Attachment B



Staff Report Z-116-Q-81-6 April 10, 2018

South Mountain Village Planning April 17, 2018

Committee Meeting Date:

Planning Commission Hearing May 3, 2018

Date:

Request From: PCD (Approved C-O M-R SP PCD) (1.62

acres)

Request To: RH PCD (1.62 acres)

Proposed Use Major amendment to the Pointe South

Mountain PCD to allow accessory conference and exhibition uses for the Arizona Grand

Resort

Location Approximately 700 feet southeast of the

southeast corner of the Highline Canal and

Arizona Grand Parkway

Owner/Applicant Arizona Grand Resort, LLC

Representative Stephen C. Earl, Earl, Curley & Lagarde, PC

Staff Recommendation Approval, subject to stipulations

Ge	neral Plan Confo	<u>rmity</u>	
General Plan Land Use Designation	Commercial		
Street Map Classification	Arizona Grand Parkway	Private Street	Approximately 35 foot northeast half street

CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS, AND CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

The proposal will support expanded uses for the Arizona Grand Resort, a major resort hotel located adjacent to the Baseline Road corridor and in close proximity to the Interstate 10 freeway.

STRENGTHEN OUR LOCAL ECONOMY; TOURISM FACILITIES; LAND USE PRINICPLE: Encourage tourism related activities within specified tourism districts.

The proposal would allow the development of accessory conference and exhibition uses for the Arizona Grand Resort, a major economic engine and tourist attraction for the South Mountain Village.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.

The subject site is a component of the existing Arizona Grand Resort site and is not adjacent to any existing residential uses. The site is located in close proximity to the Baseline Road corridor and the Interstate 10 freeway. The proposal represents an expansion of the existing resort site and is consistent with the scale and character of the existing resort.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Protect the neighborhood's views of open space, mountains, and man-made or natural landmarks.

The proposal is consistent in scale and character with the existing resort site and the proposed single-story design will maintain view corridors to nearby South Mountain Park.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The temporary tent structure has been periodically moved between multiple locations on the site in compliance with the City's temporary use permit requirements. The proposal would support permanent installation of the tent and allow other related improvements that will improve conditions on the subject site.

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

As stipulated, the proposal will allow the preservation of an existing oleander hedge along Arizona Grand Parkway as well as the installation of perimeter landscaping that will both screen the proposed tent and mechanical equipment and provide shade for users of the site.

Area Plans

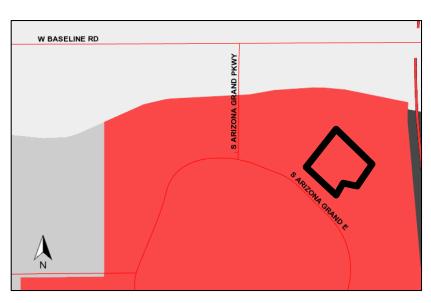
The subject site is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.

	Surrounding Zoning/Land Uses	
	<u>Zoning</u>	Land Use
On Site	PCD (Approved C-O M-R SP PCD)	Temporary Tent
North	PCD (Approved C-O M-R SP PCD)	Vacant
South	RH M-R PCD, PCD (Approved C-O M-R SP PCD)	Arizona Grand Resort
East	PCD (Approved C-O M-R SP PCD)	Vacant
West	PCD (Approved C-2 M-R PCD SP), RH M-R PCD	Arizona Grand Resort

Background/Issues/Analysis

SUBJECT SITE

- 1. This request is to rezone approximately 1.62 acres, located approximately 700 feet southeast of the southeast corner of the Highline Canal and Arizona Grand Parkway, from PCD (Approved C-O M-R SP PCD) (Planned Community District, Approved Commercial Office, Mid-Rise District, Special Permit, Planned Community District) to RH PCD (Resort District, Planned Community District) to allow a major amendment to the Pointe South Mountain PCD (Z-116-81) to allow accessory conference and exhibition uses for the Arizona Grand Resort.
- 2. The General Plan
 Land Use Map
 designation for the
 subject site is
 Commercial. The
 request is
 consistent with this
 designation and a
 General Plan
 Amendment is not
 required.



General Plan Land Use Map

- 3. The subject site consists of a portion of a parcel within the Pointe at South Mountain PCD and is a component of the larger Arizona Grand Resort site. The subject site has previously been utilized as a driving range and helipad. The site has street frontage on Arizona Grand Parkway, a private street, and provides pedestrian access in a marked crossing to the larger resort site to the southwest.
- 4. The Arizona Grand Resort has had a temporary tent structure on the subject site at various times over the last 25 years. The temporary tent had previously been permitted through the approval of temporary use permits. The temporary use permit regulations limited the time that the structure could be in place to six month periods and the tent was periodically moved to other locations within the resort in compliance with these regulations. Additionally, the temporary tent structure did not qualify to be permitted as a permanent structure, in part because it lacked fire sprinklers.

The request would allow the permanent installation of a tent structure on the site to host conference and exhibition uses accessory to the resort. Additionally, the proposed tent would be constructed to comply with the International Building Code (IBC) and obtain required permits as a permanent structure. The proposed location is in close proximity to the resort's other conference and convention spaces.

SURROUNDING USES & ZONING

5. North, east, and south (north of Arizona Grand Parkway) of the subject site is vacant property zoned PCD (Approved C-O M-R SP PCD). This area comprises a portion of the Arizona Grand Resort and has previously been utilized as a driving range.

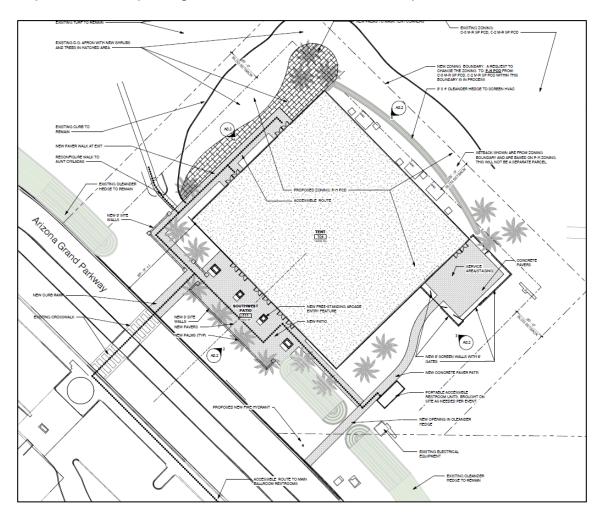


South and west of the subject site, across Arizona Grand Parkway, is the Arizona Grand Resort which is zoned RH M-R PCD.

PROPOSAL

Site Plan

The conceptual site plan depicts a 19,552 square foot permanent tent structure with its primary entrance oriented towards Arizona Grand Parkway. The perimeter of the tent features patios, seating areas, and pedestrian walkways utilizing pavers, screened by three foot walls. There is a service and staging area at the northeast corner of the tent. The site plan also includes a redesigned pedestrian walkway which connects the subject site to commercial development adjacent to Baseline Road. All mechanical equipment is located behind the tent and is fully screened from view of Arizona Grand Parkway. Stipulation #2 requires general conformance to this site plan.



7. Elevations

Conceptual elevations depict a permanent tent structure with a maximum building height of 40 feet. The tent is constructed of panelized, white vinyl. The design guidelines of Section 507 Tab A require exterior facades to be made of high-quality materials and contain multiple accent materials. Through the

design review process, additional features of architectural interest may be required on the façade of the tent.

The primary entrance, facing Arizona Grand Parkway features a detached arcade with architectural detailing designed to correlate with existing design elements in the larger Arizona Grand Resort site. Stipulation #3 that the freestanding arcade maintain consistency with existing resort elements and provide architectural detailing intended to provide visual interest to the structure.



Southwest Elevation

8. Landscape Plan

The conceptual landscape plan proposes retaining an existing oleander hedge along Arizona Grand Parkway that provides screening for the vacant property surrounding the subject site. A new oleander hedge is proposed at the rear of the site that will fully screen mechanical equipment. Decorative planters along Arizona Grand Parkway will be provided at the main entry. Stipulation #1 requires general conformance to this plan.

COMMUNITY INPUT

9. At the time the staff report was written, no correspondence from the public had been received by staff.

DEPARTMENT COMMENTS

- The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
- 11. Floodplain Management determined that the site is located within a Special Flood Hazard Area called Zone A on panel 2240 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017. Due to this determination, the Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). Additionally, the developer may be required to submit FEMA approved CLOMR-F or CLOMR plans as a component of the development review process.

- 12. The Water Services Department indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development.
- 13. The Parks & Recreation, Street Transportation, and Public Transit Departments had no comments regarding the request.

MISCELLANEOUS

- 14. 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 #4.
- 15. 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 abandonment may be required.

Findings

- 1. The request is consistent with the General Plan Land Use Map designation of Commercial.
- 2. The RH PCD zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area.
- 3. The proposal would support the expansion of a resort use that is a major driver of economic and tourist activity in the surrounding area.

Stipulations

- 1. All stipulations of the underlying PCD approvals shall remain intact
- 2. The development shall be in general conformance with the site plan and landscape plan date stamped January 25, 2018, as approved by the Planning and Development Department.

- 3. The free-standing arcade, as depicted on the elevations date stamped January 25, 2018, shall be consistent with existing resort elements and contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
- 4. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

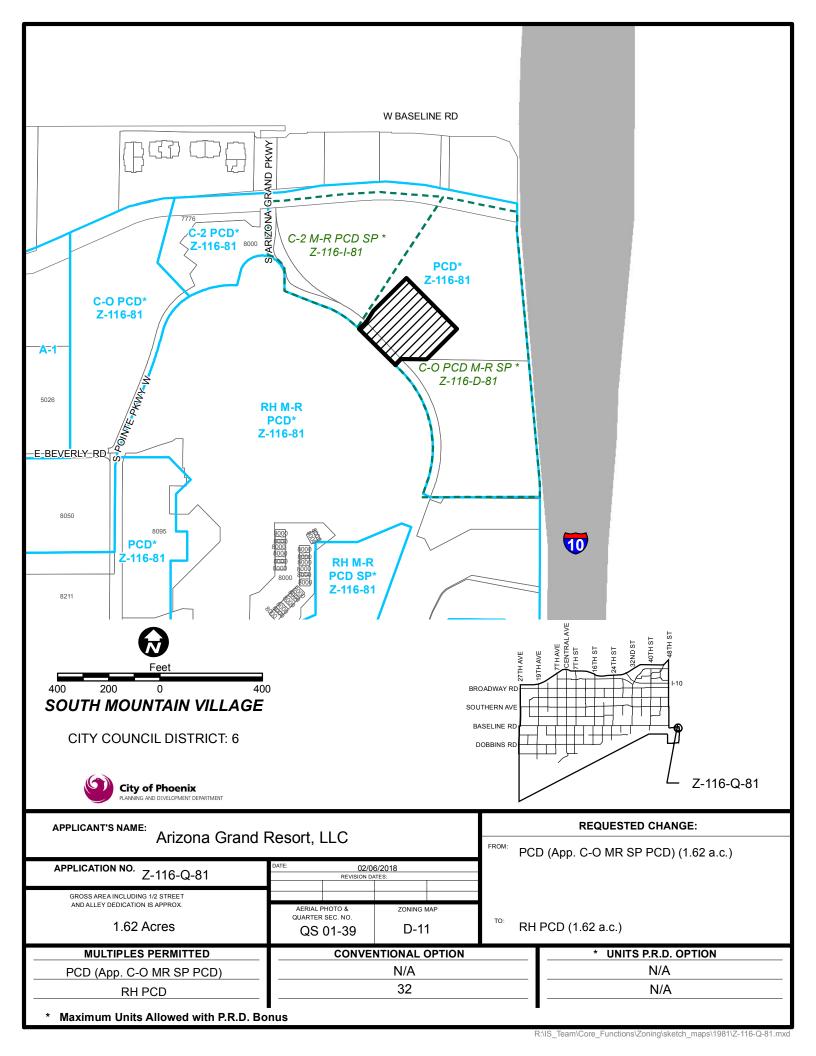
Adam Stranieri April 10, 2018

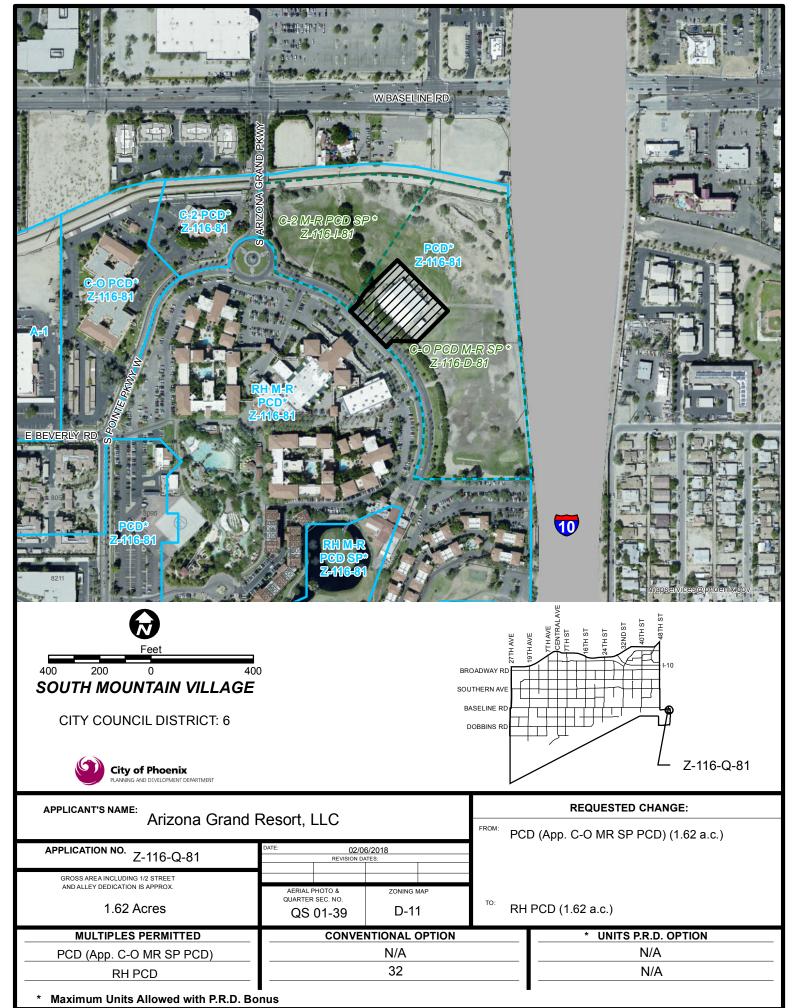
Team Leader

Samantha Keating

Exhibits

Zoning sketch
Aerial
Site Plan - Date Stamped January 25, 2018
Elevations - Date Stamped January 25, 2018 (2 pages)
Landscape Plan - Date Stamped January 25, 2018





purpose of permitting the tented event area in a gular permitting each time the tent is erected and area of the original plans that the previously permitted grading submittal should not be necessary for the nsions and the pad area has been in continual use for the open space to the northeast and these drainage and will not impact any adjacent properties. It is our include new site improvements in excess of 2,000 not changing, and there is not cut or fill in excess of of 100 cubic yards. As such we believe this project that grading plans or additional retention is not project please do not begin to contract the

SITE INFORMATION:

PROJECT DATA

EVENT CENTER TENT

ARIZONA GRAND RESORT 8000 ARIZONA GRAND PARKWAY PHOENIX, AZ 85044

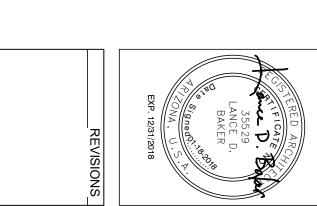
THE ARIZONA GRAND RESORT HAS UTILIZED A TENT FOR THE PAST TWO AND ONE-HALF YEARS UNDER A TEMPORARY USE PERMIT. THE TENT CURRENTLY HAS TO BE MOVED EVERY 6 MONTHS SINCE IT DOES NOT QUALIFY AS A PERMANENT STRUCTURE UNDER THE BUILDING CODE. MAINTAINING THE USE OF A TEMPORARY STRUCTURE PER THIS SCENARIO IS LIMITED TO A 3 YEAR PERIOD. THE END OF THAT PERIOD IS NEAR. THE RESORT HAS DECIDED TO PURSUE A PERMANENT TENT INSTALLATION ON THE NORTHEAST TENT SITE. THE NEW TENT WILL BE CONSTRUCTED TO COMPLY WITH THE BUILDING CODE AND WILL THEN BE DEEMED A PERMANENT STRUCTURE. THE NEW STRUCTURE WILL COMPLY WITH ALL APPLICABLE CODES AS IT RELATES TO: STRUCTURE, ENERGY CODE, FIRE RATING, FIRE SPRINKLERS, FIRE ALARMS, ACCESSIBILITY ETC... THOSE RESORT ELEMENTS THAT ARE ACCESSORY TO THE USE OF THE TENT WILL REMAIN THE SAME. E.G. THE EXISTING PARKING AND PLUMBING FACILITIES WILL CONTINUE TO BE UTILIZED. AS SUCH, THE SITE WORK WILL BE LIMITED. SITE WORK WILL INCLUDE NEW SITE WALLS, SCREEN WALL, AN ENTRY FEATURE, AND SUBSTANTIAL PERIMITER LANDSCAPING.

e, Suite 104, Tem AZ 85281 t:480.948.9766 f:480.948.9211

PROJECT NARRATIVE

TABULAR AREA:	STORIES:	CONSTRUCTION TYPE:	OCCUPANT LOAD:	BUILDING AREA:	BUILDING O	ect <u>BUILDING CODE DATA:</u>	of.
EA:		ION TYPE:	OAD:	EA:	BUILDING OCCUPANCY(S):	ODE DATA:	
6,000 S.F.	_	V-B	19,552 S.F. / 15	19,552 S.F.	A-2		

ALLOWABLE AREA:	SPRINKLERS PROVIDED: FIRE ALARM PROVIDED:	TABULAR AREA:	STORIES:	CONSTRUCTION TYPE:	OCCUPANT LOAD:	BUILDING AREA:	BUILDING OCCUPANCY(S):	BUILDING CODE DATA:	MAX. HEIGHT:	SETBACKS:	CURRENT ZONING: PROPOSED ZONING:	PARCEL:
: 18,000 S.F. (300% * IABULAR AREA) 24,000 S.F. > BUILDING AREA		6,000 S.F.		V-B	19,552 S.F. / 15 = 1,303 OCCUPANTS	19,552 S.F.	A-2		48' BASED ON 20' PLUS ADDITIONAL HEIGHT BASED ON 140' MIN FROM ANY PERIMETER PROPERTY LINES.	25' FROM PROPERTY LINES (SETBACKS ARE SHOWN FROM ZONING BOUNDARY AT THIS TIME)	C-0 M-R SP PCD, C-2 M-R SP PCD R-H PCD (ZONING CASE PENDING)	A PORTION OF 301-10-001F



ARIZONA GRAND EVENT CENTER

A0.1 PRELIMINARY SITE PLAN AND PROJECT DATA
A0.2 FLOOR PLAN & ELEVATIONS

PARKING NOTE:
PARKING FOR THE TENT HAS BEEN ACCOUNTED FOR AS PART OF A PRIOR ZONING CASE (ZA-263-00-6)

SHEET INDEX - PRELIMINARY SITE PLAN

PLUMBING FIXTURE NOTE:

RESTROOM ACCOMMODATIONS ARE PROVIDED BY MOBILE FACILITIES AS DICTATED BY THE CHARACTER OF THE EVENT. WHEN THESE ARE NOT PRESENT THE FACILITIES LOCATED IN THE BALLROOM BUILDING ARE UTILIZED. THEY ARE A LESS THAN 275' AWAY ALONG THE PATH OF TRAVEL

8000 ARIZONA GRAND PARKWAY



EXISTING ELECTRICAL EQUIPMENT

SDI Project No:

3539

2018-01-16

ewd By:

Drawn By:

EXISTING OLEANDER HEDGE TO REMAIN

2 Site Plan - Demo 1" = 40'-0"

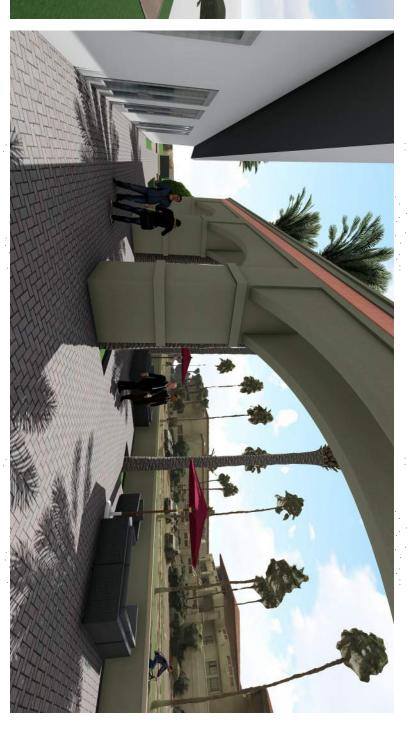
Site Plan - Tent

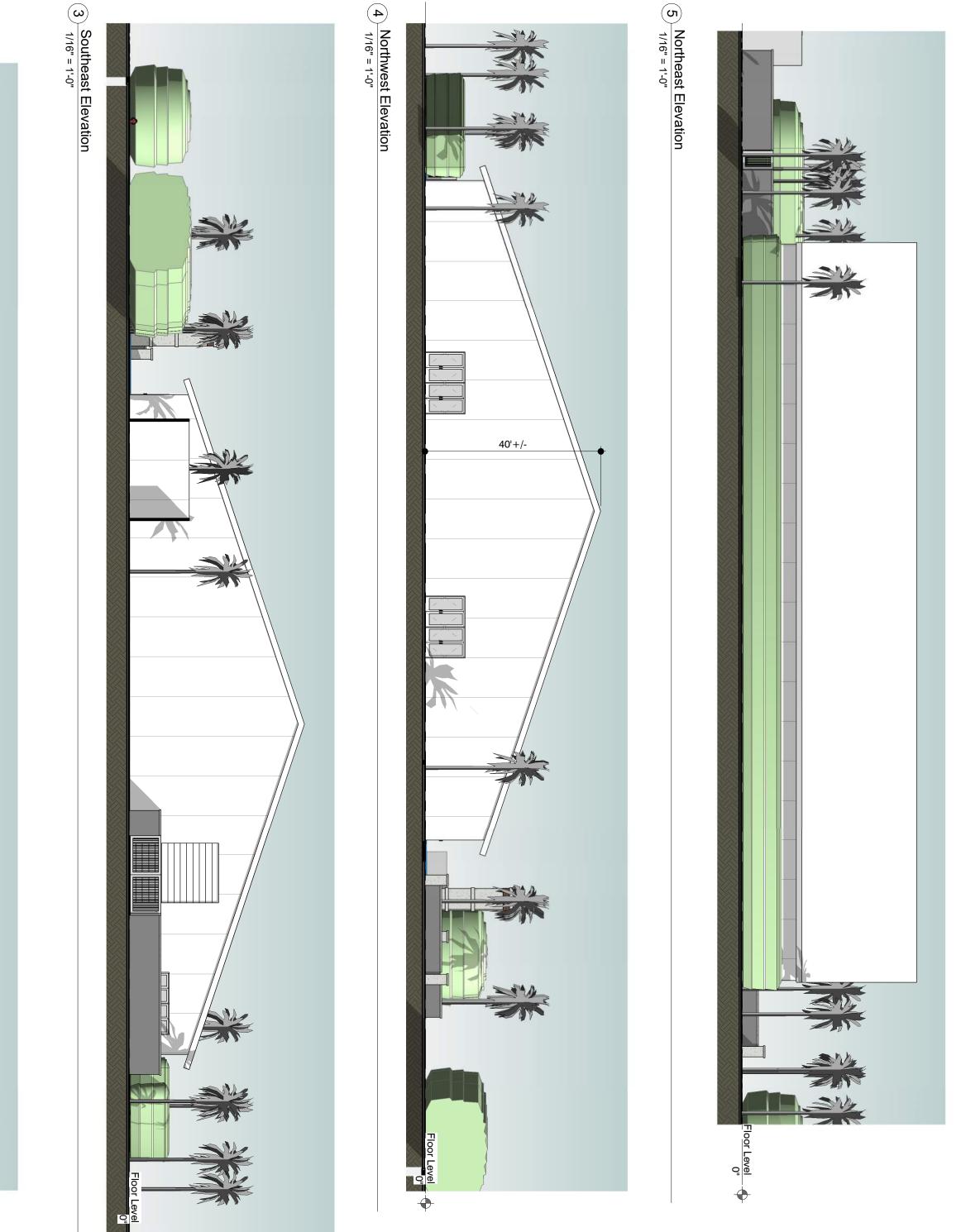
PHOENIX, AZ 85044

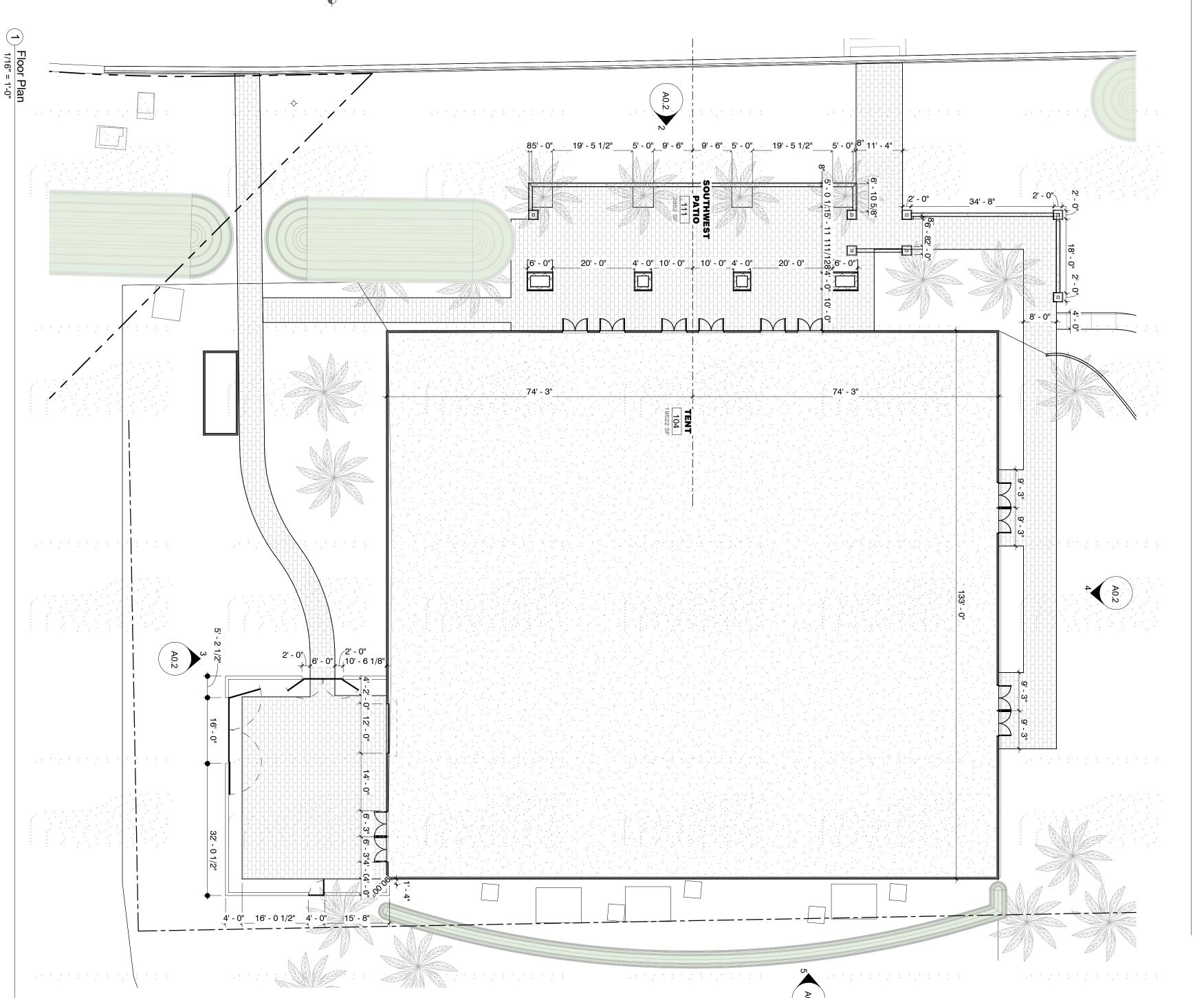


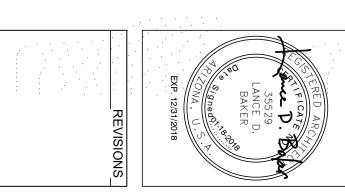






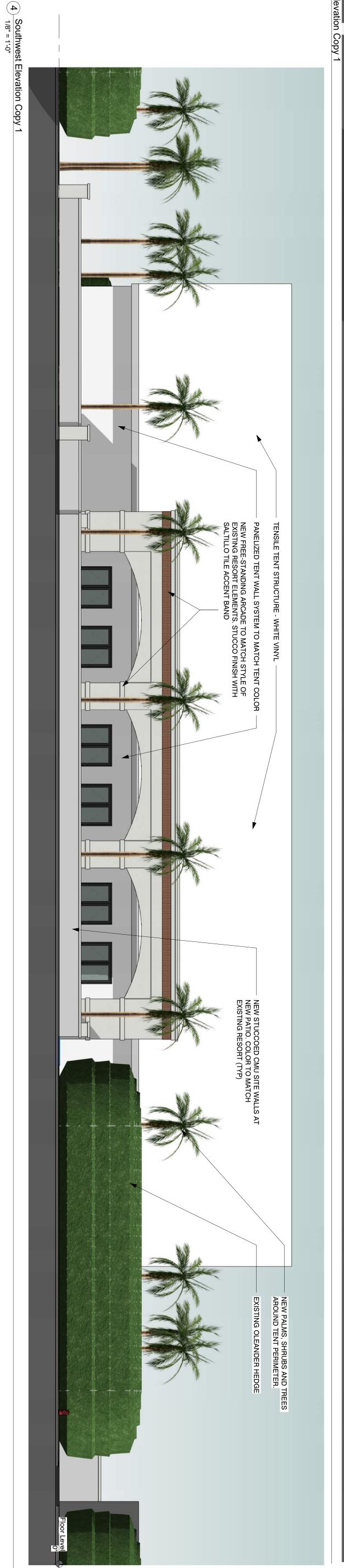


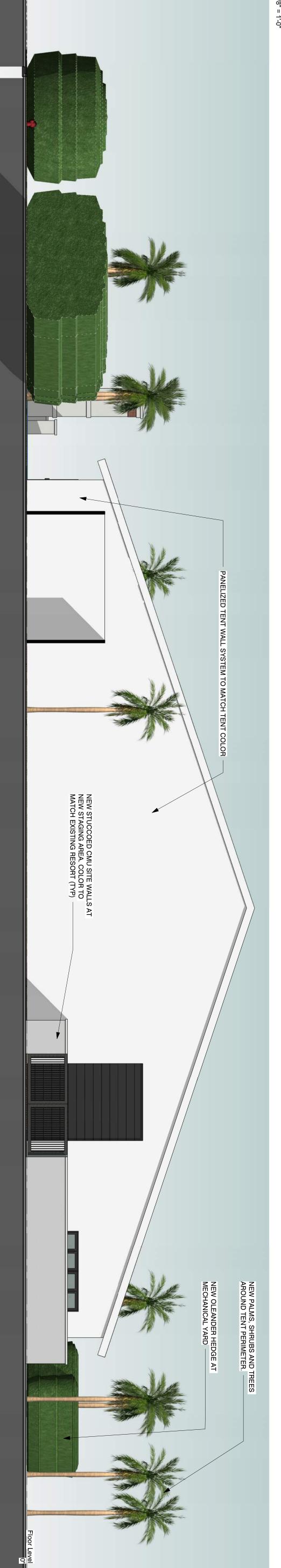


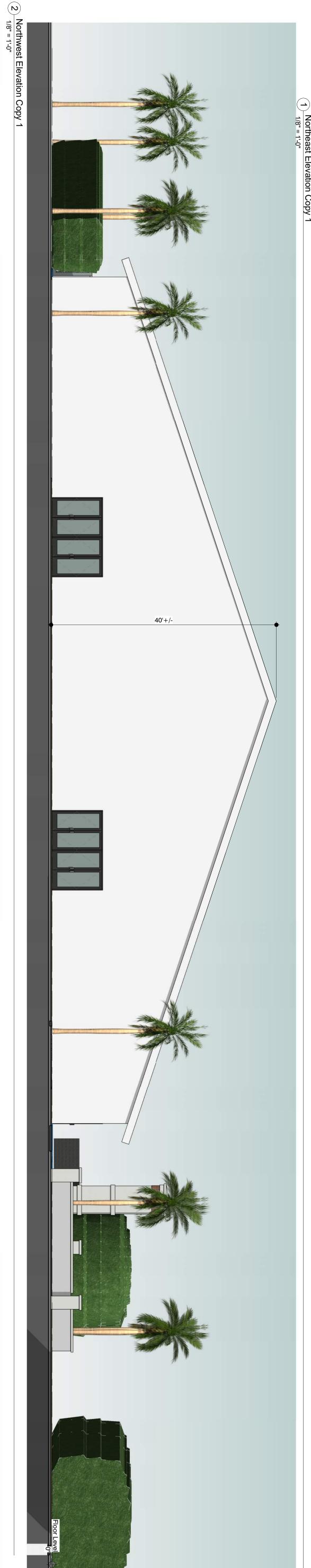


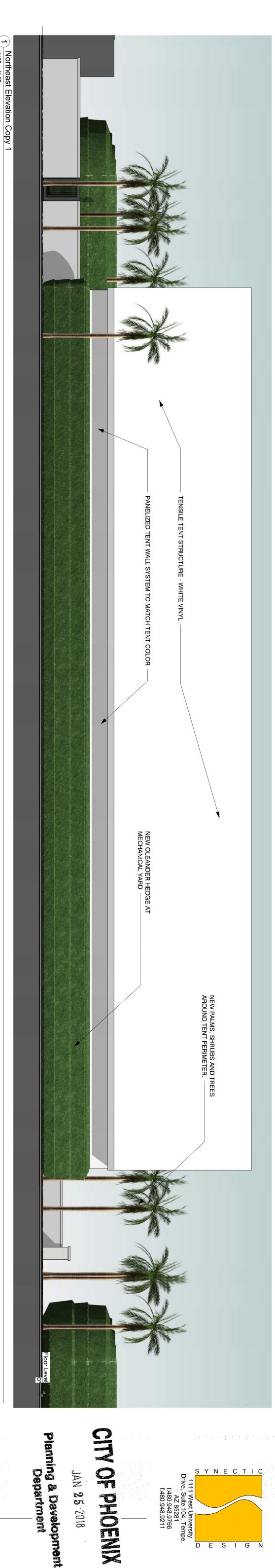


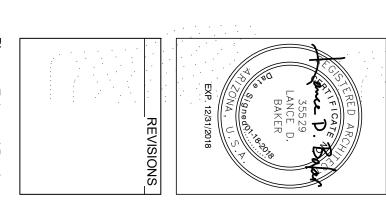
Southwest Elevation
1/16" = 1'-0"







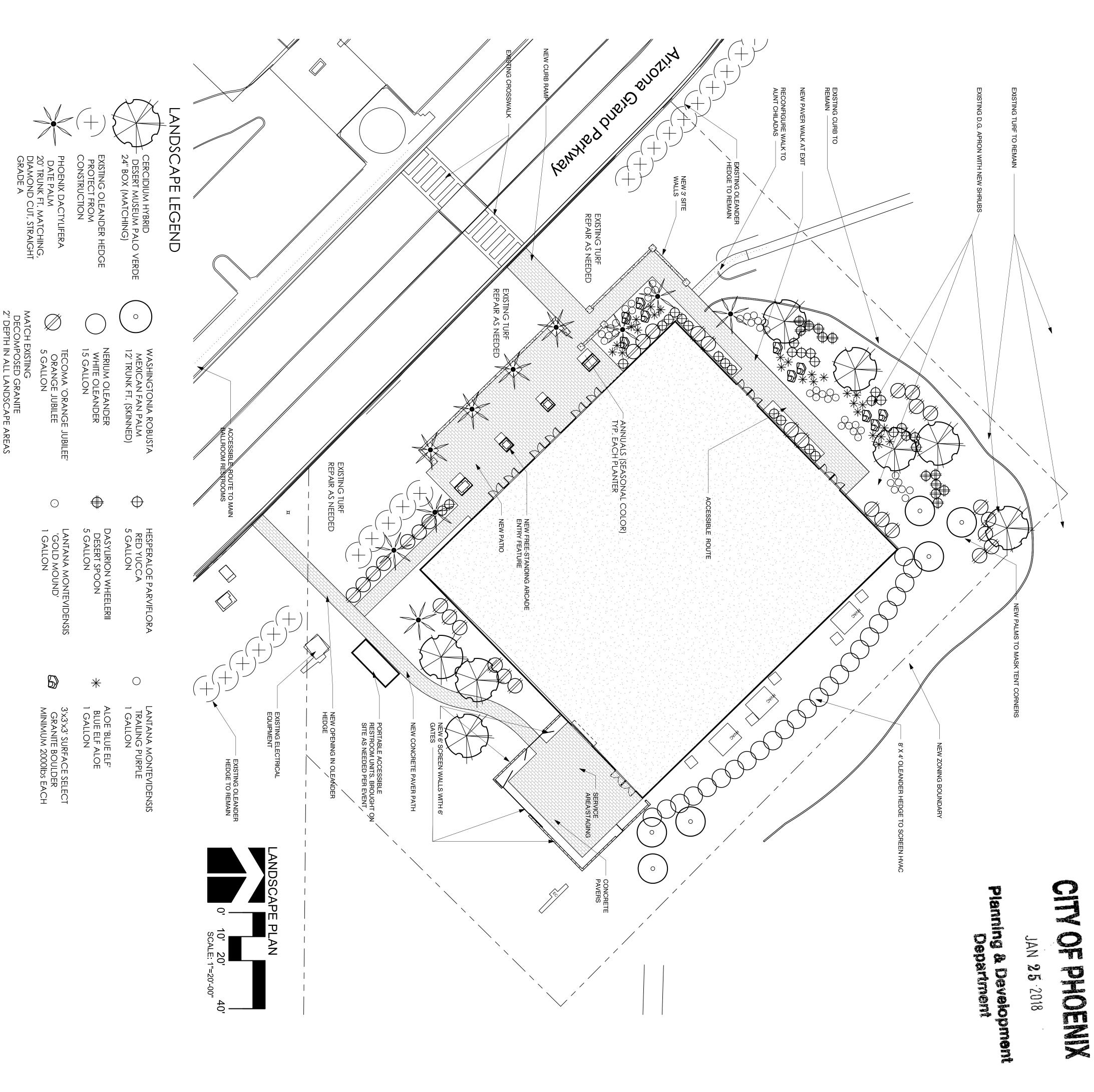




ARIZONA GRAND EVENT CENTER

8000 ARIZONA GRAND PARKWAY PHOENIX, AZ 85044

2018-01-16



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

SYNECTIC

THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL.

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

STRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION DVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF NIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.

BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING AR APPROVED ASSURANCES ARE PROVIDED FOR THE SCAPING WITHIN THE RIGHT-OF-WAY.

FINAL

CONS: OF GC PHOEN

no plant substitutions, type, size, or quantity, or deviations from the approved landscape or irrigation plans Are allowed without prior approval from the city of phoenix landscape section at 602-262-7811.

IGHT-OF-WAY AND CITY-REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE. THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. ant material and specifications shall conform to the arizona nurseryman association standards.

ALL PL

ALL RI WITH 1

CONTACT THE PARKS AND RECREATION DEPARTMENT FORESTRY SUPERVISOR AT 602-262-6862 TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.

CONTACT THE STREET TRANSPORTATION DEPARTMENT HORTICULTURIST AT 602-262-6284 PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.

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

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

WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.

trees adjacent to pedestrian walkways should have a minimum Canopy Clearance of six feet eight inches (6' 8") Per Section 507 tab a.ii.a.3.1.10 of the City of phoenix zoning ordinance.

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

PLANT QUANTITIES AND CALIPER SIZES PER THE ZONING REQUIREMENTS FOR THIS SITE PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN.

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

PLAN PURCH REINST PHOEN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION ALL ASSOCIATED PERMITS SHALL BE HASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND FATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE NIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS. C. LANDSCAPE NOTES THESE NOTES ARE NOT REVIEWED OR APPROVED BY THE CITY OF PHOENIX NTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH

MISC. LANDSCAPE NOTES THESE NOTES ARE NOT REVIEWED OR APPROVED BY THE C-THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH PHOENIX STANDARDS.

- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN.

- CANOPY OF 6'-8".

- USE PVC LATERALS WITH A MAXIMUM A 5' OF POLY TUBING OFF OF PVC. NO POLY LATERALS WILL BE ACCEPTED.

- PLANT QUANTITIES AND CALIPER SIZES PROVIDED ON THE APPROVED PLAN AND IN THE LEGEND ARE REQUIRED TO BE INSTALLED IN THE FIELD.

- ALL NEW AND DISTURBED LANDSCAPE AREAS WILL RECEIVE A 2"

TOP-DRESS OF MATCHING DECOMPOSED GRANITE (MIN. 1/2" MINUS).

- PLANT MATERIAL WITHIN THE CITY OF PHOENIX SIGHT DISTANCE

TRIANGLES IF EXISTING WILL BE MAINTAINED AT A MAXIMUM

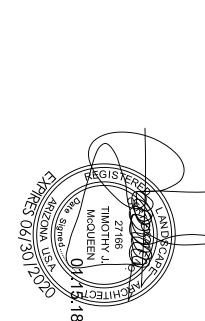
24" IN HEIGHT, TREES WILL BE MAINTAINED WITH A 7" MINIMUM

CLEAR CANOPY. OF 6'-8". LATERALS WITH A MAXIMUM A 5' OF POLY TUBING OFF OF PVC. NO POLY LATERALS WILL BE

ARIZONA GRAND

- NO PLANT SUBSTITUTIONS, TYPE,SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-7811 - NO SLOPES ARE GREATER THAN 4:1 - THERE IS NO OVERHEAD POWER LINES ON SITE - NO SALVAGED PLANT MATERIAL

LANDSCAPE ARCHITECT		CITY OF PHOENIX	DATE
ESTIMATED RIGHT-OF-WAY COST \$	ES:	ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY	N RIGHT-OF-W
MAINTENANCE BY: () CITY (X) OWNER		TOTAL ACRES (OR PORTIONS) LANDSCAPED AREAS DATE OF PRELIMINARY SITE PLAN APPROVAL	NDSCAPED ARE



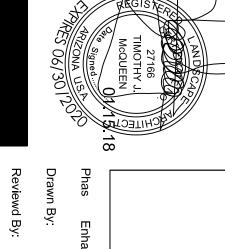
LPRN NO:

Q-S NO:

SDEV NO:

KIVA NO:

CCPR NO:







T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE URBAN DESIGN SITE PLANNING

EMAIL: timmcqueen@tjmla.net
T.J. MICOUEEN & ASSOC, INC. LANDSCAPE ARCHITECTURE (T.M.A.) EXPRE
8. OTHER PROPERTY RIGHTS IN THESE PLANS ARE NOT
8. OPIED IN ANY FORM OR MANNER WHATS DEVER, NO FACE THEY TO BE
OBTAINING THE EXPRESSED WRITTEN PERMISSION & CONSENI FROM TJ

10450 N. 74th Street , Suite 120 Scottsdale, Arizona 85258 P. (602) 265-0320

SDI Project No:

2018-01-16

EVENT CENTER 8000 ARIZONA GRAND PARKWAY PHOENIX, AZ 85044