

**CITY OF PHOENIX**

OCT 26 2021

**Planning & Development  
Department**

# AURA UPTOWN

SEC 3<sup>rd</sup> Avenue & Coolidge Street  
Planned Unit Development  
Z-56-20-4

Hearing Draft Submitted April 29, 2021  
City Council Adopted June 2, 2021

# Development Team

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# Purpose and Intent

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The purpose of this PUD is intended to be a stand-alone document of zoning regulations for this particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City.

A PUD is intended to be a stand-alone set of zoning regulations for a particular project or property. Uses and standards that the PUD does not specifically regulate are governed by the Phoenix Zoning Ordinance and City Code. This PUD includes information to illustrate its purpose and intent; the purpose and intent statements are not necessarily requirement that Phoenix will enforce. The PUD modifies only zoning regulations that address the unique character of the subject project/property, site characteristics and location. The PUD does not modify other City Code requirements or other Phoenix regulations.

## **A. Project Overview and Goals**

The subject site for the proposed project is approximately 3.29 gross acres generally located at the southeast corner of 3<sup>rd</sup> Avenue and Coolidge Street in Phoenix, Arizona (the “Property”). See Aerial Map at **Exhibit 1**. To the north and west of the Property is the Pierson Place Historic District - a residential neighborhood of mostly single-family homes. East of the Property are the multi-family residential developments The Icon on Central and Elevation on Central. South of the Property is the Arizona Grand canal and the sprawling multi-family residential development Lex on Central.

The City of Phoenix 2015 General Plan Land Use Map indicates that the Property is identified for future development under the Higher Density Multi-Family Residential 15+ du/ac land use designation. See General Plan Map at **Exhibit 2**. The majority of the site is currently zoned R-5, with a small area on the hard southeast corner zoned R-3. See Zoning Map at **Exhibit 3**. Finally, the Property is located within the Uptown Transit Oriented Development District. See Uptown TOD Plan Map at **Exhibit 4**.

In the mid-1980s, the Property was redeveloped with the two-story, 34,000 square-foot commercial office building which still exists today. Until recently, the Property was owned and occupied by The Donor Network of Arizona - which relocated to a new facility. With the adoption of the Uptown TOD Plan, patterns of development along the Central Corridor, and recent improvements to the Grand Canal, the Property is ideally suited for redevelopment as pedestrian-oriented multi-family residential community. Approval of the PUD will benefit the Property and the surrounding community as follows:

- Creating development standards that allow for a development that is compatible with the surrounding neighborhood while meeting the urban-oriented development goals of the Uptown TOD Plan.
- Providing a multi-family residential development of superior quality and compatibility that could not be achieved with conventional development standards given the unique characteristics of the site.
- Supporting the goals and policies of the Uptown Transit Oriented Development Plan by providing canal-oriented development that will activate and engage the Arizona Grand Canal Trail.

- The high-quality development will provide residential density and housing diversity in an urban, infill area with ease of access to multi-modal transportation and major employment centers.

A PUD is the appropriate zoning mechanism for the Property given its uniqueness in the context its location at the crossroads of the Arizona Grand Canal Trail and Phoenix Sonoran Bikeway and its proximity to the Pierson Place Historic District neighborhood. Its placement within the Uptown TOD Plan and adjacency to existing single-family residential development call for tailored development standards that reflect the evolution and growth of the area due to light rail while remaining sensitive to the existing historic neighborhood that borders the development on two sides. The combination of these factors necessitates specifically-tailored development standards, design guidelines, and regulations for the Property in the form of a PUD.

### **B. Overall Design Concept**

Aura Uptown is a luxury multi-family residential community situated in the heart of Uptown Central Phoenix at the crossroads of the Arizona Grand Canal and the Phoenix Sonoran Bikeway. See Site Plan at **Exhibit 5**. Using the Walkable Urban Code and Uptown TOD Plan as guideposts, the proposed project has been designed to engage with the surrounding community on three frontages - 3<sup>rd</sup> Avenue, Coolidge Street, and the Arizona Grand Canal. Along both 3<sup>rd</sup> Avenue and Coolidge Street, Aura Uptown offers pedestrian-scale engagement and residential feel with detached sidewalks, large canopy shade trees, and stoop-and-doorwell ground floor units with direct street access. Along the Grand Canal, resident amenity areas are oriented toward the Grand Canal with multiple pedestrian access points to the Grand Canal Trail and a large, landscaped, publicly-accessible open space area along the entirety of the southern frontage. Aura Uptown has been designed in the spirit of multi-modal, walkable urban development while remaining cognizant of and sensitive to its surroundings.

## Land Use Plan

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The proposed 210-unit development will consist of a single building with four floors of residences. See Elevations at **Exhibit 6**. The residences will be wrapped around a parking structure located on the east side of the development, screened from view for the surrounding neighborhood. The property is accessed via a single driveway on Coolidge Street that is located on the eastern end of the Property closer to Central Avenue, to mitigate neighborhood traffic impact.

As the landscape plan and site plan illustrate, Aura Uptown will offer multiple, convenient points of access to the Grand Canal along its southern property line in a beautifully landscaped, interactive frontage that is oriented toward the canal that includes three separate lawn areas open to the public. Bike racks, an outdoor bike repair station, and benches, shaded by large-canopy trees, are appropriately located in the southwest corner of the site at the intersection of the two thoroughfares, providing a useful node for guests and passersby to rest and store or fix their bikes. Covered, secure bike parking and an additional bicycle repair station in the parking garage will be available to residents. See Landscape Plan at **Exhibit 7**.

Ground-level stoops and patios, large-canopy shade trees, and a landscaped, detached sidewalk provide shade, visual interest, and residential feel along 3<sup>rd</sup> Avenue. A combination of common access points and direct unit access via ground-level stoops along both 3<sup>rd</sup> Avenue and Coolidge Street provide residents

with multiple convenient options to access the Phoenix Sonoran Bikeway and Arizona Grand Canal for both walking and biking. Each of Aura Uptown's frontages has been thoughtfully designed with a combination of visual interest, landscaped shading, and convenient amenities to maximize and encourage walking and biking in and around the neighborhood.

In the design of Aura Uptown, special attention has been given to the project's interaction with the Pierson Place Historic Neighborhood to the north and the west of the Property. The parking garage has been pushed to the east side of the Property, away from the neighborhood and screened from view on all sides by the residence buildings. The garage is accessed via a single driveway similarly located at the east end of the Property along Coolidge Street to mitigate cut-through traffic in the neighborhood and encourage traffic circulation to and from Central Avenue. The garage driveway is the only vehicular access to the Property - in the interest of reducing traffic impacts in the neighborhood and improving bicycle safety on the Phoenix Sonoran Bikeway there is no vehicular access to the Property on 3<sup>rd</sup> Avenue.

The Coolidge Street and 3<sup>rd</sup> Avenue frontages have been thoughtfully designed to provide a residential feel at the pedestrian level to soften the transition between multi-family and single-family land uses. Ground level units along both frontages offer stoops and walkups with direct street access and street-oriented patios. A detached, landscaped sidewalk lined with a double row of large-canopy live oak trees provides shade along both frontages and the lush, green vegetation characteristic of neighborhoods in the Central Corridor. Finally, primary and accent materials like stone, brick, and metal are incorporated into each frontage to provide materiality reminiscent of the unique mix of modern and preserved historic homes found throughout the Pierson Place neighborhood.

## List of Uses

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Unless modified herein, the provisions of Section 13 of the Phoenix Zoning Ordinance for Transect T5:5 shall govern.

### A. Permitted Uses

This PUD allows all uses permitted in the R-5 zoning district of the Phoenix Zoning Ordinance, except for the prohibited uses identified in the section below.

### B. Prohibited Uses

This PUD prohibits the following uses:

1. Bed and breakfast establishment
2. Boarding house
3. Group foster home
4. Hotel or Motel
5. Environmental remediation facility
6. Branch offices for the following: banks, building and loan associations, brokerage houses, savings and loan associations, finance companies, title insurance companies and trust companies.
7. Veterinary offices

**C. Temporary Uses**

Temporary uses shall be subject 1306 of the Phoenix Zoning Ordinance.

**D. Accessory Uses**

Accessory uses shall be subject to 1306 of the Phoenix Zoning Ordinance.

# Development Standards

Unless modified herein, the provisions of Section 13 of the Phoenix Zoning Ordinance for Transect T5:5 shall govern.

**A. Development Standards Table**

	<b>Proposed</b>	<b>WU Code T5:5</b>
<b>Maximum Dwelling Units</b>	210 units	No maximum
<b>Minimum Building Setbacks</b>	<p><u>North (Coolidge Street):</u> Minimum 20 feet and average 21 feet 8 inches between building façade and existing curb line</p> <p><u>West (3<sup>rd</sup> Avenue):</u> Minimum 20 feet and average 21 feet 8 inches between building façade and existing curb line</p> <p><u>South:</u> 0 feet</p> <p><u>East:</u> 0 feet</p>	<p><u>Primary Frontage:</u> 12-foot maximum</p> <p><u>Secondary Frontage:</u> 10-foot maximum</p> <p><u>Side/Rear Lot Line:</u> 0 feet</p>
<b>Minimum Landscape Setbacks</b>	<p><u>North (Coolidge Street):</u> 20 feet between building façade and existing curb line</p> <p><u>West (3<sup>rd</sup> Avenue):</u> 20 feet between building façade and existing curb line</p> <p><u>South:</u> 0 feet</p> <p><u>East:</u> 0 feet</p>	<u>Street Side:</u> 10 feet
<b>Maximum Height</b>	<p><u>East Frontage/South Frontage:</u> 48 feet maximum (units along east and south)</p> <p><u>North Street Frontage/West Street Frontage:</u> 48 feet maximum (units along north and west)</p> <p><u>Garage:</u> 56 feet maximum</p>	56 feet
<b>Maximum Lot Coverage</b>	80%	80%



<b>Minimum Open Space</b>	15% publicly-accessible open area as illustrated in <b>Exhibit 9</b> (Open Space/Open Area Plan)  10% open space (Residents Only)	5%
<b>Coolidge Street (Primary) Frontage</b>	70% minimum Primary Building Frontage	70% minimum Primary Building Frontage
<b>3<sup>rd</sup> Avenue (Secondary) Frontage</b>	The frontage along 3 <sup>rd</sup> Avenue shall conform to the stoop and doorwell, patio, or porch frontage type standards as described in Section 1305 of the Walkable Urban Code for a minimum of 70% of the building face.	50% minimum Secondary Building Frontage subject to Section 1305 Frontage Types.
<b>Canal (South) Frontage</b>	The south-facing mass of the building(s) oriented to the Grand Canal shall incorporate Walkable Urban Code Frontage Types described in Section 1305 for a minimum 20 percent of the building face(s). For the purpose applying the above provisions, the above shall be treated as a Secondary Frontage with regard to glazing.	N/A

**B. Landscape**

Landscaping shall be provided according to Section 1309 of the Phoenix Zoning Ordinance, with the following enhancements:

<b>Canalscape</b>	<ul style="list-style-type: none"> <li>• A publicly-accessible landscaped greenspace area shall be provided adjacent to the Arizona Grand Canal Trail on the south side of the property. At minimum, the green space area will measure 4,800 square feet, 15 feet in depth for a distance of 260 feet, 7 feet in depth for a distance of 70 feet, and shall be generally consistent with the landscape plan in <b>Exhibit 7</b>. A minimum of 3 pedestrian amenities, which could include but are not limited to, benches and shade canopies shall be provided within the landscape area.</li> <li>• Between the southern mass of the building and the south property line (the Grand Canal right-of-way), the developer shall plant minimum 3-inch caliper, large canopy shade trees, at a minimum frequency of 25 feet on center or in equivalent groupings.</li> <li>• The provisions of Section 1310.A.2. of the Phoenix Zoning Ordinance shall apply to require shaded open space of which a minimum 50 percent shall be situated adjacent to the south property line (the Grand Canal right-of-way).</li> </ul>
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<b>Streetscape (Coolidge Street and 3<sup>rd</sup> Avenue Frontages)</b>	<ul style="list-style-type: none"> <li>• Per Section 1312, provide detached minimum 5-foot-wide sidewalks on both frontages with minimum 5' landscape strip between back of curb and sidewalk if no conflict with utilities.</li> <li>• Trees of minimum 4"-caliper (25%), 3"-caliper (25%) and 2"-caliper (50%) planted 20' on center or in equivalent groupings, except for within driveways, sidewalks or sight visibility triangles.</li> <li>• Minimum of five (5) 5-gallon drought-resistant shrubs per tree (maximum 24 inches tall at maturity within all sight visibility triangles).</li> <li>• Half of the trees along the north and west perimeter shall be salvaged, and if unsalvageable they must be replaced with a minimum 4-inch caliper tree or two 2-inch caliper trees.</li> </ul>
<b>East Property Line</b>	<ul style="list-style-type: none"> <li>• Upright evergreen trees planted 20' on center or in equivalent groupings.</li> <li>• Minimum of three (3) 5-gallon drought-resistant shrubs per tree. All landscape setbacks shall be planted to achieve a minimum 50% living groundcover coverage.</li> </ul>
<b>Shade</b>	<ul style="list-style-type: none"> <li>• Minimum shade standards shall be provided per Section 1304.F of the Phoenix Zoning Ordinance.</li> </ul>

### C. Parking

<b>Off-Street Parking</b>	<ul style="list-style-type: none"> <li>• Parking shall be provided in accordance with requirements for Transect 5 zoned properties within Section 1307 of the Phoenix Zoning Ordinance.</li> <li>• All off-street parking shall be located in the internal parking structure identified in the site plan.</li> </ul>
<b>On-Street Parking</b>	<ul style="list-style-type: none"> <li>• On-street parking along the 3<sup>rd</sup> Avenue and Coolidge Street frontages shall be prohibited.</li> </ul>
<b>Bicycle Parking and Amenities</b>	<ul style="list-style-type: none"> <li>• All required bicycle parking for multifamily use, per Section 1307.H.6.d. of the Phoenix Zoning Ordinance, shall be secured parking.</li> <li>• Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1306.H. of the Phoenix Zoning Ordinance.</li> <li>• A bicycle repair station (fix-it station) along the southern edge of the site, visible, and accessible from the public sidewalk and / or the Grand Canal Trail. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while adjusting the bike.</li> </ul>

#### **D. Fences/Walls**

All fences and walls shall comply with Phoenix Zoning Ordinance Chapter 13 unless modified as follows:

- No solid perimeter wall greater than 36 inches in height shall be oriented to and located within 30 feet of the south property line (the Grand Canal right-of-way), as approved by the Planning and Development Department.

#### **E. Lighting**

Lighting shall comply with lighting standards as provided in Phoenix Zoning Ordinance Sections 704 and 507 Tab A, as well as Section 23-100 of the Phoenix City Code.

#### **F. Access**

Vehicular Access: The Property shall be limited to one (1) driveway, located on the Coolidge Street frontage. Vehicular access to the Property via 3<sup>rd</sup> Avenue is prohibited.

Traffic Calming: The developer shall provide speed bumps, speed humps, truncated domes, or a similar traffic calming device at the egress point of the vehicular driveway for traffic exiting onto Coolidge Street.

Pedestrian Access: The developer shall provide a minimum of two direct pedestrian connections from the amenity areas located south of the building mass to the shared use path along the Grand Canal Trail.

## Design Guidelines

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The Property shall comply with Sections 1311-1313 of the Phoenix Zoning Ordinance, and, as applicable, Section 507.

#### **A. Building Architecture**

- 3<sup>rd</sup> and 4<sup>th</sup> floor balconies along northern and western street frontages shall be “Juliet” balconies, which provide a very shallow balcony or railing which sits just outside a window or a door.
- The south facing mass of the building(s) oriented to the Grand Canal shall contain architectural embellishments, design detailing, and / or space programming to activate and provide visual access onto the canal, as approved by the Planning and Development Department. Examples of appropriate enhancements may include textural changes, offsets, recesses, variation in window size and location, overhang canopies, balconies with a depth greater of than 3 feet, and amenities such as gathering spaces.

## B. Landscape

- Create generous landscaping along Coolidge Street and 3<sup>rd</sup> Avenue with Live Oak or similar species theme tree to shade both sides of the sidewalk.
- All sidewalks to receive 75% shade assuming 5 years of tree canopy growth on the summer solstice at noon.
- Between sidewalk and building face, a mix of drought-resistant vegetation to include accent plants, vines, shrubs and ground cover plants to achieve 75% living groundcover coverage.

## C. Canalscape

- All landscape beds to be planted with a mix of drought-resistant vegetation to include accent plants, vines, shrubs and ground cover plants to achieve 50% living groundcover coverage.
- All walks, amenity areas and gathering spaces to receive 50% shade assuming 5 years of tree canopy growth on the summer solstice at noon. Standard applies to all spaces outside 16'-6" SRP Easement along southern property line.

# Signs

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Signs shall be provided in accordance with Phoenix Zoning Ordinance Section 1308.

# Sustainability

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The Applicant incorporates sustainability features in all of their projects they develop. This project will include many design features that help increase energy efficiency.

### 1. City Enforced Standards

- a. High efficiency HVAC - 14 SEER units
- b. Unit separation assemblies with STC 50 or greater for enhanced sound separation and energy retention
- c. High-performance LED building lighting
- d. Low-voltage LED landscape lighting

### 2. Developer Enforced Standards

- a. Photovoltaic solar array on top floor of parking structure
- b. Low E insulated glass
- c. Recycling program for residents and office/common areas
- d. Low-flow water fixtures
- e. Energy Star appliances

- f. Energy efficient pool pump and filtration equipment
- g. An irrigation design that employs low flow drip irrigation to maximize efficiency, and a smart controller with weather sensing technology

## Infrastructure

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### **A. Circulation**

Access to the Property will be provided from a single driveway on Coolidge Street. The existing driveway and curb cut on 3<sup>rd</sup> Avenue will be removed.

### **B. Grading & Drainage**

This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department:

1. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3); this includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
2. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
3. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.

### **C. Water Services**

Development of the site may require infrastructure improvements based on proposed uses and capacity demand at that time. The improvements will be designed and constructed in accordance with city Code requirements and Water Service Department Design Standards and Policies.

# EXHIBIT 1

# Aerial Map



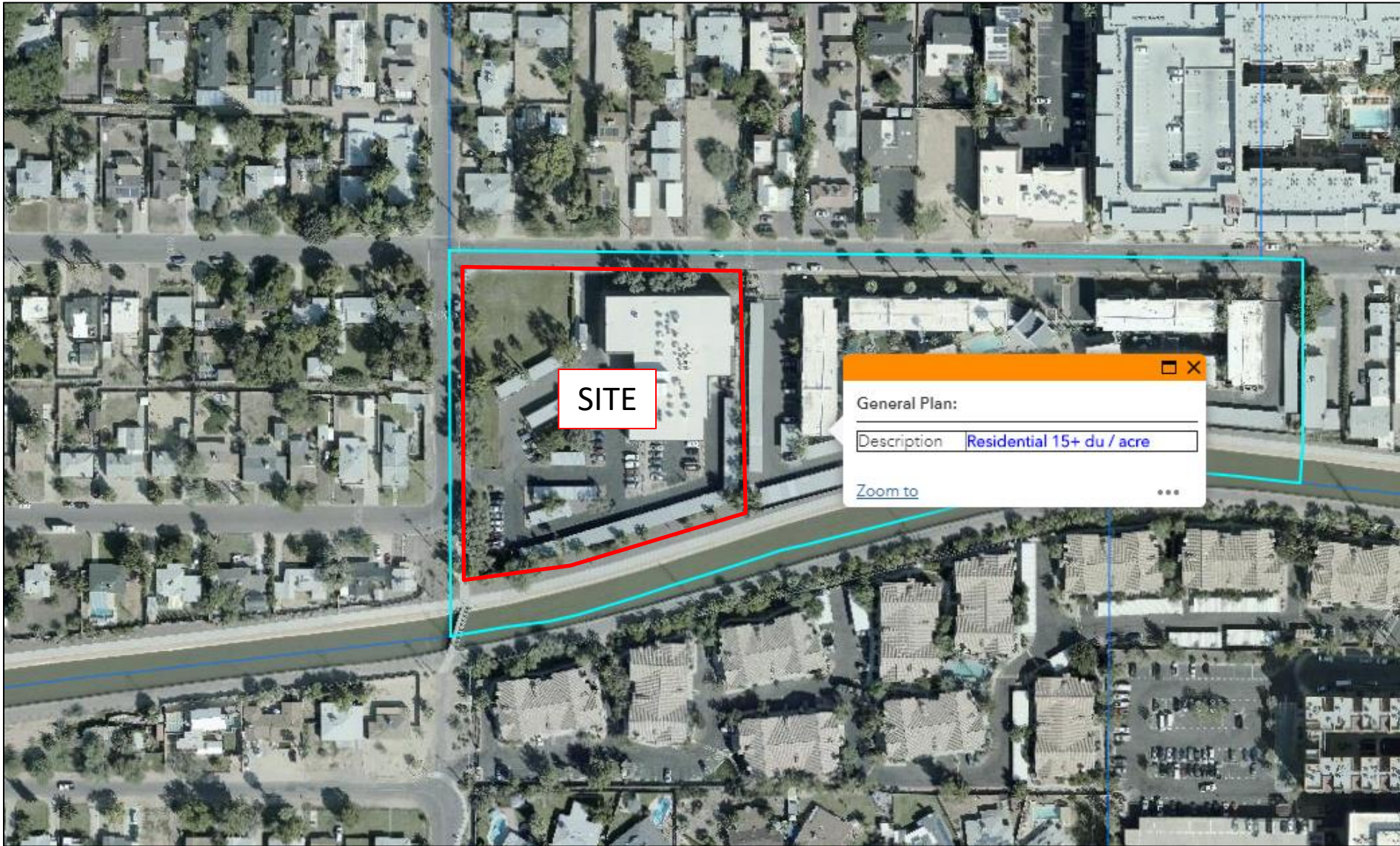
SEC 3<sup>rd</sup> Avenue & Coolidge Street – Phoenix, AZ



# EXHIBIT 2

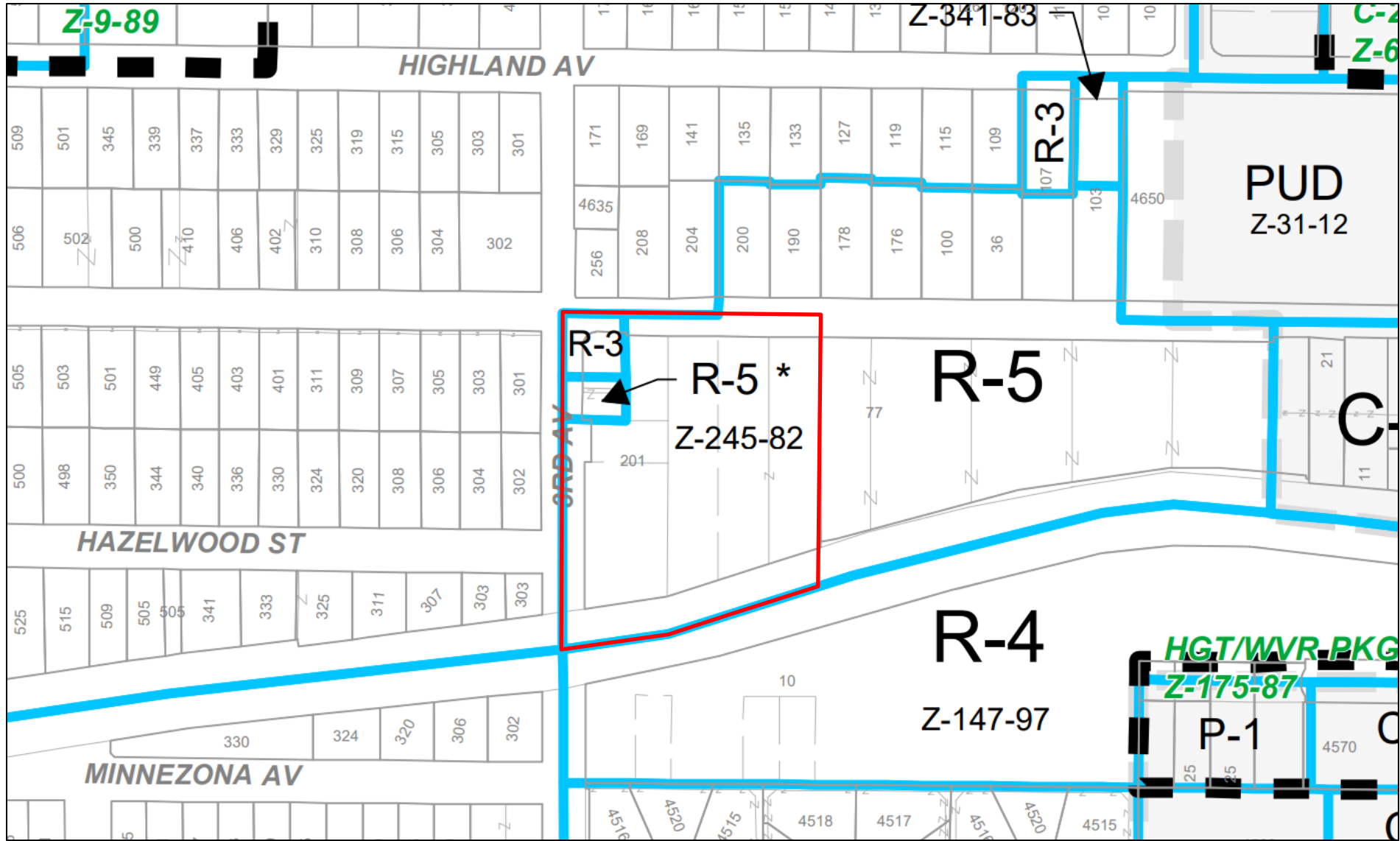


# General Plan Map



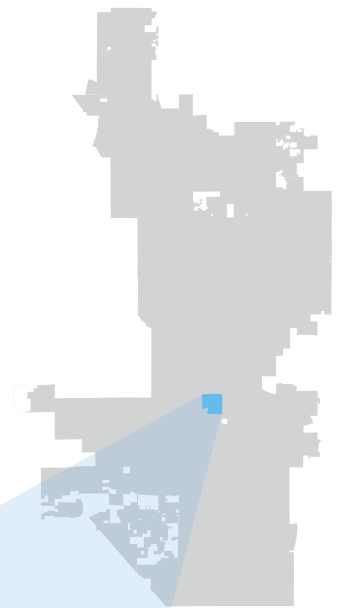
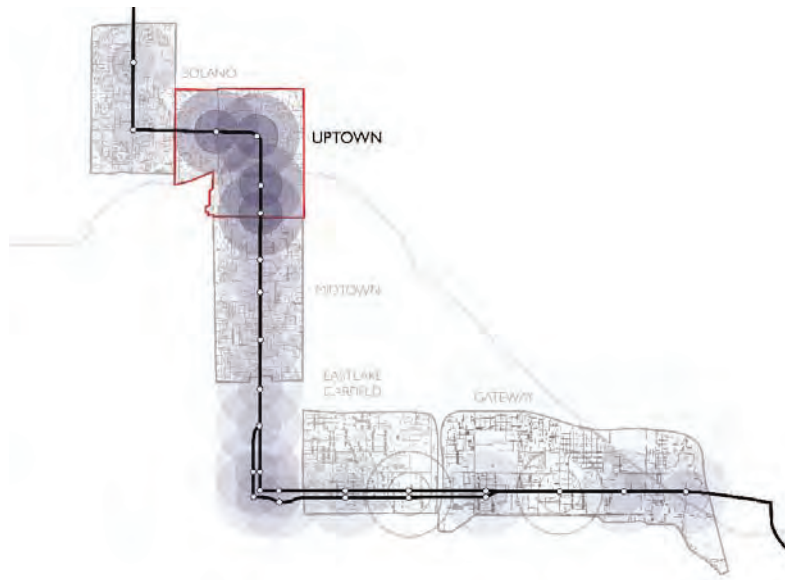
# EXHIBIT 3

# Zoning Map

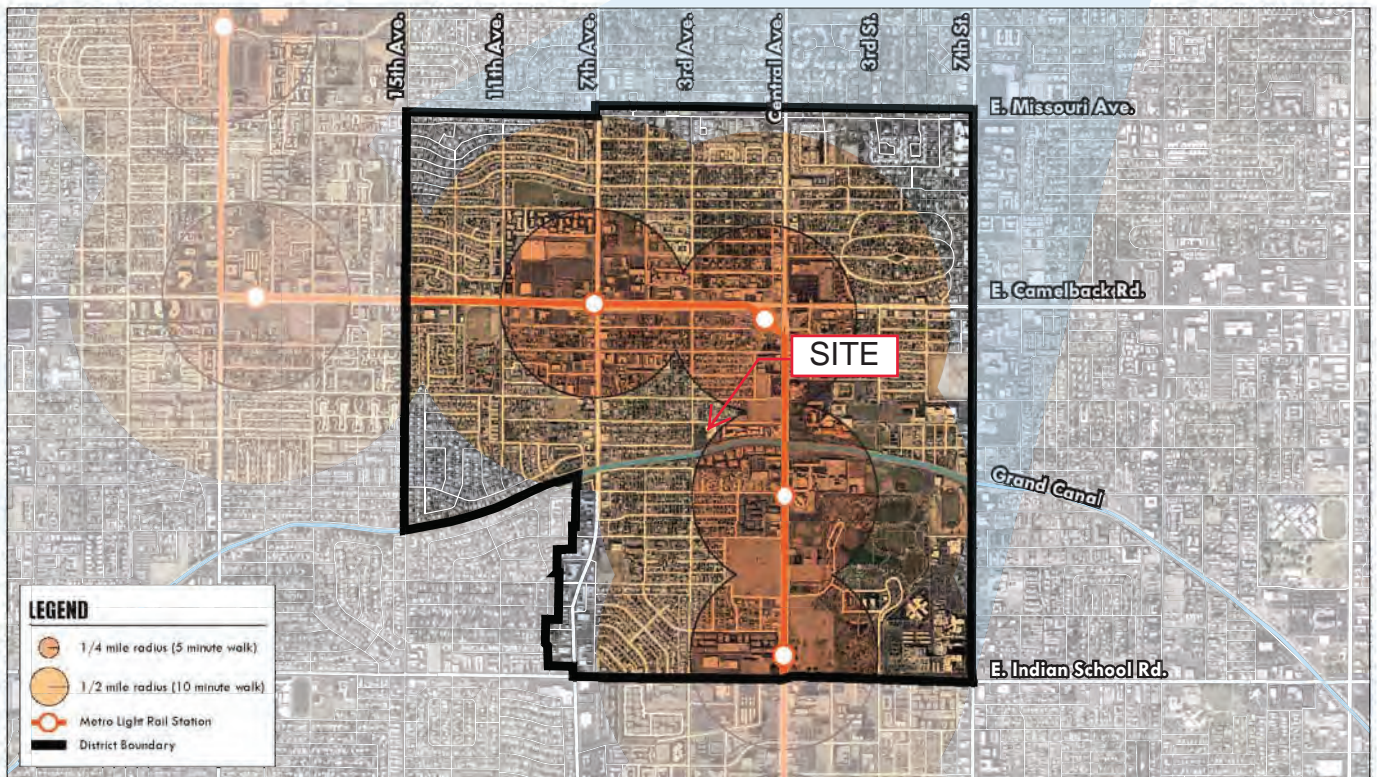


# EXHIBIT 4

## Uptown in Context



ReinventPHX Districts



Uptown District

# EXHIBIT 5

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:  
PARCEL NO. 1  
THE WEST HALF OF LOT 15 AND THE EAST HALF OF LOT 17, SUBURBAN ACRES, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 22.  
EXCEPT THE NORTH 5 FEET FOR STREET PURPOSES.  
PARCEL NO. 2  
THE WEST HALF OF LOT 17, SUBURBAN ACRES, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 22.  
EXCEPT THE NORTH 5 FEET FOR ROAD.  
PARCEL NO. 3  
LOT 18, SUBURBAN ACRES, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 12 OF MAPS, PAGE 22.  
EXCEPT THEREFROM THE WEST 30 FEET THEREOF, AND  
EXCEPT THEREFROM THAT PORTION OF THE SOUTH 40 FEET OF THE SOUTH 40 FEET OF THE SIDA AND DIAL FROM EAST TO WEST QUARTER SECTION 14, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SIDA AND DIAL FROM BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, AS PROVIDED IN RECORDED IN DOCKET 941, PAGE 14.  
PARCEL NO. 4  
THE NORTH 40 FEET OF THE NORTH 40 FEET OF LOT 18, SUBURBAN ACRES, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 22.  
EXCEPT THE FOLLOWING DESCRIBED PARCEL FOR ROADWAY PURPOSES:  
THAT EAST 30 FEET OF THE SOUTH 40 FEET OF THE NORTH 40 FEET OF LOT 18, SUBURBAN ACRES LYING WITHIN 40 FEET OF THE MOVEMENT LINE OF THIRD AVENUE, AS SAID MOVEMENT LINE IS SHOWN ON THE PLAT OF SOUTH 40 FEET RECREATION, THE PLAT OF WHICH IS RECORDED IN BOOK 11 OF MAPS, PAGE 41.  
PARCEL NO. 5  
THE WEST 60 FEET OF THE WEST 60 FEET OF THE EAST 120 FEET OF THE NORTH 60 FEET OF LOT 18, SUBURBAN ACRES, AND THE NORTH 4 FEET OF THE SOUTH 40 FEET OF THE WEST 60 FEET OF THE EAST 120 FEET OF THE NORTH 60 FEET OF LOT 18, SUBURBAN ACRES, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 22.  
EXCEPT THE NORTH 5 FEET THEREOF.  
PARCEL NO. 6  
THE NORTH 60 FEET OF THE WEST 60 FEET OF THE EAST 120 FEET OF THE NORTH 60 FEET OF LOT 18, SUBURBAN ACRES, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 22.  
EXCEPT THEREFROM THAT PORTION OF THE LAND CONVEYED TO THE CITY OF PHOENIX, A MUNICIPAL CORPORATION, MORE PARTICULARLY DESCRIBED IN CITY CLAM USED, RECORDED NOVEMBER 16, 2012 AS 2012-010189 OF OFFICIAL RECORD.  
PARCEL NO. 7  
THE EAST 60 FEET OF THE NORTH 60 FEET OF LOT 18, SUBURBAN ACRES, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 22.  
EXCEPT THE NORTH 5 FEET THEREOF.

**CITY OF PHOENIX SITE PLAN NOTES**  
1. Development and use of this site will conform with all applicable codes and ordinances.  
2. All new or relocated utilities will be placed underground.  
3. Structures and landscaping within a garage measured 8'6" from the property line and 20' along the property line on each side of the driveway entrances will be maintained at a minimum height of 7'.  
4. Structures and landscaping within a garage measured 15' x 33' along the property lines will be maintained at a maximum height of 7'.  
5. Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot of maximum height.  
6. All lighting fixtures shall be shielded so as to prevent glare or any level exceeding the general level of those color, or other lighting fixtures. No lights shall be installed on this site without the approval of the utility company.  
7. All outdoor lighting shall be shielded so as to prevent glare or any level exceeding the general level of those color, or other lighting fixtures. In accordance with approved plans.  
8. All outdoor lighting shall be shielded so as to prevent glare or any level exceeding the general level of those color, or other lighting fixtures. In accordance with approved plans.  
9. All outdoor lighting shall be shielded so as to prevent glare or any level exceeding the general level of those color, or other lighting fixtures. In accordance with approved plans.  
10. All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.  
11. Signs are to remain open, or set to close automatically, between the hours of 7 AM and 10 PM.  
Please consider placing the following note (signed and dated) on the site plan to authorize review attachment to the plan in the future:  
*I consent to the reproduction of this site plan provided that if modifications are made, the professionals who make modifications shall assume full responsibility and liability for the modified portions of the plan.*  
DATE: 11/20/2020  
RICH BARBER PROJECT OWNER  
RICH BARBER ARCHITECTURE, LLC  
11200 N 16TH AVENUE, SUITE 100, PHOENIX, AZ 85024  
TELEPHONE: 602.345.5555  
FAX: 602.345.5555  
E-MAIL: RICH@ORBARCH.COM

**SOLID WASTE NOTES**  
SOLID WASTE MATERIALS: TRASH CHUTES ARE LOCATED IN THE PARKING GARAGE ON ALL FLOORS AND AN ADDITIONAL CHUTE LOCATED ON THE WEST SIDE OF BUILDING.  
TRASH REMOVAL: TRASH IS REMOVED BY PERSONS LOCATED IN PARKING GARAGE AT GRASS LEVEL AND ON WEST SIDE OF BUILDING WHERE TRASH IS COMPACTED AND PLACED INTO 270 BIN. TRASH BINS ARE TAKEN TO HOLDING ROOM LOCATED AT GRASS LEVEL ON WEST SIDE OF GARAGE. HOLDING ROOM IS COMPLETELY ENCLOSED AND SCREENED WITH GATES (SEE ELEVATIONS). ON TRASH PICK UP DAYS BINS ARE TAKEN OUT BY STAFF TO PROVIDED TRASH AREA FOR COLLECTION. NO RECYCLE BINS ARE PROVIDED IN GARAGE ACCESSIBLE TO ALL RESIDENTS. RECYCLE BIN WILL BE ROLLED OUT ON PICK UP DAY TO STAGING AREA.  
REQUIRED SOLID WASTE CAPACITY:  
4 IN-MAN TRASH COMPACTORS ARE LOCATED IN THE PARKING GARAGE LEVEL 1. EACH COMPACTOR COMPACTS TRASH INTO 270 BINS.  
11 IN-MAN TRASH COMPACTOR IS LOCATED ON LEVEL 1 (WEST SIDE OF BUILDING). COMPACTOR COMPACTS TRASH INTO 270 BINS.  
4 CY TRASH BIN (SERVICED TWICE PER WEEK) x 1100 CY. SERVICED TWICE PER WEEK x 1100 CY. COMPACTOR OF 31 10 CY PER SERVICE TWICE PER WEEK.  
12 CY TRASH BIN (SERVICED CY PER BIN x 1100 CY) x 6 BINS IN HOLDING ROOM.  
A BIN OF RECYCLE BIN ARE LOCATED IN GARAGE NEAR MAIN ENTRY. SERVICE WILL BE BASED ON USE AND BUILDING OCCUPANCY.

**2-56-19-4 STIPULATIONS**

**PRELIMINARY/FINAL SITE PLAN FOR AURA UPTOWN**

**AURA COOLIDGE**  
3RD AVENUE AND COOLIDGE  
PHOENIX, AZ 85013

APN #:  
155-24-008  
PROPOSED:  
225 UNITS/365 ACRES + 64.31 D.U. ACRES  
PROPOSED PUD  
OFFICE OF RICH BARBER ARCHITECTURE, LLC  
ORB  
WorldID @ ORBArch.com

**DEVELOPMENT DATA**

**PROJECT DESCRIPTION:**  
TRINCO RESIDENTIAL GROUP INTENDS TO DEVELOP AN EXCEPTIONAL 20 UNIT MULTI-FAMILY RESIDENTIAL FOR TRINCO PROPERTY LOCATED ON THE SOUTHEAST CORNER OF 3RD AVENUE AND COOLIDGE STREET.

**ZONING:**  
COMM CASE # 2-56-19-4  
CURRENT: R-3 AND R-3.5 COMMERCIAL, TOD DISTRICT, UPTOWN  
PROPOSED PUD

**LOT AREA**  
GROSS: 2,930,000 SQ FT  
NET: 1,070,000 SQ FT

**CONSTRUCTION TYPE:**  
PARKING GARAGE: B  
RESIDENTIAL: B  
GARAGE BUILDING: 55'-4" (8 STORY)  
RESIDENTIAL BUILDING: 55'-0" (4 STORY)

**UNIT MIX:**  
0 STUDIO  
0 1 BEDROOM  
0 2 BEDROOM  
0 3 BEDROOM

**LOT COVERAGE**  
AREA PROVIDED: 82,423 SF  
SITE AREA: 116,926 SF  
PROJECT FOOTPRINT: 776,100 SQ. FT.

**OPEN SPACE:** (SEE SHEET A1.11 FOR ADDITIONAL INFORMATION)  
REQUIRED: 10% OF GROSS AREA (SIC: 1910)  
PROVIDED: 16,643 SF + 142,708 SF + 10%  
**CENTRAL COURTYARD:** Not Enclosed  
**WEST SIDE COURTYARD:** 4,911 SF  
Grand total: 16,423 SF

**PARKING:**  
REQUIRED:  
13 SPACES PER STUDIO: 48 x 13 = 60  
13 SPACES PER 1-BED ROOM: 1076 x 13 = 14,000  
TOTAL REQUIRED: 378 P.S.  
REDUCTION:  
75% REDUCTION FOR PRIMARILY TO LIGHT RAIL STATION (1307)  
318 P.S. x .75 = 238.5 REQUIRED SPACES  
PROVIDED:  
PROSPECTIVE RESIDENT: 280  
RESIDENT GARAGE: 252  
TOTAL PROVIDED: 532

**GLAZING CALCULATIONS:**  
(SEE SHEET A3.46.1 FOR ADDITIONAL INFORMATION)  
**REQUIRED GLAZING:**  
1.4 AT LEVEL 1: 35%  
1.4 AT LEVEL 1 (STOREFRONT): 75%  
1.4 AT LEVEL 2: 43%  
**PROVIDED GLAZING:**  
1.4 AT LEVEL 1: 35%  
1.4 AT LEVEL 1 (STOREFRONT): 75%  
1.4 AT LEVEL 2: 34%

**GLAZING CALCULATIONS:** (SEE SHEET A3.46.1 FOR ADDITIONAL INFORMATION)  
WEST SIDE BUILDING (SECONDARY BUILDING):  
REQUIRED GLAZING 1.4 AT LEVEL 1: 25%  
PROVIDED GLAZING 1.4 AT LEVEL 1: 30%  
WEST SIDE BUILDING FRONTAGE: 150'  
WEST SECONDARY BUILDING FRONTAGE: 180'

**BUILDING FRONTAGE REQUIREMENTS:**  
CORNER BUILDING REQUIREMENT (TRANSIT TS):  
WEST SIDE BUILDING FRONTAGE: 150'  
WEST SECONDARY BUILDING FRONTAGE: 180'

**BUILDING FRONTAGE TYPE:** (SEE SHEET A4.1 FOR ADDITIONAL INFORMATION)  
CORNER FRONTAGE: COOLIDGE ST 270' MIN L, STROP AND COORWELL, STOREFRONT  
WEST SECONDARY FRONTAGE: 3RD AVE (70' MIN L), STROP AND COORWELL  
SOUTH SECONDARY FRONTAGE: GRAND CANAL (20' MIN L), STOREFRONT

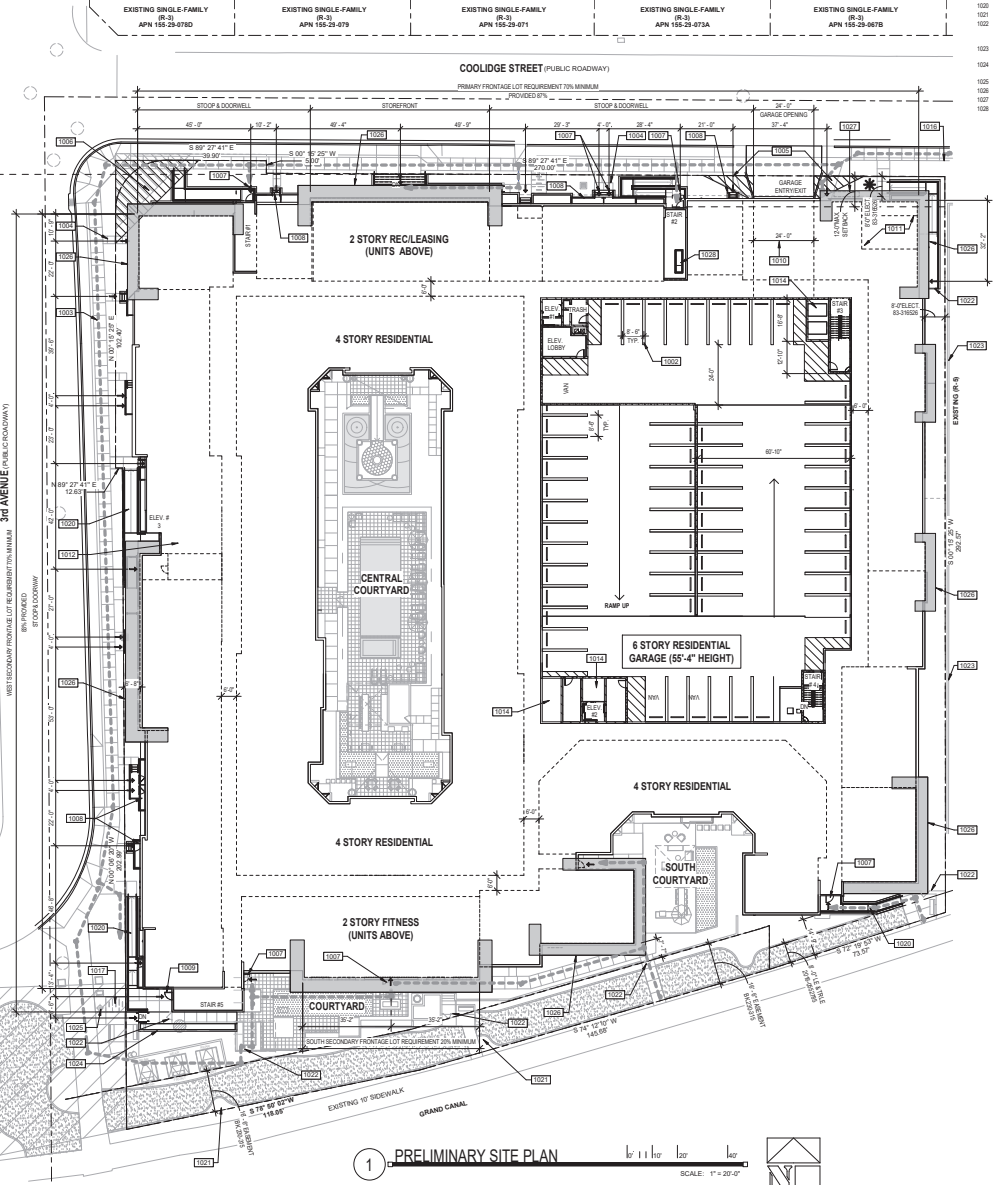
**FIRE SPRINKLERS:**  
NFPA 13, PER 2018 BC 303.3.1.1

**LEGEND**

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE HYDRANT
- DENOTES ACCESSIBLE ROUTE
- DENOTES BUILDING ENTRY
- DENOTES FIRE DEPARTMENT CONNECTION

**KEYNOTES**

- 1000 TYPICAL GARAGE PARKING SPACE 10' x 8' PER A1.202
- 1001 0 SIDEWALK SEE LANDSCAPE
- 1002 0 SIDEWALK SEE LANDSCAPE
- 1003 0 SIDEWALK SEE LANDSCAPE
- 1004 3' SIDEWALK SEE LANDSCAPE
- 1005 3' SIDEWALK SEE LANDSCAPE
- 1006 3' SIDEWALK SEE LANDSCAPE
- 1007 3' SIDEWALK SEE LANDSCAPE
- 1008 3' SIDEWALK SEE LANDSCAPE
- 1009 3' SIDEWALK SEE LANDSCAPE
- 1010 3' SIDEWALK SEE LANDSCAPE
- 1011 3' SIDEWALK SEE LANDSCAPE
- 1012 3' SIDEWALK SEE LANDSCAPE
- 1013 3' SIDEWALK SEE LANDSCAPE
- 1014 3' SIDEWALK SEE LANDSCAPE
- 1015 3' SIDEWALK SEE LANDSCAPE
- 1016 3' SIDEWALK SEE LANDSCAPE
- 1017 3' SIDEWALK SEE LANDSCAPE
- 1018 3' SIDEWALK SEE LANDSCAPE
- 1019 3' SIDEWALK SEE LANDSCAPE
- 1020 3' SIDEWALK SEE LANDSCAPE
- 1021 3' SIDEWALK SEE LANDSCAPE
- 1022 3' SIDEWALK SEE LANDSCAPE
- 1023 3' SIDEWALK SEE LANDSCAPE
- 1024 3' SIDEWALK SEE LANDSCAPE
- 1025 3' SIDEWALK SEE LANDSCAPE
- 1026 3' SIDEWALK SEE LANDSCAPE
- 1027 3' SIDEWALK SEE LANDSCAPE
- 1028 3' SIDEWALK SEE LANDSCAPE
- 1029 3' SIDEWALK SEE LANDSCAPE
- 1030 3' SIDEWALK SEE LANDSCAPE
- 1031 3' SIDEWALK SEE LANDSCAPE
- 1032 3' SIDEWALK SEE LANDSCAPE
- 1033 3' SIDEWALK SEE LANDSCAPE
- 1034 3' SIDEWALK SEE LANDSCAPE
- 1035 3' SIDEWALK SEE LANDSCAPE
- 1036 3' SIDEWALK SEE LANDSCAPE
- 1037 3' SIDEWALK SEE LANDSCAPE
- 1038 3' SIDEWALK SEE LANDSCAPE
- 1039 3' SIDEWALK SEE LANDSCAPE
- 1040 3' SIDEWALK SEE LANDSCAPE



1 PRELIMINARY SITE PLAN  
SCALE: 1" = 20'-0"

**PRELIMINARY NOT FOR CONSTRUCTION**

DATE: SEPTEMBER 17, 2021 ORB # - 20-212

**A1.10**  
PRELIMINARY SITE PLAN

# EXHIBIT 6





1 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/16" = 1'-0"



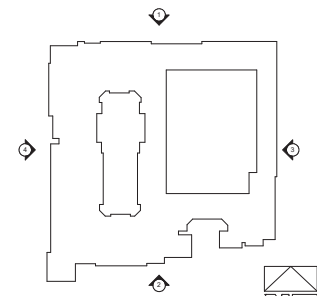
4 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

**MATERIAL LEGEND**

*variables*	
A	STUCCO FINISH DUNN EDWARDS DEW380 "WHITE" LRV 93
B	STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
C	STUCCO FINISH DUNN EDWARDS DE6376 "LOOKING GLASS" LRV 23
D	STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
E	STUCCO FINISH DUNN EDWARDS DET459 "RED ROOSTER" LRV 11
F	CANOPIES PAINTED, COLOR DUNN EDWARDS DE6378 "JET" LRV 9
G	BLOCK WALL - "PRECISION" COLOR: RED ROCK - NW SEDONA RED, SIZE: 8"x8"x16"
H	2"x2" WIRE MESH BALCONY RAILING, PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
I	STONE VENEER - CORONADO STONE "THE GETTY STONE" SIZE: 16"x24", COLOR: "BLACK FOREST"
J	*variables*
K	HARDY PLANK PAINTED DE6376 "LOOKING GLASS" LRV 23

**KEYNOTES**

- 345 MECHANICAL EQUIPMENT SCREENED BY PARPET
- 348 SERVICE DOOR
- 347 SOLAR PANELS AT GARAGE DECK



BUILDING KEY PLAN

ALL PROJECT 21-042	
DATE: AUGUST 31, 2021	ORR #1: 20-212

**AURA COOLIDGE**  
3RD AVENUE AND COOLIDGE  
PHOENIX, AZ 85013

Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com

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CONSTRUCTION

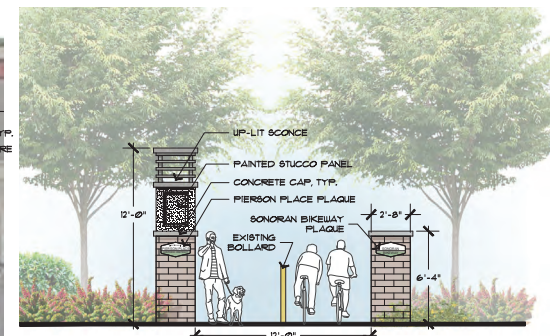
50% CD SET

DATE: AUGUST 31, 2021 ORR #1: 20-212

**A3.40**  
BUILDING ELEVATIONS  
COLOR

# EXHIBIT 7

FILE://Users/collaborative/Projects/Aura Uptown - LS REV 2.dwg (USER:collaborative) DATE: May 12 2021 TIME: 04:18 pm



COLUMN ELEVATIONS AT CANAL ENTRY SCALE: 1/2" = 1'-0"

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	CALIPER	QTY	COMMENTS
<b>TREES</b>				
Acacia aneura	Mulga	3" Cal. 12'x8'	6	Standard-Trunk Plating Form
Cassia glaberrima	Yellow Bird of Paradise	3" Cal. 8'x8'	26	Multi-Trunk Dense Canopy
Eucalyptus papuana	Ghost Gum	15" Cal. 10'x4'	8	Standard Trunk Dense Canopy
Olea europaea 'Wilsonii'	Fruitless Olive	4" Cal. 15'x2'	5	Multi-Trunk Dense Canopy
Phoenix dactylifera	Date Palm	20" C.T.H. 20'x16'	10	Matching Form 2' Spaced Out
Quercus virginiana 'Empire'	Southern Live Oak	4" Cal. 18'x2'	10	Standard Trunk Dense Canopy
Quercus virginiana 'Empire'	Southern Live Oak	3" Cal. 14'x2'	23	Standard Trunk Dense Canopy
Tabebuia species	Tabebuia Tree	3" Cal. 14'x2'	1	Multi-Trunk Dense Canopy
<b>ACCENTS/VINES</b>				
Agave seberi	Walters Agave	24" Box	1	As Per Plan
Aloe barbadensis	Medicinal Aloe	5 Gal.	81	As Per Plan
Bignonia capreae	Tangerine Beauty	15 Gal.	15	As Per Plan
Bougainvillea	Vine Bougainvillea	15 Gal.	16	As Per Plan
Bougainvillea 'Barbara Karst'	Torch Glow Bougainvillea	15 Gal.	12	As Per Plan
Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	15 Gal.	12	As Per Plan
Dasylirion acrostichum	Green Spoon	5 Gal.	22	As Per Plan
Dianella revoluta	Lil Rav Flax Lily	5 Gal.	109	As Per Plan
Dianella bicolor	Butterfly Iris	5 Gal.	21	As Per Plan
Euphorbia antisyriatica	Candelilla	5 Gal.	65	As Per Plan
Heperaloe parviflora	Brekatights Red Yucca	5 Gal.	162	As Per Plan
Persea	Persea	5 Gal.	22	As Per Plan
Plectranthus bracteatus	Big Leaf Slipper Plant	5 Gal.	22	As Per Plan
Phoenix roebelenii	Funny Date Palm	15 Gal.	9	As Per Plan
Yucca pallida	Fair Leaf Yucca	5 Gal.	28	As Per Plan
<b>SHRUBS</b>				
Dodonaea viscosa 'Purpurea'	Purple Hopsced Bush	15 Gal.	12	As Per Plan
Eremophila hygrophana	Blue Bells	5 Gal.	164	As Per Plan
Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	150	As Per Plan
Ruellia paniculata	Baja Ruellia	5 Gal.	51	As Per Plan
Streptocarpus reginae	Bird of Paradise	24" Box	5	As Per Plan
Tecoma hybrid	Bells of Fire	5 Gal.	65	As Per Plan
Tecoma stars	Orange Jubilee	15 Gal.	53	As Per Plan
<b>GRASS/COVERS</b>				
Bougainvillea 'Alexandra'	'Alexandra' Bougainvillea	1 Gal.	66	As Per Plan
Portulaca oleris 'Mina'	Dwarf Elephant Food	1 Gal.	20	As Per Plan
Carpas neocarpa 'Green Carpet'	Green Carpet Natal Plum	1 Gal.	106	As Per Plan
Eremophila glabra 'Mingus Solid'	Outback Sunrise	1 Gal.	48	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	1 Gal.	51	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	1 Gal.	33	As Per Plan
Taurinum chamedrye	Gemander	1 Gal.	51	As Per Plan
Sarcocolla pallida	Purple Hearts	1 Gal.	75	As Per Plan
<b>NOTES</b>				
Decomposed Granite- 1/2" Screened Mahogany' by Pioneer Landscape Materials. 2" Depth in all planting areas - 18,000 SF.				
Synthetic Turf - Syncepes Coronado Platinum 100 oz with Envirofill Acrylic Coated Sand - 1350 SF. Contact Matthew Bogue (404) 898-8263				
Bermuda Hybrid Sod - 3,750 SF. (ON SITE) 2,025 SF. (OFF SITE)				

AURA UPTOWN APARTMENTS

201 W COOLIDGE STREET PHOENIX, ARIZONA 85013



PRELIMINARY NOT FOR CONSTRUCTION

COLLABORATIVE V DESIGN STUDIO INC. 7116 E. 1ST AVENUE, SUITE 103 SCOTTSDALE, AZ 85253 OFFICE: 480-347-0590 FAX: 480-616-6012 CONTACT: SCOTT HEFFERNAN SCOTT@COLLABORATIVEV.COM

TRINIS RESIDENTIAL GROUP 4040 E. CAMELBACK RD., STE. 222 PHOENIX, ARIZONA 85018 TEL: 480-448-0800 CELL: 917.771.5942 CONTACT: TIGGS@TRINISRES.COM EMAIL: TIGGS@TRINISRES.COM

ORB ARCHITECTURE 2944 NORTH 44TH STREET, STE. 101 PHOENIX, ARIZONA 85018 TEL: 602.957.4530 FAX: 480.771.4038 CONTACT: RICARD ALVAREZ EMAIL: RALVAREZ@ORBARCH.COM

SITE PLAN SUBMITTAL

REVISIONS


DATE: MAY 12, 2021 ORB # 17-232

CONCEPTUAL LANDSCAPE PLAN SCALE: 1" = 20'-0"

# EXHIBIT 8

**GROSS LEGAL DESCRIPTION  
201 WEST COOLIDGE STREET  
PHOENIX, ARIZONA**

October 19, 2020  
Job No. 5629  
Page 1 of 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CALCULATED CENTER CORNER OF SAID SECTION 20, BEING THE INTERSECTION OF CENTRAL AVENUE AND CAMPBELL AVENUE AS REFERENCED IN THE MONUMENT CORNER TIES FOR LINE SECTION 2 CENTRAL PHOENIX LIGHT RAIL TRANSIT PROJECT, IN DOCUMENT 2009-0003295, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 31 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,318.52 FEET TO A CITY OF PHOENIX BRASS CAP FLUSH "RLS 39131" MARKING THE CENTERLINE OF 3RD AVENUE AND CAMPBELL AVENUE;

THENCE NORTH 00 DEGREES 06 MINUTES 20 SECONDS WEST, ALONG THE CENTERLINE OF SAID 3RD AVENUE, A DISTANCE OF 564.11 FEET TO THE POINT OF **BEGINNING**;

THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 20 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 416.71 FEET TO THE CENTERLINE OF 3RD AVENUE AND COOLIDGE STREET, BEING SOUTH 1.69 FEET AND 3.40 FEET OF TWO CITY OF PHOENIX BRASS CAPS;

THENCE SOUTH 89 DEGREES 27 MINUTES 41 SECONDS EAST, ALONG THE CENTERLINE OF SAID COOLIDGE STREET A DISTANCE OF 358.31 FEET, BEING 966.10 FEET WEST OF THE INTERSECTION OF CENTRAL AVENUE AND COOLIDGE STREET;

THENCE SOUTH 00 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 348.85, FEET DEPARTING SAID COOLIDGE STREET, ALONG THE EAST LINE OF PARCEL 1 OF THAT SPECIAL WARRANTY DEED RECORDED IN 2001-0882094, AND THE SOUTHERLY PROLONGATION THEREOF, TO A POINT 25 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID PARCEL 1, MEASURED AT 90 DEGREES;

THENCE ALONG A 25 FOOT SOUTHERLY OFFSET OF THE SOUTH LINES FOR LOTS 15, 17 AND 19 OF 'SUBURBAN ACRES' AS RECORDED IN BOOK 13, PAGE 22 RECORDS OF MARICOPA COUNTY, ARIZONA, SOUTH 72 DEGREES 19 MINUTES 53 SECONDS WEST, DISTANCE OF 65.89 FEET;

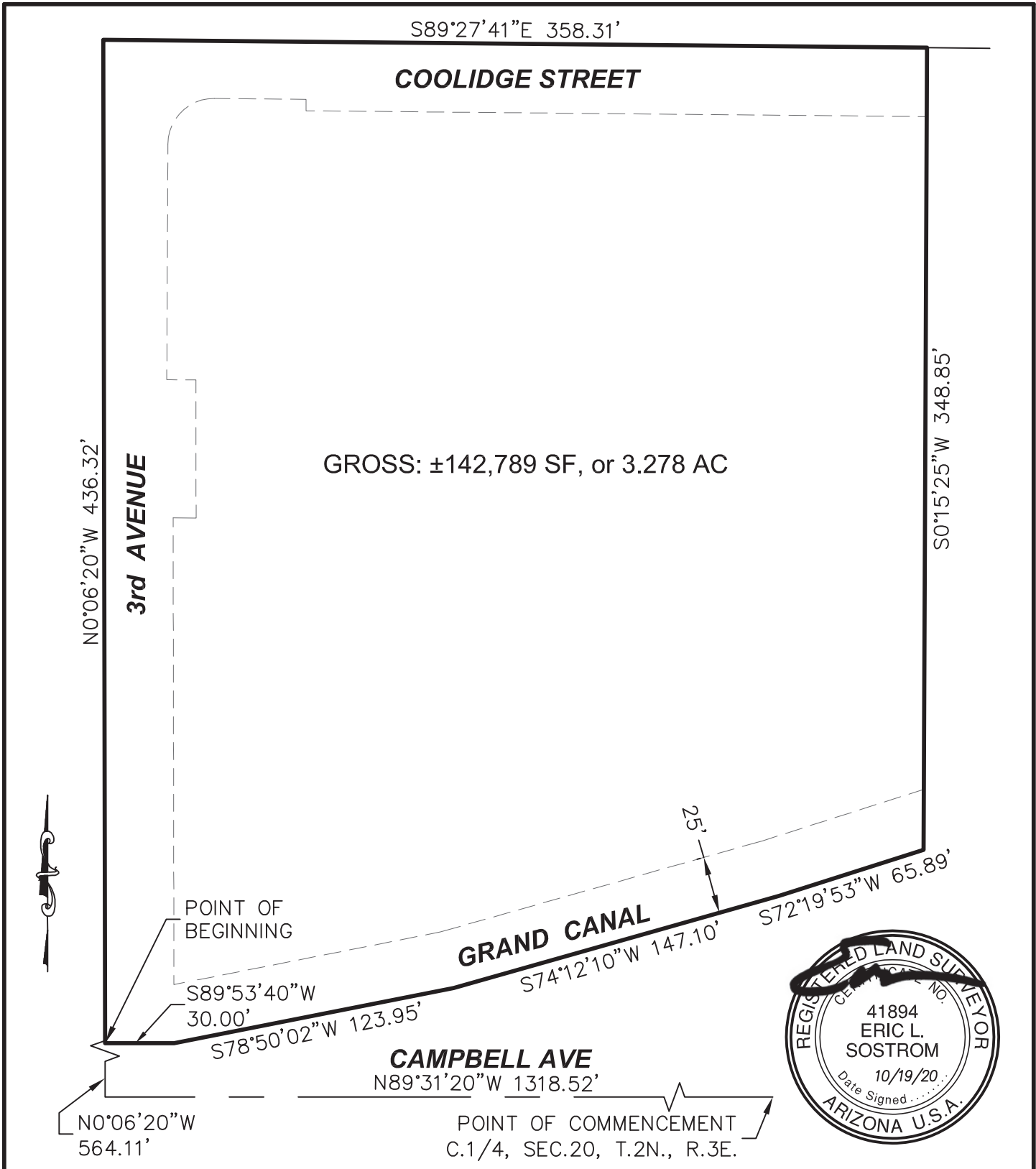
THENCE CONTINUING ALONG SAID SOUTHERLY OFFSET, SOUTH 74 DEGREES 12 MINUTES 10 SECONDS WEST, A DISTANCE OF 147.10 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY OFFSET, SOUTH 78 DEGREES 50 MINUTES 02 SECONDS WEST, A DISTANCE OF 123.95 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF **BEGINNING**.

SAID PARCEL CONTAINS 142,789 SQUARE FEET OR 3.278 ACRES, MORE OR LESS.





**SIG**  
**SURVEY INNOVATION**  
**GROUP, INC**

**GROSS EXHIBIT**  
**201 W COOLIDGE STREET**  
**PHOENIX, ARIZONA**

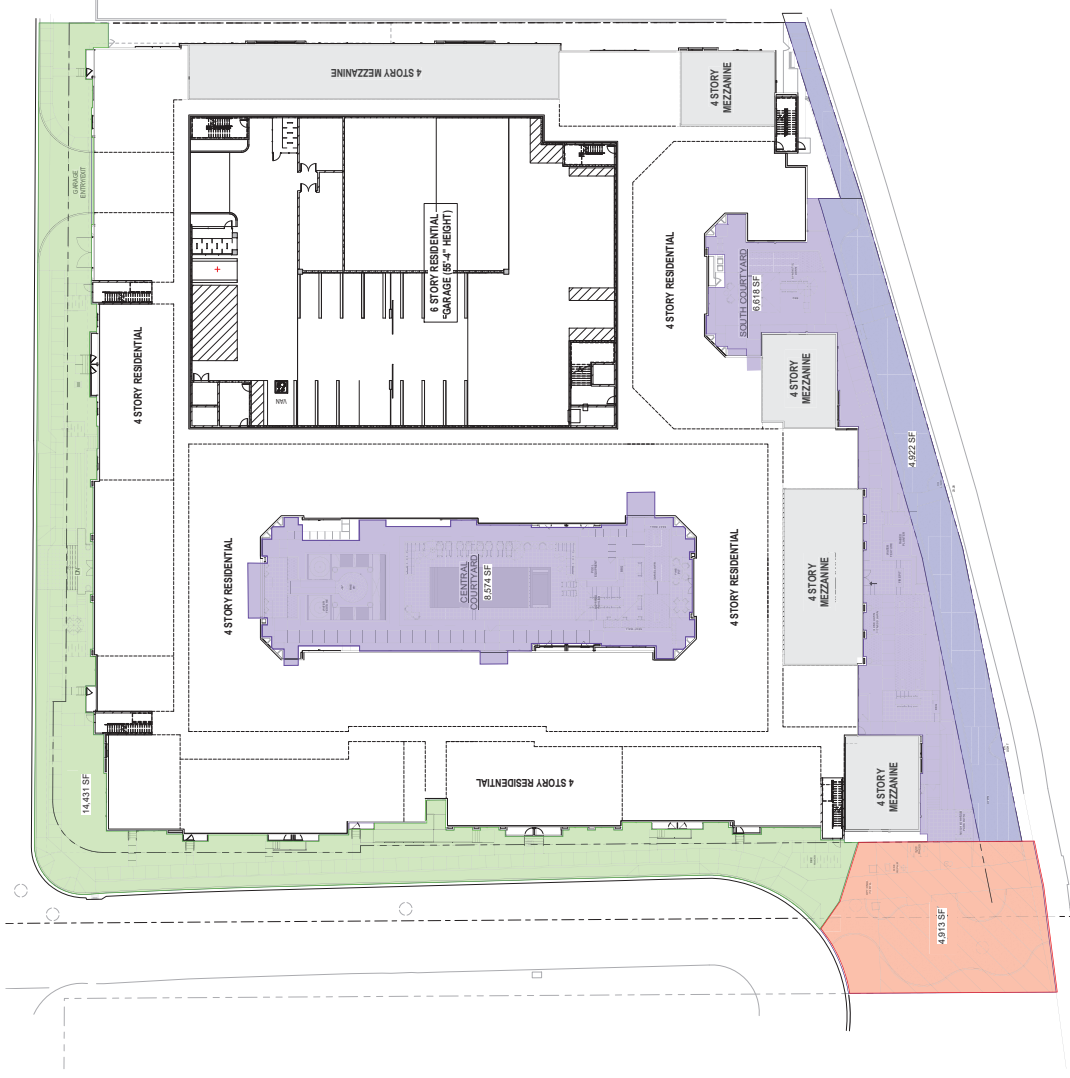
Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781  
 22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB #P5629	DWG: P5629ALTA	DATE 10/19/20	
SCALE: NTS	DRAWN: ELS	CHK: DSR	SHEET 1 OF 1

# EXHIBIT 9

**LEGEND**

<b>PRIVATE OPEN AREA</b>	
10%	CENTRAL COURTYARD - 8,574 SF CANAL COURTYARD - 6,618 SF 15,192 SF
<b>PUBLIC OPEN AREA</b>	
10%	NORTHEAST FRONTAGE - 14,431 SF
03%	CANAL FRONTAGE - 4,922 SF
03%	NEW LOT - 4,913 SF



1 OPEN AREA EXHIBIT