



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-63-26-8
July 9, 2026

South Mountain Village Planning Committee Meeting Date:	July 14, 2026
Planning Commission Hearing Date:	August 6, 2026
Request From:	R-5 SPVTABDO (Multi-Family Residence District, South Phoenix Village and Target Area B Design Overlay) (1.93 acres), C-2 SPVTABDO (Intermediate Commercial, South Phoenix Village and Target Area B Design Overlay) (0.53-acres), CP/GCP SPVTABDO (Commerce Park District/General Commerce Park Option, South Phoenix Village and Target Area B Design Overlay) (4.79 acres), and R1-6 SPVTABDO (Single-Family Residence District South Phoenix Village and Target Area B Design Overlay) (0.16-acres)
Request To:	CP/GCP SPVTABDO (Commerce Park District/General Commerce Park Option, South Phoenix Village and Target Area B Design Overlay) (7.41acres)
Proposed Use:	Light indoor manufacturing and assembly
Location:	Approximately 760 feet east of the southeast corner of 16th Street and Broadway Road
Owner:	Kammerzell Holdings Limited Partnership and PC Land Holdings, LLC
Applicant/Representative:	Jordan Greenman, Greenman Law Firm
Staff Recommendation:	Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commerce / Business Park, Commercial, Residential 10 to 15 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	Broadway Road	Arterial	40-foot south half street

CONNECT PEOPLE AND PLACES CORE VALUE, OPPORTUNITY SITE; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal, as stipulated, will be required to provide an approximate 200-foot setback adjacent to adjacent single-family residential area to the south. Furthermore, landscape setbacks and retention areas will be enhanced with minimum two-inch caliper shade trees to further screen the proposed development from adjacent land uses.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The proposal, as stipulated, includes shaded bicycle parking to encourage bicycling and transit use.

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

The proposal, as stipulated, includes enhanced landscape setbacks, a shaded employee resting area, shaded parking, shaded bicycle parking and pedestrian pathways, and a shaded detached sidewalk along Baseline Road. These improvements will create a comfortable pedestrian environment along Baseline Road and make aesthetic improvements to the industrial development.

Applicable Plans, Overlays, and Initiatives

Target Area B Redevelopment Plan: Background Item No. 5.

Shade Phoenix Plan: Background Item No. 6.

[Comprehensive Bicycle Master Plan](#): Background Item No. 7.

[Transportation Electrification Action Plan](#): Background Item No. 8.

[Complete Streets Guidelines](#): Background Item No. 9.

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

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

[Phoenix Climate Action Plan](#): Background Item No. 12.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Light indoor manufacturing and assembly	R-5 SPVTABDO, C-2 SPVTABDO, CP/GCP SPVTABDO, and R1-6 SPVTABDO
North (across Broadway Road)	Commercial	C-2 SPVTABDO
West	Vacant land	CP/GCP SPVTABDO
East	Vacant land	C-2 SPVTABDO and R-5 SPVTABDO
South	Single-family residential	R1-6 SPVTABDO

Commerce Park / General Commerce Park Option		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<i>Minimum Building Setbacks</i>		
North (Perimeter, adjacent to Broadway Road)	30 feet	50 feet (Met)
East (Perimeter, adjacent to C-2 SPVTABDO and R-5 SPVTABDO)	20 feet	20 feet (Met)
South (Perimeter, adjacent to R1-8)	20 feet	Approximately 200 feet (Met)

West (Interior, adjacent to CP/GCP SPVTABDO)	0 feet	31 feet (Met)
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Background/Issues/Analysis

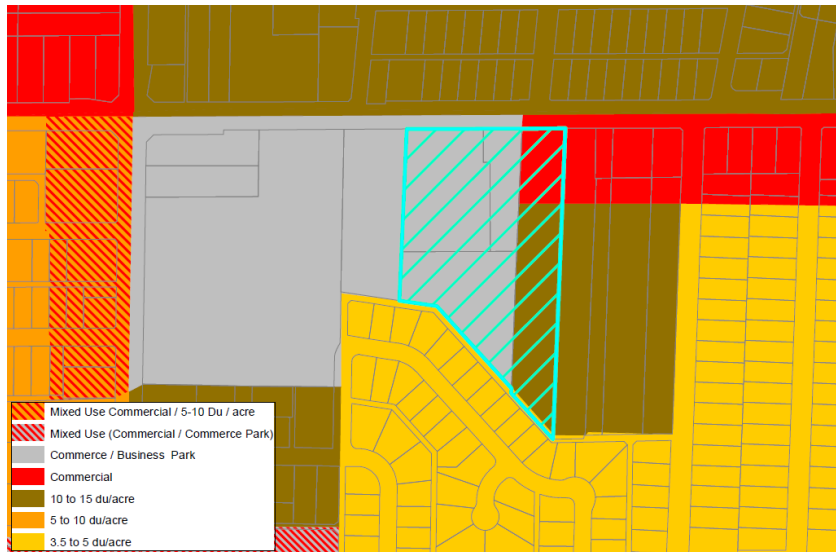
SUBJECT SITE

1. This request is to rezone 7.41 acres located approximately 760 feet east of the southeast corner of 16th Street and Broadway Road from 1.93 acres of R-5 SPVTABDO (Multi-Family Residence District, South Phoenix Village and Target Area B Design Overlay), 0.53-acres of C-2 SPVTABDO (Intermediate Commercial, South Phoenix Village and Target Area B Design Overlay), 4.79 acres of CP/GCP SPVTABDO (Commerce Park District/General Commerce Park Option, South Phoenix Village and Target Area B Design Overlay), and 0.16-acres of R1-6 SPVTABDO (Single-Family Residence District South Phoenix Village and Target Area B Design Overlay) to CP/GCP SPVTABDO (Commerce Park District/General Commerce Park Option, South Phoenix Village and Target Area B Design Overlay) for light indoor manufacturing and assembly.

The west portion of the subject site is currently light indoor manufacturing and assembly uses. The east portion of the site will remain vacant and may be developed in the future. This area is proposed for overflow parking.

GENERAL PLAN

2. The subject site is designated as Commerce / Business Park, Commercial, Residential 10 to 15 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. The area to the east is designated Commercial and Residential 10 to 15 dwelling units per acre; the area to west is designated Commerce / Business Park; the area to the south is designated Residential 3.5 to 5 dwelling units per acre; and the area to the north (across Broadway Road) is designated Residential 10 to 15 dwelling units per acre.



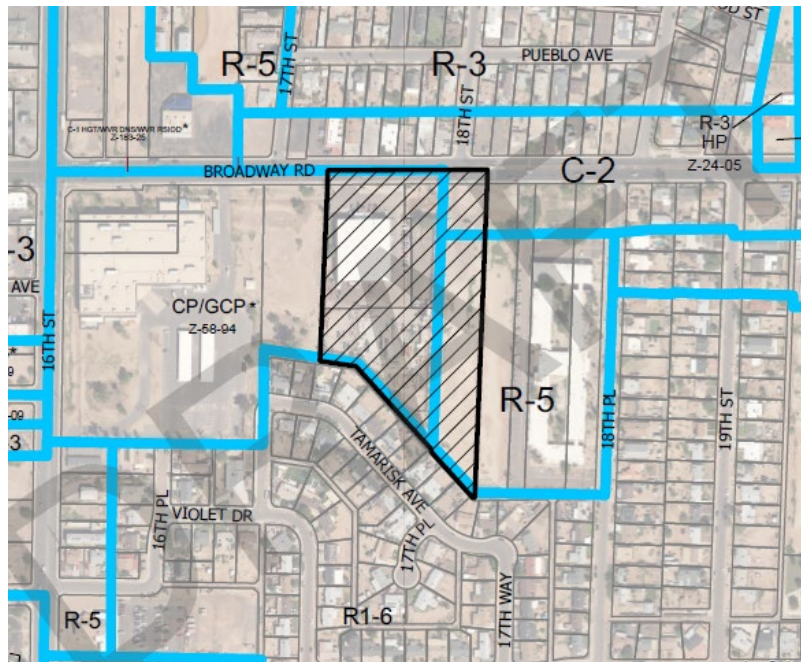
General Plan Land Use Map; Source: Planning and Development Department

The proposed CP/GCP SPVTABDO zoning district is consistent with the Commerce/Business Park designation on the majority of the site. The proposal is not consistent with the General Plan Land Use Map designations of Commercial, Residential 10 to 15 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre; however, a General Plan Amendment is not required because the site is less than 10 acres in size.

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

SURROUNDING LAND USE AND ZONING

- To the north of the subject site, across Broadway Road, are commercial uses and vacant land zoned C-2 SPVTABDO; to the west is vacant land zoned CP/GCP SPVTABDO; to the east is a vacant land zoned C-2 SPVTABDO and R-5 SPVTABDO; and to the south is single-family residential zoned R1-6 SPVTABDO.

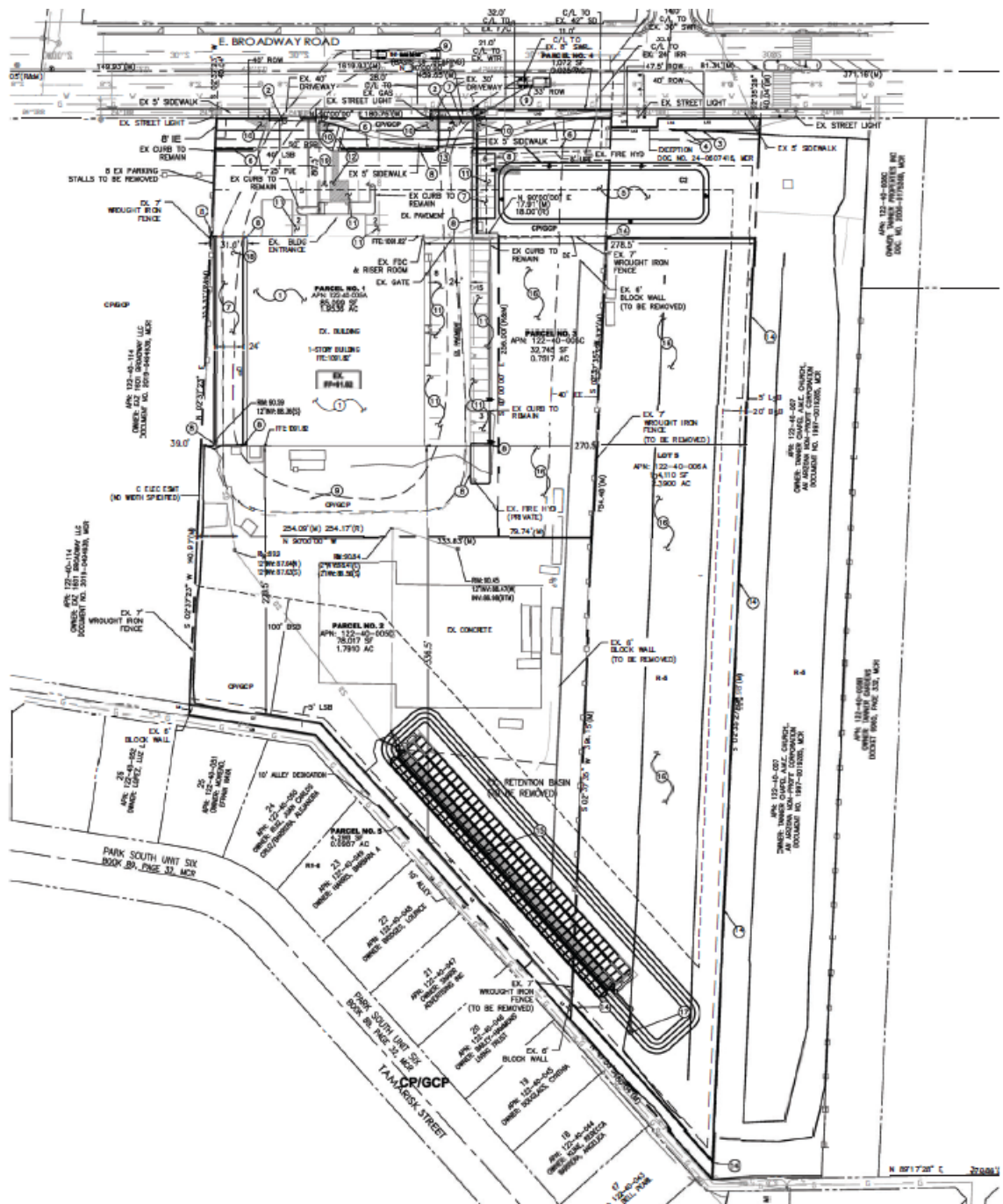


Location Map; Source: Planning and Development Department

PROPOSAL

- Site Plan

The proposal is to retain the existing one-story building on site. The conceptual site plan, attached as an exhibit, depicts the site layout including the existing building, the parking area, landscape areas, retention basins, and pedestrian circulation. The site will have two points of ingress/egress from Broadway Road.



Conceptual Site Plan; Source: SBL Engineering, LLC

As previously mentioned, the east portion of the site will remain vacant and may be developed in the future. This area is proposed for overflow parking with an alternative dustproofing surface. The alternative surface is subject to a separate

approval process through a Request to Use Alternative Dustproofing Materials application.

Staff recommends Stipulation No. 1 to require the site be developed in general conformance to the conceptual site plan, so that the site develops as proposed and Stipulation No. 2 to require pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety.

STUDIES AND POLICIES

5. [Target Area B Redevelopment Plan](#)

Adopted by the Phoenix City Council in 1980, and expanded in 1998, the Target Area B Redevelopment Plan is generally bounded by Broadway Road to Elwood Street, Southern Avenue, 7th Avenue and 24th Street. The Redevelopment Plan seeks to stabilize existing neighborhoods in the area by eliminating blight, encouraging reinvestment by the private sector in infill housing, and supporting commercial development attuned to the community's needs. The subject site is identified as IP (Industrial Park) on the Proposed Land Use Plan. The proposal for CP/GCP is compatible with this designation.

6. [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.

The proposal, as stipulated, will create a streetscape environment with enhanced landscape setbacks and retention areas; a shaded employee resting area, customer/employee parking, bicycle parking, and pedestrian pathways. These are addressed in Stipulation Nos. 3, 5, 7, and 8.

7. [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 short-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations.

To create a bike-supportive environment, bicycle infrastructure is incorporated into the proposed project. Staff recommends Stipulation Nos. 6 and 7 which will require shaded bicycle parking.

8. [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. This is addressed in Stipulation No. 4 which requires a minimum five percent of the required parking spaces to be EV Capable.

9. [Complete Streets Guidelines](#)

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. The proposed development, as stipulated, will support walking, bicycling, and transit use by including enhanced landscape setbacks and a detached sidewalk along Broadway Road. These are addressed in Stipulation Nos. 3 and 15. Additionally, staff recommends Stipulation No. 2 to require pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety.

10. [Zero Waste Phoenix PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The application materials did not indicate whether recycling services would be provided.

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. 8 through 13.

12. [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. 13, which requires a minimum of one GI technique for stormwater management to be implemented in this development.

COMMUNITY CORRESPONDENCE

13. As of the writing of this report, no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department requires that a minimum 50 feet of right-of-way be dedicated and constructed along the south side of Broadway Road, that a detached sidewalk be provided along Broadway Road, that vehicular access to the adjacent alley be prohibited, that utilities be undergrounded upon future development or redevelopment, and that the developer replace and construct all improvements in the right-of-way with all required elements and to ADA standards. These are addressed in Stipulation Nos. 14 through 19.

OTHER

15. 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. These are addressed in Stipulation Nos. 20 through 22.

16. 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 final site plan approval. This is addressed in Stipulation No. 23.
17. Development and use of the site are 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 requested CP/GCP zoning district is compatible with the adjacent CP/GCP zoning and the Commerce/Business Park General Plan Land Use Map designation on the majority of the site.
2. The proposal contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.
3. As stipulated, the proposed development will include development and design standards, such as enhanced streetscapes, landscape buffers and planting standards, to mitigate impacts to the surrounding properties.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped May 4, 2026, as modified by the following stipulations and approved by the Planning and Development Department.
2. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

3. All required landscape setbacks 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, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. Retention Areas: Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the retention area.
 - c. A minimum of five, 5-gallon drought-tolerant shrubs per tree and a mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas.
4. A minimum of 5% of the required vehicle parking spaces shall include EV Capable infrastructure.
5. A minimum of one outdoor employee resting area of no less 200-square-foot areas, shall be provided on site. The required pedestrian areas shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, and/or architectural shade, as approved by the Planning and Development Department.
6. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance or within a secure area in the building, 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.
7. All bicycle parking and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. A minimum of 25% of the customer/employee parking 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.

9. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
10. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup Program for a minimum of 10 years, or as approved by the Planning and Development Department.
11. Any new wet-cooling systems shall be designed and installed per the standards in the latest adopted version of the International Green Construction Code (IGCC). Upon redevelopment or new construction
12. 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.
13. A minimum of one green stormwater infrastructure (GSI) element 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.
14. A minimum 50 feet of right-of-way shall be dedicated for the south side of Broadway Road.
15. A minimum 6-foot-wide detached sidewalk, separated by a minimum 10-foot-wide landscape area between the back of curb and sidewalk, shall be constructed on the south side of Broadway Road, and shall comply with 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, planted on both sides of the sidewalk to achieve a minimum of 75% shade.
 - b. A mixture of drought-tolerant 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.

16. Vehicular access to the alley adjacent to the southern property line shall be prohibited.
17. Upon complete redevelopment or development that modifies the cumulative floor area of any building by more than 15%, including demolition, from that depicted on the site plan date stamped May 4, 2026 all existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall to coordinate with the affected utility companies for their review and permitting
18. 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.
19. 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.
20. If determined necessary by the Phoenix Archaeology 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 Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
21. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
22. 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.
23. 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.

Staff Report: Z-63-26-8

July 9, 2026

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Writer

Samuel Rogers

July 9, 2026

Team Leader

Racelle Escolar

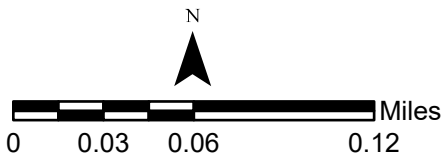
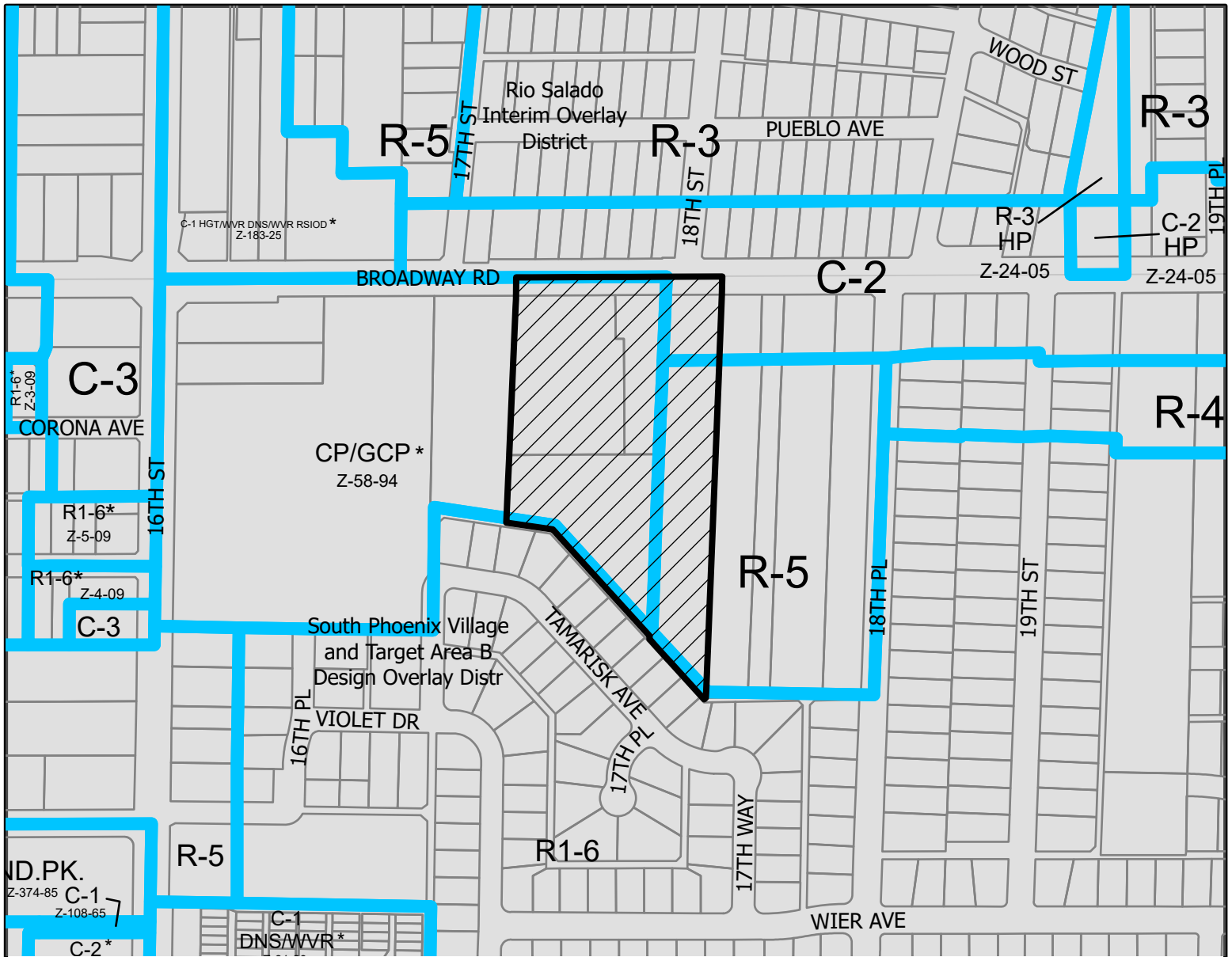
Exhibits

Zoning sketch map

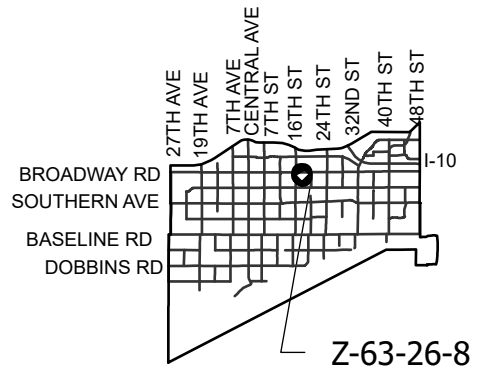
Aerial sketch map

Conceptual Site Plan date stamped May 4, 2026 (2 pages)

Conceptual Landscape Plan date stamped May 4, 2026 (5 pages)

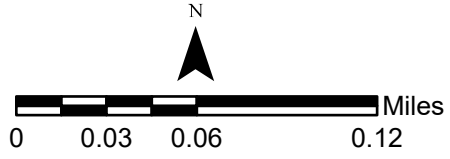
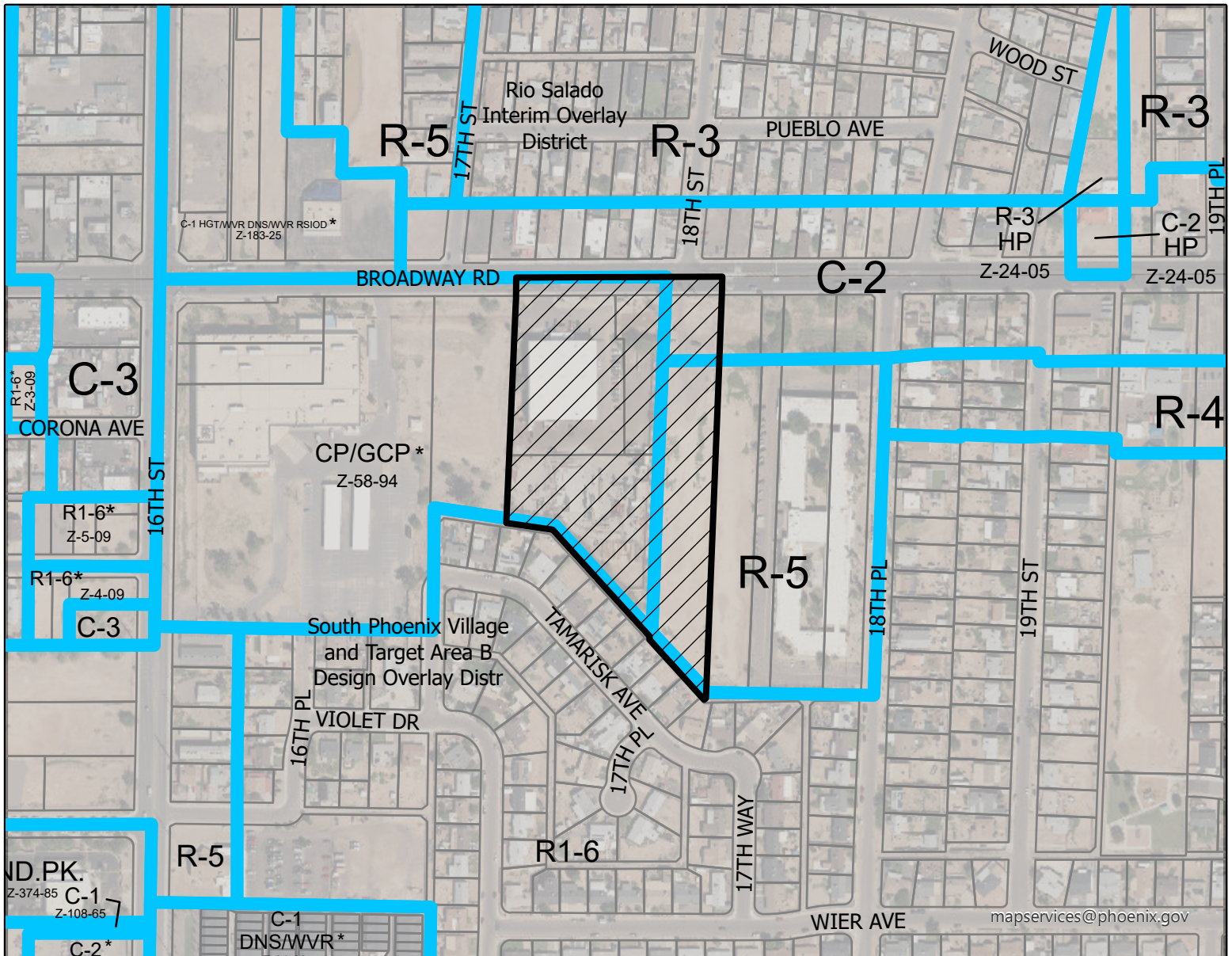


SOUTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 8

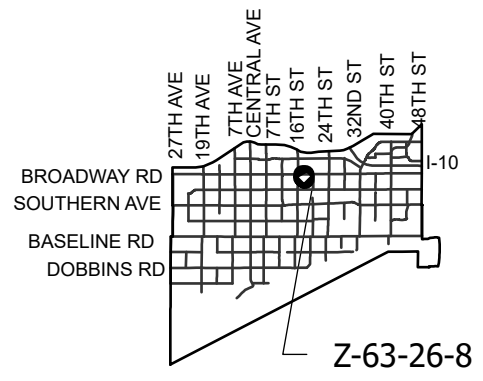


APPLICANT'S NAME: Greenman Law Firm		REQUESTED CHANGE:	
APPLICATION NO: Z-63-26-8	DATE: 7/01/2026	FROM: R-5 SPVTABDO (1.93 ac.) C-2 SPVTABDO (0.53 ac.) CP/GCP SPVTABDO (4.79 ac.) R1-6 SPVTABDO (0.16 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 7.41 Acres	REVISION DATES:		TO: CP/GCP SPVTABDO (7.41 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 4-31	ZONING MAP E-9	
MULTIPLES PERMITTED R-5 SPVTABDO, C-2 SPVTABDO, CP/GCP SPVTABDO, R1-6 SPVTABDO CP/GCP SPVTABDO	STANDARD OPTION 84, 7, N/A, 1 N/A		* UNITS P.R.D OPTION 101, 9, N/A, 1 N/A

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



SOUTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 8



APPLICANT'S NAME: Greenman Law Firm		REQUESTED CHANGE:	
APPLICATION NO: Z-63-26-8	DATE: 7/01/2026	FROM: R-5 SPVTABDO (1.93 ac.) C-2 SPVTABDO (0.53 ac.) CP/GCP SPVTABDO (4.79 ac.) R1-6 SPVTABDO (0.16 ac.)	
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	AERIAL PHOTO & QUARTER SEC. NO. QS 4-31	ZONING MAP E-9	
MULTIPLES PERMITTED R-5 SPVTABDO, C-2 SPVTABDO, CP/GCP SPVTABDO, R1-6 SPVTABDO CP/GCP SPVTABDO	STANDARD OPTION 84, 7, N/A, 1 N/A		* UNITS P.R.D OPTION 101, 9, N/A, 1 N/A

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

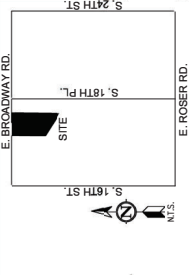


MOUNTAIN CRANE SITE PLAN

1725 E. BROADWAY ROAD, PHOENIX, ARIZONA

DATE	REVISIONS

DATE	REVISED
PROJECT NO.	24-01
DESIGN	CR
DRAWN	JL
CHECK	JL
SCALE	1"=50'
CAD FILE	201018P
PRELIMINARY SITE PLAN	
SP1	
1 of 7	



OWNER/DEVELOPER
PC LAND HOLDINGS LLC
341 S. MOUNTAIN AVENUE
PHOENIX, AZ 85004
PH: (602) 378-5983

OWNER
KAMMRELL HOLDINGS LP
1000 N. CENTRAL AVENUE
PHOENIX, AZ 85004
PH: (602) 378-5983

ENGINEER
SBI ENGINEERING, LLC
1725 E. BROADWAY ROAD
PHOENIX, AZ 85004
PH: (602) 378-5983

CONTRACTOR
CRG BAKER

PARCEL & SITE ADDRESS
APN: 122-00-008A, 008B, 008C, 008D, 008E & 008F (TO BE PLATED)
ZONING: CP/GCP (APN: 122-00-008A R-3/CZ TO BE REZONED TO CP/GCP)
SITE AREA: 120,000 SQ. FT. OR 6.81 ACRES GROSS; 322,988 SQ. FT. OR 7.41 ACRES GROSS; 316,869 SQ. FT. OR 7.27 ACRES GROSS
DEVELOPMENT OPTION:
OPTION 1 WITH REZONING

PROPOSED USE
OFFICE BUILDING WITH UNDERGROUND GARAGE, WALKWAY, AND MAINTENANCE BUILDING. ACCESSORY OFFICES AND ON-SITE EMPLOYEE PARKING, VEHICLE STORAGE, AND MAINTENANCE AREAS.

LEGAL DESCRIPTION:
PORTIONS THAT WILL BE RE-PLATED INTO A 1 LOT SUBDIVISION

FLOOD ZONE:
PROPERTY IS LOCATED IN FLOOD ZONE "X" FLOOD ZONE "X" AREA OF 0.24 ANNUAL CHANCE FLOOD; AREAS WITH ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 100 ACRES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE RE-PLATED INTO A 1 LOT SUBDIVISION.

SHEET INDEX

CONTEXT PLAN	SP1
ASBIL OVERLAY	SP2
PRELIMINARY GSD SHEET	SP3
ASBIL OVERLAY	SP4
PRELIMINARY GSD SHEET	SP5

NOTE:

- 1) PARCELS ARE TO BE COMBINED/PLATED INTO 1 LOT
- 2) REZONE PARCEL 122-00-008A FROM C-2 & R-3 TO CP/GCP
- 3) SIGN LIGHTING REQUIREMENT PER CITY CODE SECTION 24-100
- 4) REDEVELOPMENT REQUIREMENTS AS DICTATED BY THE CITY DURING THE SITE PLAN SUBMITTAL PROCESS
- 5) OFFICE FLOOR LEVEL TO THE HOOKHAM AREA DRAINAGE MASTER PLAN

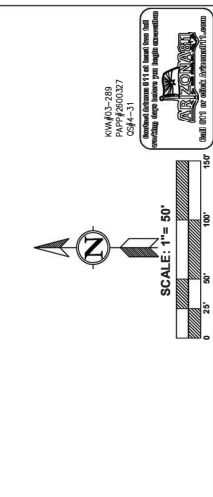
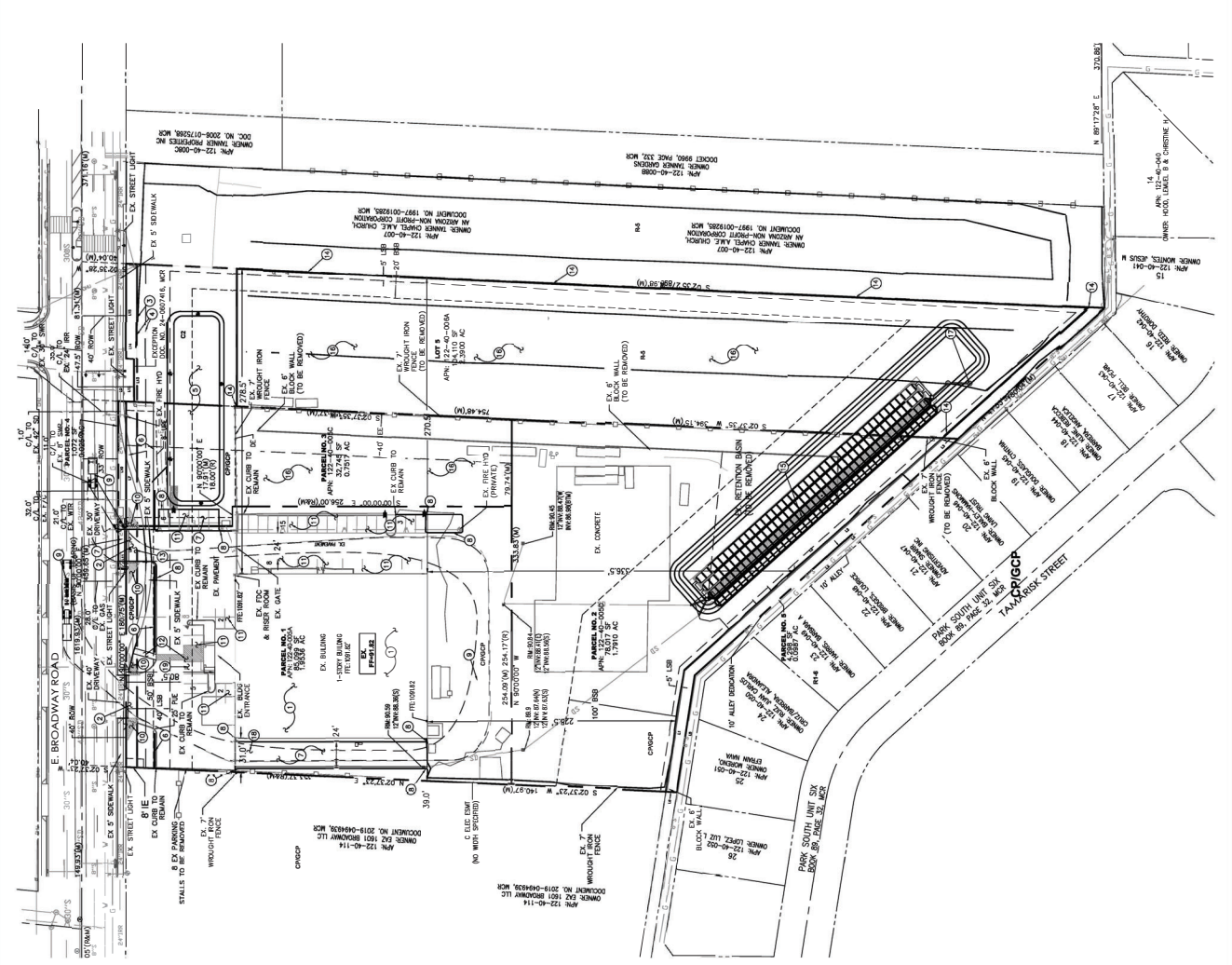
SITE PLAN NOTES (CITY OF PHOENIX):

1. DEVELOPMENT AND USE OF THE SITE SHALL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AS MUCH AS PRACTICABLE. DISTRICTS AND WELLS SHALL NOT BE DUG OR CAUGHT AT THE PROPERTY LINE. NO WELLS, COOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, COOR, OR VIBRATION OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY. THE RESPONSIBILITY FOR IDENTIFYING AND MITIGATING UNDESIRABLE VIBRATION LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
4. CONFORM TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

Joseph A. Smith
SIGNATURE OF COPYRIGHT OWNER

JENNIFER J. SMITH
PRINTED NAME OF COPYRIGHT OWNER
04/10/26
DATE

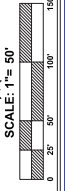
CITY OF PHOENIX
MAY 04 2026
Planning & Development
Department





SSM
KW/PP-19421
P/PP
04/23

CITY OF PHOENIX
MAY 04 2026
Planning & Development
Department



DATE	REVISIONS

DATE:	05/03/21
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DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	1"=50'
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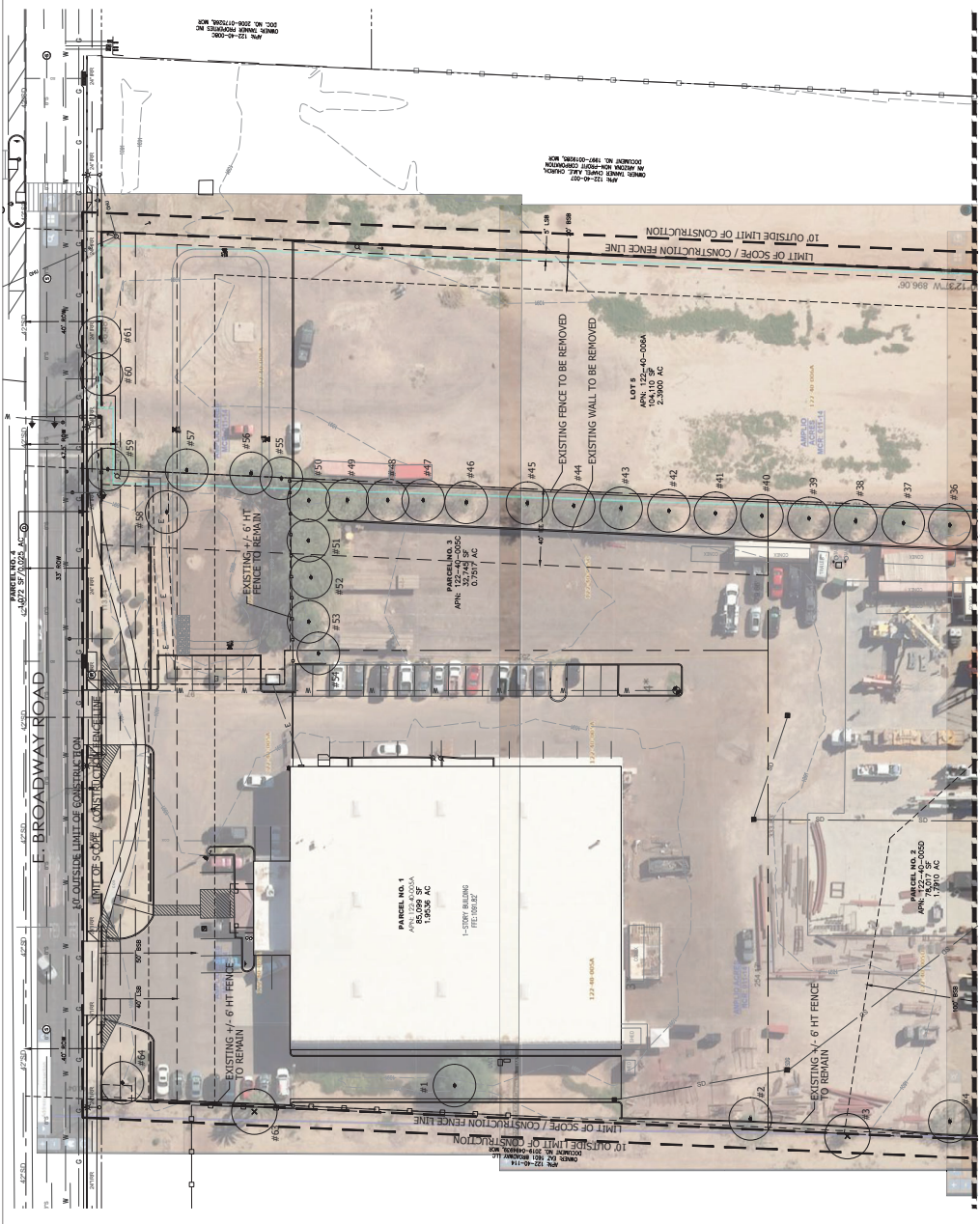
AERIAL OVERLAY
PLAN
SP6
6 of 7

MOUNTAIN CRANE
1725 E. BROADWAY ROAD, PHOENIX, ARIZONA
SITE PLAN





MOUNTAIN CRANE EXPANSION
1725 E. BROADWAY ROAD
PHOENIX, ARIZONA 85040



NATIVE PLANT INVENTORY				
#	BOTANICAL COMMON NAME	DESIGNATION	CAL. H / W	CONDITION
1	CERCIDIUM PARVIFLORUM	N / S	10' / 25' / 25'	HEALTHY
2	PROSOPIUM SP.	N / S	6' / 8' / 8'	DAMAGED
3	ACACIA SALICINA	S	4' / 10' / 8'	HEALTHY
4	PROSOPIUM SP.	N / S	5' / 10' / 20'	MULTI-TRUNK
36	PROSOPIUM SP.	N / S	5' / 10' / 10'	DECLINING
37	PROSOPIUM SP.	N / S	9' / 12' / 12'	DECLINING
38	PROSOPIUM SP.	N / S	7' / 12' / 12'	DECLINING
39	PROSOPIUM SP.	N / S	5' / 9' / 12'	DECLINING
40	PROSOPIUM SP.	N / S	5' / 12' / 15'	DECLINING
41	PROSOPIUM SP.	N / S	5' / 8' / 8'	DECLINING
42	PROSOPIUM SP.	N / S	5' / 12' / 12'	DECLINING
43	PROSOPIUM SP.	N / S	8' / 15' / 15'	DECLINING
44	PROSOPIUM SP.	N / S	5' / 12' / 12'	DECLINING
45	PROSOPIUM SP.	N / S	6' / 15' / 15'	DECLINING
46	PROSOPIUM SP.	N / S	5' / 10' / 10'	DECLINING
47	PROSOPIUM SP.	N / S	5' / 12' / 12'	DECLINING
48	PROSOPIUM SP.	N / S	5' / 15' / 12'	DECLINING
49	PROSOPIUM SP.	N / S	6' / 15' / 15'	DECLINING
50	PROSOPIUM SP.	N / S	9' / 25' / 25'	DECLINING
51	PROSOPIUM SP.	N / S	16' / 30' / 30'	DECLINING
52	PROSOPIUM SP.	N / S	4' / 10' / 8'	DECLINING
53	PROSOPIUM SP.	N / S	7' / 25' / 15'	HEALTHY
54	ACACIA SALICINA	N / S	6' / 15' / 12'	DECLINING
55	PROSOPIUM SP.	N / S	6' / 12' / 15'	DECLINING
56	PROSOPIUM SP.	N / S	7' / 15' / 20'	DECLINING
57	PROSOPIUM SP.	N / S	8' / 25' / 15'	HEALTHY
58	ACACIA SALICINA	N / S	14' / 18' / 18'	HEALTHY
59	PROSOPIUM SP.	N / S	5' / 20' / 12'	HEALTHY
60	ACACIA SALICINA	N / S	4' / 8' / 8'	DAMAGED
61	PHOENIX DACTYLIFERA	S	25' HT	HEALTHY
62	ACACIA SALICINA	N / S	9' / 20' / 20'	LEADING

S- SALVAGEABLE
N/S - NOT SALVAGEABLE

PLANT INVENTORY LEGEND

NOT SALVAGEABLE 47 QTY TOTAL

SALVAGEABLE 17 QTY TOTAL

TOTAL PLANTS INVENTORIED 64 QTY TOTAL

CITY OF PHOENIX
MAY 04 2026
Planning & Development
Department



INVENTORY PLAN
04.10.2026

VIA: 03-23-09
SREV: 2600323
PAPP: 2600327
LSIN: TBD
LSP: TBD
LSP: TBD
OS: 04-31
ZONING: C/CDP, C-2
CASES: Z-58-94
PHOENIX VILLAGE
& MARKET AREA DESIGN
OVERLAY DISTRICT



MOUNTAIN CRANE EXPANSION
1725 E. BROADWAY ROAD
PHOENIX, ARIZONA 85040

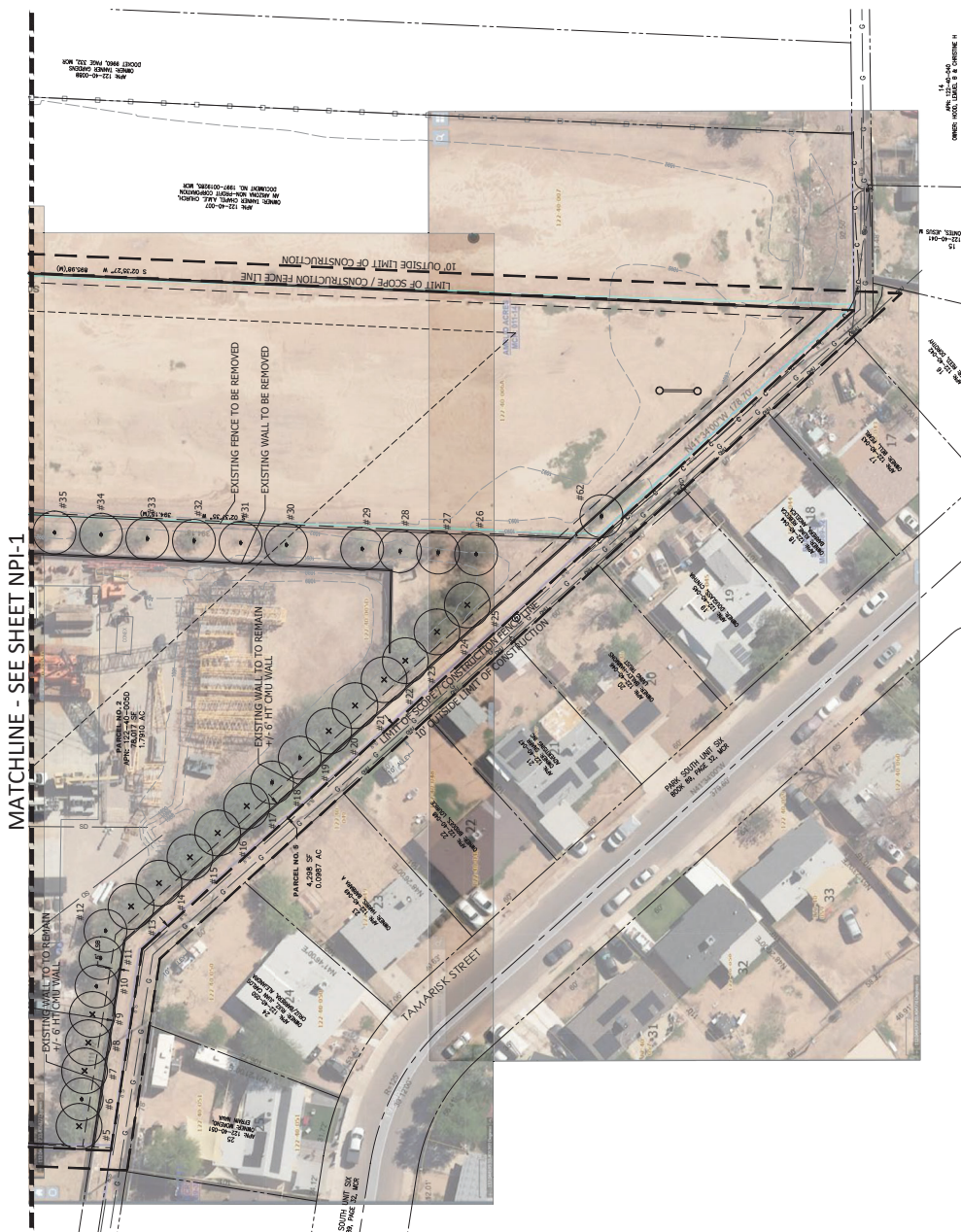
REVISIONS	#	DATE	DESCRIPTION

INVENTORY PLAN
04.10.2026

NPI-2
3 OF 3

VIVA: 03-23-08
SWEY: 2600323
PAPP: 2600327
LSIN: TBD
LSAL: TBD
OS: 04-31
ZONING: CV/GDP, C-2
CASES: Z-58-94
TAMARISK VILLAGE
& MARKET AREA B DESIGN
OVERLAY DISTRICT

#	BOTANICAL COMMON NAME	DESIGNATION	CAL. H / W	CONDITION
5	PROSOPIUS SPP. MESQUITE HYBRID	S	14' / 20' / 25'	HEALTHY
6	PROSOPIUS SPP. MESQUITE HYBRID	N / S	4' / 8' / 6'	LEANING
7	PROSOPIUS SPP. MESQUITE HYBRID	S	6' / 15' / 15'	HEALTHY
8	PROSOPIUS SPP. MESQUITE HYBRID	S	6' / 15' / 15'	HEALTHY
9	PROSOPIUS SPP. MESQUITE HYBRID	S	6' / 15' / 15'	HEALTHY
10	PROSOPIUS SPP. MESQUITE HYBRID	N / S	3' / 8' / 6'	LEANING
11	PROSOPIUS SPP. MESQUITE HYBRID	N / S	8' / 22' / 20'	HEALTHY
12	PROSOPIUS SPP. MESQUITE HYBRID	N / S	8' / 22' / 20'	HEALTHY
13	PROSOPIUS SPP. MESQUITE HYBRID	S	7' / 15' / 15'	HEALTHY
14	PROSOPIUS SPP. MESQUITE HYBRID	S	7' / 15' / 15'	HEALTHY
15	PROSOPIUS SPP. MESQUITE HYBRID	S	12' / 15' / 15'	HEALTHY
16	PROSOPIUS SPP. MESQUITE HYBRID	S	8' / 18' / 18'	HEALTHY
17	PROSOPIUS SPP. MESQUITE HYBRID	S	18' / 20' / 20'	HEALTHY
18	PROSOPIUS SPP. MESQUITE HYBRID	N / S	8' / 15' / 12'	DECLINING
19	PROSOPIUS SPP. MESQUITE HYBRID	N / S	7' / 15' / 15'	DECLINING
20	PROSOPIUS SPP. MESQUITE HYBRID	S	24' / 20' / 25'	HEALTHY
21	PROSOPIUS SPP. MESQUITE HYBRID	S	8' / 20' / 15'	HEALTHY
22	PROSOPIUS SPP. MESQUITE HYBRID	S	12' / 18' / 18'	HEALTHY
23	PROSOPIUS SPP. MESQUITE HYBRID	S	6' / 20' / 20'	HEALTHY
24	PROSOPIUS SPP. MESQUITE HYBRID	S	8' / 20' / 25'	HEALTHY
25	PROSOPIUS SPP. MESQUITE HYBRID	S	8' / 18' / 18'	HEALTHY
26	PROSOPIUS SPP. MESQUITE HYBRID	N / S	6' / 12' / 12'	DECLINING
27	PROSOPIUS SPP. MESQUITE HYBRID	N / S	6' / 12' / 12'	DECLINING
28	PROSOPIUS SPP. MESQUITE HYBRID	N / S	6' / 12' / 12'	DECLINING
29	PROSOPIUS SPP. MESQUITE HYBRID	N / S	6' / 12' / 12'	DECLINING
30	PROSOPIUS SPP. MESQUITE HYBRID	N / S	6' / 15' / 15'	DECLINING
31	PROSOPIUS SPP. MESQUITE HYBRID	N / S	3' / 5' / 5'	DECLINING
32	PROSOPIUS SPP. MESQUITE HYBRID	N / S	3' / 7' / 7'	DECLINING
33	PROSOPIUS SPP. MESQUITE HYBRID	N / S	4' / 9' / 9'	DECLINING
34	PROSOPIUS SPP. MESQUITE HYBRID	N / S	5' / 10' / 10'	DECLINING
35	PROSOPIUS SPP. MESQUITE HYBRID	N / S	4' / 8' / 8'	DECLINING
62	CERCIDIUM ACULEATA MEXICAN PALO VERDE	N / S	4' / 8' / 8'	DAMAGED



MATCHLINE - SEE SHEET NPI-1

PLANT INVENTORY LEGEND

●	NOT SALVAGEABLE	47 QTY TOTAL
○	SALVAGEABLE	17 QTY TOTAL
TOTAL PLANTS INVENTORY		64 QTY TOTAL



SCALE: 1"=30'-0"

INVENTORY PLAN

CITY OF PHOENIX
MAY 0 4 2026
Planning & Development
Department





#	DATE	DESCRIPTION

LANDSCAPE GENERAL NOTES (NOT APPROVED BY THE CITY)

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL SITE CONDITIONS PRIOR TO BIDDING AND THE START OF CONSTRUCTION / INSTALLATION.
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL SITE CONDITIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL SHOWN ON THIS PLAN. CONTRACTOR IS TO SUBMIT DOCUMENTATION OF ALL SUBSTITUTIONS AND ALTERNATIVES PROPOSED MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE GOVERNING AGENCY PRIOR TO CONSTRUCTION / INSTALLATION.
- CONTRACTOR IS TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- THE FINISHED GRADE OF ALL LANDSCAPE AREAS IS TO BE 1" OFF AND AWAY FROM HARDSCAPES AND STRUCTURES.
- ALL PLANTING AREAS ARE TO HAVE A TOP DRESSING OF PER PLAN, DECOMPOSED GRANITE / DECORATIVE ROCK TO BE INSTALLED AT A MINIMUM DEPTH OF 2" TO ALL LANDSCAPE AREAS PRIOR TO INSTALLATION OF DECOMPOSED GRANITE / DECORATIVE ROCK. CONTRACTOR RESPONSIBLE FOR A MINIMUM OF 2" PRE-EMERGENT APPLICATIONS PER MANUFACTURER SPECIFICATIONS.

PLANTING NOTES (NOT APPROVED BY THE CITY)

- PLANT MATERIAL IS TO CONFORM TO THE ARIZONA NURSERY ASSOCIATION STANDARD FOR NURSERY STOCK.
- ORGANIC COMPOST AND SOIL AMENDMENT IS TO BE ADDED AND RECOMMENDED BY THE SOILS REPORT.
- ALL ARID / DESERT CLIMATE TREES ARE TO HAVE A LOW-BRANCHING / BRANCHING HABIT WITH MULTIPLE TRUNKS AND-H-12' ABOVE GRADE.
- CONTRACTOR TO THOROUGHLY SETTLE PLANTS BY WATERING.
- CONTRACTOR TO THOROUGHLY SETTLE PLANTS BY WATERING.
- ALL PLANT MATERIAL WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHAPE.
- CONTRACTOR IS TO SUBMIT PHOTOS FROM THE NURSERIES OF PLANT MATERIAL TO BE INSTALLED, PAINTED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL THEY FIND UNACCEPTABLE.

EXISTING CONDITIONS PLANTING NOTES (NOT APPROVED BY THE CITY)

- PLANT MATERIAL USED TO BE REPLACED TO REMAIN SHALL BE PROTECTED IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE OR CARE SHALL BE REPLACED BY A LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE AREAS DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AND REPLACED WITH NEW DECOMPOSED GRANITE / DECORATIVE ROCK MATCHING ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL ON SITE SHALL CONTINUE TO HAVE UNINTERRUPTED WATERING MAINTENANCE AND CARE AT A MINIMUM. TEMPORARY WATER WILL BE PROVIDED TO ALL PLANT MATERIAL IDENTIFIED AS EXISTING TO REMAIN. TEMPORARY WATER SUPPLY SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TRUCK WATERING, ETC.
- CONTRACTOR TO TAKE PRECAUTIONS TO PROTECT, MAINTAIN AND REPAIRED DURING ALL PHASES OF CONSTRUCTION.

UTILITY CLEARANCE NOTE

- THERE ARE NO FIRE LINE BACKLOG PREVENTERS ON THIS PROJECT.
- PROVIDE 5' CLEARANCE AROUND ALL UTILITIES AND FIRE HYDRANTS.

UTILITY NOTES (NOT APPROVED BY THE CITY)

- ALL UTILITY LOCATIONS, DEPT. OF WATER, SANITARY, AND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE CITY OF PHOENIX PUBLIC WORKS DEPARTMENT TO OBTAIN A PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ALL RELATED DOCUMENTS AND UTILITIES ON SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES OR DISRUPTION OF SERVICE CAUSED BY CONSTRUCTION.

GENERAL NOTES (NOT APPROVED BY THE CITY)

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL GENERAL NOTES GENERATED BY THE SEALANT AND PLACES ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
- THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A RELEASE OF LIABILITY FOR CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
- CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA COUNTY SPECIFICATIONS AND THE LATEST CITY OF PHOENIX STANDARD SPECIFICATIONS AND DETAILS.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR THE RIGHT OF WAY OR REMEDIATION FROM THE CITY OF PHOENIX OR IRRIGATION PLANS, ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-282-7811.
- ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ACT.
- ALL RIGHT-OF-WAY AND CITY REQUIRED (PERMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. HERE IS A LINK TO THE ADWR LIST: https://www.adwr.gov/Portals/0/Pho_Arid_Plant_List.pdf
- CONTACT THE STREET TRANSPORTATION DEPARTMENT, HORTICULTURIST, AT 602-534-6868 PRIOR TO THE RELOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO RELOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT ON THE SOUND WALL. ALL PLANT MATERIAL TO BE REMOVED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.
- THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL MODIFICATIONS TO THE EXISTING IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING AND PROPOSED PLANT MATERIAL. IN RIGHT-OF-WAY, PER THE APPROVED PLAN.
- PLANTS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (8'7") PER SECTION 807 TAB A.I.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.
- PIPE LATERALS IS ALLOWED. A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
- PLANT QUANTITIES AND CALIPER SIZES PER THE SPECIFIC ZONING REQUIREMENT FOR THIS SITE. PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD.
- NOTE: MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS. PLAN APPROVAL IS VALID FOR 1 YEAR (12 MONTHS). PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASPECTS OF THE PLAN SHALL BE THOROUGHLY REVIEWED AND RE-APPROVED BY THE CITY OF PHOENIX. PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATION PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

DEVELOPER
 PC LAND HOLDINGS, LLC
 1725 E. BROADWAY ROAD
 PHOENIX, ARIZONA 85040
 CONTACT: CHRIS CLUDE
 PHONE: (801) 376-5283
 EMAIL: CHRIS@PCLANDHOLDINGS.COM

ARCHITECT
 GREENMAN LAW FIRM
 1725 E. BROADWAY ROAD
 PHOENIX, ARIZONA 85007
 CONTACT: JORDAN GREENMAN
 PHONE: (248) 225-0428
 EMAIL: JORDAN@GREENMANLAWFIRM.COM

CIVIL ENGINEER
 SRL ENGINEERING, LLC
 15946 N. SUBMITTER LANE
 PHOENIX, ARIZONA 85020
 CONTACT: CRAIG BAKER
 PHONE: (480) 230-9630
 EMAIL: CRAIG@SRL-ENG.COM

SHEET INDEX
 L-0 LANDSCAPE COVER
 L-1 PLANTING PLAN
 L-2 PLANTING PLAN
 L-3 SHADE PLAN

CITY OF PHOENIX GENERAL LANDSCAPE NOTES

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UTILITY CLEARANCE NOTE

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GENERAL NOTES (NOT APPROVED BY THE CITY)

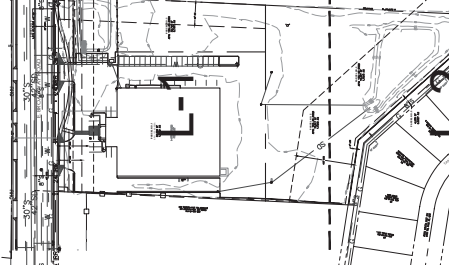
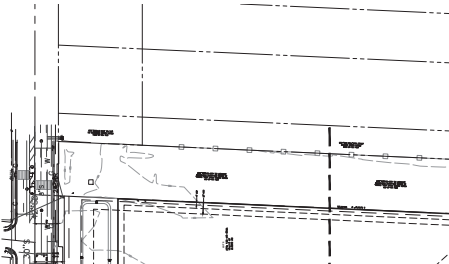
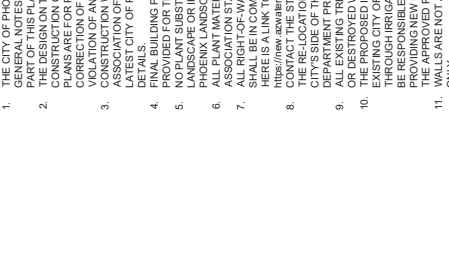
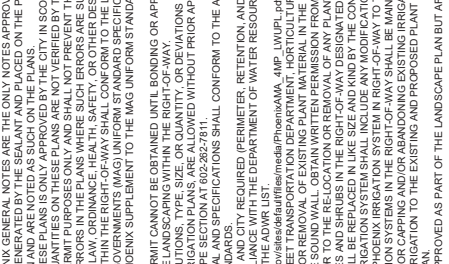
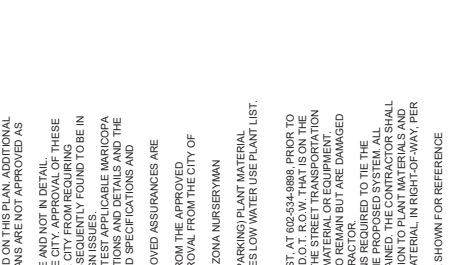
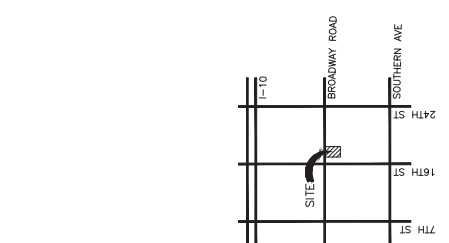
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL GENERAL NOTES GENERATED BY THE SEALANT AND PLACES ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
- THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A RELEASE OF LIABILITY FOR CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
- CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA COUNTY SPECIFICATIONS AND THE LATEST CITY OF PHOENIX STANDARD SPECIFICATIONS AND DETAILS.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR THE RIGHT OF WAY OR REMEDIATION FROM THE CITY OF PHOENIX OR IRRIGATION PLANS, ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-282-7811.
- ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ACT.
- ALL RIGHT-OF-WAY AND CITY REQUIRED (PERMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. HERE IS A LINK TO THE ADWR LIST: https://www.adwr.gov/Portals/0/Pho_Arid_Plant_List.pdf
- CONTACT THE STREET TRANSPORTATION DEPARTMENT, HORTICULTURIST, AT 602-534-6868 PRIOR TO THE RELOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO RELOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT ON THE SOUND WALL. ALL PLANT MATERIAL TO BE REMOVED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.
- THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL MODIFICATIONS TO THE EXISTING IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING AND PROPOSED PLANT MATERIAL. IN RIGHT-OF-WAY, PER THE APPROVED PLAN.
- PLANTS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (8'7") PER SECTION 807 TAB A.I.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.
- PIPE LATERAL IS ALLOWED. A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
- PLANT QUANTITIES AND CALIPER SIZES PER THE SPECIFIC ZONING REQUIREMENT FOR THIS SITE. PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD.
- NOTE: MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS. PLAN APPROVAL IS VALID FOR 1 YEAR (12 MONTHS). PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASPECTS OF THE PLAN SHALL BE THOROUGHLY REVIEWED AND RE-APPROVED BY THE CITY OF PHOENIX. PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATION PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

UTILITY CLEARANCE NOTE

- THERE ARE NO FIRE LINE BACKLOG PREVENTERS ON THIS PROJECT.
- PROVIDE 5' CLEARANCE AROUND ALL UTILITIES AND FIRE HYDRANTS.

UTILITY NOTES (NOT APPROVED BY THE CITY)

- ALL UTILITY LOCATIONS, DEPT. OF WATER, SANITARY, AND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE CITY OF PHOENIX PUBLIC WORKS DEPARTMENT TO OBTAIN A PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ALL RELATED DOCUMENTS AND UTILITIES ON SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES OR DISRUPTION OF SERVICE CAUSED BY CONSTRUCTION.



CITY OF PHOENIX
 MAY 04 2026
 Planning & Development
 Department

LANDSCAPE COVER - SHEET INDEX
 NOT TO SCALE

LANDSCAPE ARCHITECT CITY OF PHOENIX

ESTIMATED R.O.W. COST \$ 00.00 ESTIMATED S.F. LANDSCAPE IN R.O.W. 0 S.F.

MAINTENANCE BY OWNER (N)

TOTAL ACRES (OR PORTIONS) LANDSCAPE AREAS

SQUARE FOOTAGE OF TURF

DATE OF PRELIMINARY SITE PLAN APPROVAL

0 SQUARE FEET

NOVA 03 269
 SDW: 260023
 PWP: 260037
 LSN: TBD
 LSP: TBD
 OS: QH-31
 CASES: Z58-94
 ZONING: O7/GCP, C-2
 TARGET AREA B DESIGN & OVERLAY DISTRICT

LANDSCAPE ARCHITECT CITY OF PHOENIX

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MOUNTAIN CRANE EXPANSION
 1725 E. BROADWAY ROAD
 PHOENIX, ARIZONA 85040

REVISIONS	#	DATE	DESCRIPTION

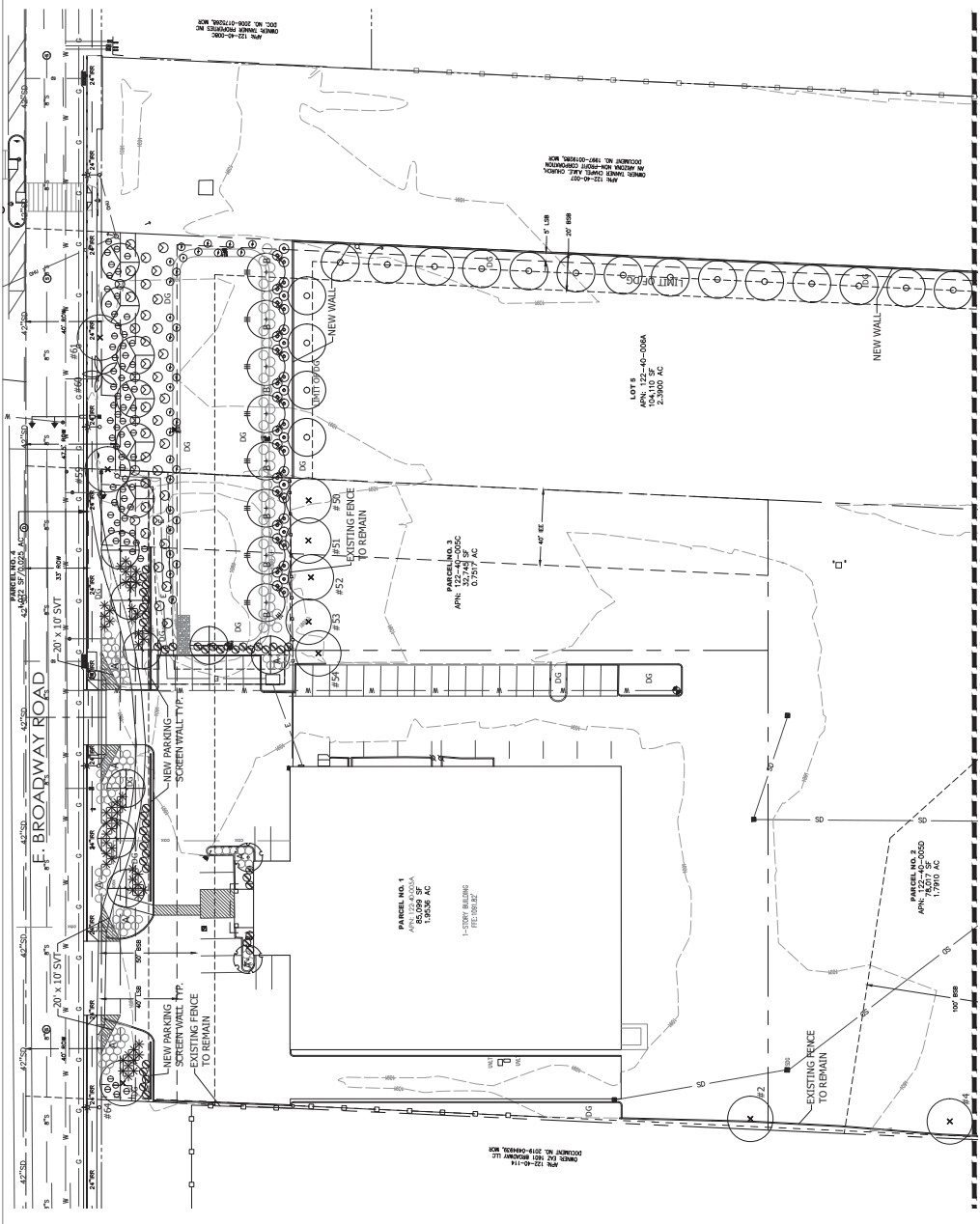
PLANTING PLAN
 04.10.2026
L-1
 2 OF 4

KVA: 03-2109
 SWE: 2600327
 PAPP: 2600327
 LSTN: TBD
 LSK: TBD
 OS: 04-31
 ZONING: C/P/GDP, C-2
 CASE#: 2-58-94
 PROJECT: MOUNTAIN CRANE VILLAGE
 & MARKET AREA B DESIGN
 OVERLAY DISTRICT

PLANTING LEGEND		SIZE / QTY
SYMBOL	TREES	SIZE / QTY
(X)	EXISTING TREE / CACTI TO REMAIN PROTECT IN PLACE	SEE NP1 / NPS 31 QTY
(*)	EXISTING PALM TREE TO REMAIN PROTECT IN PLACE	SEE NP1 / NPS 1 QTY
(○)	ACACIA SALICINA WILLOW ACACIA	2" CALIPER / 8 QTY / STANDARD / MATCHED
(○)	ACACIA SALICINA WILLOW ACACIA	1" CALIPER / 6 QTY / STANDARD / MATCHED
(○)	PROSOPIS VELUTINA NATIVE MESQUITE	2" CALIPER / 8 QTY / LOW-BREAKING / MATCHED
(○)	PROSOPIS VELUTINA NATIVE MESQUITE	1" CALIPER / 47 QTY / LOW-BREAKING / MATCHED
(○)	CAESALPINIA MEXICANA MEXICAN BIRD	2" CALIPER / 2 QTY / LOW-BREAKING / MATCHED
SYMBOL	SHRUBS	SIZE / QTY
(○)	OPUNTIA ENGELMANNII PRICKLY PEAR	5 GAL, 38 QTY
(○)	CALLANDEBA CALIFORNICA BAKA FAIRY DUSTER	5 GAL, 38 QTY
(○)	RUPELLIA PENINSULARIS BAKA RUELLIA	5 GAL, 45 QTY
(*)	HESPERALO PARVIFLORA RED YUCCA	5 GAL, 53 QTY
SYMBOL	GROUND COVER	SIZE / QTY
(○)	BRICAMERIA LARGIFOLIA TURPENTINE BUSH	1 GAL, 70 QTY
(○)	BRICLIA FABRINOSA BRITTLE BUSH	1 GAL, 30 QTY
(○)	BREMOPHILA GLABRA OUTBACK SUNRISE EMBU	1 GAL, 99 QTY
(○)	ACACIA REDOLENS TRAILING ACACIA	1 GAL, 44 QTY
SYMBOL	INERT MATERIAL	SIZE / COMMENTS
DC	DECOMPOSED GRANITE MADISON GOLD	1 1/2" SCREENED, 2" DEPTH TYP.

* SEE SHEET L-0 FOR LANDSCAPE AND PLANTING NOTES

CITY OF PHOENIX
 MAY 0 4 2026
 Planning & Development
 Department



PLANTING PLAN

MATCHLINE - SEE SHEET L-2

Get all the information you need to get your project started. Call 811 or visit arizona811.com

Call 811 or visit arizona811.com



MOUNTAIN CRANE EXPANSION
1725 E. BROADWAY ROAD
PHOENIX, ARIZONA 85040

REVISONS	#	DATE	DESCRIPTION

PLANTING PLAN
04.10.2026

L-2
3 OF 4

CITY OF PHOENIX
MAY 0 4, 2026
Planning & Development
Department

KVA: 03-2109
SXEY: 2600223
PAPP: 2600327
LSTN: TBD
LSTL: TBD
LSTC: TBD
OS: 04-31
ZONING: OY(GDP)-C-2
CASE#: Z-58-24
PROJECT: MOUNTAIN CRANE VILLAGE
& MARKET AREA B DESIGN
OVERLAY DISTRICT

PLANTING LEGEND		
SYMBOL	TREES	SIZE / QTY
(X)	EXISTING TREE / CACTI TO REMAIN PROTECT IN PLACE	SEE NPI / NPS 31 QTY
(*)	EXISTING PALM TREE TO REMAIN PROTECT IN PLACE	SEE NPI / NPS 1 QTY
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(○)	ACACIA SALICINA WILLOW ACACIA	1' CALIPER / 6 QTY / STANDARD / MATCHED
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SYMBOL	GROUNDCOVER	SIZE / QTY
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(○)	ACACIA REDOLENS TRAILING ACACIA	1 GAL. 44 QTY
SYMBOL	INERT MATERIAL	SIZE / COMMENTS
DC	DECOMPOSED GRANITE MADISON GOLD	1 1/2" SCREENED, 2' DEPTH TYP.

* SEE SHEET L-0 FOR LANDSCAPE AND PLANTING NOTES

