



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-60-23-2

November 22, 2023

Paradise Valley Village Planning December 4, 2023

Committee Meeting Date:

Planning Commission Hearing Date: January 4, 2024

Request From: PUD (Planned Unit Development) (5.02 acres)

Request To: A-1 (Light Industrial District) (5.02 acres)

Proposal: Warehousing and office building

Location: Approximately 375 feet east of the southeast corner of 25th Place and Rose Garden Lane

Owner: Horses Help Inc.

Applicant: Carlos Elias, LGE Design / Build

Representative: Stephen Anderson, Gammage and Burnham, PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity

| <u>General Plan Land Use Designation</u> | Industrial | | |
|--|------------------|-----------|---------------------------|
| <u>Street Map Classification</u> | Rose Garden Lane | Collector | 40-foot south half street |
| <p>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: <i>Encourage development of the taller and larger buildings in Areas of Change away from single-family and low-rise, multifamily housing.</i></p> <p>The proposal is located in an established commerce park and industrial area which is separated from nearby residential areas by Cave Creek Road to the west, the canal to the north and east, and the Loop 101 freeway to the south.</p> | | | |
| <p>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING / INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: <i>Support the expansion of industrial zoning in targeted industrial areas.</i></p> <p>The proposal for industrial zoning is located within a targeted industrial and commerce park area consistent with the General Plan Land Use Map of Industrial.</p> | | | |

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 be required to provide a minimum of 75 percent shade along pedestrian pathways, including sidewalks. Additionally, the proposal will be required to provide shade trees dispersed throughout the surface parking lot areas to achieve a minimum of 25 percent shade at maturity, as well as shade trees along the north, west and south sides of the building.

Applicable Plan, Overlays, and Initiatives

[**101/Cave Creek Major Employment Center**](#): See Background Item No. 2.

[**Outer Loop Freeway Specific Plan**](#): See Background Item No. 7.

[**Tree and Shade Master 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.

Surrounding Land Uses/Zoning

| | <u>Land Use</u> | <u>Zoning</u> |
|--|------------------------------|---------------|
| On Site | Equestrian facility | PUD |
| North (across Rose Garden Lane) | Office and warehouse | CP/BP |
| South | Warehouse and manufacturing | CP/GCP |
| East | Office and athletic facility | CP/GCP |
| West | Office and warehouse | CP/GCP |

| A-1 – Light Industrial District | | |
|---|--|--|
| <u>Standards</u> | <u>Requirements</u> | <u>Provisions on the Proposed Site Plan</u> |
| <i>Gross Acreage</i> | - | 5.02 acres |
| Maximum Building Height | 56 feet; up to 80 feet with use permit | 42 feet (Met) |
| Maximum Lot Coverage | No maximum | 31.9% (Met) |
| Minimum Building Setback Adjacent to Street | 25 feet | North: 96 feet, 1 inch (Met) |
| Minimum Building Setback Adjacent to Property Line | 0 feet | East: 77 feet, 8 inches (Met) South: 58 feet (Met) West: 57 feet (Met) |
| Minimum Landscape Setback Adjacent to Street | 5 feet and no less than 8 feet times the lot frontage, measured in square feet | North: 21 feet (Met) |
| Minimum Landscape Setback Adjacent to Property Line | 0 feet | East: 0 feet (Met) South: 0 feet (Met) West: 0 feet (Met) |
| Minimum Parking | 83 spaces Office: 1 space per 300 sq. ft. Warehouse: 1 space per 1,000 sq. ft. Proposed office: 6,000 sq. ft. Proposed warehouse: 62,496 sq. ft. | 96 spaces (Met) |

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 5.02 acres located approximately 375 feet east of the southeast corner of 25th Place and Rose Garden Lane from PUD (Planned Unit Development) to A-1 (Light Industrial District) for a warehousing and office building.

2. **101/Cave Creek Major Employment Center**

The subject site is located within the boundaries of the Maricopa Association of Governments (MAG) designated 101/Cave Creek major employment. The 101/Cave Creek employment center includes the area between Cave Creek Road to the west, the Loop 101 freeway to the south, and the Central Arizona Project (CAP) canal to the north and east.

The 101/Cave Creek employment center consists of an established commerce park and industrial area consisting of warehouses and offices. The proposal for a warehouse and office would remain in character with the established employment center.



*Major Employment Centers Map
Source: Planning and Development Department*

GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for the subject site is Industrial. The proposal for A-1 (Light Industrial District) is consistent with this designation.

The General Plan Land Use Map designations surrounding the site to the north, east, south and west are also Industrial.



*General Plan Land Use Map
Source: Planning and Development Department*

SURROUNDING LAND USES AND ZONING

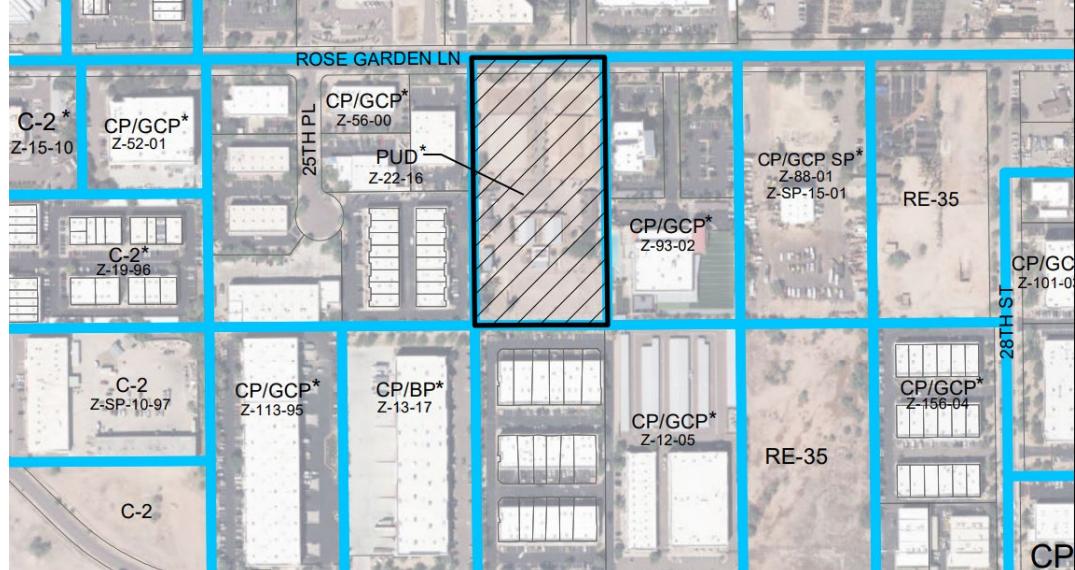
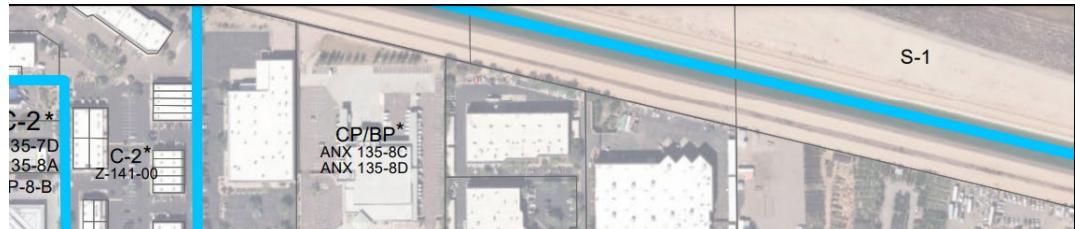
4. The subject site is used for an equestrian facility and is currently zoned PUD (Planned Unit Development).

To the north of the subject site, across Rose Garden Lane, are office and warehouse uses, zoned CP/BP (Commerce Park District, Business Park Option).

To the south of the subject site are warehouse and manufacturing uses, zoned CP/GCP (Commerce Park District, General Commerce Park Option).

To the east of the subject site are office uses and an athletic facility, zoned CP/GCP (Commerce Park District, General Commerce Park Option).

To the west of the subject site are office and warehouse uses, zoned CP/GCP (Commerce Park District, General Commerce Park Option).



*Zoning Sketch Map
Source: Planning and Development Department*

PROPOSAL

5. Site Plan

The conceptual site plan, attached as an exhibit, proposes a 65,496-square-foot warehouse building with a 6,000-square-foot office. Loading docks are proposed

on the east side of the building which will be screened by the office building and landscaping to the north of the loading dock area. The site plan proposes 96 parking spaces provided along the east and west sides of the site and on the north side of the building. Vehicular access is proposed from Rose Garden Lane with two driveways located on the east and west sides of the site for ingress and egress. Refuse is proposed on the southeast corner of the site and on the east side of the site near the rolling gate by the loading dock area. Since the site plan meets or exceeds the development standards of the A-1 zoning district, staff recommends general conformance with the site plan date stamped September 8, 2023. This is addressed in Stipulation No. 1.

In order to enhance employee health and wellness, staff is recommending that one outdoor employee resting area of no less than 400 square feet, or two 200-square foot areas, be provided on the site, and include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75 percent using shade trees and/or architectural shade. This is addressed in Stipulation No. 12.

6. **Elevations**

The building elevations provided propose a 42-foot-tall building with glazing provided on all sides, a grey color palette with four varying colors, and three varying materials including ground face CMU block wall and concrete tilt panels with vertical deep reveals with and without score lines. To ensure the proposal develops as shown, staff recommends general conformance with the elevations date stamped November 15, 2023. This is addressed in Stipulation No. 2.

PLANS, OVERLAYS, AND INITATIVES

7. **Outer Loop Freeway Specific Plan**

In May 1996, the Phoenix City Council adopted the Outer Loop Freeway Specific Plan, which aims to retain the value of the immediate surrounding properties along the Loop 101 freeway by mitigating the compatibility between the freeway and the residential neighborhoods through which it passes. Its primary focus is stabilizing the neighborhood through community involvement. The subject site is within Segment 5, subsection 5.1, which includes properties between Cave Creek Road to Squaw Peak Freeway. Since the site is not adjacent to the freeway or located in a residential area, no specific mitigation recommendations were proposed for the subject property.

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets

and vibrant pedestrian places. Staff is recommending robust tree planting and shade standards, including:

- Larger canopy shade trees planted within the north landscape setback.
- Shade trees planted along the north, west, and south sides of the building.
- Shade trees dispersed throughout the surface parking lot areas to achieve a minimum of 25 percent shade at maturity.
- Pedestrian pathways and sidewalks shaded to a minimum of 75 percent.

These are addressed in Stipulation Nos. 3 through 6.

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 is recommending pedestrian walkways to be constructed of a visually contrasting material or other pavement treatment where they cross a vehicular path. Additionally, staff is recommending a detached sidewalk along Rose Garden Lane with a landscape strip between the back of curb and sidewalk planted with enhanced streetscape landscaping to provide shade along the sidewalk. These are addressed in Stipulation Nos. 7 and 13.

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 development will provide bicycle parking per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, which would require all nonresidential uses to provide a minimum of one bicycle parking space per 25 vehicle parking spaces, with a maximum of 25 spaces. This is addressed in Stipulation No. 8.

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 indicated in their submittal materials that the tenant plans to establish a recycling program for the proposed development in order to help the City achieve this goal.

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. Staff recommends a minimum of five percent of the required parking spaces include EV Installed infrastructure. Additionally, staff recommends a minimum of 10 percent of the required bicycle parking spaces include standard electrical receptacles for electric bicycle charging capabilities. These are addressed in Stipulation Nos. 9 and 10.

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 the public health, and create additional green spaces. This goal is addressed in Stipulation No. 11, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

COMMUNITY INPUT SUMMARY

14. At the time this staff report was written, staff had not received any letters in support or in opposition to this request.

INTERDEPARTMENTAL COMMENTS

15. **Street Transportation Department**

The Street Transportation Department commented that Rose Garden Lane is part of a significant bicycle bikeway called the Phoenix Sonoran Bikeway, a 40-mile bikeway connecting South Mountain to the Phoenix Sonoran Desert Preserve and requested that bicycle facilities be incorporated on the site to

encourage utilization of a bicycle for recreation and transportation. The Street Transportation Department also commented that Rose Garden Lane is identified as a Collector E roadway which has an existing 40-foot half street dedication and requested the following:

- That a minimum five-foot-wide detached sidewalk separated by a minimum eight-foot-wide landscape strip be constructed on the south side of Rose Garden Lane, adjacent to the development.
- That the developer underground existing electrical utilities within the public right-of-way that are impacted or require relocation as part of this project.
- That all streets be constructed with all required elements and comply with all ADA accessibility standards.

These are addressed in Stipulation Nos. 13 through 15.

OTHER

16. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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. 16.
17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 17.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The proposal is compatible with the surrounding land uses and zoning.
3. As stipulated, the landscaping and planting standards are above the minimum required standards and will lessen the proposal's impact.
4. As stipulated, the proposal supports efforts from various plans and initiatives, including the Tree and Shade Master Plan, the Complete Streets Guiding

Principles, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

Stipulations

1. The development shall be in general conformance with the site plan date stamped September 8, 2023, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped November 15, 2023, as approved by the Planning and Development Department.
3. The landscape setback along the north side of the property, adjacent to Rose Garden Lane, shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings, and drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.
4. A minimum 5-foot-wide landscape strip shall be provided along the north, west, and south sides of the building, and shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings, and drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.
5. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
6. All 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.
7. 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.
8. Bicycle parking spaces shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance through Inverted U and/or artistic racks located near the office and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City

of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

9. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
10. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
11. 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.
12. One outdoor employee resting area of no less than 400 square feet, or two 200-square foot areas shall be provided on site. Each required pedestrian area shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade, as approved by the Planning and Development Department.
13. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the south side of Rose Garden Lane, adjacent to the development, planted to the following standards and as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings.
 - b. Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage.
14. All existing overhead utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with all affected utility companies for their review and permitting.

15. 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.
16. 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.
17. 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.

Writer

Adrian Zambrano

November 22, 2023

Team Leader

Racelle Escolar

Exhibits

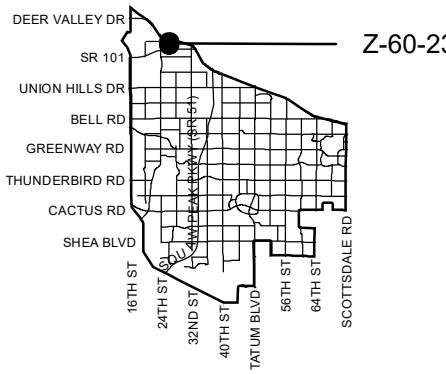
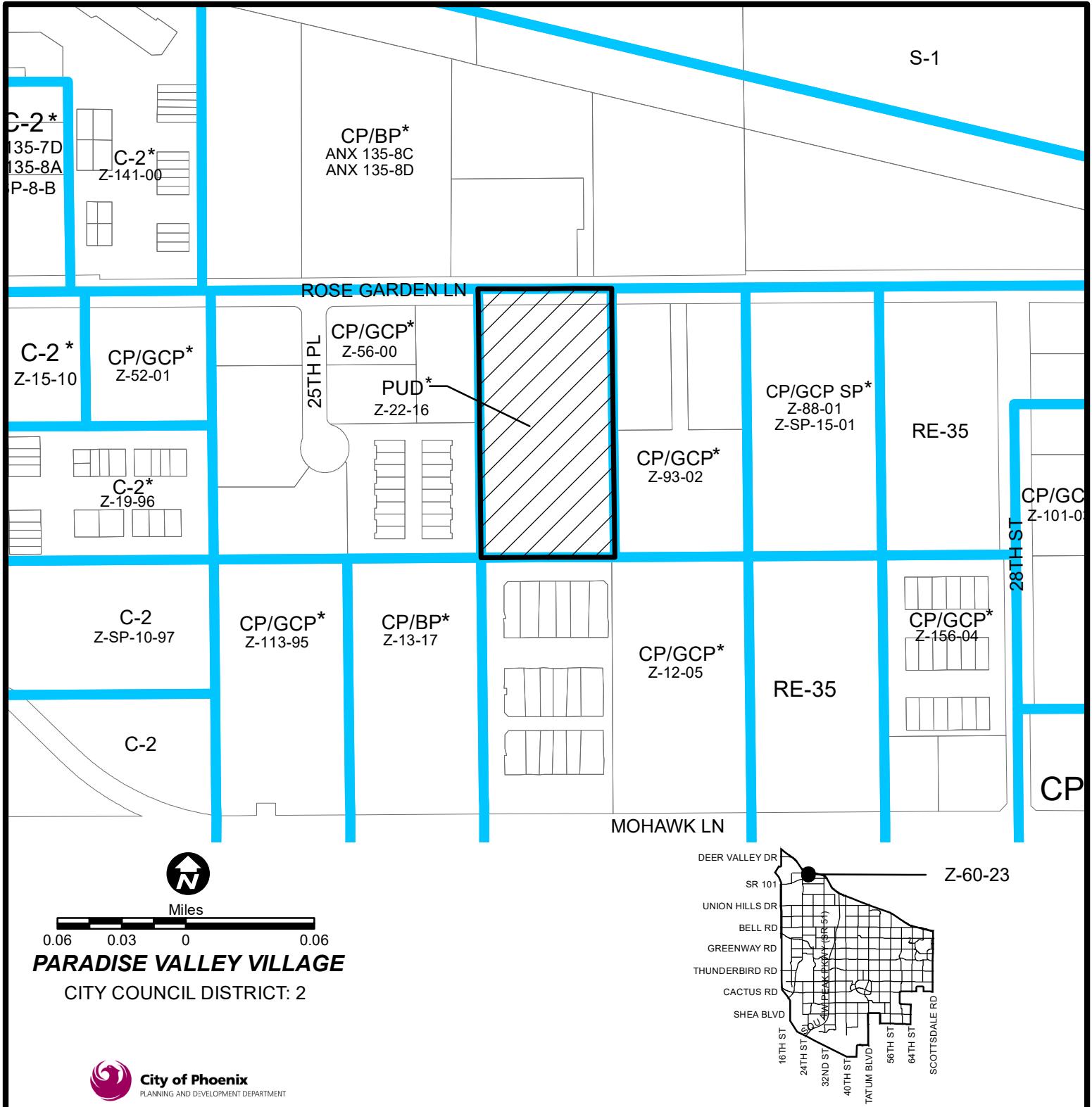
Zoning Sketch Map

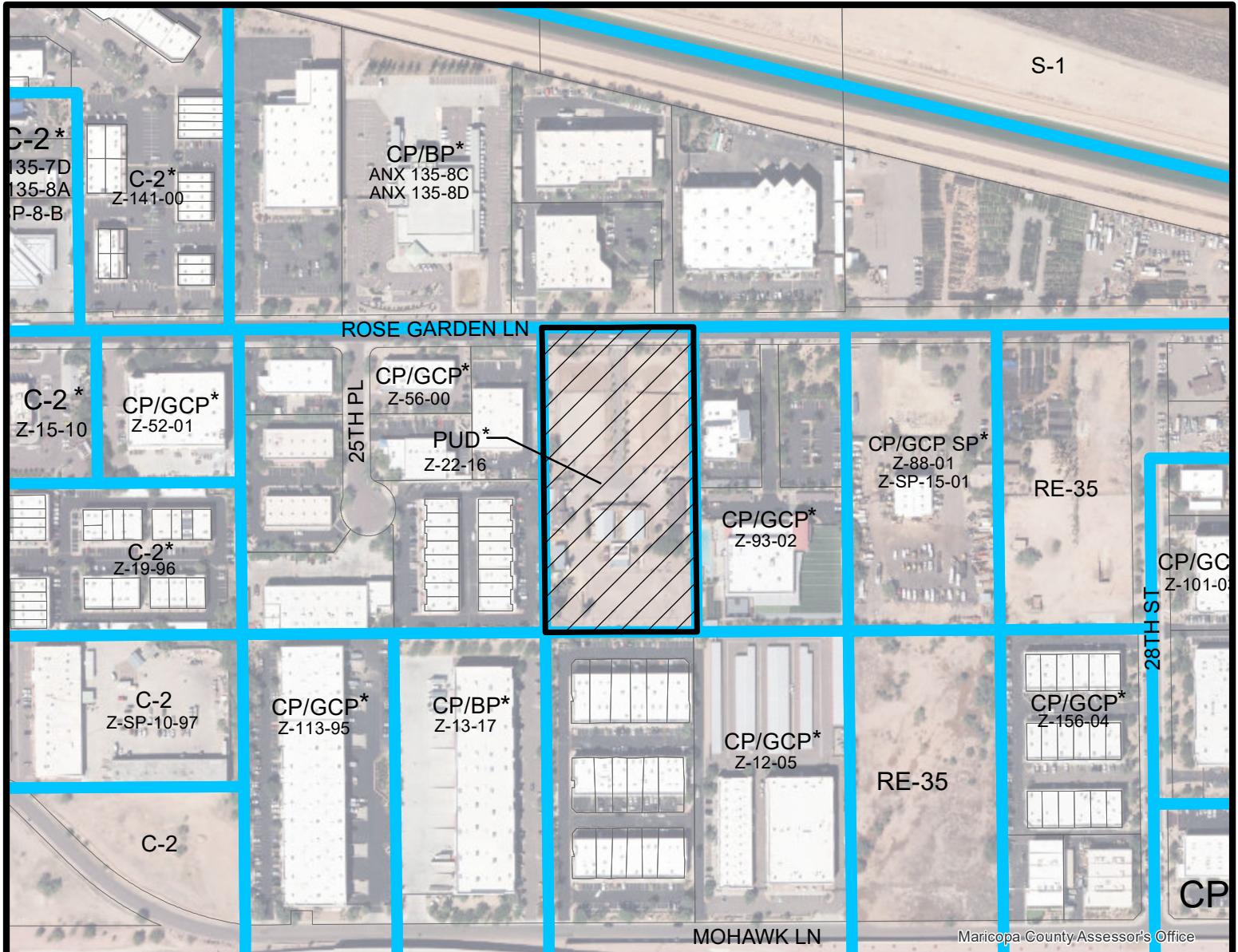
Aerial Sketch Map

Conceptual Site Plan date stamped September 8, 2023

Conceptual Landscape Plan date stamped September 8, 2023

Elevations date stamped November 15, 2023



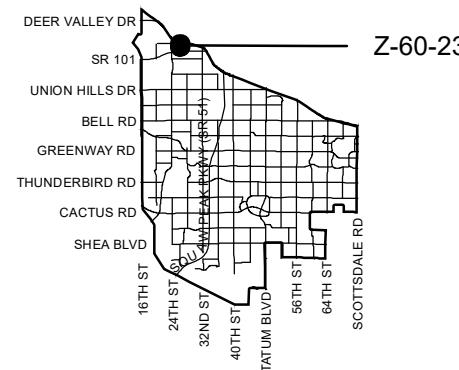


PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **LGE Desgin / Build c/o Carlos Elias**

APPLICATION NO. **Z-60-23**

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

5.02 Acres

DATE: **9/29/2023**

REVISION DATES:

10/23/2023

AERIAL PHOTO &
QUARTER SEC. NO.
QS 41-33

ZONING MAP

N-9

REQUESTED CHANGE:

FROM: **PUD (5.02 a.c.)**

TO: **A-1 (5.02 a.c.)**

MULTIPLES PERMITTED

PUD

A-1

CONVENTIONAL OPTION

8

N/A

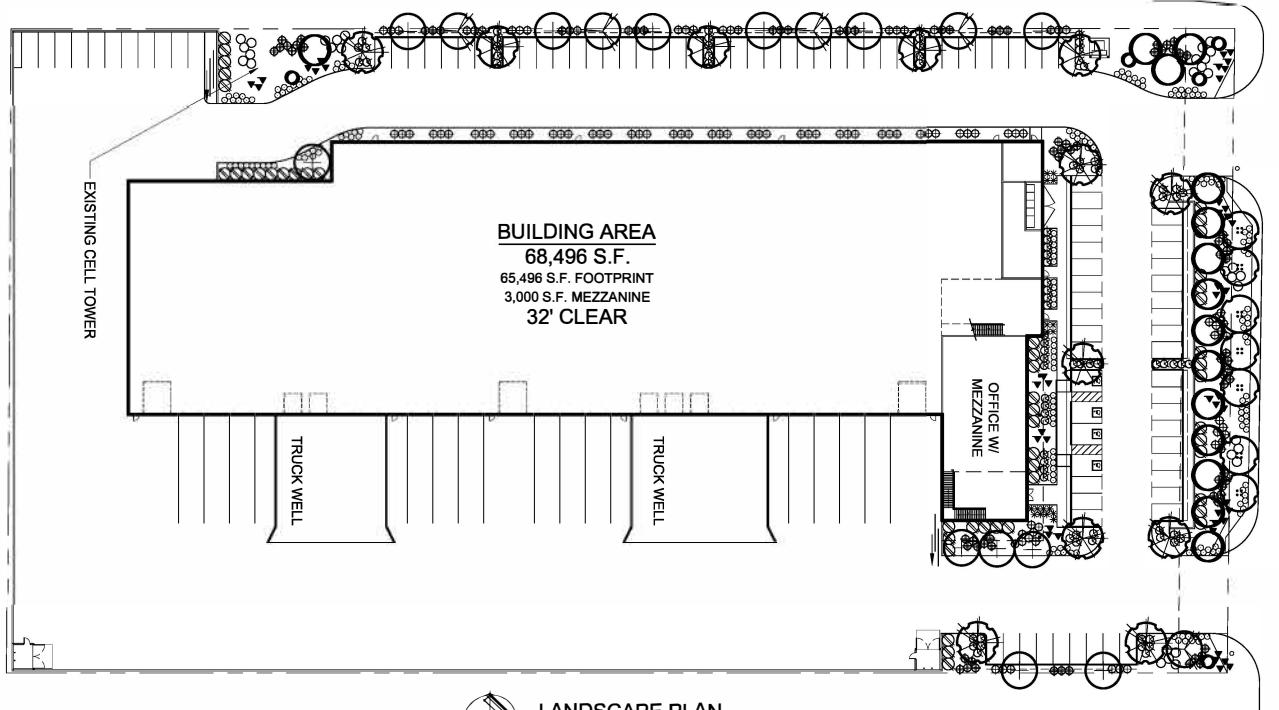
* UNITS P.R.D. OPTION

N/A

N/A

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





LANDSCAPE LEGEND

 CERCIDIMUM HYBRID
 DESERT MUSEUM
 2" CALIPER 7.5" W

 ACACIA SALICINA
 WILLOW ACACIA
 2" CALIPER 8.5" T, 4" W

 QUERCUS VIRGINIANA
 LIVEOAK
 1" CALIPER 6.5T, 3.5W

 ACACIA ANEURA
 MULGA [SRP/APS APPROVED]
 2" CALIPER.. 5.5T, 4" W

 SALVAGED TREE
 RELOCATED FROM SITE

 SALVAGED SAGUARO
 CARNegiea GIGANTEA
 SEE INV/SALV COMBO [C-1]

 AGAVE WEBBERRI
 WEBBER'S AGAVE
 5 GALLON

 TECOMA 'ORANGE JUBILEE'
 ORANGE JUBILEE
 5 GALLON

 HESPERALOE PARVIFLORA
 RED YUCCA
 5 GALLON

 ACACIA REDOLENS
 'DESERT CARPET' lm
 1 GALLON

 ENCHINOCACTUS GRUSONII
 GOLDEN BARREL
 5 GALLON

 DASYLIRION WHEELERII
 DESERT SPOON
 5 GALLON

 RUellIA PENINSULARIS
 BAJA RUellIA
 5 GALLON

 LANTANA MONTEVIDENSIS
 'GOLD MOUND'
 1 GALLON

 ALOE 'BLUE ELF'
 BLUE ELF ALOE
 1 GALLON

CITY OF PHOENIX
SEP 08 2023
Planning & Development
Department

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
(602) 665-0320
EMAIL: tjmqueen@jmla.net



Muscular Moving Men

Phoenix, Arizona
2023.07.18

-LGE | DESIGNBUILD

CONCEPTUAL LANDSCAPE PLAN

CREATION

RE
P

2601 E. ROSE GARDEN LANE

2601 E. ROSE GARDEN LANE
PHOENIX, AZ 85050

LGE | DESIGNBUILD

NUMBER: REVISION: DATE:

CITY OF PHOENIX

NOV 15 2023

Planning & Development
Department

Sheet Title: EXTERIOR ELEVATIONS

Issue Date: 01/10/23

Drawn By:

Checked By:

Project No.:

Sheet:

A4.1.1

PRE-APP SUBMITTAL 01/10/23

MATERIAL/FINISH SCHEDULE

KEY: DESCRIPTION:
EXTERIOR WALLS:

C1 GROUND FLOOR CMU WALL
INTEGRAL COLOR: RUTHERFORD
GRAY

C2 CONCRETE TILT PANEL W/ VERTICAL
1/2" X 1/2" DEEP REVEALS & 1/2" V
SCREWS
PAINTED

C3 CONCRETE TILT PANEL, W/ 1" O.C.
VERTICAL 1/2" X 1/2" DEEP REVEALS -
PAINTED

GLAZING KEY:

MATERIAL: DESCRIPTION:
FRAMES: ALUMINUM STOREFRONT -
4 1/2" (SEALANT JOINT VERTS)
BLACK ANODIZED (AB-8)

EXTERIOR GLAZING

G1 SOLARPLAN 60
1" INSULATED GLAZING
LOW-E
SOLARGRAY
GARAGE DOOR GLAZING

PAINT KEY:

KEY: DESCRIPTION:

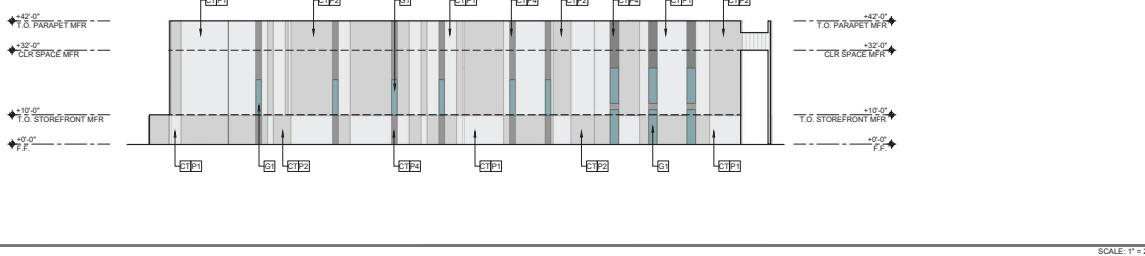
P1 DUNN EDWARDS (LIGHT GRAY I)
'MORNING' # DEE385
(LRV 73)

P2 DUNN EDWARDS (LIGHT GRAY II)
'COVERED IN PLATINUM' # DE6367
(LRV 46)

P3 DUNN EDWARDS (DARK GRAY I)
'MURK' # DEE388
(LRV 31)

P4 DUNN EDWARDS (DARK GRAY II)
'BOAT ANCHOR' # DE6377
(LRV 14)

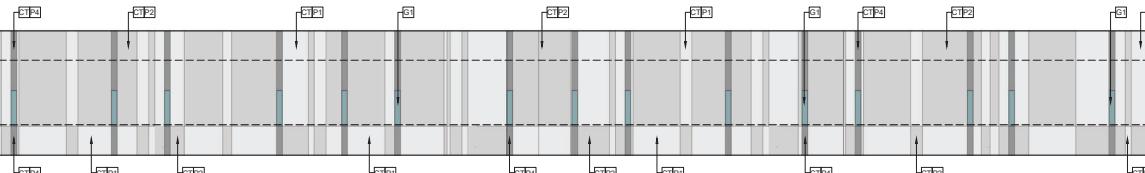
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

