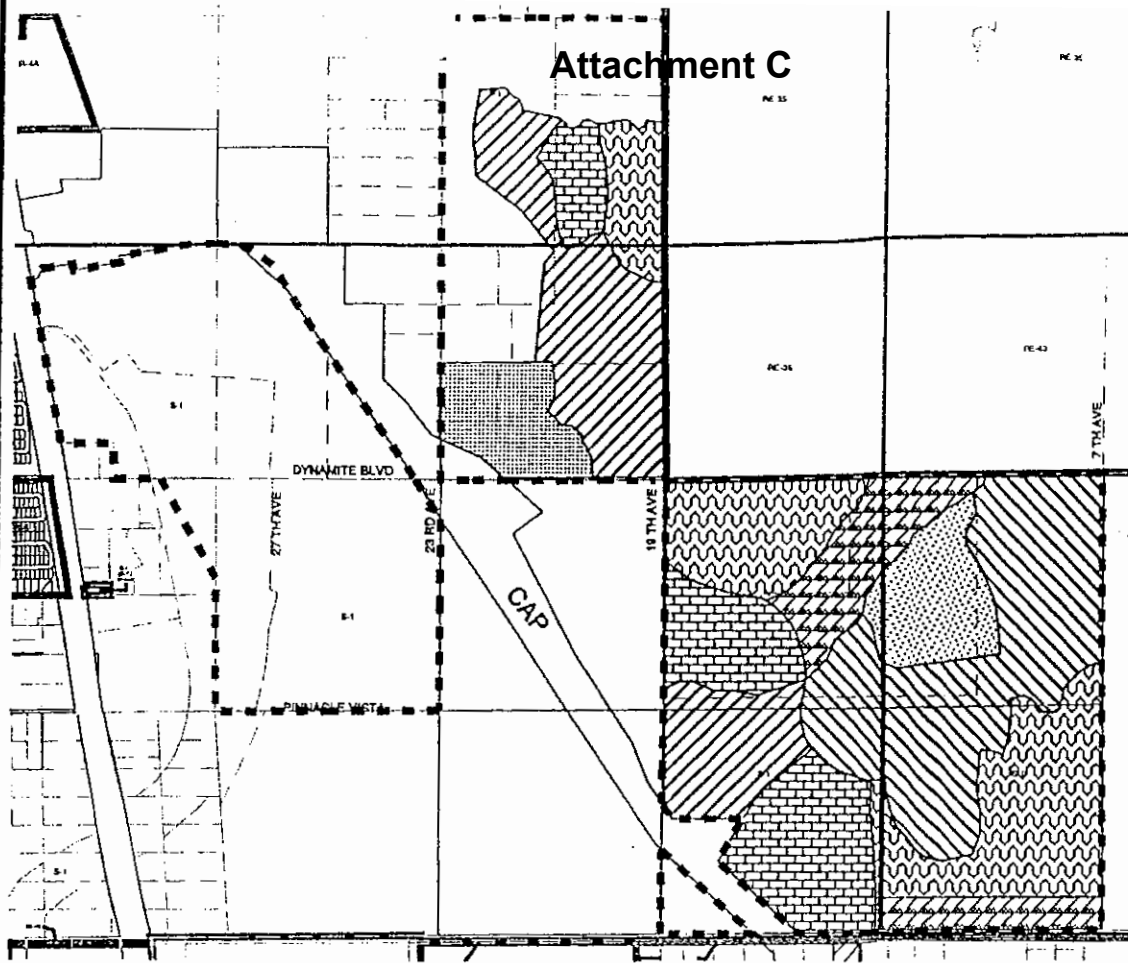


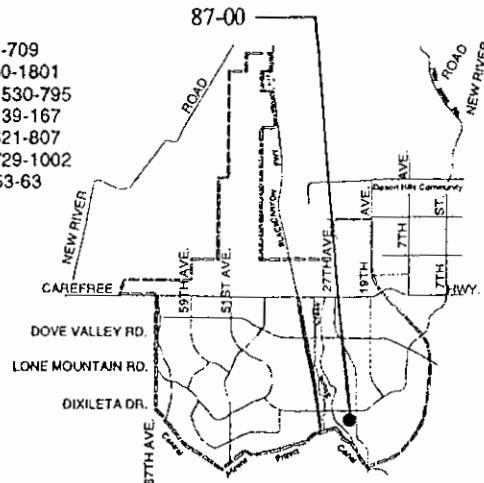
Attachment C



1500 0 1500

GRAPHIC SCALE IN FEET

- C-2 PCD (40.7 a.) d/u 591-709
- R-2 PCD (150.1 a.) d/u 750-1801
- R1-10 PCD (176.7 a.) d/u 530-795
- R1-18 PCD (71.6 a.) d/u 139-167
- R1-6 PCD (124.1 a.) d/u 621-807
- R1-8 PCD (182.3 a.) d/u 729-1002
- RE-35 PCD (48.0 a.) d/u 53-63



CITY OF PHOENIX PLANNING DEPARTMENT

North Gateway Village

CITY COUNCIL DISTRICT: 2

APPLICANT'S NAME:

HARRISON MERRILL

APPLICATION NO.

87-00

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

793.5 acres

DATE:

8-03-2000

REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.

52-22...26
51-22...26
50-22...26
49-22...26

ZONING MAP

Q-7
P-7
P-8

REQUESTED CHANGE:

FROM: S-1 (approved PCD: RH, GC,
R1-6, R1-8, R1-10, R1-18,
RE-35, R-2 and C-2)

TO: PCD (R1-6, R1-8,
R1-10, R1-18, RE-35,
R-2, and C-2)

Change of Maximum Dwelling Units Allowed. From: 793 To: 5344*
(* Hillside density limits will further reduce the maximum number
of permitted units)

MULTIPLES PERMITTED

UNITS STANDARD OPTION

* UNITS P.R.D. OPTION

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



City of Phoenix

CITY CLERK DEPARTMENT

December 7, 2000

Dynamite Mountain Ranch Partners
Mr. Harrison Merrill, President
Vanguard Properties, Inc.
3232 Cobb Parkway, PMB 315
Atlanta, GA 30339

RE: Application Z-87-00-2

Dear Mr. Merrill:

The Phoenix City Council, at its meeting held November 15, 2000, considered the request to rezone 793.5 acres located east of I-17, between Jomax Road and Dixileta Drive alignment, west of 7th Avenue alignment from RH, S-1, R1-6, GC, R1-8, R1-10, R1-18, RE-35, R-2, C-2 to R1-10 (176.7 acres), R1-8 (182.3 acres), R1-6 (124.1 acres), R1-18 (71.6 acres), RE-35 (48 acres), R-2 (150.1 acres), C-2 (40.7 acres).

The Council granted this request per the Planning Commission recommendation to deny as filed and approve rezoning based on a total of 793.5 gross acres to PCD (R1-6, 124.1 acres; R1-8, 35.0 ac; R1-10, 220.6 ac; R1-18, 210 ac; RE-35, 48 ac; R-2, 115.1 ac; and C-2, 40.7 acres); subject to the following stipulations:

1. That within 90 days of approval of zoning by the City Council, the Developer shall submit to the Planning Department for review and approval an updated General Development Plan, including Land Use Table and Map, reflecting the approved zoning, acreage and densities.
2. That prior to submittal of a site plan for individual parcels, the applicant shall submit to the Development Services Department a complete hillside slope analysis for review and approval. This analysis shall be used to determine the limits of the greater than 10% slope identified in Stipulation No. 4 regarding density limitations on hillsides.
3. That the Union Hills range and associated valleys and washes be developed in a manner consistent with the proposed Sonoran Desert Preserve:

- a) That the scenic view sheds of the mountains will be preserved by following a consistent development pattern with regard to slope and contours.
 - b) Locate local and collector streets adjacent to the preserve to allow common visibility of the preserve, where feasible.
 - c) That the significant natural drainage through these parcels be preserved in accordance with the standards of the Development Services Department.
4. That to ensure an appropriate mix of executive housing opportunities, there shall be a minimum of 80 executive lots within Section 31. The 80 lots are to be hillside lots of Section 31 (10% slope line or greater) consisting of 14,000 square feet of area and a minimum 120' lot frontage located within Parcels 31 (A, B, C, D, E1, E2, E3, F1, F2, F3, G) and/or lots of Section 31 consisting of 18,000 square feet of area and a minimum 100' lot frontage. The developer may do an attached product on a lot of no greater than 6,000 square feet in size within Parcel 31 E1. Parcels 31C, 31E3, and 31F3 are to be developed to RE-35 Zoning District requirements, with the exception that setbacks will be those of the R1-10 zoning district.
5. That prior to approval of the first subdivision plat or site plan Covenants, Conditions and Restrictions (CCR's) shall be developed, submitted to and reviewed by Planning Department and Development Services Department staff and are to address the following:
- A. Describe maintenance of landscape areas, open space, washes, specialty paving or lighting, dry well filters, and of trails and drainageways under common ownership.
 - B. Inform prospective residential buyers of the proximity to the mining operation to the north of the property, that is an active mine, has the potential to be active seven days a week, 24 hours a day, and is anticipated to continue until the rock resources are exhausted, which could be for 20 or more years.
 - C. Inform prospective residential buyers of the proximity to properties where horses are kept and the resultant odor and flies.
 - D. Include a list of allowable plant materials and those prohibited as approved in the Master Landscape Plan.

6. That a Master Homeowner's Association (HOA) representing all development within the PCD boundaries shall be formed and it (or its designee) shall be responsible for the maintenance of all (non-dedicated) landscape areas (including landscape located in rights-of-way), open space, washes, specialty paving or lighting, private drives/streets, and trails/bikeways and drainageways and dry wells under common ownership. The HOA (or its designee) shall also be responsible for the maintenance of landscaping located in rights-of-way. All areas dedicated to the City, except for landscaping located in the rights-of-way, shall be maintained by the City.
7. That the developer shall preserve as open space the Skunk Creek Wash within the floodway as designated by FEMA. A 12-foot wide trail shall be included along top of bank on both sides of the Creek as approved by the Parks, Recreation, and Library Department through the Master Pedestrian/Bike/Trails Circulation Plan. The City of Phoenix will consider proposals to dedicate the open space to the City subject to approval by the Parks, Recreation, and Library Department.
8. That the Developer shall preserve as open space, as a continuous parcel or parcels, the mountains and hillside located above the 15% percent slope line as approved by the Development Services Department Landscape Architect and Parks, Recreation, and Library Department. The developer may elect to reserve this open space under private ownership provided a conservation easement is utilized prohibiting any development above the 15% percent slope line. Any such conservation easement established shall be regulated by a third-party organization as approved by the Parks, Recreation and Library Department and the Site Planning Division of the Development Services Department. For hillside areas along the eastern boundary, the City will consider proposals to dedicate contiguous open space to the City of Phoenix subject to approval by the Parks, Recreation and Library Department, provided that private property ownership does not extend beyond the 15% percent slope line.
9. That the Developer shall preserve as open space the northern-most wash corridor that connects Skunk Creek and Sonoran Wash, from a point just south of Dixileta to the mountains at the east edge of the site. This corridor is to be designated as a multi-use trail (MUT) for dedication to the City of Phoenix. Width of the multi-use trail corridor will be dependent upon the result of an approved slope analysis and review by the Parks, Recreation and Library Department, with a minimum width at no less than 110 feet. The City will consider proposals to dedicate the open space to the City of Phoenix subject to approval by the Parks, Recreation and Library Department.

10. That the Developer shall dedicate a 20' multi-use easement to the HOA with a minimum 10-foot wide public trail along the Jomax Road alignment from the C.A.P. canal to the wash near the Southeast corner of Section 31, as shown on Exhibit C, then Northeasterly along the wash to the 7th Avenue alignment, allowing access into the Sonoran Preserve (API) Lands to the north and east. The developer will also dedicate to the City a 20' multi-use easement with a minimum 10' wide public trail along the east side of North Valley Parkway alignment.
11. That Parcels 1, 76, and 77 be reserved for a potential community park site for a period of 1 year after approval of any site plan within the PCD. The Parks, Recreation and Library Department will need to determine whether there is recreational value for these sites for a district park, and then attempt to work with the agencies having jurisdiction over the adjacent flood control parcels for a long-term management agreement.
12. That within Parcel 31G a maximum density of 2 units to the acre shall be provided within a transition buffer that shall be a minimum of 350 feet in depth from the Jomax Road alignment property line proceeding to the north. Grading shall be limited to a building area as determined by the Development Services Department and no perimeter wall shall be permitted. The trail referred to in stipulation 10 shall be located along the north side of the Jomax Road alignment if approved by the Parks, Recreation and Library Department.
13. That any development within Parcel 31C be included as part of the final phase of development within the overall PCD. Access to the site shall be along the northern portion of Section 31. The roadway shall be designed to minimize cut and fill slopes. Indigenous rock material shall be used to reduce the visual impact of fill slopes or be used as a fascia to retaining walls or other similar screening methods as approved by Development Services Department. All cut slopes shall be chemically color treated to blend with the natural terrain. Development within Parcel 31C shall include open space (streets or open space tracts) adjacent to the Sonoran Preserve area along the north and east property line.
14. That a development agreement shall be submitted, reviewed and approved before vesting of the PCD, shall address the development phasing schedule, public improvement phasing schedule, and the master street plan. This development agreement must include at least provisions for construction of the 54" water main, sewer lines, 23rd Avenue, 19th Avenue, improvements to Happy Valley Road, and improvements to the I-17/Happy Valley Road Interchange. (Note: this stipulation was met with Phase 1 development).

15. That the Developer shall submit on a parcel by parcel basis for review and approval at the time of development of a given parcel, a landscape inventory of the developable portion of the site, excluding areas to be dedicated to the City of Phoenix. This includes a preliminary landscape inventory prior to the Map of Dedication submittal for the arterial and collector streets as well as 10 feet on either side of these proposed streets. The exact nature of this preliminary landscape inventory shall be determined by the applicant and the Development Services Department Landscape Architect. Vegetation along the edge of the dedicated portion shall be delineated through tagging and identified as belonging to the dedicated land. Fencing or another approved method of protection will be required between the land to be developed and dedicated as required by the Development Services Department Landscape Architect. A salvage plan will be required for each site and roadway as developed and shall delineate the method of removal, route vehicles will travel and disturb, nursery area for plants, and other requirements specified by the Development Services Department Landscape Architect.
16. That the minimum density on the R-3 and R-3A parcels be 15 dwelling units per acre. (except CHI Phase A, Parcel 7).
17. That a future transit network be laid out in the Master Street Circulation Plan to achieve a reduction in automobile trip generation, as approved by the Public Transit Department. The network must include transit routes, stations, and stops.
 - That future transit stop locations, as approved by the Public Transit Department, shall be identified and shown on the Master Street Circulation Plan.
 - That the local street network layout and building orientations should provide a direct route for pedestrians and bicyclists to access the nearest transit route.
 - That proposed development adjacent to future transit locations shall integrate the transit stop/shelter with the site, providing convenient access to pedestrians and persons with disabilities.
18. That all development within the PCD shall use CPTED (Crime Prevention Through Environmental Design) principles in their design.

19. That development of the parcels along the PCD boundaries will be planned with consideration of the type of development proposed on the adjacent Arizona State Land (State Land). Specifically, the triangular area at the southwest corner of the Dynamite Boulevard alignment and the 19th Avenue alignment, and the irregularly shaped piece south of the CAP aqueduct. Access into Section 31 from the west is limited to a loop collector that accesses Section 31 in two locations. No other stub out connections into Section 31 will be permitted if Section 31 is gated. Access into the triangular piece of State Land from Section 25 will be limited to the access road for the water storage tank (stipulation 35F3). The PCD boundaries to the east are also against Arizona State Land holdings (east of 19th Avenue alignment, north of Dynamite Boulevard alignment and east of 7th Avenue alignment). These state land holdings have been approved by the State in this vicinity per the City of Phoenix's API application. Development adjacent to preserve land and access shall be integrated with the City's trail and open space system, as approved by Parks, Recreation, and Library Department.
20. That landscape plant material selection be of native plant species as identified in the three plant material lists under section 4: Plant Material Management of the "Area C & D Zoning Guidelines Manual Draft", dated September 1995. (See Stipulation #35 Design Guidelines).
21. That on hillside lots (10% slope or higher), subdivision perimeter walls shall not be allowed. Walls for the individual lots will be allowed only along the edge or inside the building envelope. There should be no perimeter walls within hillside common open space areas or along ungraded portions of hillside lots. (See Stipulation #35, Design Guidelines).
22. That all individual projects within the development shall be required to make accommodations necessary to implement the associated PCD Master Plans.
23. Parcels east of 23rd Avenue which are permitted to be mass graded shall be subject to the following: Mass grading within any particular development parcel shall be limited to the areas as shown and approved on a plan which is submitted and reviewed by the Development Services Department. Where mass grading occurs, development design shall be encouraged to follow the natural contours of the land and incorporate and protect natural features to cause the minimum amount of disturbance. The above-mentioned mass-grading plan shall designate for preservation those natural areas (hillside and washes) and open space areas adjacent to said natural areas. For those areas to be preserved, a method approved by the Development Services Department including fencing or roping, prior to the commencement of any grading operations is required.

24. That development on each residential parcel within the Planned Community District shall conform to the residential design standards as approved by the Phoenix City Council.
- * 25. That a minimum of 50% of the houses abutting trails and natural or enhanced amenities such as a preserved wash/drainage way or reserved common area hillside shall be one-story.
26. That the use of pedestrian-scaled lighting should be encouraged wherever possible. Required lights are to be of minimum heights, utilizing shoe box type fixtures with maximum shielding or other fixtures, as approved by the Development Services and Street Transportation Departments. Placement of lighting in the area east of 19th Avenue should meet rural standards.
27. That the following natural features are to be preserved in an undisturbed natural state and integrated into the subdivision design unless it can be shown to be detrimental to the community and subdivision design:
- washes as identified on Exhibit C Major Washes: (See Stipulation #35, Design Guidelines).
 - the mountains and hillside described in Stipulation No. 8;
 - significant stands (if any) of vegetation covered by the Native Species Act.
28. That those portions of Washes not identified in the Exhibit C Major Washes, which exceed the 100-year rainfall runoff of 200 cubic feet per second shall be either preserved in an undisturbed state or consolidated in a naturalized drainageway (no concrete or channelized drainage facilities) as approved by Development Services Department and reviewed by Parks, Recreation, and Library Department. The area along the washes to be preserved or revegetated is defined by the area inundated by the 100-year rainfall runoff.
29. That the 5% open space requirements for single-family PRD development should be adjacent to the reserved common area hillside, Skunk Creek, useable common retention areas, and network of drainageways/trails as provided for the PCD as a whole. These are to be identified in the related master plans. This is intended to provide more useable open space rather than small disconnected tracts providing minimal amenities. This stipulation is not intended to limit the total dedicated open space to the 5% required for PRD developments.
30. That prior to vesting, a final traffic impact study and development phasing plan shall be submitted to the City for review and approval. These plans shall show how development phasing will be linked to provision of adequate transportation facilities.

31. That the Developer shall submit or re-submit Master Development Plans as necessary for review and approval by appropriate City Departments prior to development of the first parcel or as otherwise noted. The Plans are to address, at a minimum, the following:

A. General Development Plan

To address the following:

- 1) Land use map showing zoning, land use, approximate acreage of each development unit as well as the approximate location of arterial and collector streets.
- 2) Land use table listing zoning, land use, approximate acreage, and densities of each development unit.
- 3) The approximate location of any public uses (schools, parks, trails, drainageways, or other recreational facilities). Also show proposed private open space reservations and trails.
- 4) Land use map as noted in 1) above, showing the 10%, 15%, and 20% slope lines. The establishment of these slope categories at this time is intended for use with review of all Master Development Plans.

B. Master Development Phasing Plan

This phasing plan should be submitted as per Stipulation No. 14.

C. Master Infrastructure Plans

That the developer must submit for review and approval of the Water Services Director, master infrastructure plans for potable water, wastewater, and reclaimed water facilities (if applicable). Such plans must meet the terms and conditions set forth in the Development Agreement, and be in conformance with the Water Services Department's master water, wastewater, and reclaimed water master plans for the area.

D. Master Street Circulation

The Street Transportation Department has the following requirements for submittal and approval:

- 1) The proposed development of the Dynamite Mountain Ranch property shall conform to all of the zoning regulations of a Planned Community District. The following documents shall be submitted to the Street Transportation Department for review and approval prior to vesting of the PCD:
 - a) A Final Revised Traffic Impact Study as discussed in Stipulation No. 14.
 - b) A Master Street Plan addressing capacity and phasing as provided in Stipulation No. 14.

- c) A Street Lighting Plan (rural and urban standards).
- 2) Right-of-way requirements will be based upon an approved Master Street Plan and the approved Traffic Impact Study.
- 3) The applicant shall cause all streets within and adjacent to the development to be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
- 4) The applicant shall file the project with the MAG Transportation Improvement Program (TIP). Construction of the arterial streets cannot be approved unless and until the streets have been subjected to an air quality analysis. All annual submittals must be made a year prior to the planned construction, and must include all projects planned within a three year time frame.
- 5) Cross section standards for collector streets should incorporate design features which promote pedestrian safety, including the use of detached sidewalks and landscaping.

E. Master Grading and Drainage

Prior to vesting of the Planned Community District, the applicant shall submit a master drainage plan to be approved by the City Engineer. The drainage plan shall include but not be limited to the following:

- 1) All natural washes and/or drainageways that are to remain in the natural state.
- 2) Proposed man-made drainage channels or wash realignments. Identify wash corridor to be preserved as a MURT to provide connection between Skunk Creek Wash and the Union Hills on the east.
- 3) Any proposed flood control facilities, such as storm water detention dams.
- 4) Submit an "Off-Site Drainage Report". The report should provide the 2, 10, and 100-year rainfall run-off for all offsite water entering and being routed through the project. Show sections of all streets and/or channels carrying this water. Discuss any drainage concerns with the project and any proposed methods of addressing the concerns.

The report should use HEC-1 for generating the flow amounts and HEC-2 for calculating the water surface elevations through the site. Flows should be provided for the 2 year, 10 year, and 100 year events. Where washes are to remain natural, the limits of the 100-year flooding with water surface elevations should be shown on the site plan/plat, the landscape plan, and the grading and drainage plan. The water surface elevations will be used for setting finish floor elevations on the grading plan. For areas smaller than 160 acres, the rational method may be used to compute run-off. For 100 year flows less than 100 cfs, the slope/area method may be used to estimate water surface elevations. Provide a table in the report (not in the appendix) which lists the drainage basin, area in acres, 100, 10, and 2 year flow rates in cfs, and the ratio of cfs (100 yr.) per acre. Provide recommendations or comments as needed.

F. Master Pedestrian/Bike/Trails Circulation

The Master Pedestrian/Bike/Trails Circulation Plan shall be submitted to the Planning Department for review and approval by the Parks, Recreation and Library Department, Planning, Development Services, and Street Transportation Departments prior to vesting of zoning for the first development unit and is to address:

- 1) Show all proposed pedestrian walkways, equestrian trails, and bikeways within and abutting the site.
- 2) Coordinate the location of trails with drainageways to provide a trail network throughout the PCD.
- 3) That a trail plan shall be submitted showing private and public trails. The trail layout and construction shall meet Parks, Recreation, and Library Department standards and guidelines. One vehicle entry point to the Sonoran Desert Preserve shall be provided at the selected water tank location (with the preferred location) as shown on Exhibit H, subject to approval by the Water Department, Parks Recreation and Library Department, and Arizona State Land Department. If this location proves to be unacceptable, then an alternate access shall be provided as approved by the Parks Recreation and Library and Water Departments. Trail access points into the Sonoran Desert Preserve shall be as approved by Parks, Recreation, and Library Department. Contact Trails Coordinator at (602) 534-5292 for further information.

G. Master Landscape and Conservation Plan

The Master Landscape and Conservation Plan shall be submitted to the Planning Department for review and approval by the Parks, Recreation and Library Department, Planning, Development Services, and Planning Departments prior to vesting of zoning for the first development unit and is to include but not be limited to the following:

- 1) Plant lists addressing: Areas of landscaping to include only native and near-native vegetation and areas that may be planted with other arid types of vegetation.
- 2) List of plants not allowed in development (i.e. palms, pine trees, eucalyptus, etc.) due their incompatibility.
- 3) Define areas to be reserved as open space.
- 4) Define how Skunk Creek Wash banks will be stabilized and restored to natural appearance in channelized areas.
- 5) Coordinate the landscape conservation plan with master drainage plans and trails plan.

H. Master Site and Architectural Design Plan

The Master Site and Architectural Design Plan shall be submitted to the Planning Department for review and approval by the Development Services, and Planning Departments prior to submittal of the first development unit to the Development Services Department and is to address the following:

- a. Specific concepts proposed for residential design in order to meet the Residential Subdivision Stipulations stated in this report.
- b. Specific concepts proposed for commercial development.
- c. The Comprehensive Sign Plan shall be processed in accordance with Section 705.F.2 of the Zoning Ordinance. Signs are to be monument type (maximum 10' height, with architectural embellishments not to exceed 3 times the area of the sign) and should be designed to integrate into the adjacent streetscape through use of colors, materials, and textures in the surrounding natural environment as well as the built environment.

32. That Parcel 44 shall be changed from C-O to R-2.

33. That east of the CAP no streets shall extend south of the Jomax Road alignment. Subdivisions within this area shall not be designed with stub out streets to the south.

34. That all C-2 acreage located generally at the northeast corner of 23rd Avenue and Dynamite Boulevard develop under a unified development plan regardless of ownership pattern. The vesting of commercial zoning on this site shall not occur until such time as a comprehensive commercial feasibility study of North Black Canyon Corridor that includes this particular site and all other adjacent commercial designated locations is completed.
35. That all new development conform to the North Black Canyon Corridor Design Guidelines as approved by the Phoenix City Council. If development of any parcels occur prior to City Council action on the Design Guidelines, development shall be required to address the following design concepts and issues as approved by the Development Services Department:
 - a) That a minimum of 60% of the cumulative frontage of designated public wash corridors (with multi-use trails) and adjoining State Land (designated for preservation under the API), and a minimum of 30% of all other wash corridors and areas adjacent to hillside slopes of 15% (or greater) shall remain open. For example, single-loaded street, retention areas, parks and common open space should be utilized in residential parcels to meet these 30% / 60% open space requirements. Unfenced portions of a residential lot (14,000 sq. feet or greater) adjacent to any of these required areas may be counted toward the minimum 30% / 60% requirement as long as the width of the open area is no less than 40'.
 - b) Hillside building pads shall be stepped to follow the site topography. Pad and roofline elevation shall vary to the extent possible without increasing cut and fill to avoid a hard visual line of rooftops adjacent to hillside areas.
 - c) Grading on hillside lots shall be determined at the time of platting except that grading for hillside lots over 14,000 square feet shall be on a lot-by-lot basis. Conceptual grading plans for these lots will be permitted prior to time of platting (as long as no grading outside public rights-of-way and public utility easements occur). Shared access drives for two or more lots are encouraged within hillside areas.
 - d) Grading on hillside lots (including building pads and all disturbed areas) shall be limited to a maximum of 50% or 15,000 square feet (whichever is less) plus 5% for revegetation for lots of 14,000 square feet or greater.
 - e) Roof materials and exterior wall and fence colors for hillside lots shall be chosen to blend in with the hillside to minimize visual impacts, as approved by Development Services Department.

- f) In instances where stabilizing materials are necessary, the materials and vegetation shall be colored and sized to blend with the Sonoran desert. Areas that have been disturbed should be re-vegetated to blend with the Sonoran Desert.
- g) Any walls that back to or are along arterial and collector streets (except as restricted by stipulation 21) shall meander and be offset to prevent a monotonous solid wall along streets, and that wall colors should blend with the desert.
- h) All visible concrete structures shall be of a concrete color to match the surrounding undisturbed desert floor. Sidewalks along arterial streets shall be colored the same and provided with a salt or brush finish. The color identified for areas in Phoenix north of the Central Arizona Project Canal, is Davis Colors[™], harvest gold. The curb and gutter may be of standard gray/white concrete.
- i) View fencing shall be used adjacent to the open space, including parks, retention or detention areas, and trails, except for residential lots where the trail lies between the side or back yard of residential lots and arterial or collector streets. The solid non-retaining portion of the wall shall not exceed two feet from the finished grade of the lot.
- j) That landscape plant material selection be of native plant species as identified in the three plant material lists under section 4: Plant Material Management of the "Area C & D Zoning Guidelines Manual Draft", dated September 1995. The Plant Materials lists include:
 - 1. Sonoran Native Plant List for Critical Landscape Areas
 - a. That native plant materials (plant materials from list (1)) are used in the landscaped areas adjacent to the Sonoran Desert Preserve and the washes.
 - b. That Native Sonoran Desert vegetation shall not be pruned or removed from areas identified as undisturbed open space on hillsides or in washes, except as provided for construction of infrastructure and trails, and as needed for wash maintenance where debris collects at the base of culverts or bridges.
 - 2. American Southwest Desert Plant List for Public Areas
 - 3. Sonoran Image Plant List for Private Landscape Areas.

- k) Street crossings for washes identified in Exhibit C shall be designed not to increase flow rates or constrict flows. Crossing construction areas shall be clearly marked on site. Street crossings for washes identified in Exhibit C need to be constructed with minimum impact to the natural character of the washes and existing vegetation. Bridges shall be used for wash crossings for washes identified in Exhibit C in order to allow the wash to function naturally. Other types of wash crossings, such as an "open bottom" culvert may be provided (upon evaluation and approval of Development Services Department). The developer shall provide a definition / documentation of how wash banks will be stabilized and restored to a natural appearance where it must be disturbed for infrastructure, as approved by Development Services Department and Parks, Recreation, and Library Department.
- l) That washes identified in Exhibit C shall be included in a separate open space tract. The width of the open space tract will be dependent upon (1) the width of the 100-year FEMA flood, (2) setbacks as required by A.R.S. 48-3605 and (3) the limits of the "Waters of the U.S." jurisdictional delineation by the Army Corps of Engineers. This wash corridor width shall also provide adequate area above the wash bank to locate a 20' wide public or private multi-use trail easement (see exhibits B and C). No major structural changes or improvements shall be allowed in the washes and native vegetation shall be left in place except as follows:
1. To prevent erosion from channelization (or combination) of smaller washes;
 2. To allow wash crossings of roadways, trails, and utilities;
 3. To prevent wash migration;
 4. Trails and utilities may cross the washes, but in no way shall they be placed in the wash bed running parallel to the wash.
- m) Turf shall be allowed in private areas internal to a commercial or multi-family project and within rear yards in single-family development and in common recreation areas within individual subdivisions, not visible to arterial streets, and in district, community, and neighborhood parks. Palm trees shall not be allowed. Landscape material placement along perimeter and screen walls shall function to discourage graffiti.
- n) Landscaping within commercial projects shall occupy a minimum 10 percent of the parking area including drive aisles, and shall be distributed to allow for parking "courts", with shaded pedestrian walkways readily accessible.

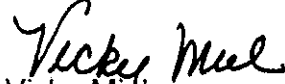
- o) All commercial projects, including those located within residential areas, landscaping shall be located up against buildings in planters so that a minimum of 30 percent of a building elevation shall include landscaping in front of building, with 15 percent on the back of the building(s). The landscaping shall be maintained in a vigorous growing condition.
- p) That street crossings at washes shall not increase flow rates or constrict flows. Crossing construction areas shall be clearly marked on site. Wash street crossings need to be constructed with minimum impact to the natural character of the washes and existing vegetation. Bridges shall be used for wash crossings (washes as shown on Exhibit C) in order to allow the wash to function naturally. Other types of wash crossings, such as an "open bottom" culvert may be provided (upon evaluation and approval of Development Services Department review staff). At street crossings, the developer shall provide a definition/documentation of how wash banks will be stabilized and restored to a natural appearance where it must be disturbed for infrastructure, as approved by Development Services Department and reviewed by Parks, Recreation, and Library Department. Dynamite Mountain Ranch bridge design guidelines are as follows:

- Bridges shall be installed at all wash crossings as identified on Exhibit C.
- Bridges shall be designed to allow passage of wildlife in the wash with a minimum of 8 feet horizontal by 5 feet vertical clearance.
- Any bridge span shall be the width of the wash from top of the bank to top of bank and will not restrict the flow or to create scouring action nor the accumulation of sediment in the wash either upstream or downstream.
- Where a public multi-use trail is located along the wash the bridge shall be designed to allow the trail to pass under the bridge if the street is a collector, arterial, or major arterial. Vertical clearance shall be 15 feet. Horizontal clearance shall be 12 feet. For minor collector and local streets the trail crossing will be at grade.
- The minimum length of any bridge span shall be 10 feet.
- That no more than two lanes or 24-36 feet should be the maximum width in order to allow light into the wash for the safety of trail users and to make animals more inclined to pass under the bridge. This standard shall apply to all collector and arterial streets.

- That bridge lengths of 50 or more feet shall be lit for the safety of trail users. This standard shall apply to all collector, major arterial and arterial streets.
36. Where lots and streets abut the washes the grading and retaining walls shall be constructed to minimize impact on the washes. All construction access shall be from the lot side. During construction, areas not to be disturbed shall be clearly marked and secured. Construction shall generally take place within three to five feet of adjacent property line or street right-of-way in washes stipulated for preservation. Design the color and texture of retaining walls along the washes to blend in with the natural vegetation and rock. Any portion of the wash disturbed during construction shall be restored to a natural state.
 37. That a Notice to Prospective Purchasers shall notify prospective purchasers that this subdivision is in proximity to the Sonoran Preserve and public multi-use trails. As such, there may be future trail development and there may be recreational users or staff in the vicinity. The City Attorney shall review the form and content of such document provided from the PCD as approved by Parks, Recreation, and Library Department.
 38. That street patterns and lot design shall allow direct access to washes or open space areas for maintenance of annual and non-native vegetation to prevent fire hazards and allow fire department access in case of fire. Points of access should be a maximum of 600 feet apart with openings a minimum of 35 feet wide to allow for fire breaks and access. Openings are to incorporate existing vegetation or be landscaped and shall maintain an access way 12 feet wide for fire department equipment. Openings may meander, but a line of sight shall be maintained into and through the access way. Align fire hydrants with access points.
 39. That an 80-foot average width open space buffer be provided along the west side of Parcels 25 A and Parcel 25E (adjacent to Parcels 13, 26A, and 27).

If you require further assistance or information, please contact the Planning Department, Second Floor of Phoenix city Hall, 200 West Washington Street, or call (602) 262-7131.

Sincerely,

A handwritten signature in black ink that reads "Vicky Miel". The signature is written in a cursive, flowing style.

Vicky Miel
City Clerk

cc: Planning Department (4)
Development Services Department
Street Transportation Department
City Clerk Official Records (2)

Zltr/VM/em/Item5



Planning and Development Services Department
200 West Washington Street
Phoenix, AZ 85003
(602) 262-7811

MINOR SITE FINAL APPROVAL LETTER

DATE: 11-APR-2016

TO: LEVEL 4 STUDIO
BENNY MUNOZ
6868 N 7TH AVE, STE. 209
PHOENIX, AZ 85013
602-374-4920 EXT.

FROM: SITE PLANNING TEAM 7

SUBJECT: SITE PLAN FINAL APPROVAL

LOGIN #: AMND 99-1525A40

PROJECT #: 99-1525

LOCATION:

QS #: 51.24

ZONING CASE:

SPECIAL NOTES: Please note - If your project involves a building set review, an approved, stamped final site plan and/or elevations and details sheet(s) must be included in the building set

SCOPE OF SITE PLAN: THIS AMENDMENT IS FOR: FINAL SITE PLAN NORTERRA FIESTA
DEVELOPMENT OF PARCEL G1
A copy of this plan is attached.
Approval 11-APR-2016 supersedes all previous plans. Approved by
ARACELY HERRERA.

CC: (with attachment)
File
Inspection

dsrc0328

GENERAL NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED (1) FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE ODOR, OR VIBRATION EMITTED BY USES IN AREA OUTSIDE OF THE SITE.
5. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY, IN ACCORDANCE WITH APPROVED PLANS.
6. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL (602) 262-6481 AND REQUEST A DESIGN REVIEW INSPECTION.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. CROSS ACCESS, CROSS PARKING AGREEMENTS TO BE PROVIDED.

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECT WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

Thomas M. De Byl
SIGNATURE OF COPYRIGHT OWNER

THOMAS M. DE BYL
PRINTED NAME OF COPYRIGHT OWNER.

PROJECT TEAM:

OWNER: DE RITO PARTNERS, INC.

DERITO PARTNERS, INC.
3200 E. CAMELBACK ROAD, STE. 175
PHOENIX, AZ 85018
CONTACT: DOUG HIMMELBURGER
(480) 834-8500 OFFICE
(602) 381-1981 FAX

CIVIL: SBL ENGINEERING, LLC

DE RITO PARTNERS, INC.
1957 E. SUNBURST LANE
TEMPE, AZ 85284
CONTACT: CRAIG BAKER
(602) 326-5848 OFFICE
(480) 619-6334 FAX

ARCHITECT: LEVEL4 STUDIO, LLC.

6868 N. 7TH AVE., STE. 209
PHOENIX, ARIZONA 85013
CONTACT: MIKE HILLS
(602) 374-4920 OFFICE
(602) 374-4922 FAX

LANDSCAPE ARCHITECT: COLLABORATIVE V DESIGN STUDIO, INC.

7111 E. 1st AVE., STE. 103
SCOTTSDALE, ARIZONA 85251
CONTACT: AARON HILLMAN
(480) 347-0590 OFFICE

PROJECT DESCRIPTION

NORTERRA FIESTA: NEW 6.55 ACRES SITE, PARCEL G1 THAT WILL INCLUDE A NEW MULTI TENANT 12,800 SQ. FT. RETAIL SHOPS BUILDING. THIS SITE ALSO PROVIDES THREE ADDITIONAL VACANT PADS FOR FUTURE DEVELOPMENT. THE CURRENT PLAN DOES MEET THE CURRENT ZONING OF THE NORTH BLACK CANYON CORRIDOR PLAN AND OVERLAY DISTRICT.

SITE KEYNOTES:

1. EXISTING DRIVE TO REMAIN.
2. EXISTING CURB AND GUTTER TO REMAIN.
3. EXISTING ASPHALT DRIVE TO REMAIN.
4. EXISTING MULTI USE TRAIL TO REMAIN.
5. EXISTING CONCRETE SIDEWALK TO REMAIN.
6. EXISTING LANDSCAPE TO REMAIN.
7. DASHED LINE INDICATES ADA PATH.
8. DASHED LINE INDICATES 2'-6" VEHICLE OVERHANG
9. EXISTING 6'-0" HIGH PERIMETER MASONRY WALL.
10. ASPHALT PAVING, REFER TO CIVIL DRAWINGS.
11. PROPOSED LOT LINE.
12. HARDSCAPE, REFER TO ENLARGED PLAN ON SHEET A1.1.
13. 6" TEMPORARY EXTRUDED CURB, REFER TO DETAIL 20/A1.2.
14. LANDSCAPE PLANTER, REFER TO LANDSCAPE DRAWINGS.
15. 10' x 20' VISIBILITY TRIANGLE.
16. 15'-0" HIGH SITE LIGHTING, REFER TO DETAIL 19/A1.2 AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
17. FIRE HYDRANT, REFER TO CIVIL DRAWINGS.
18. FIRE LANE TURNING RADIUS (MIN. 45 FT CENTER LINE RADIUS FOR TURNING MOVEMENT (35 FOOT INSIDE RADIUS, 55 FOOT OUTSIDE RADIUS).
19. CONCRETE SIDEWALK, REFER TO DETAIL 18/A1.2.
20. 0'-0" LANDSCAPE AND BUILDING SETBACKS ADJACENT TO C-2 ZONING.
21. ACCESSIBLE RAMP, REFER TO TYPICAL DETAILS 15 & 16/A1.2.
22. FUTURE PAD DEVELOPMENT, ROUGH GRADE AND APPLY TOPICAL STABILIZER FOR DUST CONTROL, REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
23. 3'-0" SCREEN WALL, REFER TO DETAILS 11 & 20/A1.2.
24. ELECTRICAL TRANSFORMER, CONTRACTOR TO PROVIDE CONCRETE PAD AS REQUIRED.
25. LOCATION OF LANDSCAPE CONTROLLER, PROVIDE POWER AS REQUIRED, REFER TO ELECTRICAL AND ELECTRICAL DRAWINGS.
26. SERVICE ENTRANCE SECTION (SES) REFER TO ELECTRICAL DRAWINGS.
27. GAS METER, REFER TO PLUMBING DRAWINGS.
28. NEW DRIVE IMPROVEMENTS, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
29. 5'-0" WIDE PAINTED CROSSWALK, 4" PAINT STRIPES TO MATCH PARKING.

SITE DATA:

EXISTING ZONING: C-2 PCD
NORTH BLACK CANYON CORRIDOR
PLAN AND OVERLAY DISTRICT

LAND AREA: 315,624 SQ. FT. (7.25 ACRES)
GROSS SITE AREA: 205,838 SQ. FT. (4.73 ACRES)
NET SITE AREA

LOT 1: (PHASE TWO) 32,549 SQ. FT.
LOT 2: (PHASE TWO) 35,161 SQ. FT.
LOT 3: (PHASE ONE) 40,750 SQ. FT.
LOT 4: (PHASE TWO) 97,378 SQ. FT.

GROSS BUILDING AREA: 12,800 SQ. FT.
BUILDING: 1,000 SQ. FT.
PATIO: 1,203 SQ. FT.
CANOPIES:

TOTAL BUILDING AREA: 15,003 SQ. FT.
BUILDING LOT COVERAGE: 15,003 / 97,378 = 15.41%

BUILDING LOT COVERAGE SHALL NOT EXCEED 50% OF NET LOT AREA EXCLUSIVE OF THE FIRST 6 FEET OF ROOF OVERHANG, COVERED PATIOS, AND COVERED WALKWAYS

SITE WALLS:
LINEAR FEET: 171'-4" x 3'-0"

CONSTRUCTION TYPE: V-B FIRE SPRINKLER PER NFPA 13.

OCCUPANCY TYPE: M

ALLOWABLE BUILDING AREA: (NON SEPARATED USES)

BASE AREA: 9,000 SQ. FT.
SPRINKLER INCREASE (300%): 27,000 SQ. FT.
BUILDING AREA ALLOWED: 36,000 SQ. FT.

GROSS BUILDING AREA: 15,003 SQ. FT.

OCCUPANCY LOAD:
12,800 / 30 = 427 OCCUPANTS

EXISTING:
MINIMUM NUMBER OF EXITS REQUIRED:
2 EXITS REQUIRED / 14 EXITS PROVIDED
EGRESS PLAN WILL BE PROVIDED DURING TENANT IMPROVEMENT PHASE OF EACH SUITE.

PARKING REQUIRED

RETAIL: BUILDING SQ. FT. X .80 / 300 SQ. FT.

SHOPS: 10,240 SQ. FT. / 300 SQ. FT. = 34 SPACES

TOTAL REQUIRED: 34 SPACES
TOTAL PROVIDED: 101 SPACES

ADA:
TOTAL REQUIRED: 4 SPACES
TOTAL PROVIDED: 4 SPACES

PARKING STALL SIZE: 9'-6" x 18'-0"
DRIVE AISLE SIZE: 26'-0"

ALL BUILDING ARE SINGLE STORY AND PARAPET NOT TO EXCEED 30'-0" IN HEIGHT. ARCHITECTURAL FEATURES NOT TO EXCEED 36'-0" LANDSCAPE SETBACK ADJACENT TO NORTH VALLEY PARKWAY: AVERAGE 25'-0", MINIMUM 20'-0"

LANDSCAPE SETBACK ADJACENT TO R-2 PCD IS 10'-0"

AMND: 99-1525A40

SITE PLAN AMENDMENT

City of Phoenix Planning and Development
Department

99-1525 A40
Tracking Numbers
4/13/16
Term Leader (or Designee) Date
Development of Parcel G1
SHOPS A
1 of 6

LEVEL
4
STUDIO
LEVEL4 STUDIO, L.L.C.
6868 N. 7TH AVE.
SUITE 209
PHOENIX, ARIZONA 85013
+602.374.4920 T.
+602.374.4922 F.
WWW.L4STUDIO.COM

REGISTERED ARCHITECT
No. 5848
THOMAS M. DE BYL
PHOENIX, ARIZONA
EXPIRES 9/30/18

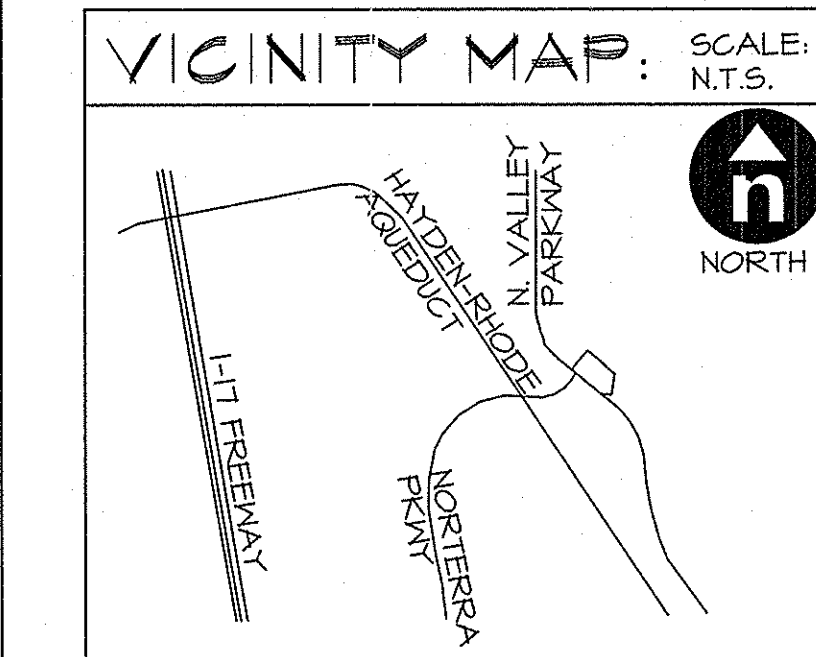
NORTERRA FIESTA
NORTH VALLEY PARKWAY AND NORTERRA PARKWAY
PHOENIX, ARIZONA

PROPOSED SITE PLAN

A1.0

DATE REVISION
1 04/13/16 PHASE SITE PLAN
2 04/13/16 PHASE SITE PLAN
3 04/13/16 CITY COMMENTS
4
5
6
7
LCS#14465

KIVA # 99-1525A40, FALT# 1502061, D.S.# 51-24, SDEV#0700546



SITE PLAN

SCALE: 1" = 30'-0"