



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-127-25-2
November 19, 2025

[Paradise Valley Village Planning Committee Meeting Date:](#) December 1, 2025
[Planning Commission Hearing Date:](#) January 8, 2026

Request From: [S-1 DVAO](#) (Ranch or Farm Residence, Deer Valley Airport Overlay District) (0.54 acres)
Request To: [A-1 DVAO](#) (Light Industrial District, Deer Valley Airport Overlay District) (0.54 acres)
Proposal: Storage and overflow parking
Location: Approximately 585 feet west of the southwest corner of Cave Creek Road and Quail Avenue
Owner: Kirk Guthrie, Kirk & Toby, LLC
Applicant: Sara Gilbride, Prefling Engineering
Representative: Michael Prefling, Prefling Engineering
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>	Industrial		
<u>Street Classification Map Designation</u>	Quail Avenue	Local	25-foot south half street
<i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING / INDUSTRIAL DEVELOPMENT; DESIGN PRINCIPLE: Design industrial sites to be well screened from adjacent sensitive land uses such as residential.</i> The proposal, as stipulated, will provide a large landscape buffer on the north near where residential homes are situated. The proposal, as stipulated, will also provide a detached sidewalk along Quail Avenue separated by a landscape strip with enhanced landscaping.			
<i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING / INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.</i>			

The proposal for industrial zoning is located within a targeted industrial and commerce park area consistent with the General Plan Land Use Map designation of Industrial.

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

The proposal, as stipulated, will provide an enhanced landscape setback with larger trees and will provide additional shade in the customer and employee surface parking areas with trees or structures, or a combination thereof.

Applicable Plan, Overlays, and Initiatives

[Deer Valley Airport Overlay District](#): See Background Item No. 6.

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

[Complete Streets Guidelines](#): See Background Item No. 8.

[Transportation Electrification Action Plan](#): See Background Item No. 9.

[Phoenix Climate Action Plan](#): See Background Item No. 10.

[Conservation Measures for New Development](#): See Background Item No. 11.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1 DVAO
North (across Quail Avenue)	Single-family residences	S-1 DVAO
South	Surgical center	C-2 SP DVAO
East	Vacant (Proposed storage and light manufacturing)	CP/GCP DVAO
West	Light manufacturing and outdoor storage	CP/BP DVAO

A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay District)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
North (Quail Avenue)	25 feet	N/A (No buildings proposed)
South	0 feet	N/A
East	0 feet	N/A
West	0 feet	N/A
<i>Landscape Setbacks</i>		
North (Quail Avenue)	25 feet	30 feet (Met)
South	0 feet	N/A
East	0 feet	N/A
West	0 feet	N/A
Maximum Building Height	56 feet; up to 80 feet with use permit.	No buildings proposed (Met)
Lot Coverage	No maximum lot coverage	N/A (Met)
Minimum Parking	0 spaces required 1 space per 1.5 warehouse or production workers 1 space per 300 square feet of administrative office	N/A (Met)

Background/Issues/Analysis

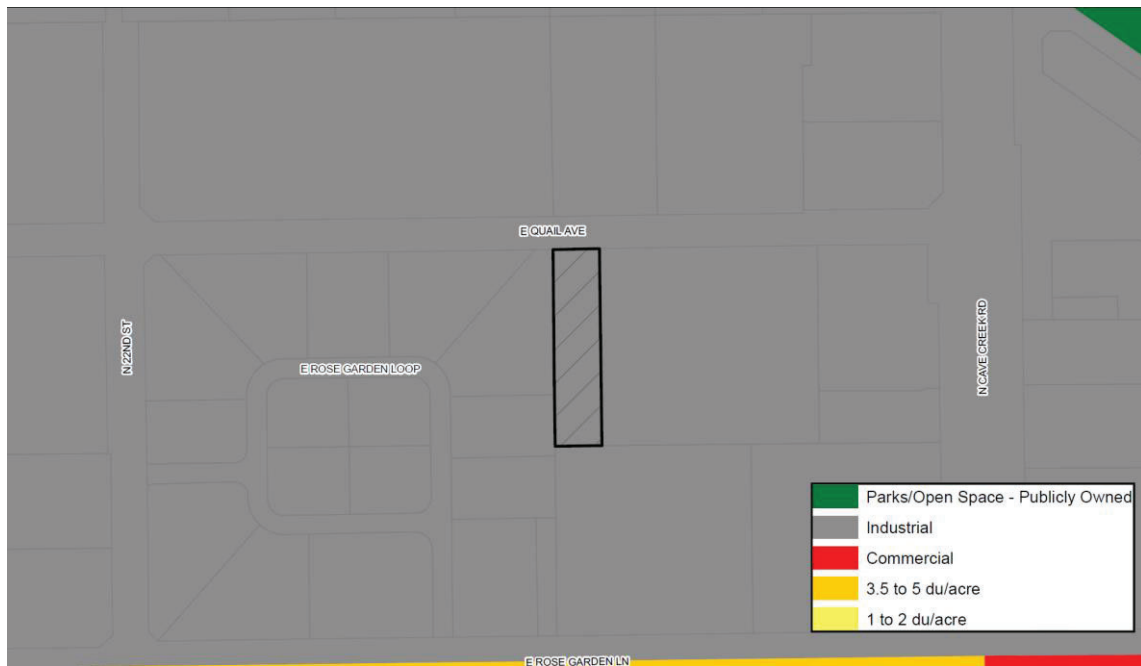
SUBJECT SITE

1. This request is to rezone 0.54 acres located approximately 585 feet west of the southwest corner of Cave Creek Road and Quail Avenue from S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District) to A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay District) to allow storage and overflow parking. The subject site is currently used for this purpose to service the existing business to the west.

GENERAL PLAN LAND USE MAP DESIGNATION

2. 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

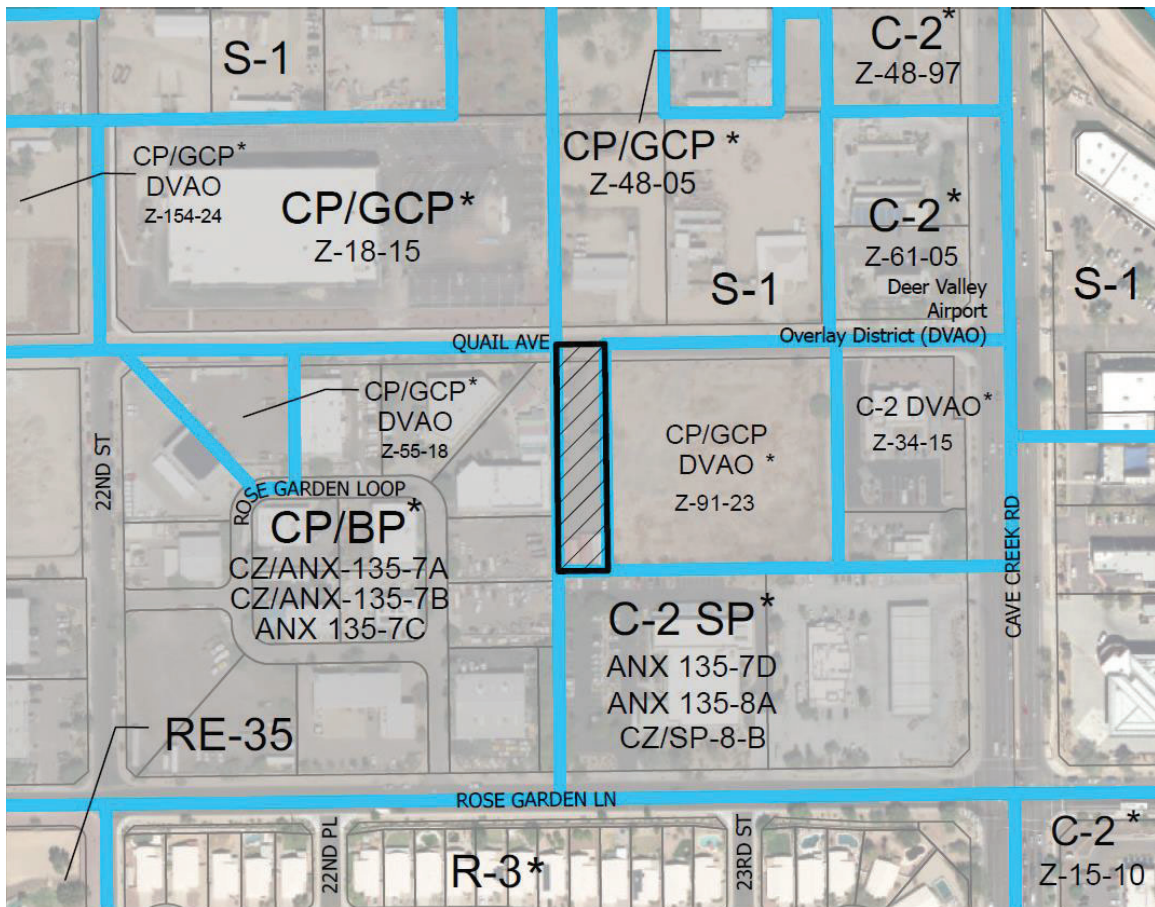
SURROUNDING LAND USES AND ZONING

3. To the north of the subject site, across Quail Avenue, are single-family residences, zoned S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District).

To the south of the subject site is a surgical center, zoned C-2 SP DVAO (Intermediate Commercial, Special Permit, Deer Valley Airport Overlay District).

To the east of the subject site is a vacant parcel which is planned to be built and used for storage and light manufacturing, zoned CP/GCP DVAO (Commerce Park District, General Commerce Park Option, Deer Valley Airport Overlay District).

To the west of the subject site is a light manufacturing building and outdoor storage zoned CP/BP DVAO (Commerce Park District, Business Park Option, Deer Valley Airport Overlay District).



Zoning Sketch Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The conceptual site plan, attached as an exhibit, proposes overflow parking and outdoor storage. Vehicular access is proposed from Quail Avenue with one driveway located on the east side of the site for ingress and egress. There is an opening in the fence/wall for pedestrian access to get to the existing business which utilizes this site to the west. A large landscape area is proposed along the northern perimeter of the site and is addressed in Stipulation No. 1.

To enhance landscaping along the perimeter of the site, staff recommends that the landscape area on the north be planted with minimum two-inch caliper shade trees planted 20 feet on center, or in equivalent groupings, with a minimum five 5-gallon shrubs per tree. This is addressed in Stipulation No. 2.

5. Elevations

Building elevations are not provided as no buildings are proposed for this rezoning application request.

PLANS, OVERLAYS, AND INITIATIVES

6. [Deer Valley Airport Overlay District](#)

The subject site is located within the Deer Valley Airport Overlay District (DVAO), Area 1, and the proposed uses and height are consistent with the provisions of the overlay district. The purpose of the zoning overlay is to ensure land use compatibility with airport operations, protect navigable airspace from physical encroachment, and require permanent notice of flight operations to property owners. The proposed development is consistent with the character of the Phoenix Deer Valley Airport area, is compliant with height restrictions; and the property owner will be required to record a disclosure notice to prospective purchasers regarding the proximity to the Phoenix Deer Valley Airport.

7. [Shade Phoenix Plan](#)

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases.

Staff recommends tree planting and standards to incorporate additional shade, including:

- Larger landscape setback along the north perimeter.
- Larger canopy shade trees planted within the perimeter landscape area.
- Uncovered surface parking lot areas to have more shade.
- A detached sidewalk with shade trees planted in the landscape strip between the back of curb and sidewalk.

These are addressed in Stipulation Nos. 1, 2, 4 and 8.

8. [Complete Streets Guidelines](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Staff recommends pedestrian walkways to be constructed of visually contrasting material or other pavement treatment where they cross a vehicular path. Additionally, staff recommends a detached sidewalk along Quail Avenue with a landscape strip between the back of curb and sidewalk planted with enhanced landscaping to provide shade along the sidewalk. These are addressed in Stipulation Nos. 3 and 8.

9. **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. To achieve the goals of the Plan, staff recommends that a minimum of 10 percent of the required vehicle parking spaces include EV Ready infrastructure. This is addressed in Stipulation No. 7.

10. **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. 5, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

11. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 4 and 6, which addresses the following:

- An option to provide structural shade in the uncovered surface parking lot

areas to reduce water use.

- A commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years.

COMMUNITY INPUT SUMMARY

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

INTERDEPARTMENTAL COMMENTS

13. **Street Transportation Department**

The Street Transportation Department commented that all gates are to comply with the City of Phoenix Controlled Access Gate Policy, and requested the following:

- That a minimum five-foot-wide detached sidewalk be constructed on the south side of Quail Avenue, adjacent to the development.
- Replace any unused, broken or out of grade street improvements to be ADA compliant.
- That all streets be constructed with all required elements and comply with all ADA accessibility standards.

These are addressed in Stipulation Nos. 8 through 10.

OTHER

14. 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. 11.
15. Staff has 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.
16. 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 proposal supports efforts from various plans, policies, and initiatives, including the Shade Phoenix Plan, the Complete Streets Guiding Principles, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and Conservation Measures for New Development.

Stipulations

1. A minimum 30-foot-wide building and landscape setback shall be provided along the north perimeter of the site.
2. The required landscape setback shall be planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, with a minimum of five 5-gallon drought-tolerant shrubs per tree, as approved by the Planning and Development Department.
3. 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 contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. A minimum of 25% of uncovered customer and employee surface parking lot areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
5. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
6. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years, or as approved by the Planning and Development Department.
7. A minimum of 10% of the required vehicle parking spaces shall include EV Ready infrastructure.
8. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip, located between the back of curb and sidewalk, shall be constructed on the south side of Quail Avenue, adjacent to the development,

and planted to the following standards, 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 50% live coverage.

Where utility conflicts exist, the developer should work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

9. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
10. 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.
11. 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

Matteo Moric

November 19, 2025

Team Leader

Racelle Escolar

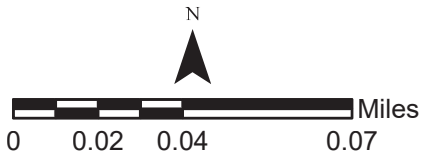
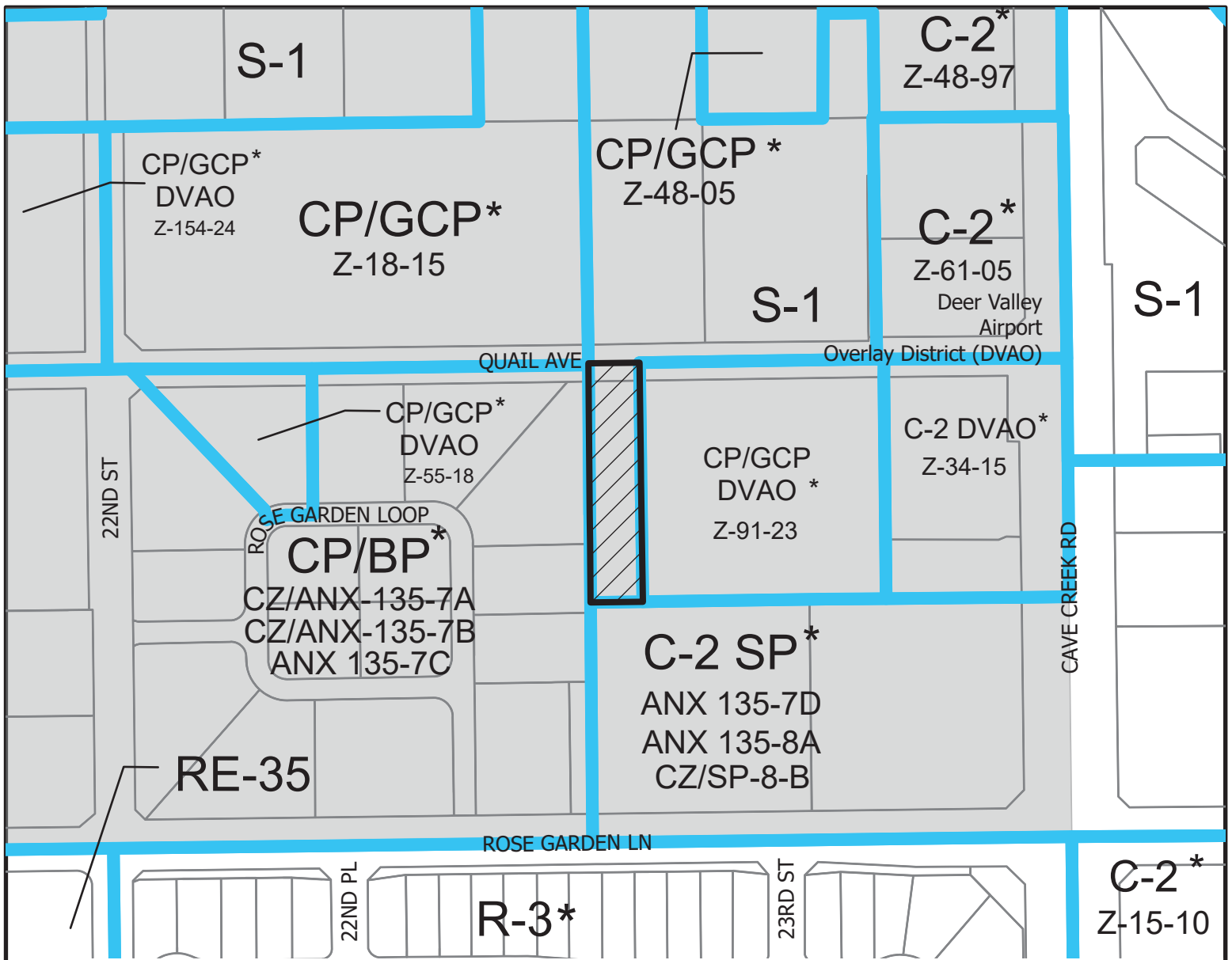
Exhibits

Zoning Sketch Map

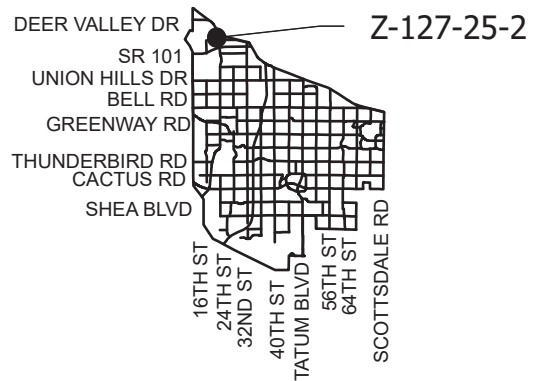
Aerial Sketch Map

Conceptual Site Plan date stamped September 10, 2025

Conceptual Landscape Plan date stamped November 17, 2025

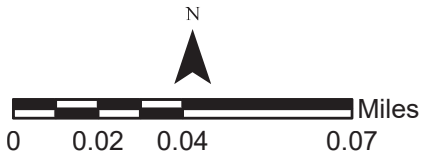
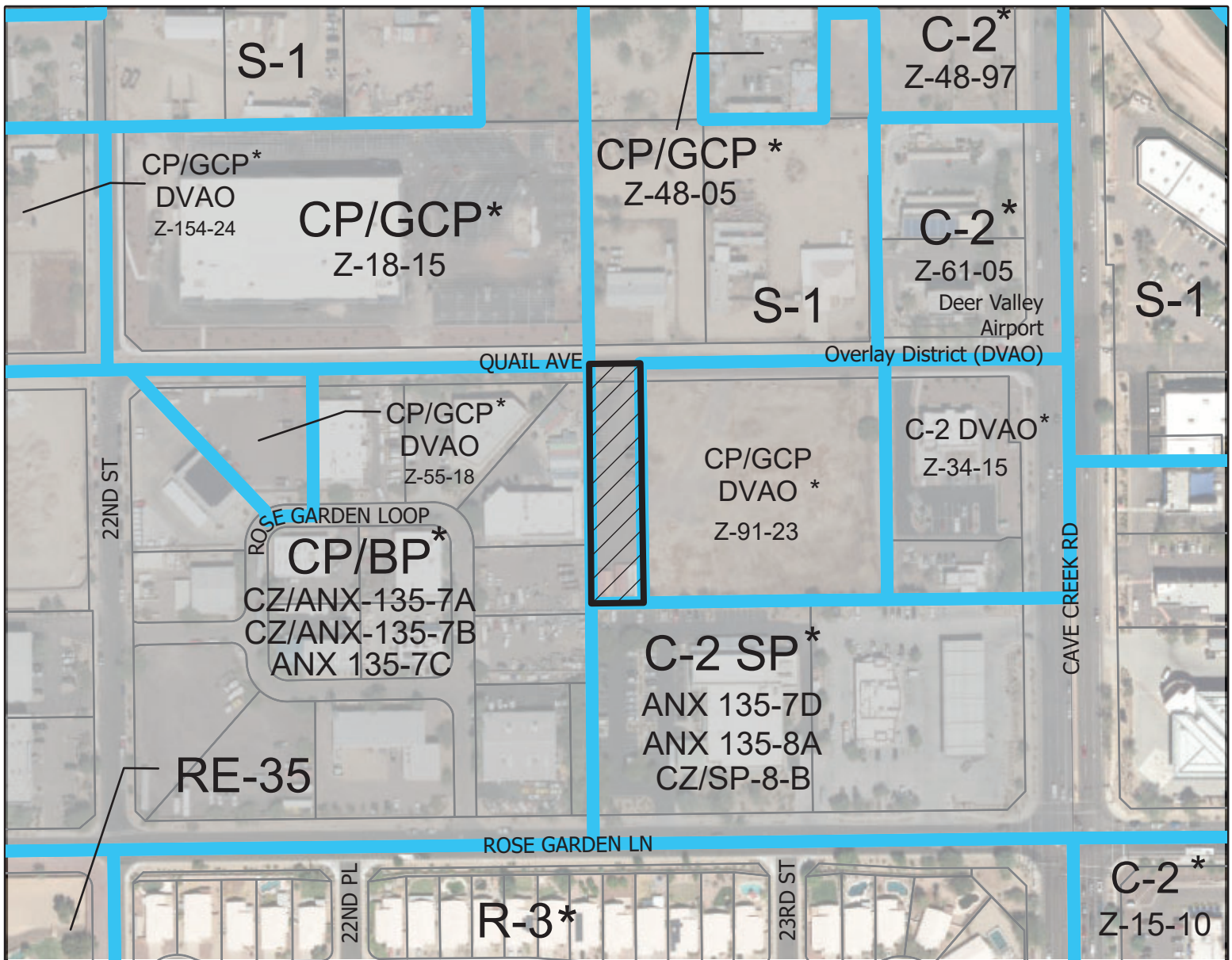


PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2

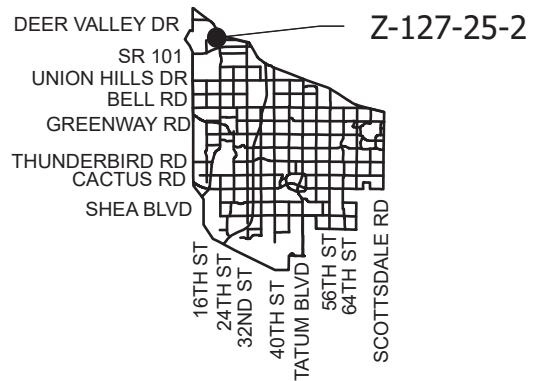


APPLICANT'S NAME: Prefling Engineering		REQUESTED CHANGE:	
APPLICATION NO: Z-127-25-2		FROM: S-1 DVAO (0.54 ac.)	
DATE: 9/17/2025		TO: A-1 DVAO (0.54 ac.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.54 Acres			
AERIAL PHOTO & QUARTER SEC. NO. QS 42-32		ZONING MAP N-9	
MULTIPLES PERMITTED S-1 DVAO A-1 DVAO		CONVENTIONAL OPTION 0 N/A	
		* UNITS P.R.D OPTION N/A N/A	

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



PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2



APPLICANT'S NAME: Prefling Engineering		REQUESTED CHANGE:										
APPLICATION NO: Z-127-25-2		FROM: S-1 DVAO (0.54 ac.)										
DATE: 9/17/2025		TO: A-1 DVAO (0.54 ac.)										
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<table border="1"> <tr> <td>AERIAL PHOTO & QUARTER SEC. NO.</td> <td>ZONING MAP</td> </tr> <tr> <td>QS 42-32</td> <td>N-9</td> </tr> </table>				AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP	QS 42-32	N-9					
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S-1 DVAO	0	N/A										
A-1 DVAO	N/A	N/A										

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

SITE PLAN FOR
2255 E. QUAIL AVENUE, PHOENIX, AZ 85024

A PORTION OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 3 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

- CITY OF PHOENIX - GENERAL NOTES**
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
 4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCE(S) WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
 5. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
 6. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT PROPERTIES AND NOT INTO THE NEIGHBORHOOD. LIGHTING SHALL BE PLACED AT LEAST 10' FROM ANY NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
 7. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
 8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
 9. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRUCKS, TRAILERS, GENERATORS, MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
 10. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
 11. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

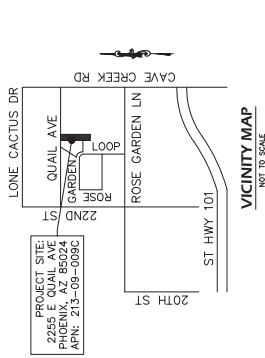
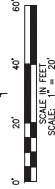
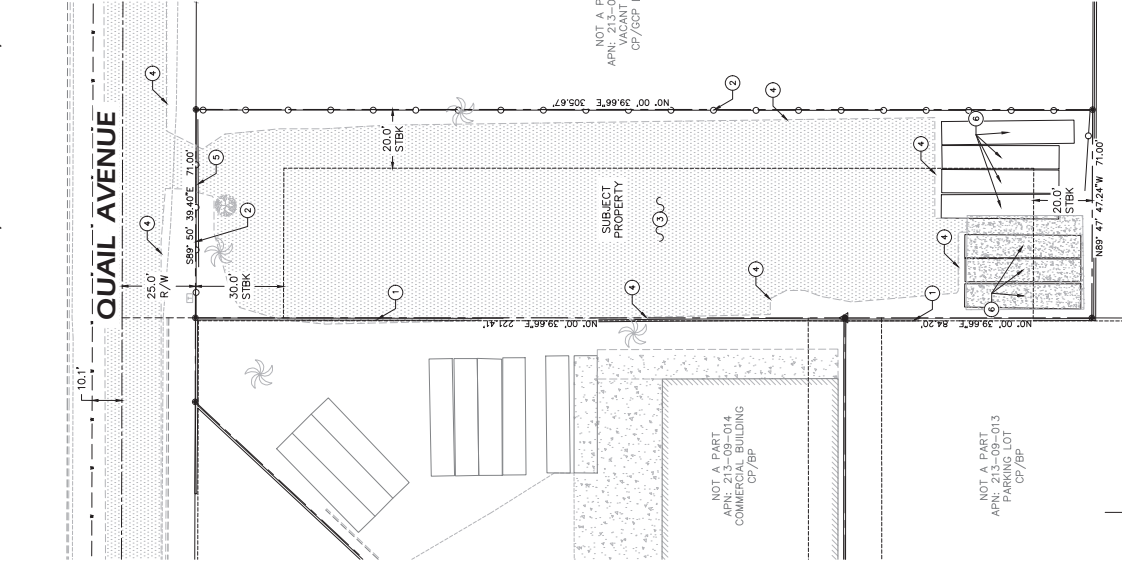
LEGAL DESCRIPTION
APN: 213-09-009C (PER DEED AS RECORDED IN DOCUMENT NO. 2019-0182147, M.C.R.)
THE WEST 71 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTH HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPTING THEREFROM THE NORTH 25 FEET THEREOF FOR ROADWAY PURPOSES.

BASIS OF BEARING
THE MONUMENT LINE OF ROSE GARDEN LN. AS SHOWN HEREON.
SAID BEARING BEING NORTH 89°50'22" WEST (BOOK 312 OF MAPS, PAGE 42, M.C.R.)

PROJECT BENCHMARK
CITY OF PHOENIX BRASS CAP IN HAND HOLE (DOWN 0.5') AT THE INTERSECTION OF CAVE CREEK RD. AND ROSE GARDEN LN., BEING THE EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 3 EAST.
CITY OF PHOENIX PUBLISHED ELEVATION = 1513.788 (NGVD 1929 DATUM).

FLOODZONE
FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1295M,
DATED SEPTEMBER 27, 2002. THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD".

FLOOD INSURANCE RATE MAP INFORMATION			
COMMUNITY NUMBER:	PANEL SUFFIX:	DATE OF FIRI:	FIRM ZONE:
040051	04013C1295	M	JULY 20 2021
			X



OWNER/DEVELOPER
KIRK & TORY, LLC
2255 E. QUAIL AVE
PHOENIX, AZ 85024
EMAIL: kirkuttrief@gmail.com

ENGINEER
ENGINEERING
PARADISE VALLEY
4435 E. CHANDLER BLVD., SUITE 200
PHOENIX, AZ 85048
CONTACT PERSON: MIKE PREFLING
TEL NO: 480-825-9795
E-MAIL: mikedprefling@gmail.com

SITE DATA
A.P. NO.
213-09-009C
ADDRESS
2255 E. QUAIL AVE
PHOENIX, AZ 85024
SUBDIVISION
PARADISE VALLEY
EXISTING ZONING
S-1 DVAO
PROPOSED ZONING
CP/RP DVAO
LOT AREA
21,700 SF / 0.50 AC
DISTURBED AREA
VACANT

- SITE NOTES**
1. EXISTING 6'-0" HIGH BLOCK PERIMETER WALL
 2. EXISTING 6'-0" CHAIN-LINK FENCE
 3. EXISTING PAVEMENT
 4. EXISTING EDGE OF PAVEMENT
 5. EXISTING GATE
 6. EXISTING STORAGE CONTAINER

COP APPROVAL STAMP(S)

CITY OF PHOENIX
SEP 10 2025
Planning & Development
Department

NMAP 24-1147
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NMAP 24-1147

2255 E QUAIL AVENUE
PHOENIX, AZ 85024

A PORTION OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 3 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

4435 E. Chandler Blvd
Phoenix, AZ 85048
480-825-9795

ENGINEERING
2255 E QUAIL AVENUE, PHOENIX AZ 85024

SITE PLAN
2255 E QUAIL AVENUE, PHOENIX AZ 85024

Version
1ST SUBMITTAL 05/05/2025

Drawn by: MJP
Checked by: MJP
Date: 05/05/2025

JOE NUMBER
100

SHEET
1 of 1

