

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-100-24-3
July 2, 2025

[Paradise Valley Village Planning Committee Meeting Date:](#) July 7, 2025
[Planning Commission Hearing Date:](#) August 7, 2025

Request From: [R-3](#) (Multifamily Residence District) (1.01 acres)
Request To: [R-5](#) (Multifamily Residence District – Restricted Commercial) (1.01 acres)
Proposal: Multifamily residential
Location: Southeast corner of 21st Place and Eugie Terrace
Owner: Amit Netzach, Netzach Investments, LLC
Applicant/Representative: Randy Marks, Rezio, LLC
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Residential 5 to 15 dwelling units per acre	
<u>Street Map Classification</u>	21st Place	Local	25-foot east half street
	Eugie Terrace	Local	25-foot south half street
<i>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i> The proposed density is 23.76 dwelling units per gross acre, which is a reasonable level of increased intensity, and as stipulated, is respectful of local conditions and surrounding neighborhoods.			
<i>CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i> The proposal, as stipulated, will provide secured bicycle parking, a repair station, and parking spaces for electric bicycle charging capabilities near open space areas. The bicycle parking will provide residents and guests with an alternative mode of transportation to the site near Cave Creek Road, which contains designated bike lanes.			

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

The proposal, as stipulated, will provide pedestrian pathways and bicycle infrastructure shaded to a minimum of 75 percent. Additionally, the open space areas and landscape setback are required to provide large canopy shade trees.

Applicable Plan, Overlays, and Initiatives

[Housing Phoenix Plan](#): See Background Item No. 7.

[Shade Phoenix Plan](#): See Background Item No. 8.

[Complete Streets Guidelines](#): See Background Item No. 9.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 10.

[Zero Waste PHX](#): See Background Item No. 11.

[Transportation Electrification Action Plan](#): See Background Item No. 12.

[Phoenix Climate Action Plan](#): See Background Item No. 13.

[Conservation Measures for New Development](#): See Background Item No. 14.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residential	R-3
North (across Eugie Terrace)	Single-family residential	R-3
West (across 21st Place)	Multifamily residential (senior housing)	R-3
South	Multifamily residential	R-3
East	Commercial	C-2

R-5 – Multifamily Residence District (Subdivision Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>	-	1.01 acres
Maximum Number of Units	44	24 (Met)
Maximum Density (dwelling units/acre)	43.5 dwelling units per acre	23.76 dwelling units per acre (Met)
Maximum Lot Coverage	50%, plus an additional 10% for an attached shade structure Total: 60%	42% (Met)
Maximum Building Height	4 stories or 48 feet	4 stories, 46.5 feet (Met)
<i>Minimum Building Setbacks</i>		
Front	20 feet	North: 47 feet (Met) West: 44 feet (Met)
Rear	15 feet	15 feet (Met)
Sides	10 feet, 3 feet	10 feet, 10 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Adjacent to Public Street	20 feet	North: 20 feet (Met) West: 20 feet (Met)
Adjacent to Property Line	5 feet	East: 5 to 9 feet (Met) South: 5 feet (Met)
Minimum Parking	36 spaces	36 spaces (Met)
Minimum Open Space	5%	5% (Met)

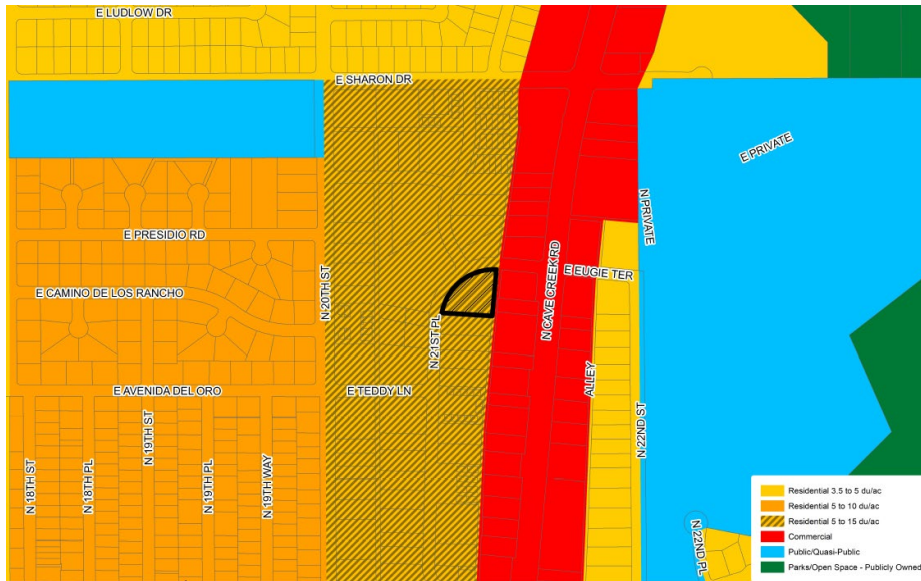
Background/Issues/Analysis**SUBJECT SITE**

1. This request is to rezone 1.01 acres located at the southeast corner of 21st Place and Eugie Terrace from R-3 (Multifamily Residence District) to R-5 (Multifamily Residence District – Restricted Commercial) for multifamily residential.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Residential 5 to 15 dwelling units per acre. The proposal for R-5 zoning is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required as the site is smaller than 10 acres in size, and the

housing product type is the same for the Residential 5 to 10 and Residential 15+ land use designations. The General Plan Land Use Map designations surrounding the site to the north, south, and west are also Residential 5 to 15 dwelling units per acre and to the east is designated Commercial.

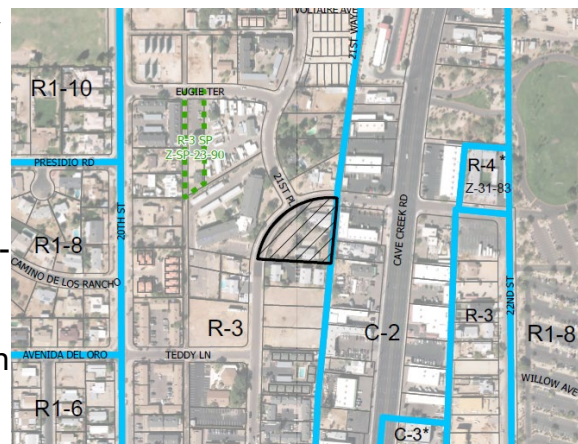


General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. The subject site contains a single-family residence and is zoned R-3 (Multifamily Residence District). To the north of the subject site, across Eugie Terrace, is a single-family residence zoned R-3. To the west of the subject site, across 21st Place, is multifamily residential zoned R-3. To the east of the subject site are commercial properties zoned C-2 (Intermediate Commercial). To the south is multifamily residential zoned R-3.



Zoning Sketch Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The site plan, attached as an exhibit, proposes a new 24-unit multifamily residential development. The proposal includes 36 parking spaces, five of which are reserved for accessible parking spaces. The building is proposed to be on stilts with automobile parking underneath. The open space is centrally located,

approximately 2,272 square feet, and the amenities include turf and a barbecue area.

To maintain compatibility with surrounding land uses and zoning districts, staff recommends Stipulation No. 1 which limits the site to 24 units, which is what is proposed.

To enhance the landscape setbacks and provide additional shade, staff recommends the landscape setbacks be planted with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents, and vegetative groundcovers to achieve a minimum of 50 percent live coverage at maturity. This is addressed in Stipulation No. 3.

To enhance pedestrian safety, staff recommends the pedestrian walkways crossing a vehicle path to be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces. This is addressed in Stipulation No. 5.

5. **Landscape Plan**

The conceptual landscape plan, attached as an exhibit, proposes trees along the street frontage and interior property lines. The required landscape setbacks shall be planted with large canopy shade trees, shrubs, accents, and vegetative ground covers as required by Stipulation No. 3.

6. **Elevations**

The building elevations, attached as an exhibit, proposes a building which cantilevers over the parking area and includes a variation of colors and materials, CMU/block, exposed wood, and painted metal and architectural balconies. Staff recommends general conformance to the elevations date stamped June 16, 2025. This is addressed in Stipulation No. 2.

PLANS, OVERLAYS, AND INITIATIVES

7. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposal supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

8. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. Staff recommends robust tree planting standards, including planting minimum two-inch caliper trees 20 feet on center or in equivalent groupings within the landscape setbacks, and dispersed throughout uncovered surface parking lot areas to achieve 25 percent shade at maturity. Staff also recommends that all pedestrian walkways and bicycle infrastructure be shaded a minimum of 75 percent. This is addressed in Stipulation Nos. 3, 4, and 15.

9. **Complete Streets Guidelines**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Staff recommends pedestrian walkways to be constructed of a visually contrasting material or other pavement treatment where they cross a vehicular path, construction of a sidewalk along 21st Place/Eugie Terrace, and that sidewalks and all street improvements to be constructed with all required elements and comply ADA accessibility standards. This is addressed in Stipulation Nos. 5, 6 and 8.

10. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide a bicycle parking spaces per the requirements of Section 1307.H of the Phoenix Zoning Ordinance within common open space areas and a bicycle repair station (Stipulation Nos. 9 through 11). This will help promote bicycling as an alternative mode of transportation nearby Cave Creek Road, which has a designated bike lane.

11. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal materials indicate that the

proposal will encourage the use of recycling services to all residents.

12. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This goal is addressed in Stipulation Nos. 10 and 12, which requires a minimum of 10 percent of the required parking spaces to include EV Installed infrastructure and a minimum of 10 percent of required bicycle parking to include standard electrical receptacles for electric bicycle charging capabilities.

13. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve public health, and create additional green spaces. This goal is addressed in Stipulation No. 17, requiring a minimum of two GI techniques for stormwater management to be implemented in this development.

14. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for

all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 13 through 16.

COMMUNITY INPUT SUMMARY

15. At the time this staff report was written, staff received no public comments related to this rezoning case.

INTERDEPARTMENTAL COMMENTS

16. **Street Transportation Department**

The Street Transportation Department requested that a minimum five-foot-wide sidewalk be constructed along the street frontage. Also, vehicular access to the street shall be limited to a singular access point and all streets within and adjacent to the development shall be constructed with all required elements and to ADA requirements. These are addressed in Stipulation Nos. 6 through 8.

OTHER

17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 18.
18. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record. This is addressed in Stipulation No. 19.
19. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. As stipulated, the proposal provides enhanced shading and trees to be a compatible addition to the surrounding neighborhood.
2. The proposal is compatible with the adjacent land uses.
3. As stipulated, the proposal supports efforts from various plans, such as the Shade Phoenix Plan, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

Stipulations

1. The development shall be limited to a maximum of 24 units.
2. The development shall be in general conformance with the elevations date stamped June 16, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
3. The required landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings; and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
4. All bicycle infrastructure and pedestrian pathways (including sidewalks) shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. A minimum 5-foot-wide sidewalk shall be constructed on the east/south side of 21st Place/Eugie Terrace.
7. Vehicular access onto 21st Place/Eugie Terrace shall be limited to a singular access point.
8. 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.
9. Bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit, up to a maximum of 50 spaces shall be provided through Inverted U and/or artistic racks and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, or through secure parking storage area/s, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

10. A minimum of 10 percent of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
11. A bicycle repair station ("fix it station") shall be provided on the site. The station shall include but not be limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department
12. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
13. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.
14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
15. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
16. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup Program for a minimum of 10 years, or as approved by the Planning and Development Department.
17. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
18. 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.

19. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Matteo Moric

July 2, 2025

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

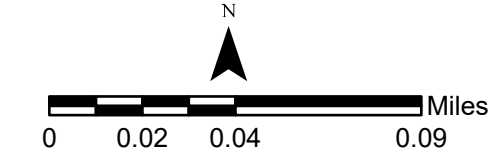
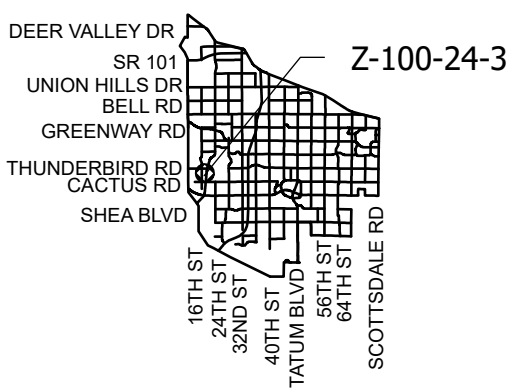
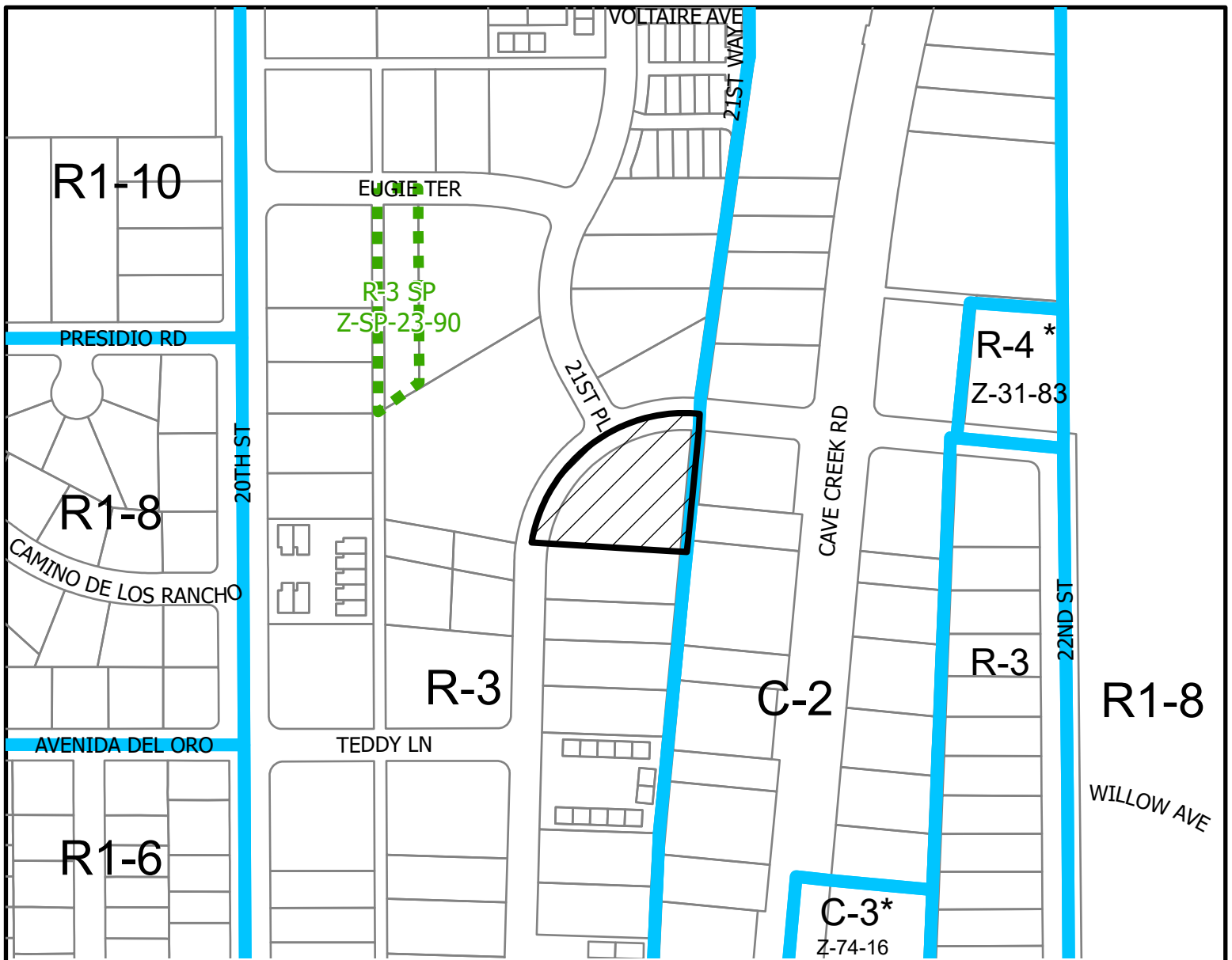
Aerial Sketch Map

Site Plan date stamped June 16, 2025

Elevations date stamped June 16, 2025 (2 pages)

Renderings date stamped June 16, 2025

Landscape Plan date stamped June 27, 2025

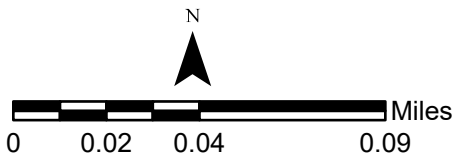


PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 3

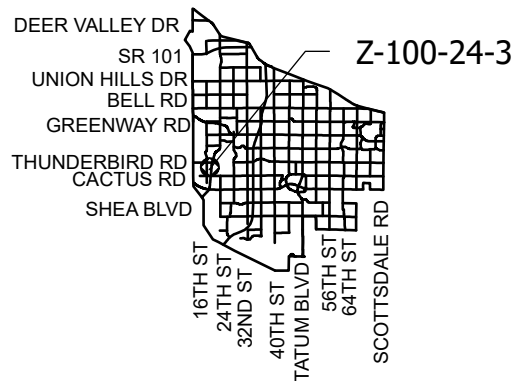


APPLICANT'S NAME: Rezio, LLC		REQUESTED CHANGE:			
APPLICATION NO: Z-100-24-3	DATE: 11/15/2024	FROM: R-3 (1.01 ac.)			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.01Acres	REVISION DATES:		TO: R-5 (1.01 ac.)		
	<table border="1"> <tr> <td>AERIAL PHOTO & QUARTER SEC. NO.</td> <td>ZONING MAP</td> </tr> <tr> <td>QS 32-32</td> <td>L-9</td> </tr> </table>			AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP
AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP				
QS 32-32	L-9				
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION		
R-3	14		17		
R-5	44		52		

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

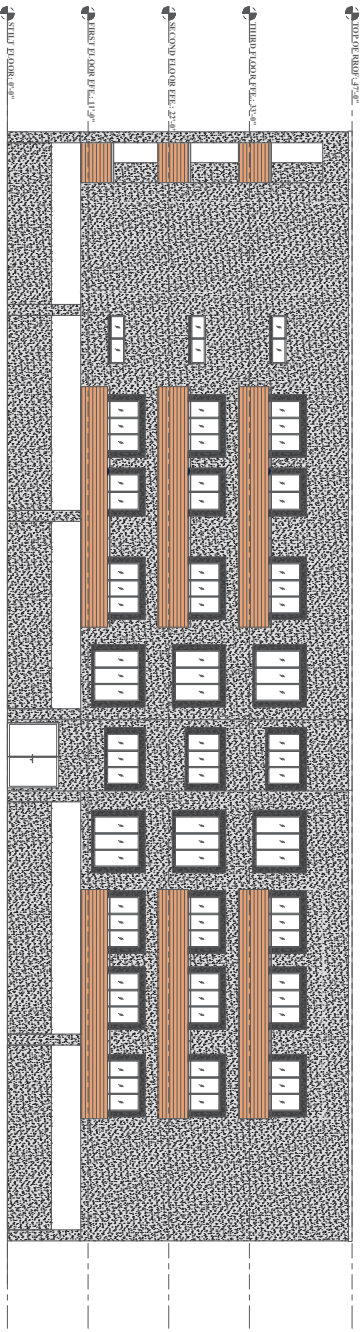


PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 3

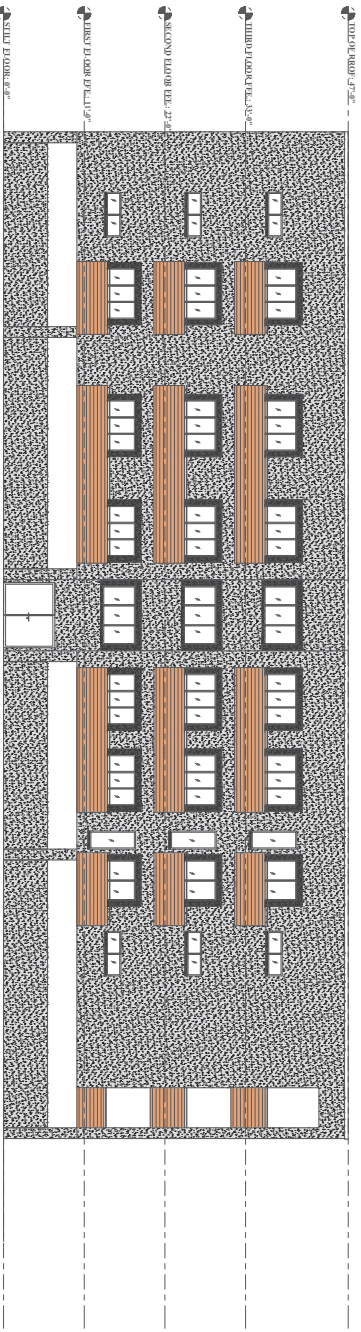


APPLICANT'S NAME: Rezio, LLC		REQUESTED CHANGE:	
APPLICATION NO: Z-100-24-3	DATE: 11/15/2024	FROM: R-3 (1.01 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.01Acres	REVISION DATES:		TO: R-5 (1.01 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 32-32	ZONING MAP L-9	
MULTIPLES PERMITTED R-3 R-5	CONVENTIONAL OPTION 14 44		* UNITS P.R.D OPTION 17 52

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



SOUTH ELEVATION
SCALE: 1/4"=1'



EAST ELEVATION
SCALE: 1/4"=1'

EXTERIOR FINISH		ROOFING		CALLOUTS		UTILITIES		SECTION MATERIALS	
STUCCO		TILE		WALL TYPE		AC ENT		CONCRETE FOOTING	
BRICK		ASPHALT SHINGLE		DOOR SIZE		ELECTRICAL METER		ARC GRAVEL	
CUR. MORTAR		METAL		WINDOW SIZE		ELECTRICAL PANEL (AMPS)		CURBED ON WALL	
EXPOSED WOOD		SLATE		ELEVATION LABELS		GAS METER		WOOD	
PAINTED METAL		WOOD		GLASS		WALL VENT		CRACKING	

SHEET TITLE	ELEVATIONS
PROJECT NAME	NETZACH CONCEPT PLAN
PROJECT ADDRESS	13425 N. 21ST PLACE PHOENIX, AZ 85022
CLIENT	NETZACH INVESTMENTS LLC
SHEET NO.	A2.0
SCALE	1/4"=1'
PHOENIX CODES UNLESS STATED OTHERWISE, ADHERE TO THE BELOW CODES: 2018 IBC, IEBC, IRC, IMC, IPC, UPC, IECC, IFC, ENR 2019, 2015 IBC, 2017 NEC, 2007/2016 ASME 2012 ICC	

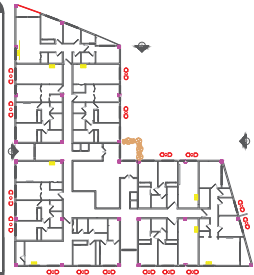
Contractor shall verify all dimensions at project field or use within 1" of any dimension. These documents are instruments of service and shall not be used for construction without the approval of the architect. The architect shall not be responsible for the accuracy of the information provided by the client. It is the responsibility of the contractor to check and verify all field conditions prior to construction, handle all inspections and obtain all necessary permits and coordination of trades on the construction site.

SEAL

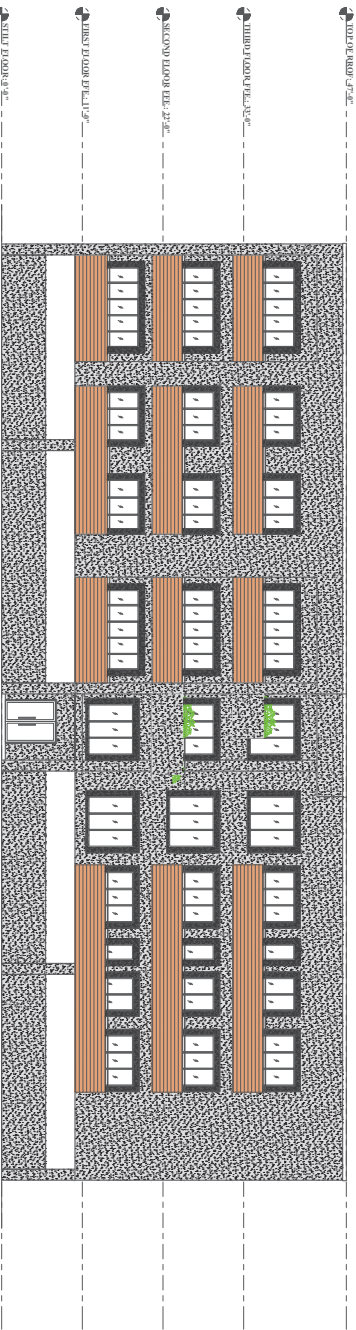
CITY APPROVAL

CITY OF PHOENIX
JUN 16 2025
Planning & Development
Department

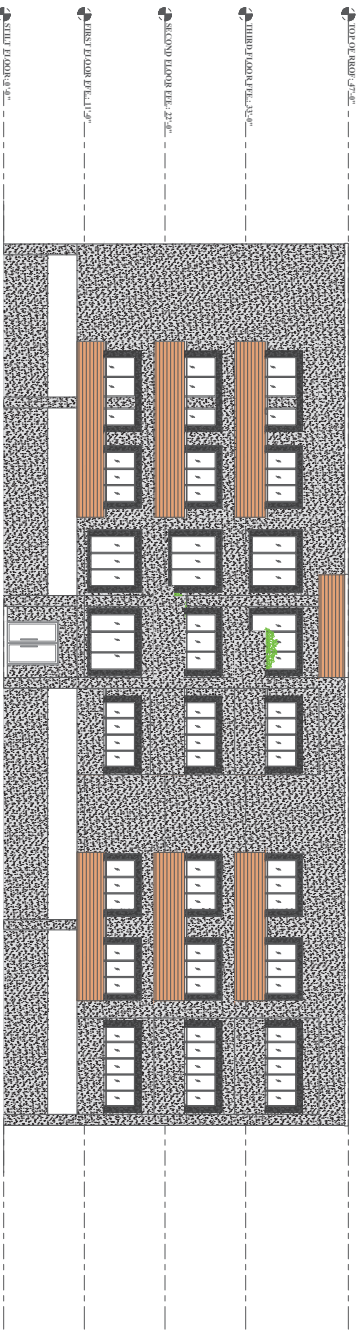
FLOORPLAN NTS



REZ10
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NORTH ELEVATION



WEST ELEVATION

EXTERIOR FINISH		ROOFING		CLADDING		UTILITIES		SECTION MATERIALS	
STUCCO		TILE		WALL TYPE		AC UNIT		CONCRETE FOOTING	
BRICK		ASPHALT SHINGLE		DOOR SIZE		ELECTRICAL METER		ARC CAVITY	
CURB ROOF		METAL		WINDOW SIZE		ELECTRICAL PANEL (AMP)		CURB ON A WALL	
EXPOSED WOOD		SLATE		ELEVATION LAMBS		GAS METER		WOOD	
PAINTED METAL		WOOD		GLASS		WALL VENT		GRADING	

SHEET TITLE		ELEVATIONS		SHEET NO.		PHOENIX CODES	
PROJECT NAME		NETZACH CONCEPT PLAN		SCALE		UNLESS STATED OTHERWISE, ADHERE TO THE BELOW CODES	
PROJECT ADDRESS		13425 N. 21ST PLACE				2018 IBC, IBC, IRC, IMC, IPC, UPC, EICC,	
		PHOENIX, AZ 85022				IF ANY, AS NOTED	
CLIENT		NETZACH INVESTMENTS LLC		DATE		2007/2016 ASME	
						2012 IDCC	

SEAL

CITY APPROVAL



FLOORPLAN NTS

CITY OF PHOENIX
JUN 16 2025
Planning & Development
Department

REZ10
(844) 937-3946 • REZ10PRO.COM

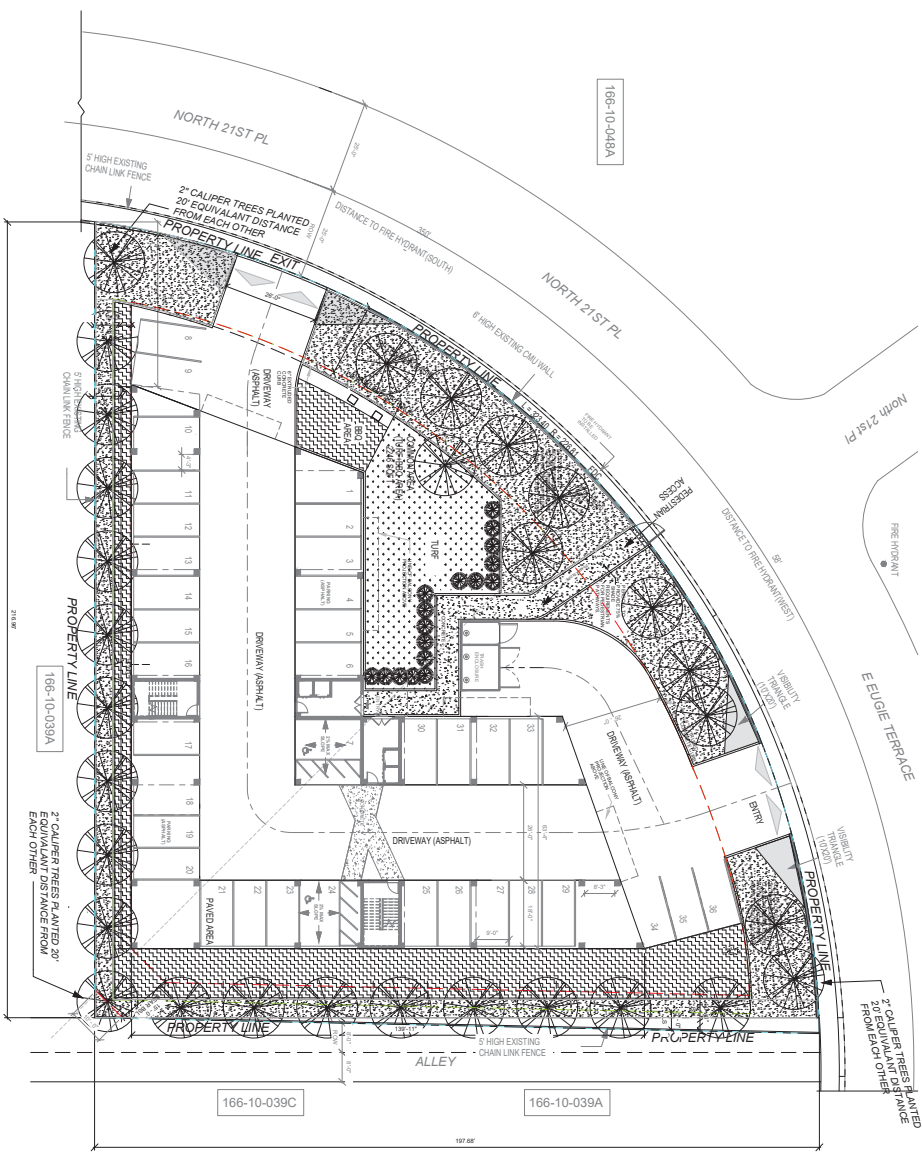


CITY OF PHOENIX

JUN 16 2025

Planning & Development
Department

NOTE :
USE OF NATURAL TURF WITHIN LANDSCAPE AREAS IS LIMITED
PER WATER CONSERVATION REGULATIONS AND SECTION 507
OF THE ARIZONA CONSTITUTION. LANDSCAPE AREAS
SHOULD BE MET USING DROUGHT-TOLERANT SHRUBS AND
VEGETATIVE GROUND COVERS.



LANDSCAPE PLAN
SCALE 1/8"=1'-0"

SHEET TITLE	LANDSCAPE PLAN	SHEET NO.	L1.0	PHOENIX CODES UNLESS STATED OTHERWISE, ADHERE TO THE BELOW CODES 2018 IBC, IBC/C, IBC/N, IBC/P, IBC/C, IBC/C, IBC/N, IBC/P, IBC/C, 2017 NEC, 2007/2016 ASME, 2012 IDCC
PROJECT NAME	NETZACH CONCEPT PLAN	SCALE	AS INDICATED	
PROJECT ADDRESS	13425 N. 21ST PLACE PHOENIX, AZ 85022			
CLIENT	NETZACH INVESTMENTS LLC	DATE	06.17.2025	

Contractor must verify all dimensions at project bid or
use within "T", anything requiring tighter tolerances requires
field verification. These documents are instruments of
service and are not to be used for construction. The use or
reproduction of these documents in whole or in part without
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SEAL

CITY APPROVAL

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CITY OF PHOENIX
JUN 27 2025
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