



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-15-26-2**  
April 1, 2026

[Desert View Village Planning Committee](#) Hearing Date: April 7, 2026  
[Planning Commission](#) Hearing Date: May 7, 2026

**Request From:** [S-1 DRSP](#) (Ranch or Farm Residence, Desert Ridge Specific Plan) (53.20 acres)  
**Request To:** [R1-6 DRSP](#) (Single-Family Residence District, Desert Ridge Specific Plan) (53.20 acres)  
**Proposal:** Single-family residential  
**Location:** Southwest corner of 56th Street and Ranger Drive  
**Owner:** Arizona State Land Department  
**Applicant:** Francisco Castell, K Hovnanian Great Western Homes Building Company, LLC  
**Representative:** Nick Wood, Snell & Wilmer, LLP  
**Staff Recommendation:** Approval, subject to stipulations

<u><a href="#">General Plan Conformity</a></u>			
<u><a href="#">General Plan Land Use Map Designation</a></u>		Residential 2 to 5 dwelling units per acre	
<u><a href="#">Street Classification Map Classification</a></u>	56th Street	Arterial	0-foot west half street
	Ranger Drive	Minor Collector	0-foot to 60-foot full width street
<b><i>CONNECT PEOPLE &amp; PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></b>			
The request for R1-6 zoning is a reasonable level of increased intensity surrounded by single-family residential zoning. The proposed single-family residential subdivision is compatible with and respectful of local conditions and surrounding single-family residential neighborhoods.			
<b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.</i></b>			

As stipulated, the proposal will include enhanced shading standards, detached sidewalks, pedestrian connections to front entries, various pedestrian connections to the public sidewalk, and a wider shared-use path along 56th Street.

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

As stipulated, the proposal will include a minimum of 75 percent shade along all pedestrian pathways, sidewalks, and trails. All sidewalks may be detached to provide a landscape area to plant shade trees 20 feet on center along all sidewalks.

### Applicable Plans, Overlays and Initiatives

[Peripheral Areas C and D General Plan](#) – See Background Item No. 6.

[Desert Ridge Specific Plan](#) – See Background Item No. 7.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 8.

[Complete Streets Design Guidelines](#) – See Background Item No. 9.

[Zero Waste PHX](#) – See Background Item No. 10.

[Housing Phoenix Plan](#) – See Background Item No. 11.

[Monarch Butterfly Pledge](#) – See Background Item No. 12.

[Phoenix Climate Action Plan](#) – See Background Item No. 13.

[Conservation Measures for New Development](#) – See Background Item No. 14.

[Shade Phoenix Plan](#) – See Background Item No. 15.

### Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant land	S-1 DRSP
<b>Northwest</b>	Golf course	S-1 DRSP
<b>Northeast (across Ranger Drive)</b>	Vacant land	S-1 DRSP
<b>Southeast (across 56th Street)</b>	Single-family residential and vacant land	R1-8 DRSP, R1-18 DRSP and RE-35 DRSP
<b>Southwest</b>	Golf course	S-1 DRSP

<b>R1-6 – Single-Family Residence District (Planned Residential Development Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
Gross Acreage	-	53.20 acres
Maximum Number of Units	292; 346 with bonus	234 (Met)
Maximum Density (primary dwelling units/acre)	5.5 pdu/ac; 6.5 with bonus	4.40 pdu/ac (Met)
Minimum Lot Width	None	40 feet and 60 feet (Met)
Minimum Lot Depth	None	103 feet and 125 feet (Met)
Maximum Lot Coverage	60% total for development	Not provided
Maximum Building Height	3 stories and 30 feet	1-story and 2-story (Met); height in feet not provided
<b>Minimum Development Perimeter Building Setbacks</b>		
Perimeter Street	20 feet	Ranger Drive: 30 feet (Met) 56th Street: 25 feet – 39 feet, 3 inches (Met)
Other Property Line	15 feet	Northwest: 15 feet – 29 feet, 6 inches (Met) Southwest: Not provided
<b>Minimum Individual Lot Building Setbacks</b>		
Front	10 feet	Not provided
Rear	None	Not provided
Side	None	Not provided
Street Side	10 feet	Not provided
Minimum Perimeter Street Landscape Setback	15 feet	Ranger Drive: 30 feet (Met) 56th Street: 25 feet – 39 feet, 3 inches (Met)
Minimum Common Open Space	5% of gross area	26% (Met)
Minimum Parking	2 spaces per primary dwelling unit	2 spaces per primary dwelling unit (Met)

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone a 53.20-acre site located at the southwest corner of 56th Street and Ranger Drive from S-1 DRSP (Ranch or Farm Residence, Desert Ridge Specific Plan) to R1-6 DRSP (Single-Family Residence District, Desert Ridge Specific Plan) to allow a single-family residential subdivision.

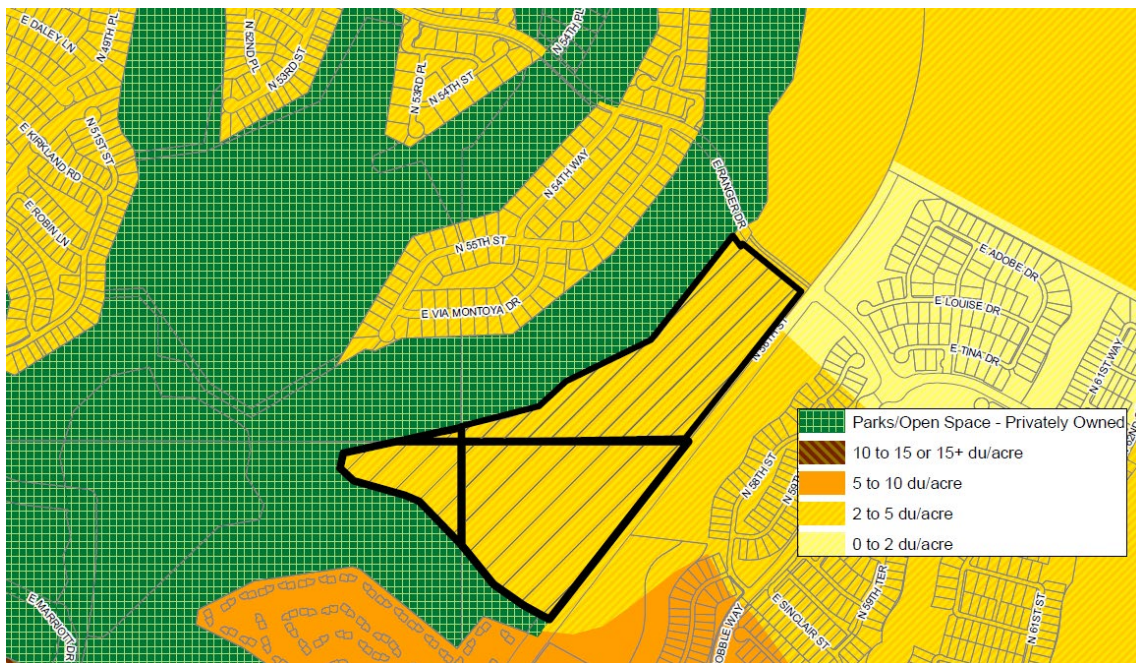
The subject site is undeveloped land owned by the Arizona State Land Department that was annexed into the City of Phoenix in 1978. The site was

incorporated into the Desert Ridge Specific Plan at the original adoption of the plan in 1990 and was identified as a low-density residential parcel. The site was platted in 1994 with a state plat that created the surrounding street grid, blocks, and tracts in the area.

#### GENERAL PLAN LAND USE MAP DESIGNATION

2. The subject site is designated as Residential 2 to 5 dwelling units per acre on the General Plan Land Use Map. The properties to the northeast, across Ranger Drive, and to the southeast, across 56th Street, are also designated as Residential 2 to 5 dwelling units per acre. The property to the northwest and southwest is designated as Parks/Open Space – Privately Owned. The property to the northeast, across 56th Street, is designated as Residential 0 to 2 dwelling units per acre.

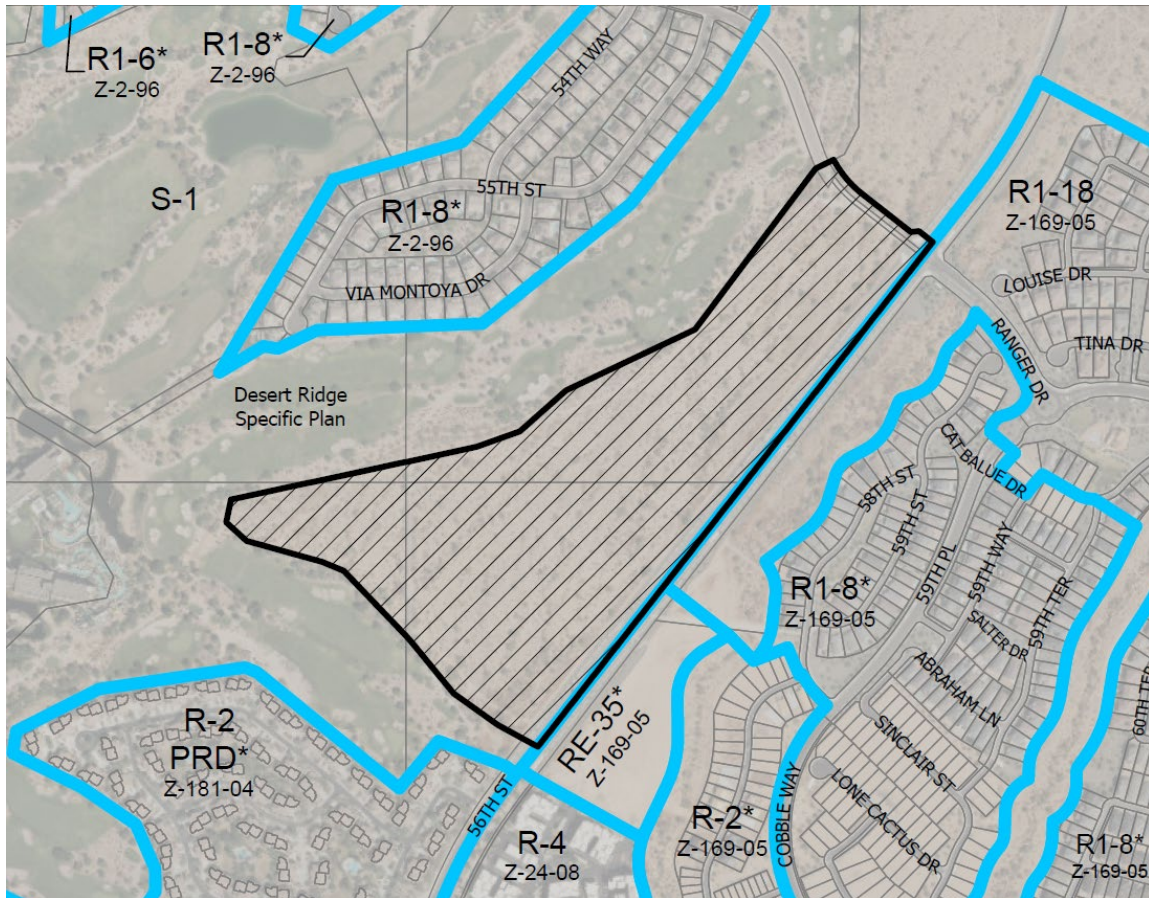
The proposed zoning district is consistent with the General Plan Land Use Map designation.



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

#### SURROUNDING LAND USES AND ZONING

3. To the northwest and southwest is a golf course, zoned S-1 DRSP. To the northeast, across Ranger Drive, is undeveloped land, zoned S-1 DRSP. To the southeast, across 56th Street, is a single-family residential subdivision, zoned R1-8 DRSP and R1-18 DRSP (Single-Family Residence District, Desert Ridge Specific Plan) and undeveloped land, zoned R1-18 DRSP and RE-35 DRSP (Single-Family Residence District, Desert Ridge Specific Plan).



Zoning Aerial Map

Source: Planning and Development Department

## PROPOSAL

### 4. Site Plan

The proposal is a single-family residential subdivision, which would include a total of 234 lots. The conceptual site plan, attached as an exhibit, shows that 57 lots would be 60 feet wide and 125 feet deep and 177 lots would be 40 feet wide and 103 feet deep. A primary amenity area is proposed in a central area of the subdivision, nearby the primary gated access along 56th Street. A secondary amenity area is proposed near the southeast corner of the subdivision. Additional open space is proposed along the northwestern property line, adjacent to the golf course. A secondary gated access is proposed along Ranger Drive.

Since the proposed site plan meets or exceeds Phoenix Zoning Ordinance standards, staff recommends general conformance with the site plan date stamped January 30, 2026. This is addressed in Stipulation No. 1.

In order to provide an enhanced primary entry, staff recommends enhanced landscaping be provided on both sides of the primary entry. This is addressed in Stipulation No. 2.

To enhance pedestrian connectivity and walkability in the community, staff recommends that a pedestrian connection be provided from the internal sidewalk to the public sidewalk along 56th Street at an average of every 600 feet. This is addressed in Stipulation No. 4.

5. **Elevations**

The conceptual elevations and renderings, attached as an exhibit, show a range of architectural styles, including Spanish Modern, Farmhouse, Hacienda, Contemporary, Mediterranean, and Craftsman. The elevations for the 60-foot-wide lots include a mix of one-story and two-story homes with a direct pedestrian connection to the front entries of homes and driveways with decorative paving, and some elevations include a covered front porch. The elevations for the 40-foot-wide lots include two-story homes with windows and façade articulation on the second floor, in addition to variation in the roof line or articulation between the garage and the entryway on the first floor.

Since the proposed elevations and renderings meet or exceed Phoenix Zoning Ordinance standards, staff recommends general conformance with the elevations and renderings date stamped March 30, 2026, with specific regard to the inclusion of direct pedestrian pathways connecting the sidewalk to the front entries of homes. This is addressed in Stipulation No. 1.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

6. **Peripheral Areas C and D General Plan**

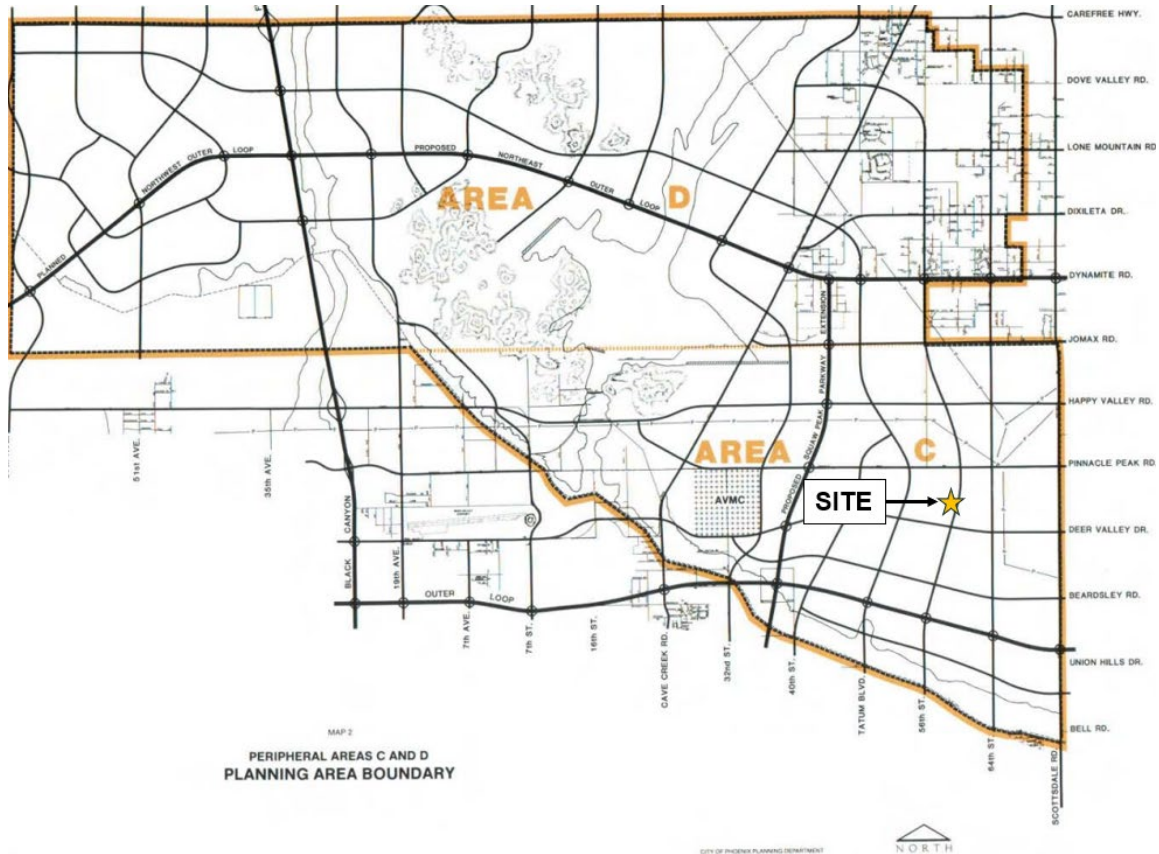
In November 1987, the Phoenix City Council adopted the Peripheral Areas C and D General Plan. In the Phoenix General Plan 1985-2000, four peripheral planning areas were identified and designated for special study independent of the process that led to the development of the General Plan. Two of these areas, consisting of approximately 111 largely undeveloped square miles, are in the far north and are generally referred to as the land above the Central Arizona Project (CAP) canal. These areas have been designated Peripheral Areas C and D, generally bounded by Carefree Highway on the north, the Scottsdale corporate boundary on the east, the CAP and Jomax Road on the south, and 67th Avenue on the west. Jomax Road is the dividing line between Area C on the south and Area D on the north. The plan is an amendment to the Phoenix General Plan that provides recommendations regarding land use and development characteristics to build-out of the planning area. The plan is intended to be consistent with and build on the goals and policies identified in the General Plan. The plan contains seven goals that reflect the multiple facets of the broad public interest in providing for development of these sensitive lands in an orderly and efficiency manner while respecting their unique and special characteristics. The subject site is within Area C of the plan. The proposal is consistent with the following goals from the plan:

- *Goal 5: Achieve a balance of residential and employment opportunities.*

The proposal will add to the balance of residential in the area nearby an employment corridor along the Loop 101 freeway.

- *Goal 6: Conserve water.*

As stipulated, the proposal will be required to comply with several water conservation measures.



Peripheral Areas C and D General Plan Planning Area Boundary Map

Source: Planning and Development Department

7. **Desert Ridge Specific Plan**

The Desert Ridge Specific Plan is a 5,700-acre master planned community in northeast Phoenix, generally located between Pinnacle Peak Road to the north, Union Hills Drive to the south, 32nd Street to the west, and 64th Street to the east. At its inception, the planning area consisted entirely of undeveloped land held in trust by the Arizona State Land Department. The Desert Ridge Specific Plan was approved in 1990 and is the governing land use document for Desert Ridge. Desert Ridge is divided into Superblocks, each with their own individual land uses and regulations. The subject site is within Superblock 4, Development Parcel 4.L of the Desert Ridge Specific Plan, which is designated for single-family residential use with a density range of 2 to 5 dwelling units per acre. The request is consistent with the Desert Ridge Specific Plan.

8. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. In order to address the goals of the plan, staff recommends that bicycle parking be provided in the open space amenity areas. This is addressed in Stipulation No. 5.

9. **Complete Streets Design Guidelines**

In 2018, the Phoenix City Council adopted the Complete Streets Design Guidelines. The design guidelines are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. In order to address these design guidelines, staff recommends enhanced shading standards and detached sidewalks. These are addressed in Stipulation Nos. 17, 18, 20, 22, and 24.

10. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. Since the proposed development is for single-family residential, the City of Phoenix will provide recycling services to the residences.

11. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for additional housing units.

The proposed development supports the plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

12. **Monarch Butterfly Pledge**

In April 2021, Mayor Kate Gallego signed the National Wildlife Federation's Mayor's Monarch Pledge. This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is

a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. In order to support the monarch butterfly population, staff recommends planting milkweed or other native nectar species. This is addressed in Stipulation No. 6.

13. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure 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. In order to address this goal, staff recommends that green stormwater infrastructure (GSI) be implemented. This is addressed in Stipulation No. 7.

14. **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 standard stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. In order to address this policy, staff recommends the following:

- Green stormwater infrastructure (GSI) to be implemented.
- Participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program.
- Only landscape materials listed in the Desert Ridge Plant List be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots.
- Natural turf only utilized for require retention areas and functional turf areas.
- Natural turf to not be utilized on individual single-family lots.
- A leak detection device be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- Participation in the City of Phoenix Homeowner's Association Water Efficiency Program.
- If a community pool is proposed, swimming pools be prohibited on individual single-family lots less than 6,000 square feet.

- Swimming pools on individual single-family lots be limited to 600 square feet in size.

These are addressed in Stipulation Nos. 7 through 16.

15. **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. In order to address the goals of this plan, staff recommends enhanced tree planting and shading standards. This is addressed in Stipulation Nos. 3, 17, 18, 20, 22, and 24.

#### COMMUNITY INPUT SUMMARY

16. At the time this staff report was written, staff has received one letter with concerns and three letters with general inquiries. Concerns include loss of access to a pathway across the property, dust, construction debris, perimeter wall proximity to Bella Monte, desert views, and traffic on Ranger Drive.

#### INTERDEPARTMENTAL COMMENTS

17. **Street Transportation Department**

The Street Transportation Department requested the following:

- Right-of-way dedication for the west side of 56th street.
- A detached shared-use path along 56th Street.
- Right-of-way dedication for the full width of Ranger Drive.
- A detached sidewalk on both sides of Ranger Drive.
- A traffic signal located at the intersection of 56th Street and Pinnacle Peak Road, right-of-way dedication and construction for the south half of Deer Valley Drive between 40th Street east to Tatum Boulevard, and regional funding contribution, per the Intergovernmental Agreement (IGA) between the City of Phoenix and the Arizona State Land Department (Ordinance S-49239).
- A detached shared-use path on the south side of Deer Valley Drive between 40th Street to Tatum Boulevard.
- All mitigation improvements to be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
- Unused or broken street improvements to be replaced and all off-site improvements to be upgraded to comply with current ADA guidelines.
- Construction of street improvements with all required elements and compliance with all ADA accessibility standards.

These are addressed in Stipulation Nos. 19 through 27.

## OTHER

18. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure in regard to lot space and density.
19. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. 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 Nos. 28 through 30.
20. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 31.
21. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

## **Findings**

1. The proposal is consistent with the General Plan Land Use Map designation and the Desert Ridge Specific Plan.
2. The proposal is compatible with surrounding land uses and zoning.
3. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Peripheral Areas C and D General Plan, the Desert Ridge Specific Plan, the Comprehensive Bicycle Master Plan, the Complete Streets Design Guidelines, the Zero Waste PHX initiative, the Housing Phoenix Plan, the Monarch Butterfly Pledge, the Phoenix Climate Action Plan, the Conservation Measures for New Development policy, and the Shade Phoenix Plan.

## **Stipulations**

1. The development shall be in general conformance with the site plan date stamped January 30, 2026, and the elevations and renderings date stamped March 30, 2026, with specific regard to the inclusion of direct pedestrian pathways connecting the sidewalk to the front entries of homes, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The primary entry/exit shall incorporate enhanced landscaping on both sides within minimum 250-square-foot landscape areas, planted with a variety of at least three plant materials, as approved by the Planning and Development Department.
3. All landscape setbacks adjacent to public streets, open space areas, and retention areas shall be planted to the following standards, as approved by the Planning and Development Department.
  - a. Landscape Setbacks: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings.
  - b. Open Space/Retention Areas: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the open space/retention area.
  - c. A mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
4. Minimum 5-foot-wide pedestrian pathways shall be provided to connect the internal sidewalks to the public sidewalk along 56th Street an average of every 600 feet, as approved by the Planning and Development Department.
5. Bicycle parking spaces shall be provided at a minimum of three U-racks for the primary amenity area and two U-racks for the secondary amenity areas. Bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
6. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department.

7. 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.
8. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.
9. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
10. Only landscape materials listed in the Desert Ridge Plant List, per Appendix A.2 of the Desert Ridge Specific Plan, shall be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
11. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
12. Natural turf shall not be utilized on individual single-family lots (including the side and rear yards). This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
13. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
14. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
15. If a community pool is proposed, swimming pools shall be prohibited on individual single-family lots less than 6,000 square feet.
16. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
17. All bicycle parking and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide

minimum 75% shade, as approved by the Planning and Development Department.

18. Within the development, if detached sidewalks are provided to meet the minimum 75% shade requirement for sidewalks, they shall include minimum 5-foot-wide detached sidewalks separated by minimum 5-foot-wide landscape areas located between the back of curb and sidewalk, planted to the following standards, and as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade.
  - b. A minimum of five, 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

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

19. A minimum of 70 feet of right-of-way shall be dedicated for the west side of 56th Street.
20. A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the west side of 56th Street, adjacent to the development, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
  - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

21. A total of a minimum 80 feet of right-of-way shall be dedicated for the full width of Ranger Drive.

22. Minimum 6-foot-wide detached sidewalks, separated by minimum 8-foot-wide landscape areas located between the back of curb and sidewalk, shall be constructed on both sides of Ranger Drive, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalks to achieve a minimum of 75% shade.
  - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

23. Per the Intergovernmental Agreement between the City of Phoenix and the Arizona State Land Department (Ordinance S-49239), the development shall be responsible for the following right-of-way dedication and improvements:
  - a. Design and construction of a traffic signal located at the intersection of 56th Street and Pinnacle Peak Road and/or be responsible for the full reimbursement to the city if the traffic signal exists at the time of development.
  - b. Acquisition and dedication of a minimum 70 feet of right-of-way, or dedication of a right-of-way easement if owned by ASLD, for the south half of Deer Valley Drive between 40th Street east to Tatum Boulevard.
  - c. Design and construction of the ultimate Deer Valley Road between 40th Street east to Tatum Boulevard.
  - d. In the event Deer Valley Drive, from 40th Street to Tatum Boulevard has been constructed or is under obligation to be constructed from an adjacent parcel, the purchaser of Development Parcel 4.L will be obligated to provide regional funding in the amount of \$3 million, which amount shall be applied to reduce the Regional Funding contribution required to be paid by the purchaser of Superblock 6 pursuant to Section 11 of the Mayo Flyover IGA.
24. A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be

constructed on the south side of Deer Valley Drive between 40th Street to Tatum Boulevard, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
- b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

25. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated November 24, 2025.
26. Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
27. 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.
28. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
29. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
30. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.

31. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Adrian Zambrano

April 1, 2026

**Team Leader**

Racelle Escolar

**Exhibits**

Zoning Sketch Map

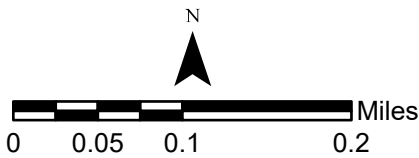
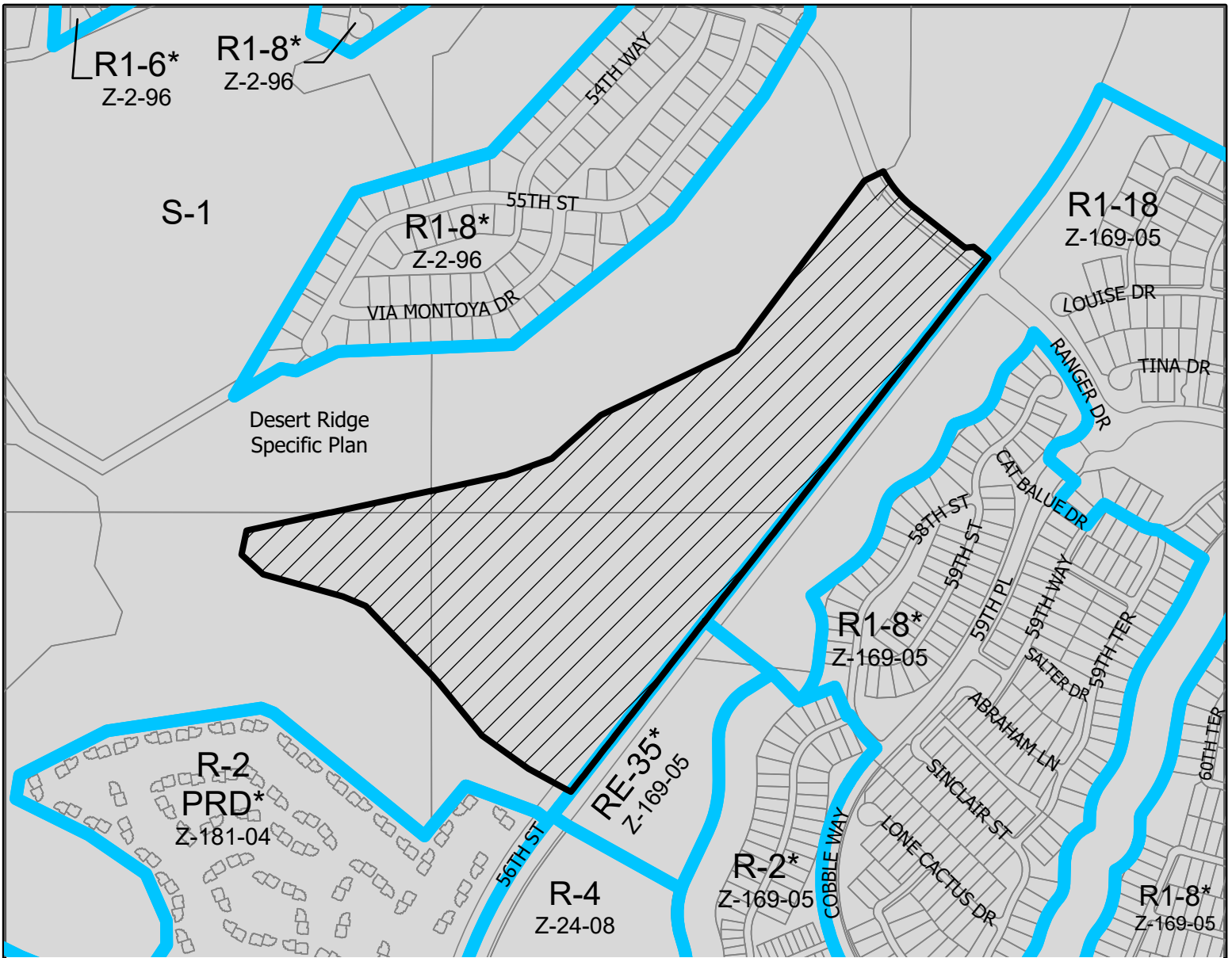
Aerial Sketch Map

Conceptual Site Plan date stamped January 30, 2026

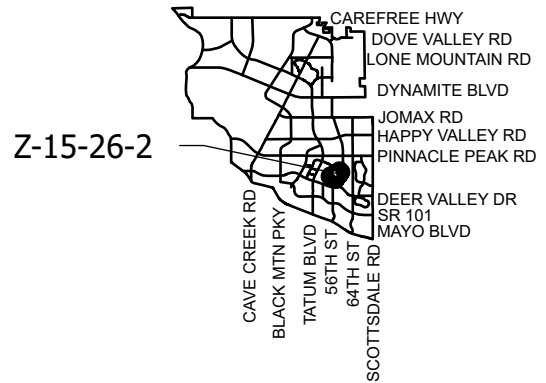
Conceptual Landscape Plan date stamped January 30, 2026

Conceptual Building Elevations and Renderings date stamped March 30, 2026 (9 pages)

Community Correspondence (8 pages)

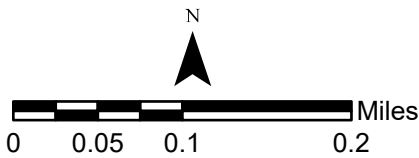
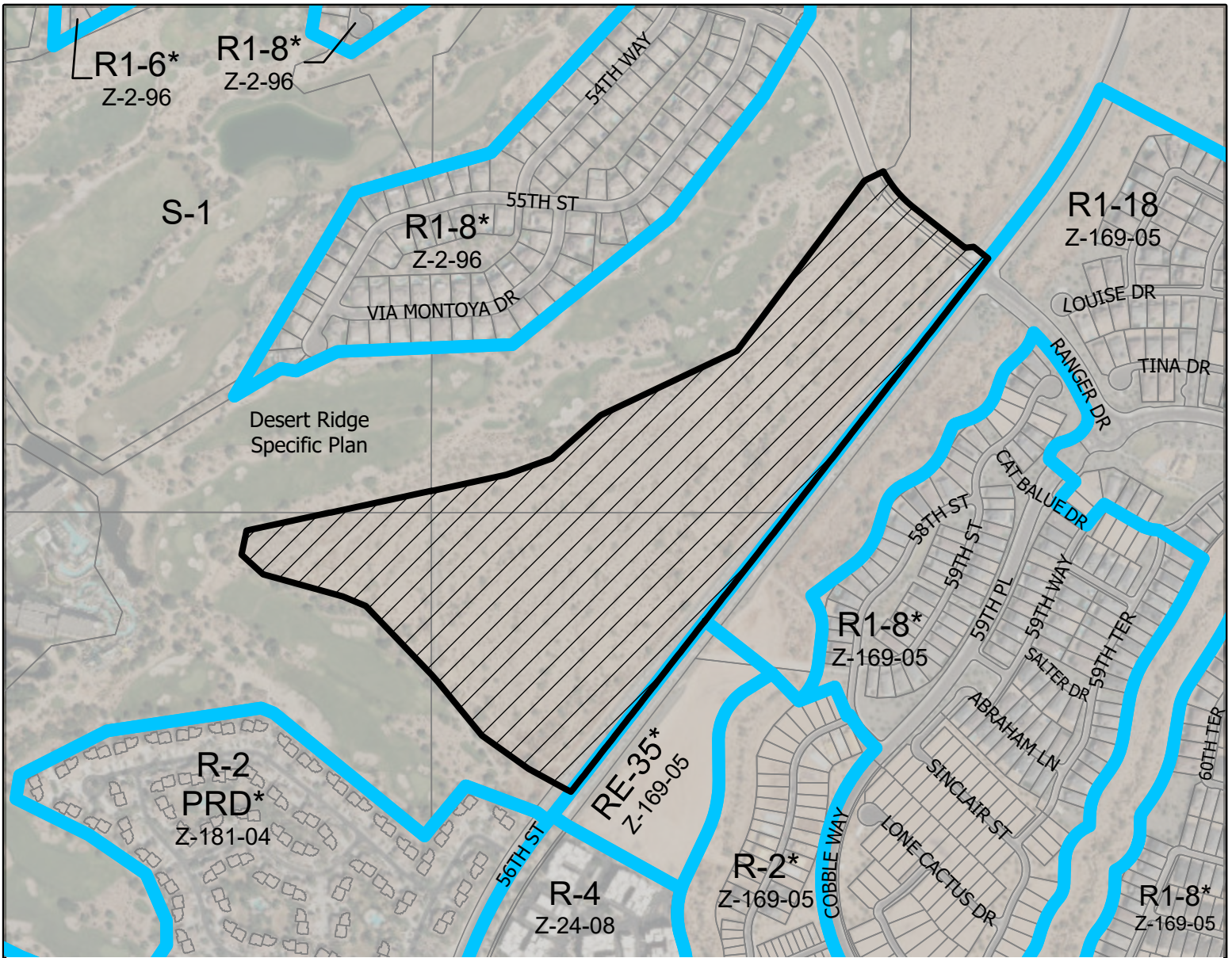


**DESERT VIEW VILLAGE**  
COUNCIL DISTRICT: 2

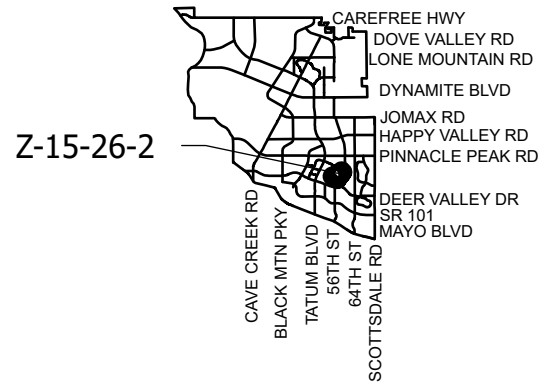


APPLICANT'S NAME: <b>Noel Griemsmann</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-15-26-2</b>		FROM: <b>S-1 DRSP ( 53.20 ac.)</b>	
DATE: <b>2/18/2026</b>		TO: <b>R1-6 DRSP ( 53.20 ac.)</b>	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>53.20 Acres</b>		AERIAL PHOTO & QUARTER SEC. NO. QS 43-40, QS 43-41, QS 42-40, QS 42-41	
MULTIPLES PERMITTED <b>S-1 DRSP</b> <b>R1-6 DRSP</b>		ZONING MAP <b>N-11</b>	
STANDARD OPTION <b>53</b> <b>292</b>		* UNITS P.R.D OPTION <b>N/A</b> <b>346</b>	

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



**DESERT VIEW VILLAGE**  
COUNCIL DISTRICT: 2



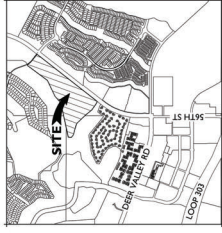
APPLICANT'S NAME: <b>Noel Griemsmann</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-15-26-2</b>		FROM: <b>S-1 DRSP ( 53.20 ac.)</b>	
DATE: <b>2/18/2026</b>		TO: <b>R1-6 DRSP ( 53.20 ac.)</b>	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>53.20 Acres</b>		AERIAL PHOTO & QUARTER SEC. NO. QS 43-40, QS 43-41, QS 42-40, QS 42-41	
MULTIPLES PERMITTED <b>S-1 DRSP</b> <b>R1-6 DRSP</b>		ZONING MAP <b>N-11</b>	
STANDARD OPTION <b>53</b> <b>292</b>		* UNITS P.R.D OPTION <b>N/A</b> <b>346</b>	

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

# PRE-APPLICATION SITE PLAN FOR TELLARO

TRACT 1, TRACT 29, TRACT 31, AND A PORTION OF 36 OF BLOCK 4 OF THE STATE PLAT NO. 24 DESERT RIDGE AMENDED AS RECORDED IN BOOK 376, PAGE 26, MARICOPA COUNTY RECORDS, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 20, NORTHWEST QUARTER OF SECTION 21, SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## VICINITY MAP



## PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
DEVELOPER	K HONNANIAN GREAT WESTERN HOMES CHUCK CIRIOCHI 480.844.1735 8800 E RAIN TREE DRIVE, SUITE 300 SCOTTSDALE, ARIZONA 85260
ATTORNEY	SNELL & WILMER 1000 N. CENTRAL AVENUE, 16TH FLOOR PHOENIX, AZ 85004 KIMBERLY@SNELLWILMER.COM 602.382.6824
PLANNER	RUI PLANNING - LANDSCAPE ARCHITECTURE JESSICA MILLER 1000 N. CENTRAL AVENUE, 16TH FLOOR PHOENIX, AZ 85004 JRMILLER@RUIPLANNING.COM 480.946.0994
ENGINEER	ENGINEERING MATT MANCINI 480.334.4387 4370 E THOMAS ROAD, SUITE 200 SCOTTSDALE, AZ 85251

## SITE DATA

SITE	DESCRIPTION
NET PARCEL	11.23 AC (2,887,927 SF)
NET PARCEL	4.47 AC (1,086,720 SF)
APN PARCEL #	212-33-076, 088, 091, 094
EXISTING ZONING	R-1.5, TABLE B(1) PRD
PROPOSED ZONING	SINGLE-FAMILY DETACHED
# OF UNITS	60/135: 37 LOTS TOTAL: 34 LOTS
GROSS DENSITY:	4.4 DU/AC
% OPEN SPACE	30% OF NET (13.6 AC)

## APPROVALS:

**CITY OF PHOENIX**  
JAN 30 2026  
Planning & Development Department

PRE APP  
SITE PLAN

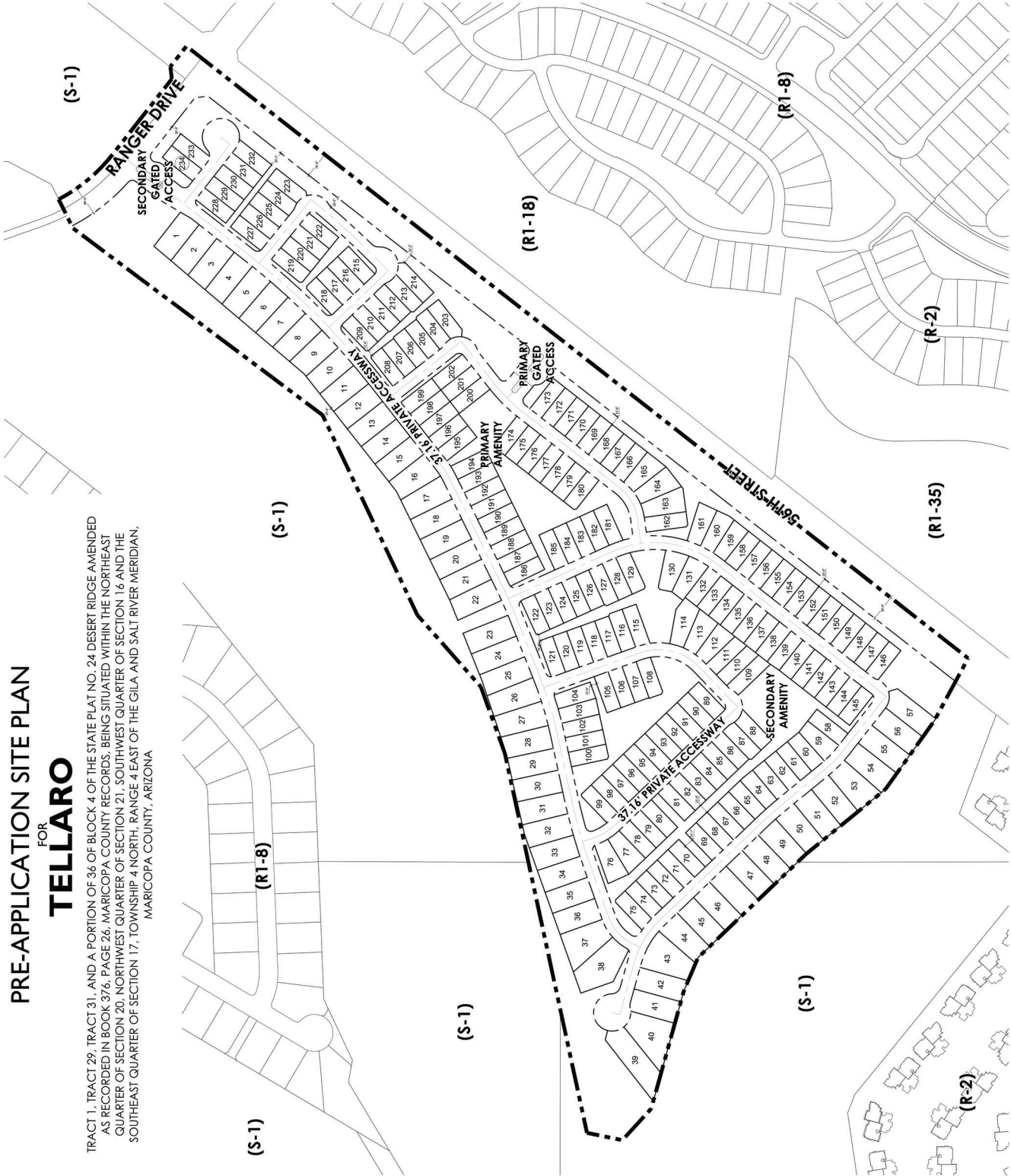
SP.1

SHEET 1 OF 2

TELLARO  
PRE-APPLICATION SITE PLAN  
PHOENIX, AZ

PROJECT NO.: 25006894  
DATE: NOVEMBER 10, 2025  
DRAWN BY: JIM  
AS

REVISIONS

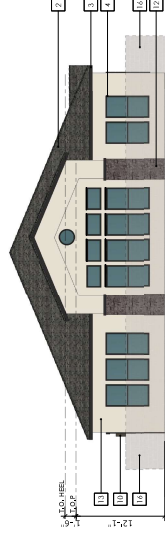








FORM 2A - CONTINGUARY  
FROM WINDMILL



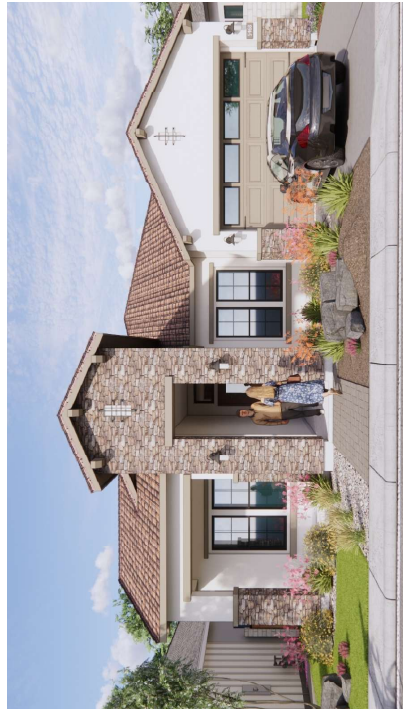
REAR ELEVATION  
SCALE: 1/8" = 1'-0"

STYLE LEGEND:

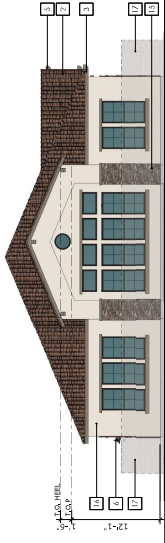
- 1 MATERIAL ON RISERS TO TOP WALL AT PROPERTY FENCE
- 2 CONCRETE STAIRS
- 3 SAND FINISH STUCCO
- 4 PROPERTY WALL

ROOF PLAN LEGEND:

- 1 ROOFING
- 2 PROTRUSIONS
- 3 CONCRETE SLAB TIRES
- 4 12" RAISE AND DRAVE
- 5 WINDOW WITH 2" INSULATION
- 6 12" RECESS
- 7 12" RECESS
- 8 FLOOR AT ENTRY - 105" A.F.F.
- 9 FLOOR HEIGHT - 104" A.F.F.
- 10 WINDOW WITH 2" INSULATION
- 11 COACHLIGHT
- 12 COLOR MATCH TO INTERIOR
- 13 STONE STONE ACCENTIFIER
- 14 SAND FINISH STUCCO



FORM 2A - HACIENDA  
FROM NEW ALLS



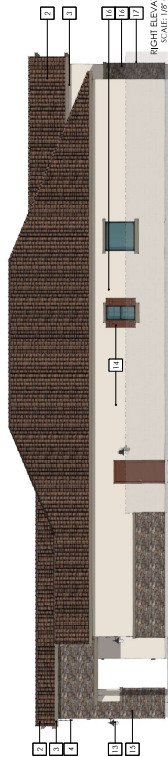
REAR ELEVATION  
SCALE: 1/8" = 1'-0"

STYLE LEGEND:

- 1 MATERIAL ON RISERS TO TOP WALL AT PROPERTY FENCE
- 2 CONCRETE STAIRS
- 3 SAND FINISH STUCCO
- 4 PROPERTY WALL

ROOF PLAN LEGEND:

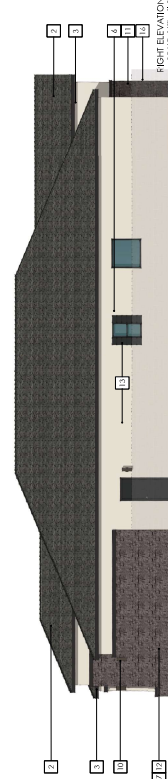
- 1 PROMINENT GABLES & CHIPS
- 2 CONCRETE STAIRS
- 3 12" RAISE AND DRAVE
- 4 10" x 20" x 2" RECESS WITH M
- 5 6" x 6" CORREL
- 6 DECORATIVE SHIRES
- 7 FLOOR AT ENTRY - 104" A.F.F.
- 8 FLOOR HEIGHT - 104" A.F.F.
- 9 WINDOW WITH 2" INSULATION
- 10 WINDOW WITH 2" INSULATION
- 11 HEAD TRIM - 2" ALL TRIM
- 12 12" RECESS
- 13 14" RECESS AT GARAGE
- 14 COACHLIGHT



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

STYLE LEGEND:

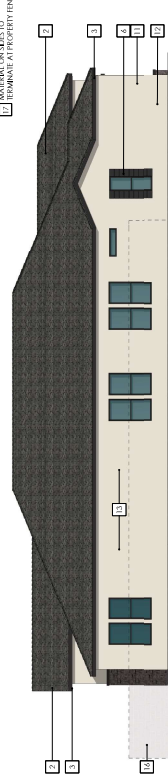
- 1 MATERIAL ON RISERS TO TOP WALL AT PROPERTY FENCE
- 2 CONCRETE STAIRS
- 3 SAND FINISH STUCCO
- 4 PROPERTY WALL



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

STYLE LEGEND:

- 1 DECORATIVE SHIRING
- 2 PICTURES AT GARAGE
- 3 PROPERTY WALL
- 4 MATERIAL ON RISERS TO TOP WALL AT PROPERTY FENCE



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

STYLE LEGEND:

- 1 MATERIAL ON RISERS TO TOP WALL AT PROPERTY FENCE
- 2 CONCRETE STAIRS
- 3 SAND FINISH STUCCO
- 4 PROPERTY WALL



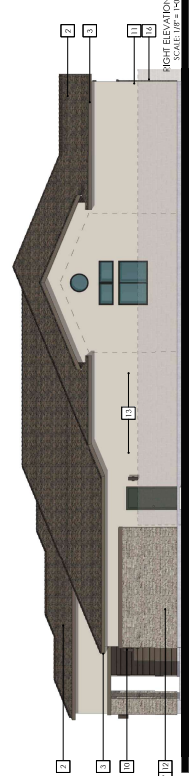
FORM 2D - CONTEMPORARY  
FROM VIEW N.E.S.



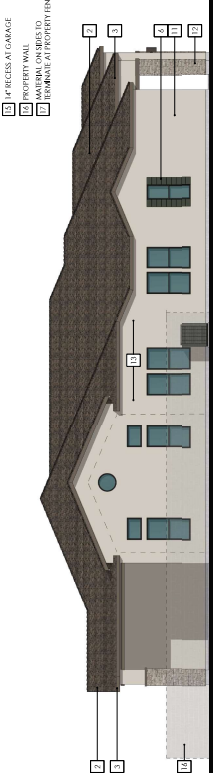
- SCOPE PLAN | SIDING:
- 1 DECORATIVE SHING
  - 2 PROMINENT SH
  - 3 CONCRETE SLATES
  - 4 12" PAGES AND FIVES
  - 5 WINDOW WHITE TRIM/ROOFING
  - 6 12" RECES
  - 7 PLANT AT ENTRY - 104" A.F.F.
  - 8 PLANT HEIGHT - 104" A.F.F.
  - 9 WINDOW HEADS - 80" A.F.F. & 10"
  - 10 COACH LIGHT
  - 11 COLOR SCHEME #4111 PER STONE VENEER ACCENT CENTER
  - 12 SAND BRUSH STUCCO



- STYLE LEGEND:
- 1 DECORATIVE SHING
  - 2 12" RECES AT GARAGE
  - 3 PROPERTY WALL
  - 4 MATERIAL FINISHES TO MATCH MATERIALS AT PROPERTY FENCE



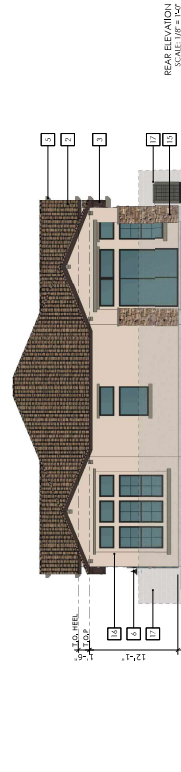
- STYLE LEGEND:
- 1 DECORATIVE SHING
  - 2 12" RECES AT GARAGE
  - 3 PROPERTY WALL
  - 4 MATERIAL FINISHES TO MATCH MATERIALS AT PROPERTY FENCE



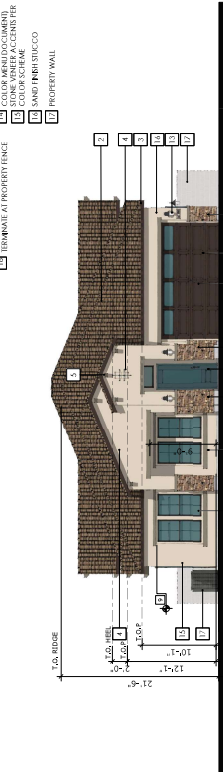
- STYLE LEGEND:
- 1 DECORATIVE SHING
  - 2 12" RECES AT GARAGE
  - 3 PROPERTY WALL
  - 4 MATERIAL FINISHES TO MATCH MATERIALS AT PROPERTY FENCE



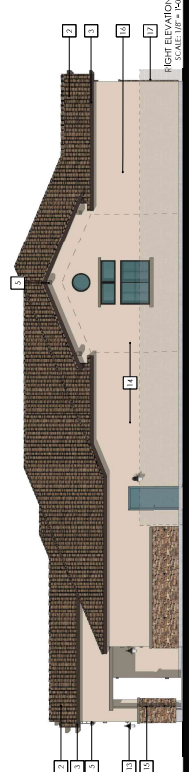
FORM 2A - HACIENDA  
FROM VIEW N.E.S.



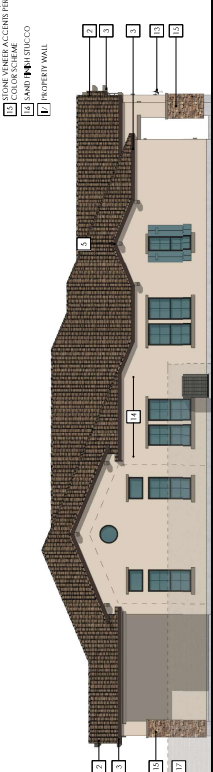
- SCOPE PLAN | SIDING:
- 1 DECORATIVE SHING
  - 2 PROMINENT SH
  - 3 CONCRETE SLATES
  - 4 12" PAGES AND FIVES
  - 5 WINDOW WHITE TRIM/ROOFING
  - 6 12" RECES
  - 7 PLANT AT ENTRY - 104" A.F.F.
  - 8 PLANT HEIGHT - 104" A.F.F.
  - 9 WINDOW HEADS - 80" A.F.F. & 10"
  - 10 COACH LIGHT
  - 11 COLOR SCHEME #4111 PER STONE VENEER ACCENT CENTER
  - 12 SAND BRUSH STUCCO



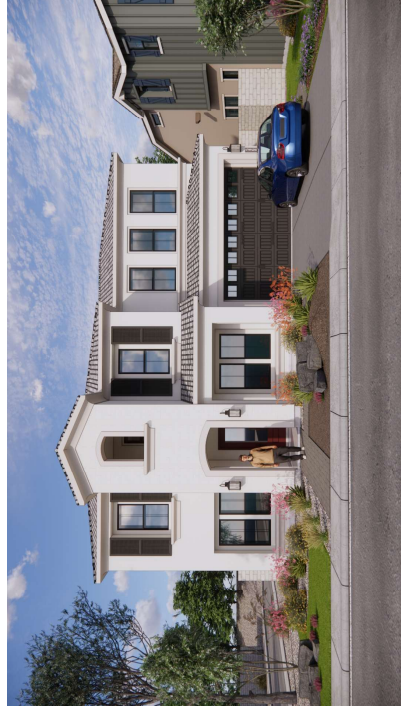
- STYLE LEGEND:
- 1 DECORATIVE SHING
  - 2 12" RECES AT GARAGE
  - 3 PROPERTY WALL
  - 4 MATERIAL FINISHES TO MATCH MATERIALS AT PROPERTY FENCE



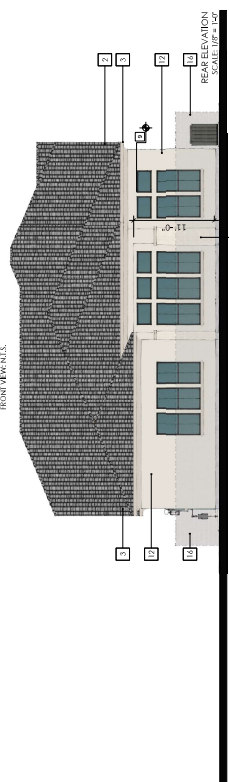
- STYLE LEGEND:
- 1 DECORATIVE SHING
  - 2 12" RECES AT GARAGE
  - 3 PROPERTY WALL
  - 4 MATERIAL FINISHES TO MATCH MATERIALS AT PROPERTY FENCE



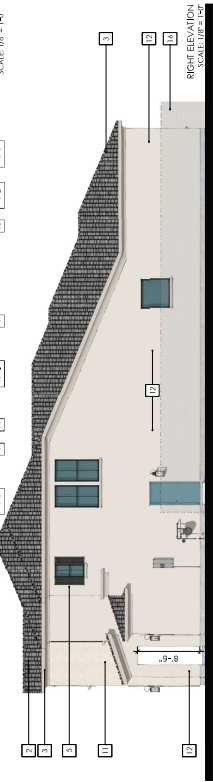
- STYLE LEGEND:
- 1 DECORATIVE SHING
  - 2 12" RECES AT GARAGE
  - 3 PROPERTY WALL
  - 4 MATERIAL FINISHES TO MATCH MATERIALS AT PROPERTY FENCE



FORM VA - MEDITERRANEAN  
FROM NW VIEW.



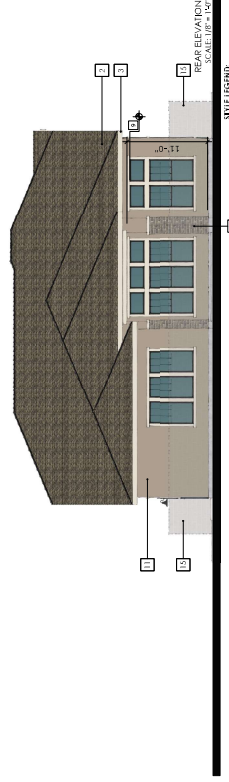
- ROOF PLAN | 1/4" = 1'-0"
- STYLE LEGEND:
- 1 CONCRETE TILES
  - 2 12" FRAMES AND PANES
  - 3 12" SCUPION SKILL
  - 4 CONCRETE
  - 5 PLATE AT ENTRY - 100" A.F.F.
  - 6 PLATE AT ENTRY - 100" A.F.F.
  - 7 12" WINDOW HEADS - 100" A.F.F. & 106"
  - 8 12" WINDOW HEADS - 100" A.F.F. & 106"
  - 9 SAND IN BRICKWORK
  - 10 SAND IN BRICKWORK
  - 11 12" RECES AT WINDOW



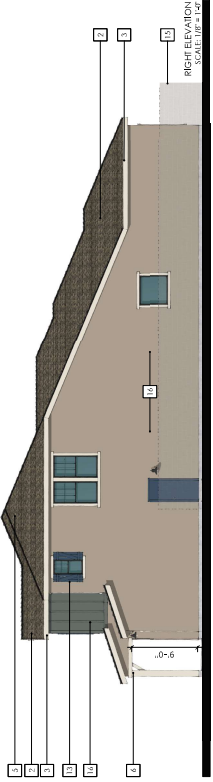
- STYLE LEGEND:
- 1 MATERIAL ON BRISTO
  - 2 12" WINDOW AT PROPERTY FENCE
  - 3 12" WINDOW AT PROPERTY FENCE
  - 4 PROPERTY WALL



FORM VA - FARMHOUSE  
FROM NW VIEW.

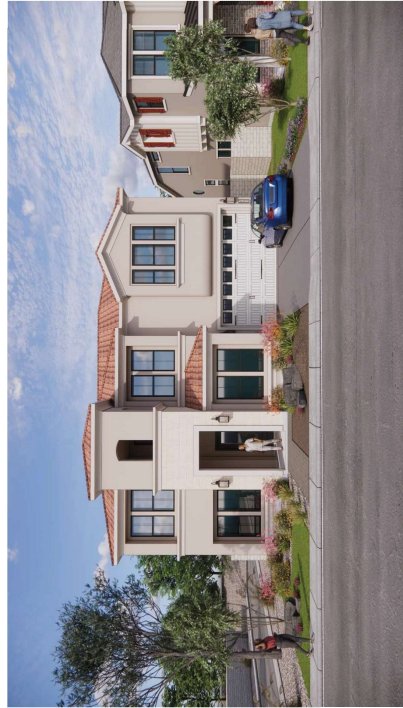


- ROOF PLAN | 1/4" = 1'-0"
- STYLE LEGEND:
- 1 CONCRETE TILES
  - 2 12" FRAMES AND PANES
  - 3 12" RECES AT WINDOW
  - 4 CONCRETE
  - 5 PLATE HEIGHT - 100" A.F.F.
  - 6 WINDOW HEADS - 100" A.F.F. & 106"
  - 7 WINDOW HEADS - 100" A.F.F. & 106"
  - 8 SAND IN BRICKWORK
  - 9 SAND IN BRICKWORK
  - 10 12" RECES AT GARAGE
  - 11 DECORATIVE SHIERS

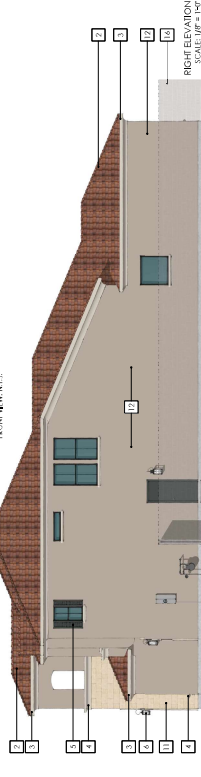


- STYLE LEGEND:
- 1 MATERIAL ON BRISTO
  - 2 12" WINDOW AT PROPERTY FENCE
  - 3 12" WINDOW AT PROPERTY FENCE
  - 4 DECORATIVE BOARD & BATTEN

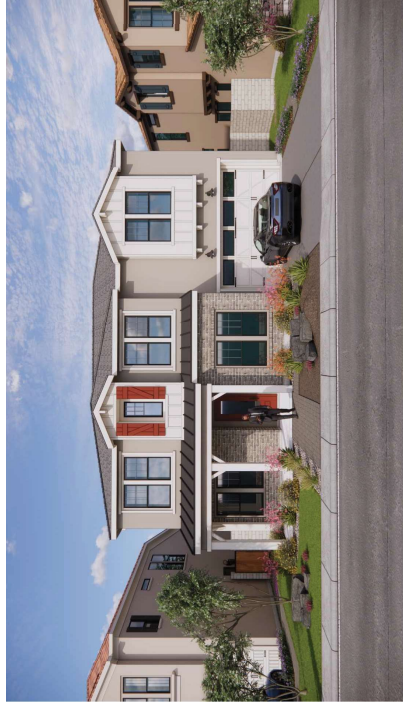
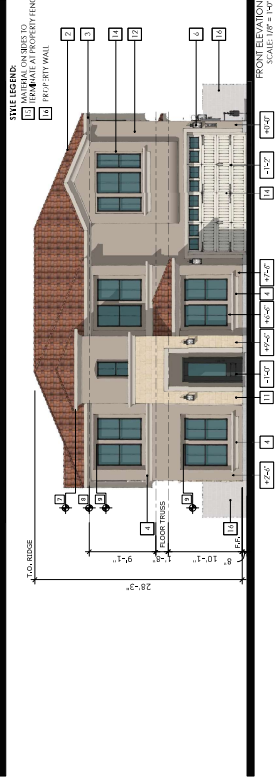
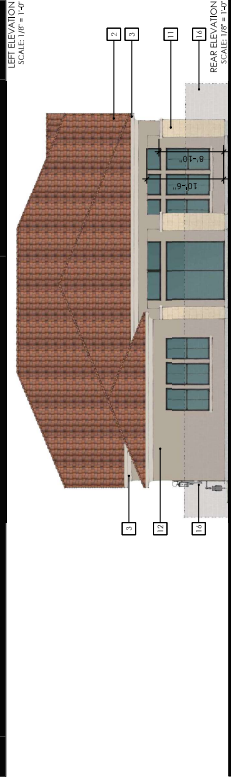
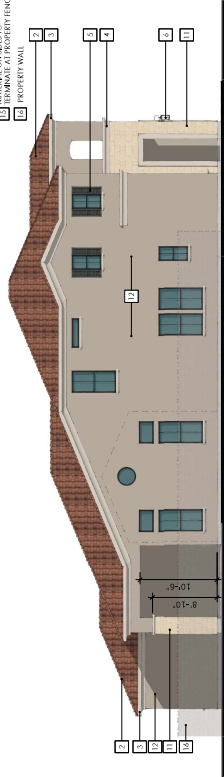




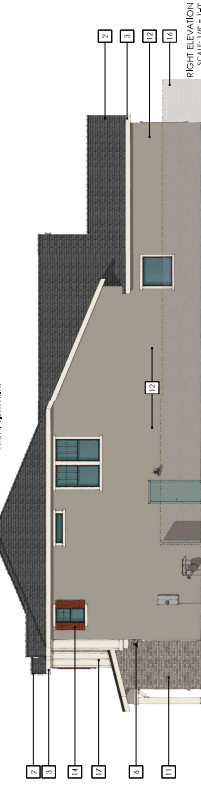
FORM VA - MEDITERRANEAN  
FROM PLAN 115.



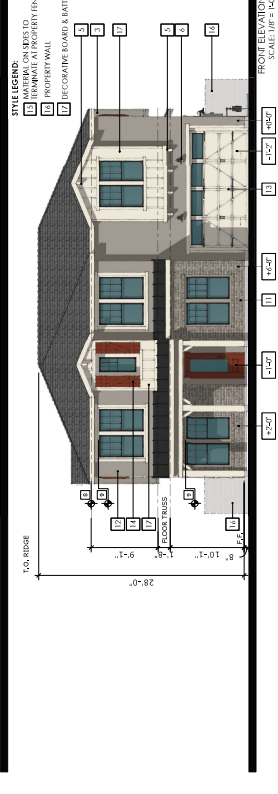
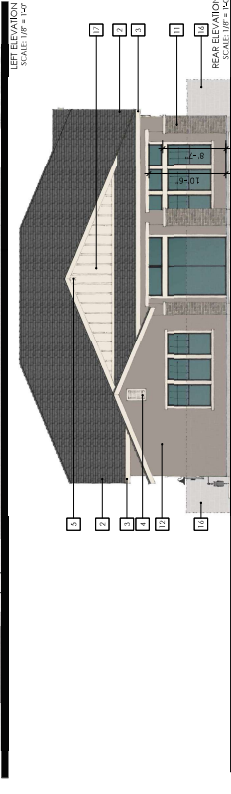
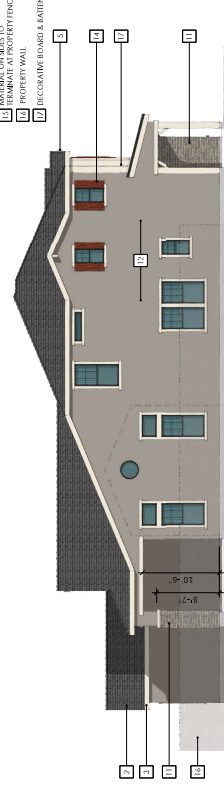
- ROOF PLAN | 1:21 INCH
- SITE LEGEND:**
- 1 MATERIAL ON SITES TO TERMINAL AT PROPERTY FENCE
  - 2 PROPERTY WALL
  - 3 CONCRETE SLAB TILES
  - 4 12" SQUARE TILE
  - 5 DECORATIVE SHIMMERS
  - 6 COACH LIGHT
  - 7 FLOOR HEIGHT = 10'-0" & 8'-0" A.F.F.
  - 8 WINDOW HEADR = 4'-0" A.F.F. & 10'-0" COLOR SCHEME # 2122 (PER COLOR MANUFACTURER)
  - 9 STONE UNDER FLOOR COLOR SCHEME
  - 10 SAND FINISH CO.
  - 11 14" PICES AT GARAGE
  - 12 7" PICES AT WINDOW



FORM WA - FARMHOUSE  
FROM PLAN 115.



- ROOF PLAN | 1:21 INCH
- SITE LEGEND:**
- 1 MATERIAL ON SITES TO TERMINAL AT PROPERTY FENCE
  - 2 PROPERTY WALL
  - 3 DECORATIVE BOARD & BATTEN
  - 4 12" SQUARE TILE
  - 5 DECORATIVE SHIMMERS
  - 6 COACH LIGHT
  - 7 FLOOR HEIGHT = 10'-0" & 8'-0" A.F.F.
  - 8 WINDOW HEADR = 4'-0" A.F.F. & 10'-0" COLOR SCHEME # 2122 (PER COLOR MANUFACTURER)
  - 9 SAND FINISH CO.
  - 10 14" PICES AT GARAGE
  - 11 7" PICES AT WINDOW





FORM 11A - GRANITE HOUSE  
FRONT VIEW/SLLS

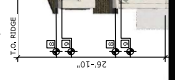


FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"

REAR ELEVATION  
SCALE: 3/32" = 1'-0"



REAR ELEVATION  
SCALE: 3/32" = 1'-0"

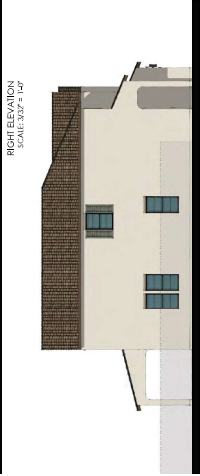
26'-10"  
C.O. RIDGE  
10'  
10'



FORM 11A - GRANITE HOUSE  
FRONT VIEW/SLLS

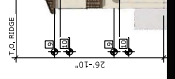


FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"

REAR ELEVATION  
SCALE: 3/32" = 1'-0"



REAR ELEVATION  
SCALE: 3/32" = 1'-0"

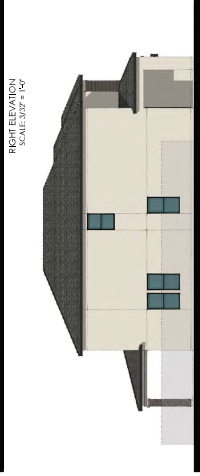
26'-10"  
C.O. RIDGE  
10'  
10'



FORM 12A - CONTEMPORARY  
FRONT VIEW/SLLS

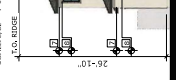


FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



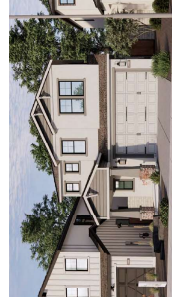
RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"

REAR ELEVATION  
SCALE: 3/32" = 1'-0"



REAR ELEVATION  
SCALE: 3/32" = 1'-0"

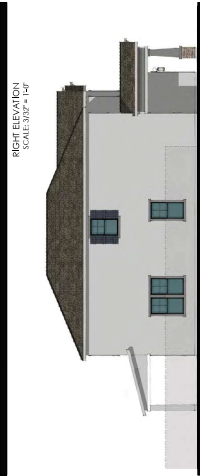
26'-10"  
C.O. RIDGE  
10'  
10'



FORM 12A - CONTEMPORARY  
FRONT VIEW/SLLS

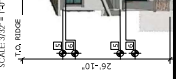


FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"

REAR ELEVATION  
SCALE: 3/32" = 1'-0"



REAR ELEVATION  
SCALE: 3/32" = 1'-0"

26'-10"  
C.O. RIDGE  
10'  
10'



FORM 11A - SPANISH MODERN  
FRONT VIEW N.E.S.



RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



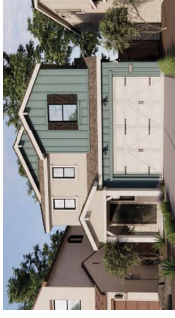
LEFT ELEVATION  
SCALE: 3/32" = 1'-0"



REAR ELEVATION  
SCALE: 3/32" = 1'-0"



FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



FORM 11A - FARMHOUSE  
FRONT VIEW N.E.S.



RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



LEFT ELEVATION  
SCALE: 3/32" = 1'-0"



REAR ELEVATION  
SCALE: 3/32" = 1'-0"



FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



FORM 11A - CRAFTSMAN  
FRONT VIEW N.E.S.



RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



LEFT ELEVATION  
SCALE: 3/32" = 1'-0"



REAR ELEVATION  
SCALE: 3/32" = 1'-0"



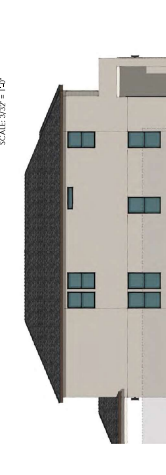
FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



FORM 11A - CONTEMPORARY  
FRONT VIEW N.E.S.



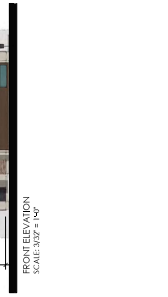
RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



LEFT ELEVATION  
SCALE: 3/32" = 1'-0"



REAR ELEVATION  
SCALE: 3/32" = 1'-0"



FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



FORM 1A - SPANISH MODERN  
FRONT VIEW R.L.S.

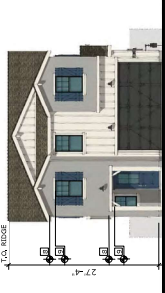


RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



LEFT ELEVATION  
SCALE: 3/32" = 1'-0"

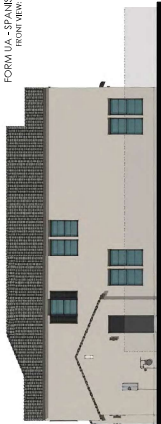
REAR ELEVATION  
SCALE: 3/32" = 1'-0"



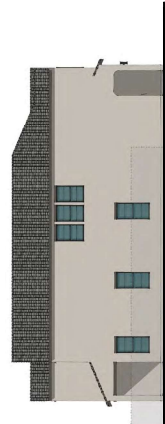
FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



FORM 1A - SPANISH MODERN  
FRONT VIEW R.L.S.



RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



LEFT ELEVATION  
SCALE: 3/32" = 1'-0"

REAR ELEVATION  
SCALE: 3/32" = 1'-0"



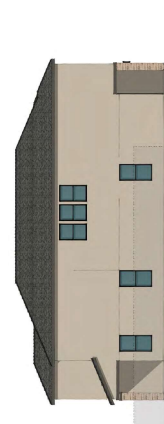
FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



FORM 2A - CONTEMPORARY  
FRONT VIEW R.L.S.



RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



LEFT ELEVATION  
SCALE: 3/32" = 1'-0"

REAR ELEVATION  
SCALE: 3/32" = 1'-0"



FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



FORM 1A - SPANISH MODERN  
FRONT VIEW R.L.S.



RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



LEFT ELEVATION  
SCALE: 3/32" = 1'-0"

REAR ELEVATION  
SCALE: 3/32" = 1'-0"



FRONT ELEVATION  
SCALE: 3/32" = 1'-0"

**From:** [Ken Leckey](#)  
**To:** [nwood@swlaw.com](mailto:nwood@swlaw.com)  
**Cc:** [Adrian G Zambrano](#)  
**Subject:** Questions  
**Date:** Sunday, February 22, 2026 1:27:51 PM

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Nicholas,

I received the packet of information you sent out in regards to the proposed change in zoning (Case No. Z-15-26). I own a condo in Bella Monte, Unit 2011 which is the closest to your proposed development. I assume your community will have a wall around it. I would like to know how far that is from my condo. Secondly, if it will be visible from my porch can you put vegetation around/on it to disguise that it is a wall? I like my view now and would like to have you preserve a desert view as much as possible. Thank you for your consideration.

Kenneth P. Leckey  
412 303-6136

**From:** [Margaret and Glen Cross](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Proposed Development at 56th St N and Ranger Road by Hovnanian Homes  
**Date:** Thursday, February 26, 2026 11:12:14 AM

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Mr. Zambrano - We have been made aware of the upcoming rezoning and action at the above-listed project. We live in Bella Monte, the parcel directly to the south of the proposed project. We are obviously very interested in the proposed activity. We will also be attending the March 4<sup>th</sup> neighborhood meeting, and will continue to follow the plan for development.

As we received only the notice, we have requested the full submittal package from Snell & Wilmer, including the cover letter, conceptual site plan, and sample renderings included in the application, as we have not had the opportunity to see these items.

We note in the notice there is mention of walking paths. For your information, many of us use the current property for walking, running and bicycling, and a pathway to the parcel north of Ranger Drive. We enjoy the desert landscape and vistas offered by the property, which when state owned, was fully accessible to us. We are concerned that access to this area will be eliminated. We request that a pathway be preserved for residents of Bella Monte to access the parcel to the north of Ranger Drive.

We are also very concerned about dust and construction debris. While homes were being constructed on the developments to the east of 56<sup>th</sup> St North, and north of Deer Valley Rd, packaging, insulation, food packaging, and other items were blown beyond the development footprint, and were visible along 56<sup>th</sup> St N and in the proposed project parcel. This is concerning to us as an immediate neighbor to this project. There must be oversight from the City and penalties for blowing debris, lack of construction site organization, and lack of dust control on the proposed development.

There are initial comments and concerns. We will continue to monitor activities associated with this project, and stay engaged.

Thank you for your time.

Sincerely,

Margaret Simmons-Cross (408-838-1461)

Glen Cross

Bella Monte Residents and Owners

**From:** [Adrian G Zambrano](#)  
**To:** "CLAUDIA GARZA"  
**Subject:** RE: Case No. Z-15-26  
**Date:** Monday, March 23, 2026 2:27:00 PM

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Hi Claudia,

Ranger Drive was always shown on the City of Phoenix Street Classification Map connecting to 56th Street. The connection was dependent on the timing of development of the adjacent land – as developers are required to construct half-street improvements along their street frontages (and sometimes full width or other off-site improvements under certain circumstances). The Street Classification Map is available here: [Street Classification Map](#).

The land is currently owned by the Arizona State Land Department and is planned to be sold in an auction after the rezoning process. This project is proposing a new single-family subdivision, with a total of 234 lots. Of the 234 lots, 57 lots will be 60 feet wide by 125 feet deep, and 177 lots will be 40 feet wide by 103 feet deep. The proposed building elevations include a mix of one- and two-story homes. The case files and application materials are all available in the Files uploaded in the ShapePHX portal – you will just need to create an account first, and then once logged in, search for the case number Z-15-26-2: [Home](#).

The first hearing is scheduled for April 7 at 6:30 PM at the Paradise Valley Community Center with the Desert View Village Planning Committee (VPC). The VPC makes a recommendation to the Planning Commission, which is scheduled to hear this case on May 7 at 6:00 PM at the City Council Chambers, or virtually. The Planning Commission makes a recommendation to the City Council, which is scheduled to hear this case on June 3 at 2:30 PM at the City Council Chambers, or virtually. If the Planning Commission decision is not appealed within 7 calendar days after the Planning Commission hearing, the decision will be ratified and scheduled for ordinance adoption by the City Council without further discussion.

Feel free to reach out to me with any further questions.

Best regards,

**Adrian Zambrano** (*he/him/his*)  
Planner II - Village Planner  
Phone: 602-534-6057  
E-mail: [adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)

City of Phoenix



► Planning & Development Department  
Planning Division, Long Range Planning  
200 West Washington Street, 3<sup>rd</sup> Floor  
Phoenix, AZ 85003


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**From:** CLAUDIA GARZA <cdashone@cox.net>  
**Sent:** Monday, March 23, 2026 7:06 AM  
**To:** Adrian G Zambrano <adrian.zambrano@phoenix.gov>  
**Subject:** Case No. Z-15-26

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Good Morning,

My name is Claudia Garza and I am a resident in Desert Ridge (Ironwood Greens). The purpose of this email is to get some information about the above Case Number as, if approved by necessary city departments as well as City Council, will affect my neighborhood.

Ranger Drive is the main access for several neighborhoods between Tatum Blvd and where traffic flow currently ends at 55th Street with barricades stopping traffic. The portion of Ranger Drive between 55th Street and 56th Street passes through the Wildfire Golf Course. As I am sure you are aware, this could become a liability due to safety for golfers. It came to my attention recently that a developer (not sure which one) held an "information" meeting with residents of the community of Bella Monte to explain their development as well as completing Ranger Drive to 56th Street - opening it up to traffic. Can you please give me some background on this project as well as any timeline for future meetings, specifically when this will be presented at the Desert View Village Planning Committee. As someone who has been and is still active with development efforts in my area, I was quite surprised to learn of this proposed plan that will increase significantly the amount of traffic on Ranger Drive.

Thank you for any information you are able to provide and I look forward to your response.

Claudia Garza  
22825 N. 55th Street  
Phoenix, AZ 85054  
[cdashone@cox.net](mailto:cdashone@cox.net)  
480-251-3673

**From:** [Adrian G Zambrano](#)  
**To:** "Josh Ast"  
**Subject:** RE: Ranger and 56th Extension  
**Date:** Wednesday, March 25, 2026 2:07:00 PM  
**Attachments:** [Z-15-26-2 Sketch Map Aerial.pdf](#)

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Hi Josh,

Yes, the case is Z-15-26-2, which is a request to rezone 53.20 acres located at the southwest corner of 56th Street and Ranger Drive from S-1 DRSP (Ranch or Farm Residence, Desert Ridge Specific Plan) to R1-6 DRSP (Single-Family Residence District, Desert Ridge Specific Plan) to allow a 234-lot single-family residential subdivision (see sketch map attached). Lot sizes would include 57 lots that are 60 feet x 125 feet and 177 lots that are 40 feet x 103 feet. A total of 26% of the gross area of the site is proposed to be retained as open space.

As part of this development, the developer will be required to construct the remainder of Ranger Drive, connecting to 56th Street. This connection was always planned as part of the adopted Street Classification Map: [Street Classification Map](#). Any developer that wants to develop the land adjacent to this section of Ranger Drive, regardless of the type of development, would be required to construct the street improvements.

If you would like to learn more about this case, you can search the case number on the ShapePHX portal. You will first need to create an account, and then once logged in, you can search the case number and look through the files uploaded in ShapePHX: [Home](#).

Feel free to reach out to me with any further questions.

Best regards,



**Adrian Zambrano** (*he/him/his*)  
Planner II - Village Planner  
Phone: 602-534-6057  
E-mail: [adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)

City of Phoenix  
► Planning & Development Department  
Planning Division, Long Range Planning  
200 West Washington Street, 3<sup>rd</sup> Floor  
Phoenix, AZ 85003

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**From:** Josh Ast <[josh@joshast.com](mailto:josh@joshast.com)>

**Sent:** Wednesday, March 25, 2026 1:25 PM  
**To:** Adrian G Zambrano <adrian.zambrano@phoenix.gov>  
**Subject:** Ranger and 56th Extension

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Hi Adrian,

I hope all is well.

I was notified via a neighbor of Phoenix city activity related to extending Ranger Road to 56th Street. I was unable to find city documentation related specifically to that project. Can you share anything available with additional information.

Thank you,

Josh