located approximately 1,700 feet south of the southeast corner of 63rd Avenue and Baseline Road, has received City Council approval.

11. Public comments concerning items not on the agenda.

**Mr. Hertel** thanked everyone on the committee for their service and wished everyone a Merry Christmas and a Happy New Year.

**Mr. Purvis** stated that he was seeking information regarding landscaping for the development which he lives in. Mr. Purvis noted that the landscaping has been causing issues for the property owners and that he wanted information on who designed the landscape plans.

12. Committee member announcements, requests for information, follow up, or future agenda items.

**Mr. Barraza** announced that the Laveen Festival had a good turn out and a lot of people attended.

**Ms. Perrera** announced upcoming events in Laveen including the Laveen Barbeque that would be hosted on February 3, 2024.

13. Adjournment.

The meeting adjourned at 9:52 p.m.