



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: August 10, 2026

Subject: P.H.O. APPLICATION NO. PHO-2-26--Z-101-07-5 – Notice of Pending Actions by the Planning Hearing Officer

1. Your attention is called to the fact that the Planning Hearing Officer will consider the following case at a public hearing on **September 16, 2026**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **August 17, 2026**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
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Planning Hearing Officer (Byron Easton, Logan Zappolo), 2nd Floor
Village Planner (Matteo MOric, Maryvale Village), 3rd Floor
Village Planning Committee Chair (Gene Derie, Maryvale Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-26--Z-101-07-5

Council District: 5

Request For: Stipulation Modification

Reason for Request: 1) Modification of Stipulation 1 regarding general conformance to the site plan date stamped September 6, 2017.

2) Modification of Stipulation 2 regarding general conformance to the elevation plan date stamped June 30, 2017.

3) Deletion of Stipulation 3 regarding the architectural theme.

4) Deletion of Stipulation 6 regarding street improvements.

5) Deletion of Stipulation 7 regarding right of way along the east half of 75th Avenue.

6) Deletion of Stipulation 8 regarding the sidewalk and curb at the intersection of Weldon Avenue and 75th Avenue.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	09-16-2026	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Timothy Brown, Timothy Brown Architect	Applicant	PO BOX 64492 PHOENIX Arizona 85082 United States	928-522-4502		tb@timothybrownarchitect.com
Timothy Brown, Timothy Brown Architect	Representative	PO BOX 64492 PHOENIX Arizona 85082 United States	928-522-4502		tb@timothybrownarchitect.com
Mike Rafi, Weldon Multifamily LLC	Owner	4657 East Cotton Gin Loop #100 Phoenix AZ 85040	602-989-6761		mikerafi@gmail.com

Property Location: Approximately 345 feet east of the northeast corner of 75th Avenue and Weldon Avenue

Acreage: 3.06

Geographic Information

Zoning Map	APN	Quarter Section
H4	102-22-764D	Q16-11
Village:		
Maryvale		

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

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

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

Signature: _____ DATE: _____

Fee Information			
Fee	Fee Waived	Fee Date	Purpose
\$1,725.00	\$0.00	07/27/26	PHO (3+ stipulations)

May 29, 2026

City of Phoenix

Planning & Development Department
200 West Washington Street
2ND Floor

Michael Abegg

Team Lead, Major Commercial/Team 3
Office: 602-495-0821
Email: michael.abegg@phoenix.gov

RE: PHO-1-17 STIPULATION REVIEW

<u>Project Name:</u>	Weldon Apartments / Multi-Family	<u>KIVA:</u>	21-3990
<u>Address:</u>	3825 N 75th Ave	<u>SDEV:</u>	2100405
<u>Applicant:</u>	Timothy Brown / Architect	<u>PAPP:</u>	2505462
<u>Contact Info:</u>	928-522-4502 / tb@timothybrownarchitect.com 602-908-7405 / david@rossdesign.biz	<u>APN:</u>	102-22-764d
		<u>Meeting Date:</u>	10 /31/2025

Hello Michael,

We are requesting a determination that this Site Plan to be considered by Staff to be in GENERAL CONFORMANCE with the adopted Ordinance G-6369 from OCT 18 2017.

This new SITE PLAN pre-application is tied to PHO-1-17- Z-101-07 (ORD. G-5057), [ORD. G-6369] rezoning the site from R1-6 (Single Family Residence) to C-2 (Intermediate Commercial) to allow 34 multi-family units.

Please refer to Stipulations listed below for COMPLIANCE and EXCLUSION Rationale.

The previous Pre-App Site Plan Staff Report **2505462** from Oct 31 2025 references a rezoning request from C-2 to R-4 for 92 multi-family units which has now been abandoned moving forward in our recently revised Pre-App Resubmission adhering to previously adopted C-2 development for the final phase of this location for 40 multi-family units. Please note that Stipulations 1 & 2 consider EXCLUSION on the terms illustrated below and Stipulations 3, 6, 7, & 8 consider EXCLUSION as they no longer apply to the Phasing Requirements of this project.

ORD. G-6369 STIPULATIONS FOR APPROVAL FOR PHO-1-17-Z-101-7:

1. Development shall be in general conformance to the site plan date stamped (DATE) ~~August 17, 2007~~ ~~AND SEPTEMBER 6, 2017~~ with regard to building locations, security cameras, and cross access as approved and/or modified by the Planning and Development Department.

EXCLUSION RATIONALE: This new Site Plan has been revised to accommodate single family townhomes with dedicated enclosed garages in response to current market demands. The general concept of Site Plan referenced in the previous PHO included incorrect building setbacks which we have remedied with similar building locations and internal circulation while reducing the impact on the single-family properties to the east while increasing the open space significantly.

2. That development shall be in general conformance to the elevation plan date stamped (DATE) ~~July 23, 2007~~ ~~AND JUNE 30, 2017~~, as approved and/or modified by the Planning and Development Department.

EXCLUSION RATIONALE: The Exterior Elevations presented in ORD. G-6369 dated JUN 30, 2017 are misleading as they represent the earlier 92 unit Site Plan from JUN 30, 2017 which does not match the

TIMOTHY BROWN ARCHITECT

final site plan of 39 units. Our revised Site Plan and Exterior Elevations have been sensitive to the design concepts presented in the previous PHO hearings to maintain the general conformance required.

3. ~~That the entire site shall be developed with a similar theme. The theme shall assure that the buildings/canopy colors elevation, exterior materials, landscaping, lighting, and signage convey a sense of continuity throughout the development as approved by the PLANNING AND Development Department.~~

EXCLUSION RATIONALE: This stipulation no longer applies as the two parcels to the West have been developed as commercial projects.

SIGNAGE

4. That any ground sign shall be monument style and not exceed twelve feet in height as approved and/or modified by the PLANNING AND Development Department.

No Comment.

ARCHAEOLOGY

5. That if any 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.

No Comment.

PHASING

6. ~~That all required street improvements including curb, gutter, sidewalk and ramp shall be completed in the first phase of development.~~

EXCLUSION RATIONALE: This is the final phase of the original zoning case therefore this stipulation does not apply.

RIGHT-OF-WAY IMPROVEMENTS

7. ~~That right of way totaling 50 feet shall be dedicated for the east half of 75th Avenue unless otherwise approved (sidewalk easement) by the PLANNING AND Development Department.~~

EXCLUSION RATIONALE: The second phase of the project was completed in 2023 which included the ROW dedication and improvements on 75th Ave and no longer apply to this application.

8. ~~That the developer shall construct an off set sidewalk on 75th Avenue and a new curb ramp at the intersection of Weldon Avenue and 75th Avenue as per plans approved by the city. All improvements shall comply with all ADA accessibility standards.~~

EXCLUSION RATIONALE: The second phase of the project was completed in 2023 which included the required improvements on 75th Ave and no longer apply to this application. The ADA accessibility standards still apply.

I would appreciate the opportunity to meet with you in person to discuss this matter as I have already spent a considerable amount of time emailing staff to understand the subtle aspects of this particular zoning case.

Thank You in Advance for your consideration,

TIMOTHY BROWN, Architect / ROSS DESIGN GROUP LLC

928-522-4502 / tb@timothybrownarchitect.com

02_KIVA_21-3990_PHO_AS101_SITE_DD6.1_36x24_26.05.29.pdf	*online submittal
03_KIVA_21-3990_PHO_A201_ELEV-ACAD_DD6.1_36x24_26.05.29 BW.pdf	*online submittal
ORD.G-6369_SITE PLANS_2017-OCT-18.pdf	*online submittal
ORD.G-6369_EXTERIOR ELEVATIONS_2017-OCT-18.pdf	*online submittal

ORDINANCE G-6369

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE
TO REZONING APPLICATION Z-101-07-5 PREVIOUSLY
APPROVED BY ORDINANCE G-5057.

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

SECTION 1. The zoning stipulations applicable located at the northeast
corner of 75th Avenue and Weldon Avenue in a portion of Section 25, Township 2 North,
Range 1 East, as described more specifically in Attachment "A," are hereby modified to
read as set forth below.

STIPULATIONS:

- Mod. 1. That dDevelopment shall be in general conformance to the site plan date stamped
August 17, 2007 AND SEPTEMBER 6, 2017 with regard to building locations,
security cameras, and cross access as approved and/or modified by the
PLANNING AND Development Services Department.
- Mod. 2. That development shall be in general conformance to the elevation plan date
stamped July 23, 2007 AND JUNE 30, 2017, as approved and/or modified by the
PLANNING AND Development Services Department.
3. ~~That development shall be in general conformance to the landscape plan date
stamped July 23, 2007 with specific regard to the perimeter landscape setbacks
except for the south perimeter along Weldon Avenue, as approved and/or
modified by the Development Services Department.~~
- Del. -43. That the entire site shall be developed with a similar theme. The theme shall
assure that the buildings/canopy colors elevation, exterior materials, landscaping,

lighting, and signage convey a sense of continuity throughout the development as approved by the PLANNING AND Development Services Department.

SIGNAGE

54. That any ground sign shall be monument style and not exceed twelve feet in height as approved and/or modified by the PLANNING AND Development Services Department.

ARCHAEOLOGY

65. That if any 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.

PHASING

- ~~7.~~ That all required landscaping shall be provided with the first phase of construction only along 75th and Weldon avenues and surrounding the convenience store/refueling center parcel as approved and/or modified by the Development Services Department.

- Del. 86. That all required street improvements including curb, gutter, sidewalk and ramp shall be completed in the first phase of development.

RIGHT-OF-WAY IMPROVEMENTS

- Del. -97. That right-of-way totaling 50 feet shall be dedicated for the east half of 75th Avenue unless otherwise approved (sidewalk easement) by the PLANNING AND Development Services Department.

- Del. 408. That the developer shall construct an off-set sidewalk on 75th Avenue and a new curb ramp at the intersection of Weldon Avenue and 75th Avenue as per plans approved by the city. All improvements shall comply with all ADA accessibility standards.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5057, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5057 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

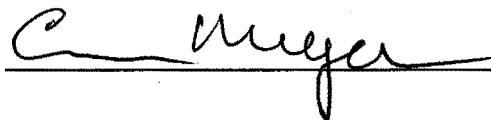
SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 18th day of October , 2017.

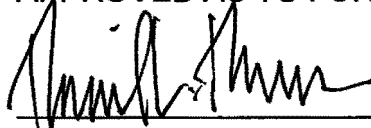


MAYOR

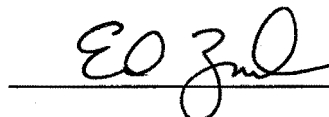
ATTEST:

 City Clerk

APPROVED AS TO FORM:

 Acting City Attorney *pml*

REVIEWED BY:

 City Manager

PL:LF17-4487:Item 92:10/18/17:1334018v1

Attachments:

- A - Legal Description (1 Page)
- B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-17--Z-101-07-5

The North half of Tract 2 and the North 229.25 feet of the South half of Tract 2. The Maricopa Land Settlement Tract, according to Book 21 of Maps, page 32 records of Maricopa County, Arizona.

Except the East 625 feet thereof and

Except the South 30 feet thereof and

Except any portion lying within an area 40 feet from the West line of Section 25 Township 2, North, Range 1 East of the Gila and Salt River Base and Meridian Maricopa County, Arizona and

Except that portion of said South half described as follows:

Beginning at the intersection of the West line of said Tract 2 with the North line of the South 30 feet of said North 229 25 feet

Thence Northerly along said West line, 25 feet

Thence Southeasterly to a point in said North line that is 25 feet Easterly of the Point of Beginning, as measured along said North line

Thence along said North line to the Point of Beginning and

Except that portion of the Northwest quarter of Section 25, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being a portion of that certain parcel described in Warranty Deed recorded in Recording No 2002-0791892, records of Maricopa County, Arizona, more particularly described as follows

Commencing at the Northwest corner of the above described parcel

thence North 88 degrees 47 minutes 06 seconds East along the North line of said parcel a distance of 433 95 feet to the point of beginning

thence continuing North 88 degrees 47 minutes 06 seconds East along said north line a distance of 218 78 feet to the Northeast corner of said parcel

thence South 00 degrees 37 minutes 58 seconds East along the East line of said parcel, a distance of 199 09 feet to the Southeast corner of said parcel

thence South 88 degrees 46 minutes 23 seconds West along the South line of said parcel, a distance of 218 78 feet

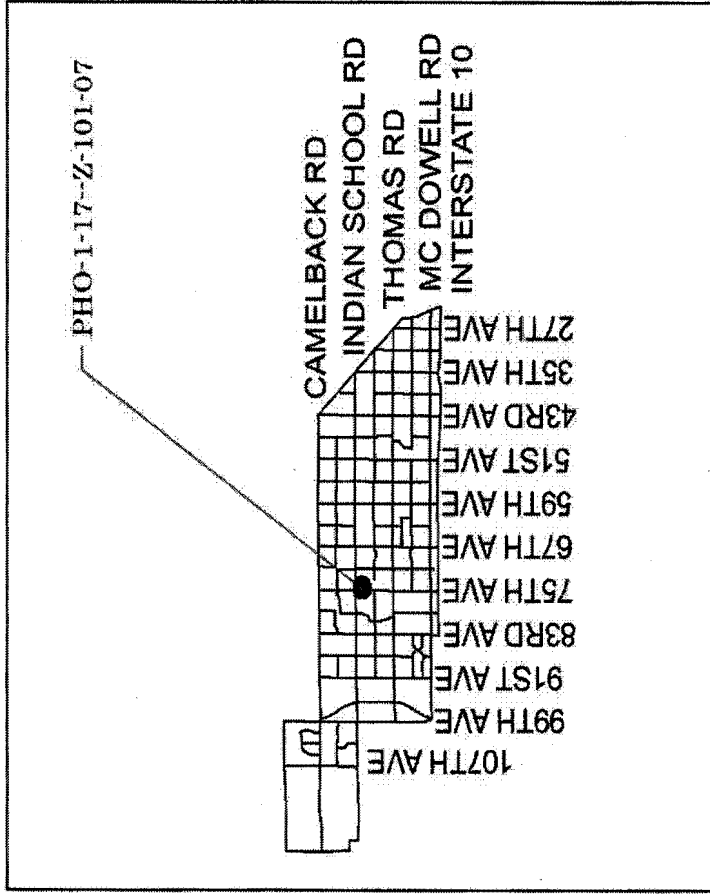
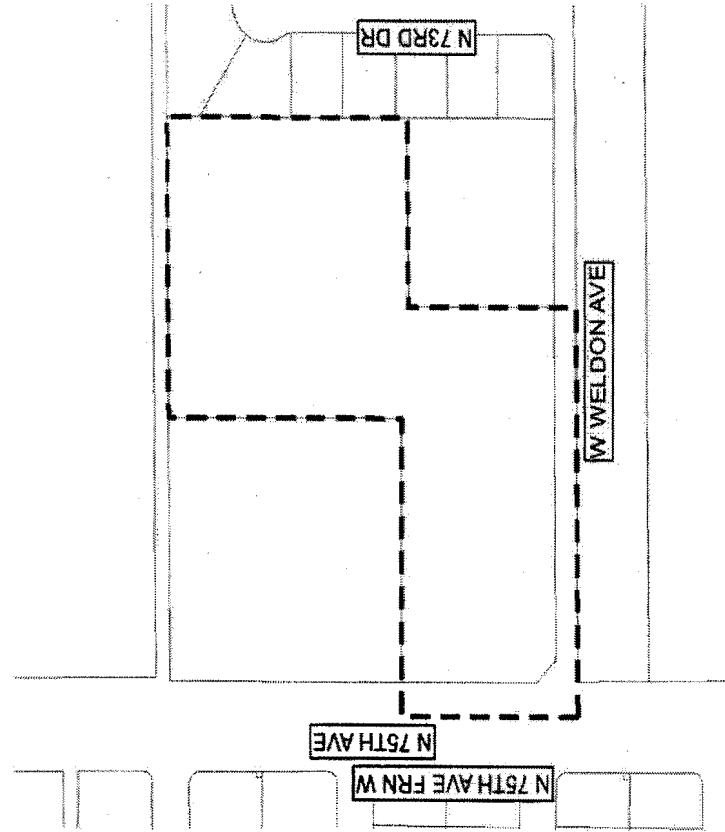
thence North 00 degrees 37 minutes 58 seconds West, a distance of 199.14 feet to the Point of Beginning

ORDINANCE LOCATION MAP

EXHIBIT B

Zoning Case Number: PHO-1-17--Z-101-07
 Zoning Overlay: N/A
 Planning Village: Maryvale

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

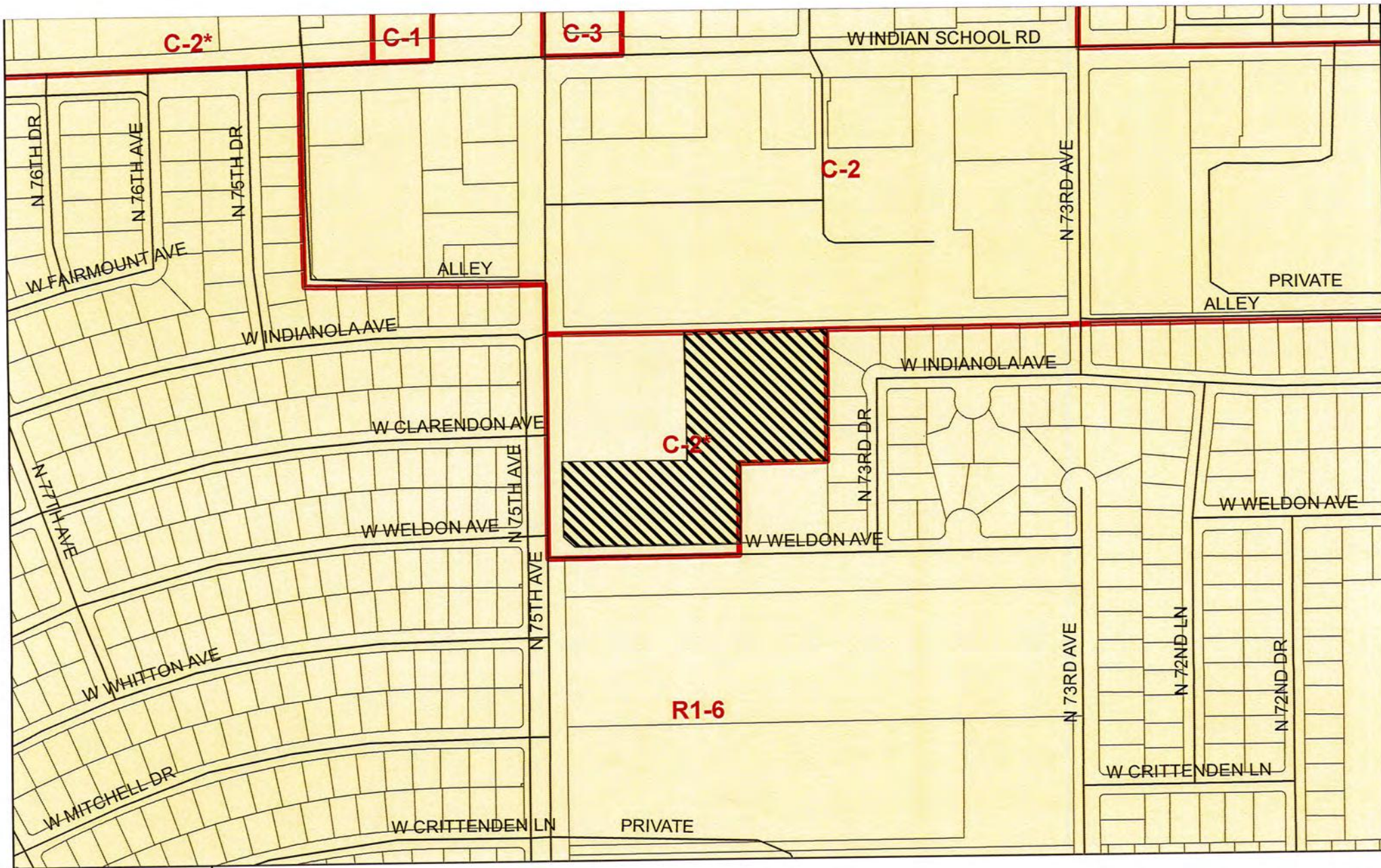


NOT TO SCALE



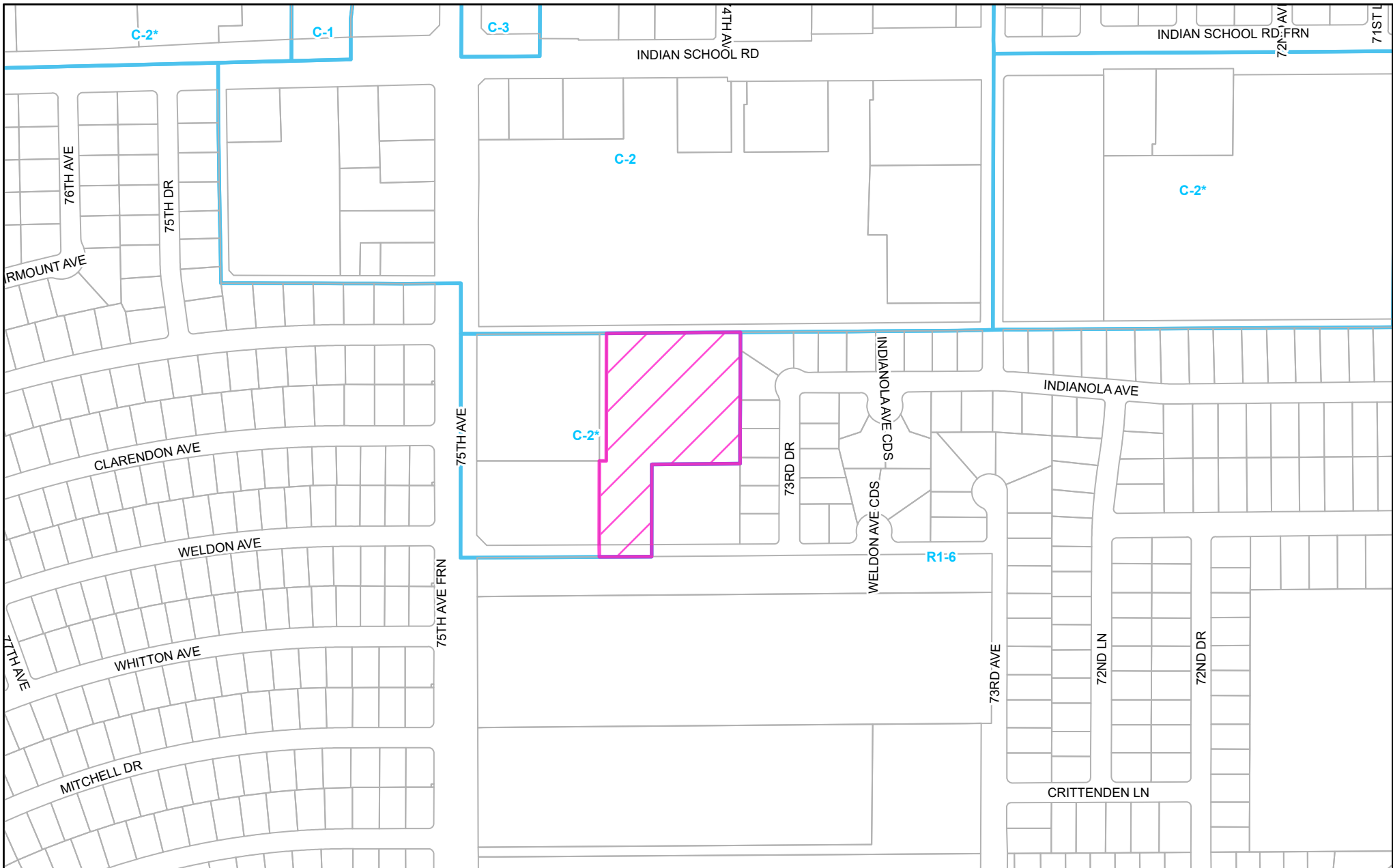
Drawn Date: 9/18/2017

R:\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2017_Ord\10-18-17\PHO-1-17--Z-101-07.mxd



(PHO 1-17) Z-101-07-5

Property Location: Northeast corner of 75th Avenue and Weldon Avenue.



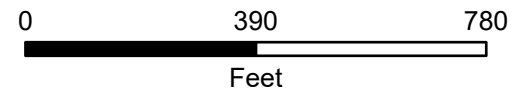
PHO-2-26--Z-101-07-5

Property Location: Approximately 345 feet east of the northeast corner of 75th Avenue and Weldon Avenue



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department





PHO-2-26--Z-101-07-5

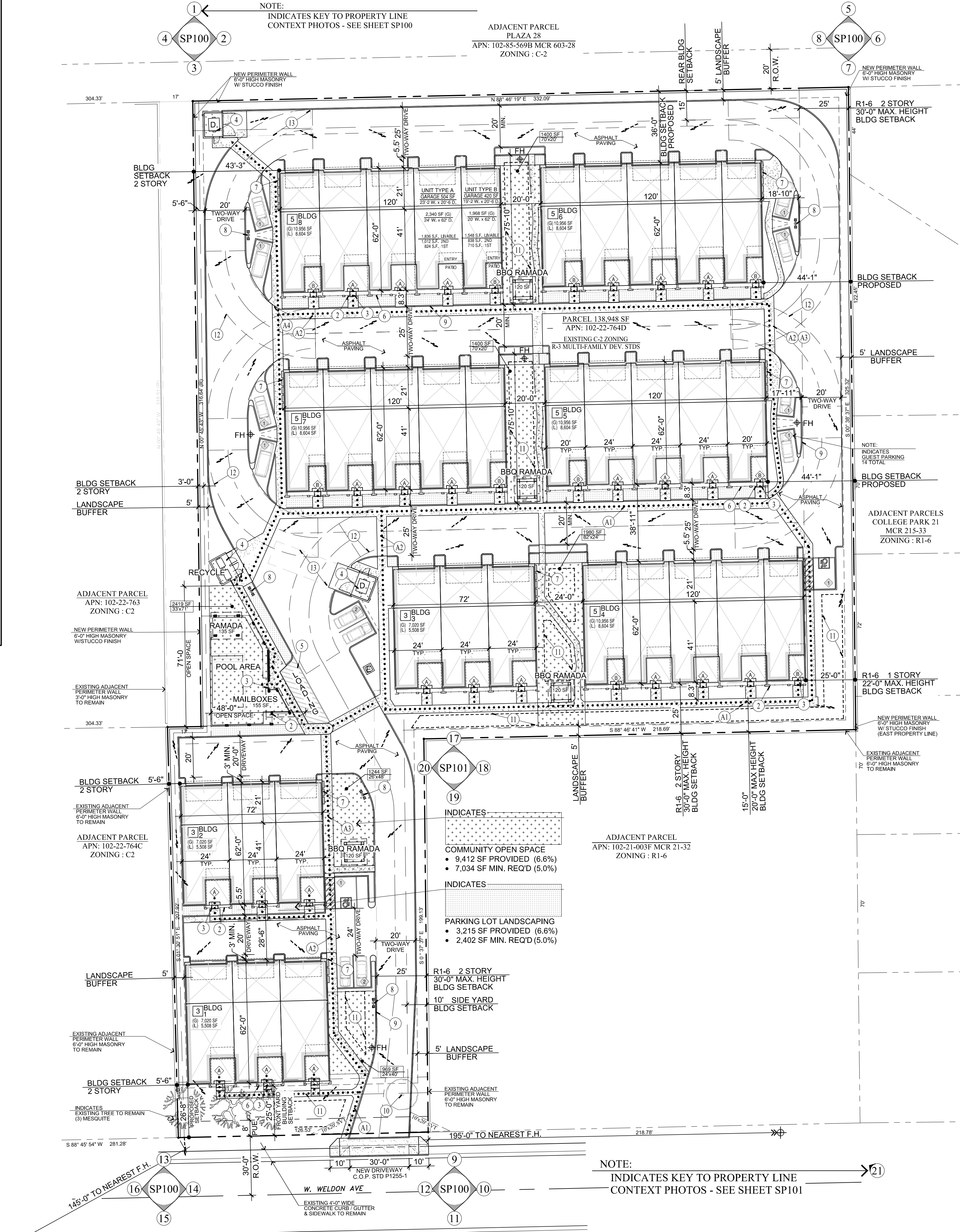
Property Location: Approximately 345 feet east of the northeast corner of 75th Avenue and Weldon Avenue

LEGAL DESCRIPTION

THAT PART OF LOT 2, QUIKTRIP #481, ACCORDING TO THE PLAT RECORDED IN BOOK 995 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25;
THENCE NORTH 00 DEGREES 47 MINUTES 03 SECONDS WEST (BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1399.11 FEET, MEASURED (1399.08 FEET RECORD) TO THE SOUTHWEST CORNER OF SAID QUIKTRIP #481;
THENCE CONTINUING NORTH 00 DEGREE 47 MINUTES 03 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 240.60 FEET;
THENCE NORTH 89 DEGREES 12 MINUTES 37 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID QUIKTRIP #481;
THENCE CONTINUING NORTH 89 DEGREES 12 MINUTES 37 SECONDS EAST, MEASURED (NORTH 89 DEGREES 12 MINUTES 57 SECONDS EAST RECORD) ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 304.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 45 MINUTES 43 SECONDS WEST, MEASURED (NORTH 00 DEGREES 47 MINUTES 03 SECONDS WEST RECORD) ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 316.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF SAID LOT 2 OF QUIKTRIP #481;
THENCE NORTH 88 DEGREES 46 MINUTES 19 SECONDS EAST, MEASURED (NORTH 88 DEGREES 46 MINUTES 35 SECONDS EAST RECORD) ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 349.09 FEET, MEASURED (349.32 FEET RECORD) TO THE NORTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 00 DEGREES 38 MINUTES 37 SECONDS EAST, MEASURED (SOUTH 00 DEGREES 38 MINUTE 38 SECONDS EAST RECORD) ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 325.32 FEET, MEASURED (325.19 FEET RECORD) TO A CORNER OF LOT 2;
THENCE SOUTH 88 DEGREES 46 MINUTES 41 SECONDS WEST, MEASURED (SOUTH 88 DEGREES 46 MINUTES 23 SECONDS WEST RECORD) A DISTANCE OF 218.69 FEET, MEASURED (218.87 FEET RECORD) TO A CORNER OF LOT 2;
THENCE SOUTH 00 DEGREES 37 MINUTES 37 SECONDS EAST, MEASURED (SOUTH 00 DEGREES 38 MINUTES 28 SECONDS EAST RECORD) A DISTANCE OF 199.13 FEET, MEASURED (199.26 FEET RECORD) TO THE SOUTHEAST CORNER OF LOT 2;
THENCE SOUTH 88 DEGREES 45 MINUTES 54 SECONDS WEST, MEASURED (SOUTH 88 DEGREES 46 MINUTES 23 SECONDS WEST RECORD) ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 126.53 FEET;
THENCE NORTH 01 DEGREES 30 MINUTES 51 SECONDS WEST, A DISTANCE OF 207.92 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID PLAT;
THENCE ALONG THE NORTH LINE OF SAID LOT 2, NORTH 88 DEGREES 46 MINUTES 19 SECONDS EAST, A DISTANCE OF 17.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1;
THENCE ALONG SAID PARALLEL LINE, SOUTH 00 DEGREES 45 MINUTES 43 SECONDS EAST, A DISTANCE OF 316.64;
THENCE SOUTH 89 DEGREES 12 MINUTES 37 SECONDS WEST, A DISTANCE OF 17.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 00 DEGREES 45 MINUTES 43 SECONDS WEST, A DISTANCE OF 316.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.



PRELIMINARY SITE PLAN - DD6.2

07.28.26

PROJECT DESCRIPTION

THIS NEW SINGLE FAMILY TOWNHOUSE DEVELOPMENT OF A 3.06 ACRE SITE PROPOSING 34 NEW WOOD FRAME RESIDENTIAL DWELLING UNITS.

NEW DWELLING UNIT STRUCTURES WILL BE COMPRISED OF COMBINATION OF TWO AND THREE BEDROOM UNITS WHICH INCLUDE ENCLOSED 2 CAR GARAGE.

EACH UNIT WILL BE PROVIDED WITH ENCLOSED GARAGE PARKING WITH AN ASSORTMENT OF UNRESERVED GUEST PARKING. SITE AMENITIES WILL INCLUDE A LARGE COMMUNITY OPEN SPACE AREA AND WILL FEATURE A POOL OR SPA, RAMADAS, BBQ AREA, AND COMMUNITY MAILBOXES.

THIS PROPOSED DEVELOPMENT MEETS ALL THE REQUIREMENTS OF THE CURRENT CITY OF PHOENIX ZONING ORDINANCE AND NO VARIANCES ARE REQUIRED OR REQUESTED AT THIS TIME. 6 TO 8 FOOT ORNAMENTAL ENTRY WALL AS ALLOWED BY USE PERMIT IS PROPOSED PER ZO SEC. 703.A.2.B. WHICH WILL DRAMATICALLY IMPROVE THE SITE'S AESTHETIC APPEARANCE AND ENHANCE THE STREETScape AND PEDESTRIAN ENVIRONMENT ALONG THIS SECTION OF W. WELDON AVE.

CODES

- 2024 PBCC PHOENIX BUILDING CONSTRUCTION CODE
* AS AMENDED BY ORDINANCE G-7397
- 2024 IRC INTERNATIONAL RESIDENTIAL CODE
- 2024 IMC INTERNATIONAL MECHANICAL CODE
- 2024 IFGC INTERNATIONAL ENERGY CONSERVATION CODE
- 2024 UPC UNIFORM PLUMBING CODE
- 2023 NEC NATIONAL ELECTRICAL CODE

* INCLUDING ADOPTED APPENDICES

SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE THE SITE.
- OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- 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.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- PEDESTRIAN PATHS ARE TO BE 50% SHADED AT MATURITY.
- 11, 12. REMOVE ALL UNUSED DRIVEWAYS AND REPLACE ANY BROKEN OR OUT-OF-GRADE CURB, GUTTER AND SIDEWALK ON ALL STREETS.

SITE PLAN KEYNOTES

- 8'-0" HIGH MASONRY WALL W/2 COAT SAND FINISH STUCCO. PAINT TO MATCH BUILDING COLOR. - SEE ELEVATIONS
- 6'-0" HIGH WROUGHT IRON PERIMETER FENCE W/4x4 SUPPORT POSTS @ 8'-0" O.C. - PAINT TO MATCH MAIN BUILDING COLOR.
- NEW GATE KEYED W/CLOSER AND STRIKE PLATE. 36" WIDE UNLESS NOTED OTHERWISE - PAINT TO MATCH MAIN BUILDING COLOR.
- REFUSE / RECYCLING CONTAINERS. C.O.P. STD. DET. P1181.
- 10'-0" W. X 30'-0" L. LOADING / PULL OUT AREA
- 6'-0" HIGH DECO - MASONRY PRIVACY WALL
- S.E.S. - ELECTRICAL SERVICE PANEL
- POST MTD. LIGHT FIXTURE - MAX. +15' HIGH.
- PROVIDE 6" VERTICAL CURB PER MAG STD. 222A.
- EXISTING MESQUITE TREE TO BE REMOVED.
- PROPOSED RETENTION BASIN AS REQ'D. - MAXIMUM 50% RETENTION IN LANDSCAPE SETBACKS.
- FIRE TRUCK TURNING RADIUS - 20 FOOT MIN WIDE W/ 28'-6" INSIDE TURNING RADIUS, 44'-0" OUTSIDE RADIUS. BACK UP SHALL BE NO LONGER THAN 50'-0" AS INDICATED.

ACCESSIBILITY KEYNOTES

- PROVIDE ACCESSIBLE ROUTE FROM R.O.W. AND ACCESSIBLE PARKING TO DWELLING UNIT ENTRANCES. THE MAX CROSS SLOPE IS 2% AND MAX LONGITUDINAL SLOPE IS 5%.
- PROVIDE ALTERNATIVE PAVING WITHIN PARKING LOT.
- INCLUDE ACCESSIBLE PATH AS INDICATED ON SITE PLAN.
- PASSAGEWAYS THRU SITE TO UNIT ENTRIES AND AMENITIES SHALL CONFORM TO THE REQUIREMENTS OF ARIZONA REVISED STATUTES, SECTIONS 34-401 THRU 34-411.
- CURB RAMP TO COMPLY WITH ANSI A117.1 SEC 4.7
- PROVIDE TACTILE WARNING STRIP @ EA. SIDE OF NEW DRIVEWAY AT PUBLIC SIDEWALK TO COMPLY WITH COP STD. DETAILS PER TRAFFIC ENGINEER'S RECOMMENDATIONS.

PROJECT DATA

CLIENT: HBR PROPERTIES LLC
2235 N 35TH AVE
PHOENIX, ARIZONA 85009

PROJECT ADDRESS: 75TH AVE & WELDON
PHOENIX, ARIZONA 85033

SITE DATA:
APN: 102-22-764D
LEGAL: LOT 2, QUIKTRIP #481, ACCORDING TO THE PLAT OF RECORD IN BOOK 995 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.
(FULL LEGAL THIS SHEET).

S/T/R: 25 / 2N / 1E
ZONING: C2 EXISTING
R3 DEVELOPMENT STANDARDS

LOT SIZE: 133,566 SF (3.06 AC) NET
140,683 SF (3.22 AC) GROSS

DENSITY: DWELLING UNITS (DU) PER ACRE
ALLOWED: 46.69 DU / 3.22 AC = 14.5 DU PER ACRE
PROVIDED: 34.00 DU / 3.22 AC = 10.5 DU PER ACRE

BLDG / LANDSCAPE SETBACKS: BLDG: 20'-0" FRONT
20'-0" REAR
10'-0" EAST
3'-0" WEST
LANDSCAPE: 25'-0" FRONT
5'-0" REAR
5'-0" WEST
5'-0" EAST

BUILDING HEIGHT: ALLOWED 30'-0" (2 STORIES)
PROVIDED 30'-0" (2 STORY BLDG)

BUILDING AREA: DWELLING UNITS
51,180 SF COVERED (ENCLOSED)
3,300 SF COVERED (OPEN)
= 54,480 SF STRUCTURAL COVERAGE
DWELLING UNITS PROPOSED

+ 770 SF TOTAL OPEN SPACE AMENITIES
480 SF BBQ RAMADA (120 SF x 4 EA.)
135 SF POOL RAMADA
155 SF MAILBOXES
= 55,250 SF STRUCTURAL COVERAGE (G)

FAR: 56.7% 75,840 / 133,566 SF (N)
LOT COVERAGE: 41.3% 55,250 / 133,566 SF (N)
ALLOWED: 50.0% 66,783 / 133,566 SF (N)

INTERIOR PARKING LOT LANDSCAPING: REQUIRED: 5.0% 2,402 / 48,056 SF (ASPHALT AREA)
PROVIDED: 6.6% 3,315 / 48,056 SF (ASPHALT AREA)

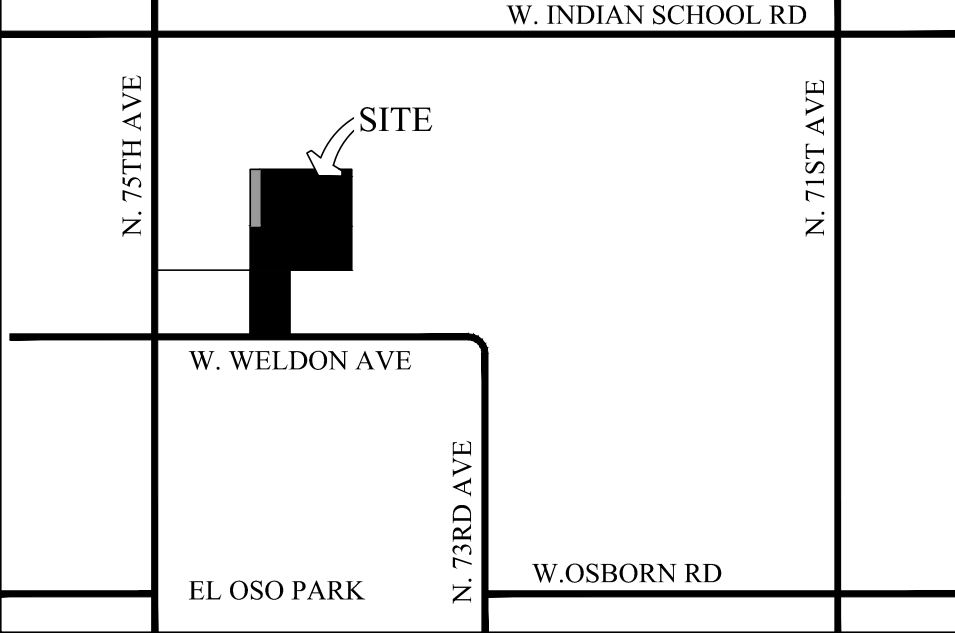
OPEN SPACE SITE AMENITIES: REQUIRED: 5.0% 7,034 SF 140,683 SF (G) (MIN)
PROVIDED: 6.6% 9,412 SF 140,683 SF (G) (+2,047 SF)

BUILDING DATA:
CONSTRUCTION TYPE: VB - SPRINKLERED NFPA 13
OCCUPANCY: R3 - TOWNHOUSES (IRC)
FIRE EXTINGUISHER: YES

UNIT MIX - VERSION DD6.2	TOTAL
UNIT 'A' - 3 BEDROOM UNITS:	1,836 SF x 24 = 44,064 SF
UNIT 'B' - 2 BEDROOM UNITS:	1,548 SF x 10 = 15,480 SF

TOTAL UNITS: 34	TOTAL PROPOSED LIVABLE	59,544 SF
MINIMUM PARKING REQUIRED:		
2.0 SPACES PER UNIT		68.0
25% UNRESERVED PER UNIT		9.0
TOTAL PARKING REQUIRED		77.0
PARKING PROVIDED:		
2.0 SPACES PER UNIT		68.0
ADDITIONAL UNRESERVED SPACES PROVIDED		14.0
TOTAL PARKING PROVIDED:		82.0
(5 ADDITIONAL SPACES PROVIDED)		
GARAGE PARKING SIZE: (9'-6" W. x 18'-0" D.)		
GUEST PARKING SIZE: (8'-6" W. x 18'-0" D.)	IBC TABLE 1106.1	
ACCESSIBLE PARKING:	MINIMUM REQUIRED = 1.0	
TOTAL:	2 ACCESSIBLE SPACES PROVIDED = 2.0	

VICINITY MAP



APPROVALS

CITY OF PHOENIX

JUL 28 2026

Planning & Development Department

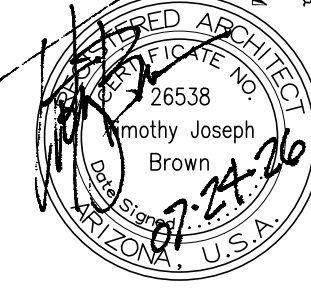
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KIVA #:21-3990

SDEV#:2100405

PAPP#:2600575

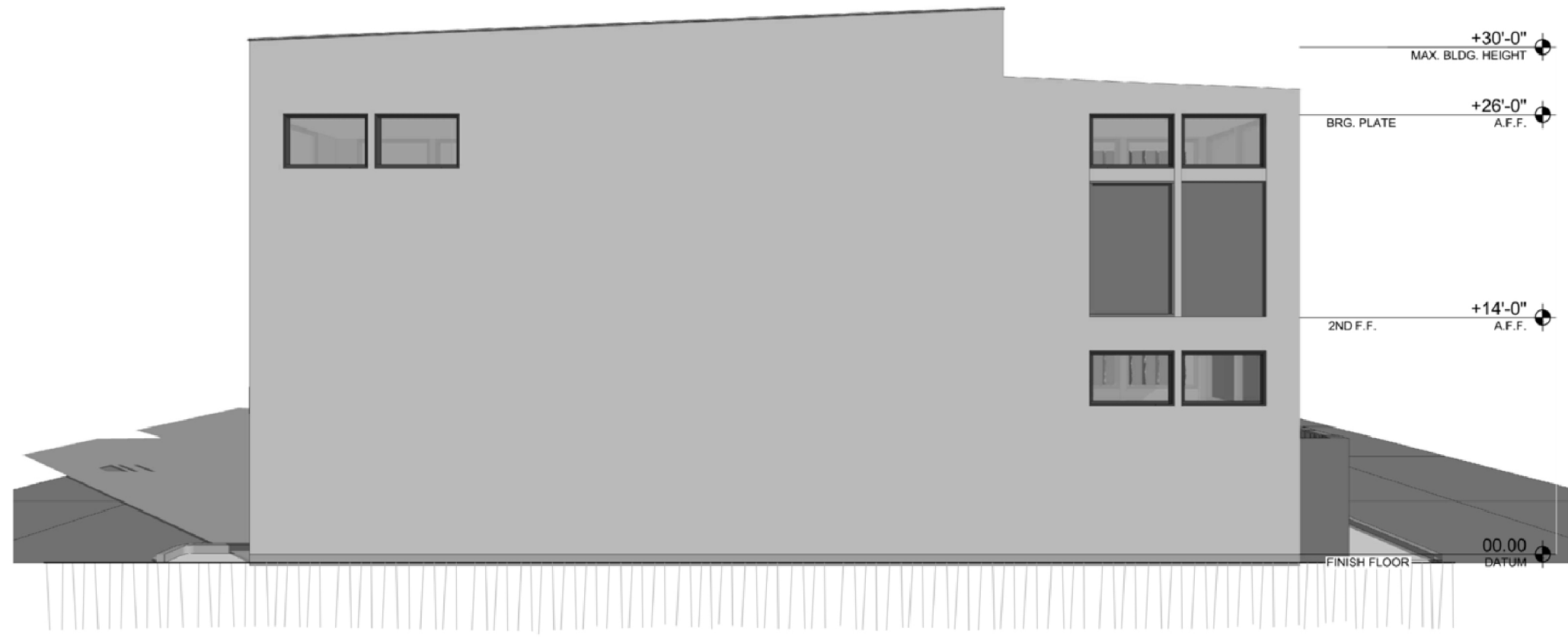
ROSS DESIGN GROUP LLC
OSO PARK TOWNHOMES
WELDON AVE & 75TH AVE
PHOENIX, AZ 85033



TIMOTHY BROWN ARCHITECT
P.O. BOX 4000 PHOENIX, AZ 85068
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SCHEMATIC - NOT FOR CONSTRUCTION

AS101

JULY 28, 2026



NORTH ELEVATION - 5 UNIT BUILDING

0' 1' 2' 4' 8'
SCALE: 1/8" = 1'-0"



SOUTH COURTYARD ELEVATION - 5 UNIT BUILDING

0' 1' 2' 4' 8'
SCALE: 1/8" = 1'-0"



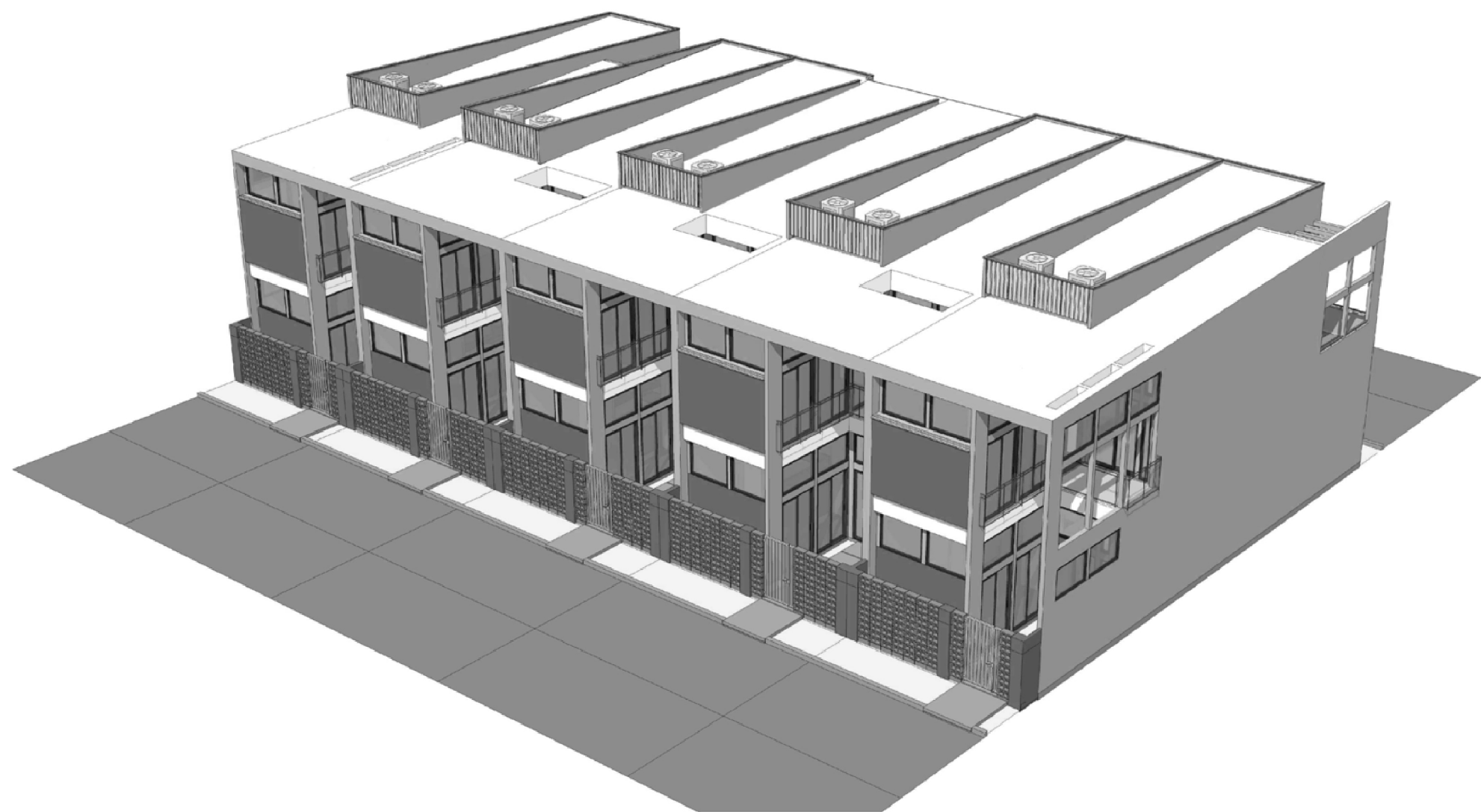
NORTH ELEVATION - 5 UNIT BUILDING

0' 1' 2' 4' 8'
SCALE: 1/8" = 1'-0"



NORTH COURTYARD ELEVATION - 5 UNIT BUILDING

0' 1' 2' 4' 8'
SCALE: 1/8" = 1'-0"



SOUTHEAST AERIAL PERSPECTIVE - 5 UNIT BUILDING

SCALE: N.T.S.

- ROOF STRUCTURE**
 - SINGLE PLY MEMBRANE ON 1/2" WOOD SHEATHING OVER FLAT 30" DEEP MFD. WD. TRUSSES AT 24" O.C.
 - NO ROOF MOUNTED EQUIPMENT
- WINDOWS & GLAZING**
 - ALUMINUM FRAME WITH INSULATED GLASS
- WALL SYSTEM**
 - SAND FINISH SYNTHETIC ONE COAT STUCCO SYSTEM ON MIN. R-5 CONT. 1 1/2" RIGID INSULATION & VAPOR BARRIER ON 5/8" DENS-GLAS SHEATHING OVER 2x8 WOOD FRAMING @ 16" O.C. W/ MIN. R-19 BATT INSULATION.
- PRIVATE ENTRY COURTS**
 - INTEGRAL COLOR MASONRY
 - KEYED METAL GATE W/CALL BOX

CITY OF PHOENIX

JUL 28 2026

Planning & Development
Department



SOUTH COURTYARD PERSPECTIVE - 5 UNIT BUILDING

SCALE: N.T.S.

EXTERIOR ELEVATIONS - PROPOSED MULTI-FAMILY UNITS

ROSS DESIGN GROUP LLC
OSO PARK APARTMENTS
WELDON AVE & 75TH AVE
PHOENIX, AZ 85033
TIMOTHY BROWN ARCHITECT
P.O. BOX 44492 PHOENIX, AZ 85028
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SCHEMATIC - NOT FOR CONSTRUCTION

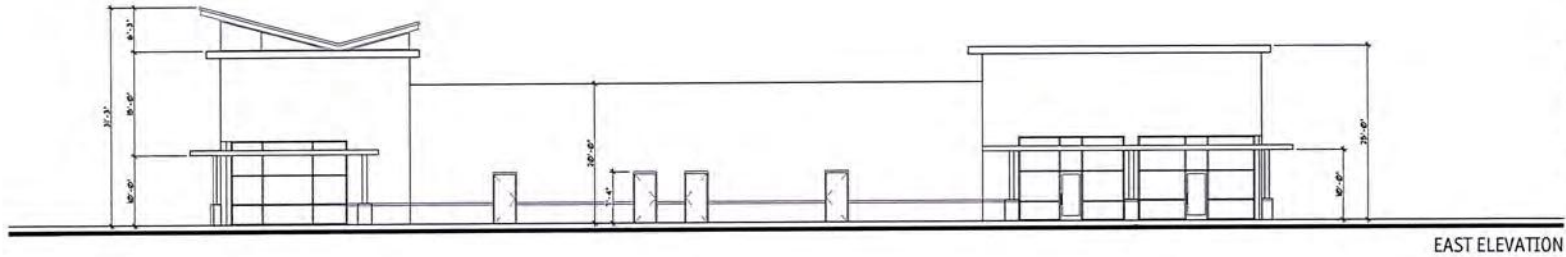
A201

APR 26, 2026

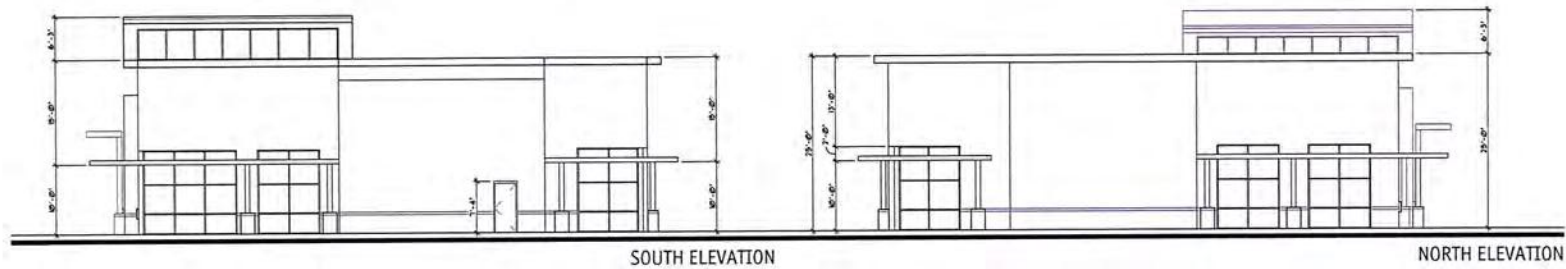
CITY OF PHOENIX

JUN 30 2017

Planning & Development
Department

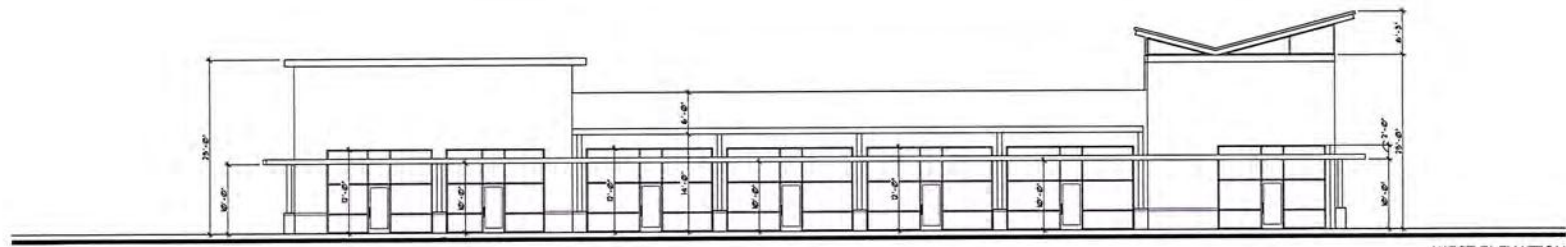


EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION

SITE PLAN

GENERAL NOTES

1. SEE STRUCTURAL FOR Lintel INFORMATION.
2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
3. SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, O.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING CO. AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER (i.e. PAINTS, CTXL, ETC).
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED ONE TIME, ON-SITE IN SIZES OF NO LESS THAN 12" X 9".

MATERIAL KEY

MATERIAL	DESCRIPTION
01	STUCCO OVER CMU (SP10014)
02	CANOPY FRAME - 8" STEEL CHANNEL PAINTED
03	CANOPY DECK - 5" DECK, NO PERFORATION
04	ROOF DECKING - 20 GA. UNCOATED STEEL, BY TYPERS LEATHERING DE (AND) 835-1243 OR APPO EQ. RE-DECKING AFTER LEATHERING HAS REACHED DESIRED COLOR AND EFFECT

CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5090
CawleyArchitects.com



75TH
COMMERCIAL

3825 N 75TH
AVENUE
PHOENIX
ARIZONA

DATE
PHO. SUBMITTAL
06-30-2017

NOTES OF ADDRESS REVIEW
(CYCL)

The applicant shall be required to submit a copy of the final design to the City of Phoenix for review and approval. The City of Phoenix reserves the right to request additional information or to require the applicant to revise the design. The City of Phoenix shall not be responsible for the design or construction of the project.

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TYPICAL RETAIL
EXTERIOR ELEVATIONS
1/8" = 1'-0"



Project 75C
A7.1

August 16, 2017

(PHO 1-17) Z-101-07-5

PHO-2-26--Z-101-07-5

Stipulated Elevations

Hearing Date: September 16, 2026



TYPICAL MULTI-FAMILY
EXTERIOR ELEVATIONS

1/E' = 1.107

0	4	8
1	1	1

SITE PLAN

(PHO 1-17) Z-101-07-5

PHO-2-26--Z-101-07-5

Stipulated Elevations

Hearing Date: September 16, 2026

GENERAL NOTES

1. SEE STRUCTURAL FOR Lintel INFORMATION.
2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
3. SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

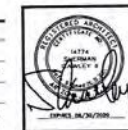
1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER. (i.e. PAINTED CHL, ETC.)

MATERIAL KEY

MATERIAL	DESCRIPTION
02	STUCCO OVER GWS (SP10014)
02	CANOPY FRAME + 8" STEEL CHANNEL PAINTED
02	CANOPY DECK + B DECK NO PERFORATION
02	ROOF DECKING - 20 GA UNCOATED STEEL BY MYERS WEATHERING DECK (480) 835-9243 OR APFID ECG SEAL DECKING AFTER WEATHERING HAS REACHED DESIRED COLOR AND EFFECT



730 N. 52nd St., Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
CawleyArchitects.com

75TH
COMMERCIAL

3825 N 75TH
AVENUE
PHOENIX
ARIZONA

DATE _____

P.H.O. SUBM
06-30-2017

MODE OF ALTERNATE SELLING
CYCLE:

The circuitry within the device translates information of falling or subnormal falling cycles into their fully coded, or further described, or with other falling code resolution to the system's available form. The circuitry in the system's designed system can convert the device's falling code into a form of the system's falling code and the system's falling code can provide the system's falling code output.

The architectural design and site preparation of these buildings is a by-product of services provided by Cullen Architects.

44. **Guaranteed Issue Period in First-Degree Relative:** In a **first-degree** relationship, the insured must be **at least 18 years old** and **not have any children** at the time of death. The insured must be **at least 18 years old** and **not have any children** at the time of death.

Discrepancies between cell counts and West documents are also restricted to the licensed *C. difficile* cells to culture content of each.

Project: 75C

A7.2

August 16, 2017



75th Commercial

Phoenix, Arizona

2017.06.29

This artist rendering is for conceptual design only and should not be referred to as a construction document.

(PHO 1-17) Z-101-07-5

RENDERING

CITY OF PHOENIX

JUN 30 2017

Planning & Development
Department

CAWLEY
ARCHITECTS

August 16, 2017

PHO-2-26--Z-101-07-5

Stipulated Elevations

Hearing Date: September 16, 2026



75th Commercial

Phoenix, Arizona 2017.06.29
 This artist rendering is for conceptual design only and should not be referred to as a construction document.
 (PHO 1-17) Z-101-07-5

RENDERING

CITY OF PHOENIX

JUN 30 2017
 Planning & Development
 Department

August 16, 2017

CAWLEY
 ARCHITECTS

PHO-2-26--Z-101-07-5

Stipulated Elevations

Hearing Date: September 16, 2026



PHO-2-26--Z-101-07-5

Stipulated Elevations

Hearing Date: September 16, 2026





PHO-2-26--Z-101-07-5

Stipulated Elevations

Hearing Date: September 16, 2026

1850 W. Happy Valley Road
Council District: 1

Financial Impact

Pursuant to Phoenix City Code Art. 5, Sec. 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the city, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

This item was adopted.

**92 Amend City Code - Ordinance Adoption - Rezoning Application
PHO-1-17--Z-101-07-5 - Northeast Corner of 75th Avenue and
Weldon Avenue (Ordinance G-6369)**

Request authorization for the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Sept. 20, 2017.

Summary

Application: PHO-1-17-Z-101-07-5

Current Zoning: C-2

Acreage: 4.53

Applicant: Cawley Architects

Owner: HBR Properties, LLC

Representative: Christopher D. Norstrom

Proposal:

1. Modification of Stipulation 1 regarding general conformance to the site plan date stamped Aug. 17, 2007 and Sept. 6, 2017.
2. Modification of Stipulation 2 regarding general conformance to the elevation plan date stamped July 23, 2007 and June 30, 2017.
3. Deletion of Stipulation 3 regarding general conformance to landscape plan date stamped July 23, 2007.
4. Deletion of Stipulation 7 regarding required landscaping provided with the first phase of construction only along 75th Avenue and Weldon

Avenue.

5. Technical correction of Stipulations 4, 5 and 9.

Location

Northeast corner of 75th Avenue and Weldon Avenue.

Council District: 5

Parcel Address: N/A

Concurrence

Village Planning Committee (VPC) Recommendation: The Maryvale

Village Planning Committee chose not to hear this case.

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with modifications on Sept. 20, 2017.

This item was adopted.

A motion was made by Vice Mayor Pastor, seconded by Councilwoman Williams, that Items 27, 31 through 33 be adopted. The motion carried by the following vote:

Yes: 7 - Councilman Nowakowski, Councilwoman Stark, Councilman Valenzuela, Councilwoman Williams, Councilwoman Gallego, Vice Mayor Pastor and Mayor Stanton

No: 1 - Councilman Waring

Absent: 1 - Councilman DiCiccio

Items 27 and 30-33, Ordinance S-43966 were requests to authorize the City Controller to disburse funds up to amounts indicated for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requested continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code Section 42-13.

27 Alliance for Innovation, Inc.

For \$9,000.00 in payment authority for the City's annual membership dues to the Alliance for Innovation, Inc. The Alliance for Innovation is an international network of local governments and partners committed to

REPORT OF PLANNING HEARING OFFICER ACTION
Teresa Hillner, Planner III, Hearing Officer
Cereia Torres, Planner I, Assisting

September 20, 2017

ITEM 1

DISTRICT 5

SUBJECT:

Application #: Z-101-07-5
Zoning: C-2
Acreage: 4.53
Location: Northeast corner of 75th Avenue and Weldon Avenue
Proposal:

- 1) Modification of Stipulation No. 1 regarding general conformance to the site plan date stamped August 17, 2007.
- 2) Modification of Stipulation No. 2 regarding general conformance to the elevation plan date stamped July 23, 2007.
- 3) Deletion of Stipulation No. 3 regarding general conformance to landscape plan date stamped July 23, 2007.
- 4) Deletion of Stipulation No. 4 regarding the entire site be developed with similar theme.
- 5) Deletion of Stipulation No. 7 regarding required landscaping provided with the first phase of construction only along 75th Avenue and Weldon Avenue
- 6) Technical correction of Stipulation No. 5 and No. 9.

Applicant: Cawley Architects
Owner: HBR Properties LLC
Representative: Christopher D. Norstrom

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with modifications.

Village Planning Committee (VPC) Recommendation: The Maryvale Village Planning Committee chose not to hear this case.

DISCUSSION:

Mr. Sherman Cawley from Cawley Architects, briefly provided a history of the site, adding that the reason for his continuance from last month was to address the concerns identified at that hearing. One of the concerns was the number of curb cut proposals along Weldon Avenue. The proposal also created neighborhood concerns about an increase in traffic intensity. Another concern made by the Planning Hearing Officer was a proposal including higher density than the zoning district permitted.

The applicant has since met with the Planning and Development team and addressed all concerns. Conversations with Matthew Miles (Traffic Engineer) noted that pork chops would be required for the right-in right-out configuration for the two westernmost driveways along Weldon Avenue. The third would not require one as it would be for those exiting the apartment complex. The applicant believed the modifications should limit traffic onto Weldon Avenue and direct traffic westward towards 75th Avenue as opposed to the east. The applicant added that there was a change in units proposed of 39 overall.

Ms. Teresa Hillner noted the connection remained between the existing Quik Trip and the proposed retail site to the west. She asked if the access from 75th Avenue was a right-in right-out.

Mr. Cawley responded that an additional modification was made by adding a new curb cut to allow for right-in and right-out traffic.

Ms. Kandy Fuller was present at the hearing, in opposition. She chose not to speak.

Ms. Hillner discussed the initial desire for the eastern and southern portion of the site, which was never completed.

Ms. Hillner recommended the approval of the requests with additional modifications.

FINDINGS:

1. The original stipulated site plan showed more retail and commercial uses surrounding the convenience store and fuel canopy. Since 2007, there has been no activity to develop this site. The northeastern portion of the site does not have the visibility that commercial users desire. The proposed modification to add multifamily residential development and retail appropriate for the area.
2. The proposed elevations will be different than the adjacent Quik Trip but will be designed with a similar theme of colors, materials, and landscaping to create a sense of continuity for the development.
3. The addition of the traffic pork chops in the westernmost driveways along Weldon Avenue and the driveway along 75th Avenue should alleviate the neighbor's concern about increased traffic around the school.

DECISION:

The Planning Hearing Officer recommended approval with modifications.

STIPULATIONS:

<u>SITE PLAN AND ELEVATIONS</u>

1.	That development shall be in general conformance to the site plan date stamped August 17, 2007 AND SEPTEMBER 6, 2017 with regard to building locations security cameras and cross access as approved and/or modified by the PLANNING AND Development Services Department.
2.	That development shall be in general conformance to the elevation plan date stamped July 23, 2007 AND JUNE 30, 2017, as approved and/or modified by the PLANNING AND Development Services Department.
3.	That development shall be in general conformance to the landscape plan date stamped July 23, 2007 with specific regard to the perimeter landscape setbacks except for the south perimeter along Weldon Avenue, as approved and/or modified by the Development Services Department.
4-3.	That the entire site shall be developed with a similar theme. The theme shall assure that the buildings/canopy colors, elevation, exterior materials, landscaping lighting and signage convey a sense of continuity throughout the development as approved by the PLANNING AND Development Services Department.
<u>SIGNAGE</u>	
54.	That any ground sign shall be monument style and not exceed twelve feet in height as approved and/or modified by the PLANNING AND Development Services Department.
<u>ARCHAEOLOGY</u>	
65.	That if any 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.
<u>PHASING</u>	
7.	That all required landscaping shall be provided with the first phase of construction only along 75th and Weldon avenues and surrounding the convenience store/refueling center parcel as approved and/or modified by the Development Services Department.
86.	That all required street improvements including curb, gutter, sidewalk and ramp shall be completed in the first phase of development.
<u>RIGHT-OF-WAY IMPROVEMENTS</u>	
97.	That right-of-way totaling 50 feet shall be dedicated for the east half of 75th Avenue unless otherwise approved (sidewalk easement) by the PLANNING AND Development Services Department.

108.	That the developer shall construct an off-set sidewalk on 75th Avenue and a new curb ramp at the intersection of Weldon Avenue and 75th Avenue as per plans approved by the city. All improvements shall comply with all ADA accessibility standards.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. Please contact the Planning and Development Department, Tamara Ingersoll at voice number 602-534-6648 or TTY use 7-1-1.