

# PIONEER LANDSCAPE CENTER

CASE Z-34-20-3

LOCATED AT THE NORTHEAST CORNER OF CAVE  
CREEK ROAD AND SHANGRI LA ROAD ALIGNMENT

Date of Initial Submission: June 18, 2020  
Second Submittal: May 18, 2022  
Hearing Draft: November 30, 2022  
City Council Adoption:

**CITY OF PHOENIX**

**NOV 30 2022**

**Planning & Development  
Department**

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

## Principals and Development Team

### Operator

Pioneer Landscape Centers  
630 Plaza Drive  
Highlands Ranch, CO 80129  
[www.pioneerco.com](http://www.pioneerco.com)



### Landscape Architect

Norris Design  
Attn: Ron Harris  
901 East Madison Street  
Phoenix, AZ 85034  
(602) 254-9600  
[www.norris-design.com](http://www.norris-design.com)



### Zoning Attorney

Nick Wood, Esq.  
Chris Colyer  
Snell & Wilmer, LLP  
One Arizona Center  
19<sup>th</sup> Floor  
602-382-6269  
[www.swlaw.com](http://www.swlaw.com)



## Table of Contents

	<u>Page #</u>
A. Purpose and Intent	5
B. Land Use Plan	6
C. List of Uses	7
D. Development Standards	9
E. Design Guidelines	11
F. Signs	13
G. Sustainability	14
H. Infrastructure	15
I. Legal Description	16
<b><u>Exhibits</u></b>	
Exhibit A: Site Plan	17
Exhibit B: Screen Wall Elevation	20
Exhibit C: Landscape Plan	21
Exhibit D: Property Directional	22
Exhibit E: Wall Plan	23
Exhibit F: Shade Study	25

## A. PURPOSE AND INTENT

Located approximately 2,000 feet north of Peoria Avenue on Cave Creek Road in the North Mountain Village, Pioneer Landscape Center (“Pioneer”) is the premier location for hardscape, outdoor living and landscape design services in Phoenix. At their Cave Creek location, Pioneer provides retail sales services of landscape materials for both residential and commercial applications, as well as design and consultation services for homeowners and contractors, supporting both new development as well as reinvestment in properties by owners seeking to update and enhance their hardscape for their home or business.

Through this Planned Unit Development (“PUD”), Pioneer requests required land use approvals to allow this important facility to remain at this location. Unbeknownst to them, the Site’s current C-3 zoning does not permit the open elements of their operation, which have been occurring on-site for at least 7 years. Note that Pioneer acquired this property from a prior operator, who developed the Site into the condition it is in today.

As part of this PUD request, Pioneer will enhance this portion of Cave Creek Road through the implementation of high-quality landscape design standards, allowing for the continued operation of the facility, retention of its employees, as well as to continue providing service to the surrounding neighborhood while also enhancing its visual presence along Cave Creek Road and, in turn, serving as a catalyst for reinvestment and beautification in the area by other nearby property owners. The existing building will remain unchanged at this time, this proposal only seeks to retain the existing land use and to enhance the landscaping and visual appearance of the property. Future redevelopment of the site shall comply with all applicable C-3 zoning standards in effect at that time.

The goals of this simple Planned Unit Development are to:

- Allow for outdoor storage of landscape materials while implementing specific requirements for screening such uses from public view; and
- Implement enhanced landscaping requirements on-site and along Cave Creek Road in order to increase shade, comfort and attractiveness for both pedestrians as well as those driving by; and
- Allow Pioneer to continue to operate its existing facility while complying with modern accessibility and landscaping standards; and
- Retain all C-3 land uses to ensure compatibility with abutting properties (which are all C-3 zoned).

## B. LAND USE PLAN

### B1: Proposed Land Use Categories

Retention of an existing landscape materials retail sales center as well as those uses permitted in the C-3 General Commercial Zoning District, Section 624 (some uses are to be prohibited, see Section C3).

### B2: Conceptual Site Plan Summary

The following provides an overview of the conceptual site plan provided with this PUD (Exhibit A):

Along Cave Creek Road, an enhanced landscape area of no less than 20' feet is provided adjacent to the right-of-way. This area will feature lush landscaping and trees aimed at enhancing shading on the public sidewalk (no less than 75%) while also creating an attractive and inviting frontage along the length of the property.

Areas along Cave Creek Road that were previously the location of materials storage will now feature a reconfigured parking lot with landscape islands and accessibility improvements to bring the property into compliance with current standards.

Additionally, new on-site landscape areas are being proposed along property side-yards to further enhance the character of the site areas which are most visible when traveling on Cave Creek Road.

All outdoor storage of landscaping materials will be relocated to the rear of the site fully screened from view by a block wall, new secured access gates and additional landscaping.

## C. LIST OF USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in Section C, List of Uses, as authorized by Zoning Ordinance Section 307.A.3.

### C1: Permitted Uses

- Retail sales of landscape materials, such as the following types of materials:
  - Decorative Landscape Rock
  - Mulch
  - Soil
  - Sand
  - Pavers
  - Bagged Concrete
  - Bagged Decorative Rock
  - Bagged Sand
  - Landscaping hand tools
  
- Landscape material storage and outdoor landscape material display, such as the above references, shall be permitted subject to the following conditions:
  - (i) Minimum building setback requirement (Per Section D1)
  - (ii) Minimum landscape setback requirement (Per Section D2)
  - (iii) Maximum height for outdoor storage (Per Section D3)
  - (iv) Wall screening requirement (Per Section E1)
  
- C-3 Uses as Permitted by Section 624 of the City of Phoenix Zoning Ordinance (including multifamily)
  
- All temporary uses shall comply with Section 708 of the City of Phoenix Zoning Ordinance

### C2: Temporary Uses

C3: Prohibited Uses

The following land uses are not permitted:

- All Special Permit uses otherwise permitted in the C-3 Zoning District
- Auto Title Loan Establishments
- Automobile Parts and Supplies, New Retail and Wholesale
- Compressed Natural Gas Retail Sales
- Gas Stations
- Hospital
- Nonprofit Medical Marijuana Dispensary Facility
- Pawn Shop
- Service Stations, Automobile
- Tobacco Oriented Retailers



## D. DEVELOPMENT STANDARDS

D1: Development Standards Table

The development standards set forth apply only to a “landscape materials retail sales with outdoor storage” use on the Property. In the event that redevelopment of the Property for any other use occurs, the development standards applicable to such development shall be those of Section 624, the C-3 General Commercial Zoning District.

Development Standards	Proposed PUD
<b>a. Minimum Lot Width/Depth</b>	No Minimum
<b>b. Minimum Building Setbacks</b>	From Property Line
North (Internal Property Line)	0'
East (Internal Property Line)	15'
South (Internal Property Line)	0'
West (Cave Creek Road)	25'
*Based on unique configuration of parcels, directional shall be per <u>Exhibit D</u> .	*Outdoor material storage/display is permitted within side and rear building setbacks.
<b>c. Maximum Building Height</b>	1-story or 16 feet
<b>Maximum Outdoor Storage Height</b>	15 feet
<b>d. Maximum Lot Coverage</b>	25% of Net Site Area

D2: Landscape Standards Table

Minimum Landscape Setbacks	
North (Internal Property Line)	9'
East (Internal Property Line)	10'
South (Internal Property Line)	0'
West (Cave Creek Road)	25'
Minimum Landscape Standards	
<b>a. Streetscape - Adjacent to Cave Creek Road (West Property Line)</b>	<p>Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center of in equivalent groupings, except for within driveways or sidewalks.</p> <p>At Maturity, the trees shall shade sidewalks to a minimum 75 percent.</p> <p>Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.</p> <p>Minimum 20 percent of the shrubs and groundcover shall be of a species that supports pollinators.</p>

<p><b>b. Perimeter Property Lines – Not Adjacent to Public Right-of-Way (North, East, and South Property Line)</b></p>	<p>No Minimum, except any open area not improved or hardscaped shall include landscaping materials at a minimum of 50% living groundcover.</p>
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**D3: Outdoor Storage**

<p><b>Outdoor Storage</b></p>	
<p>Material storage is permitted within side (North and South property lines) and rear (East property line) setbacks, screened from Cave Creek Road by an 8’ opaque screen wall.</p>	
<p>Maximum Height: 15’</p>	
<p>Minimum distance from public right of way: 60’</p>	
<p>Pallet storage shall only be permitted when located behind the 8’ screen wall, with a maximum pallet storage height of 8’.</p>	

**D4: Shade**

<p><b>Shade</b></p>	
<p><b>Building and Shade</b></p>	
<p>Shading, which may be architectural, vegetative or any combination thereof, shall be provided as follows. All shade calculations shall be based on the summer solstice at noon.</p>	
<p><b>a. Public &amp; Private Sidewalks</b></p>	<p>75%</p>

# E. DESIGN GUIDELINES

**E1: Design Guidelines**

The following design guidelines shall be provided for a landscape materials retail center use on the property. All other uses shall comply with the guidelines found in Section 507 Tab A of the Zoning Ordinance.

E1. Design Guidelines	
<p>a. Fencing Materials</p>	<p><b>Existing Walls and Fences:</b> The existing wall with partial view fence and rolling gates which currently exists along the Cave Creek Road frontage shall be removed as part of the proposed site improvements. In addition, the existing chain link with barbwire fences shall be removed and replaced as per the proposed site improvements.</p> <p><b>New Walls:</b> The design intent is to open the site frontage with new Landscape areas and effectively screen all open materials storage on site. As depicted on the Site Plan (<a href="#">Exhibit A</a>), this proposal will relocate the existing bulk materials storage elements which exist in the visible front areas of the site to the rear of the property, where materials storage currently exists. New 8-foot tall screen walls are being proposed, located behind the new landscape and site circulation areas. Refer to the detail below for depiction of the proposed screen wall design.</p> <div style="text-align: center;"> <p style="text-align: center;"><i>Exhibit B – Screen Wall Elevation</i></p> </div> <p>In addition, 6' CMU property wall to be placed as depicted on the Wall Plan (<a href="#">Exhibit E</a>).</p> <p><b>New Gates:</b> As depicted on the Site Plan (<a href="#">Exhibit A</a>), a new secured-access gate is being proposed to secure the materials storage area. The gate is</p>

	<p>set back more than 100 feet from Cave Creek Road, and will consist of an 8-foot tall wrought-iron rolling gate. An additional potential gate location has been identified on the Site Plan in the southern area of the site. This area correlates with an existing bay-door opening in the building to access interior materials storage areas.</p> <p><u>New Full View Fence</u>: As depicted on the Wall Plan (<u>Exhibit E</u>), 6' view fencing is proposed along a portion of the north property line and along the east property line adjacent to the mountain (public open space).</p>
b. On-Site Pedestrian Circulation	Enhanced surfacing materials, such as stamped or colored concrete or other pavement treatments, that visually contrast with the adjacent parking and drive aisle surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles.

E2: Landscape Design Guidelines

The primary goal of the Conceptual Landscape Plan is to enhance the property's presence along Cave Creek Road and screen materials storage areas from public view. To accomplish this goal, the following requirements apply:

<b>E2. Landscape Design Guidelines</b>	
a. Landscape Theme	This property is located at the base of a hillside and directly adjacent to the Phoenix Mountain Preserve. As viewed from Cave Creek Road, the site has a dramatic natural desert hillside backdrop. This natural context serves as the inspiration to maintain a desert palette which complements the surroundings yet allows the opportunity to beautify the property and roadway frontage experience.
b. Cave Creek Road Frontage	As described in Section D, the newly proposed landscape setback along Cave Creek Road shall be 20-feet minimum. Due to an irregular right-of-way alignment which differs from the constructed roadway alignment along this stretch of Cave Creek Road, the landscape setback depicted on the Site Plan and Landscape Plan Exhibits varies from 20-feet at the north to 30-feet at the south end of the landscape area.
c. Bus Stop	Trees and/or physical shading (subject to required revocable permit) shall be provided around the existing bus stop on Cave Creek Road to achieve 50% shading of the bus stop.

## F. SIGNS

F1: Signs

The existing business identification monument sign, located adjacent to Cave Creek Road and as shown on Exhibit A, shall be permitted to remain in place and in its current configuration. A stone planter ring shall be installed around the base of the existing sign to provide enhancement for the sign base in addition to the landscaping proposed along Cave Creek Road. The proposed landscaping improvements along Cave Creek Road shall consider the placement of the existing sign location when locating trees along this roadway frontage. Placement shall be as such not to impede visibility to the existing sign.

All additional and future signage shall comply with the provisions found within Section 705 of the Zoning Ordinance for commercial land uses.

## G. SUSTAINABILITY

### G1: City Enforced Standards

The following are standards that are measurable and enforceable by the City and will be provided:

- Enhanced landscaping buffers (sizes and quantities of trees) (as per Section D2).
- Increased shade along public sidewalks (no less than 75%, as per Section D2).
- Minimum 20 percent of the shrubs and groundcover shall be of a species that supports pollinators (as per Section D2).

### G2: Developer Enforced Standards

The following are sustainability practices that are highly encouraged and planned to be utilized but which are not enforceable by the City:

- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Provide recycling for both employee and customer use.

## H. INFRASTRUCTURE

### H1: Water and Wastewater

The Property is served by a City of Phoenix public water and sewer mains located within Cave Creek Road. No change in building size or occupancy is proposed as a result of this application.

### H2: Circulation Systems

The adjacent public roadway (Cave Creek Road) is built to a full public standard and is at its final build-out size and configuration. No changes are proposed for this roadway. Site access is provided by a driveway onto Cave Creek Road. No change in traffic pattern or volume is proposed as a result of this application.

### H3: Complete Streets

The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for development, some of which are applicable to this project. Specifically, this project will forward the "Design for Safety" and "Design for Comfort and Convenience" recommendations by its enhanced landscape plan which will provide additional shade to help reduce ambient temperatures and reduce direct sunlight exposure. In addition, the project will identify where pedestrians are crossing automotive pathways to reduce conflicts.

## I. LEGAL DESCRIPTION

Parcel No. 1: That part of the Northeast quarter of the Southeast quarter of Section 21, Township J North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being further described as follows:

BEGINNING at the Intersection of the Easterly line of Cave Creek Road, and the East line of said Section 21, said point lying also South 00' 09' 30" West along the east line of Said Section 21, a distance of 344.02 feet from the east quart of Section 21;

THENCE Southerly along the Easterly line of Said Cave Creek Road, then following South 20' 40' 00" West 280.72 feet;

THENCE along the arc of a curve to the right, said curve having a radius of 750.32 feet through a central angle of 11' 15' 00", a distance of 147.32 feet;

THENCE South 31' 55' 00" West 142.82 feet;

THENCE along the arc of a curve to the left, said curve having a radius of 583.91 feet through a central angle of 4' 41' 01", a distance of 49.54 feet;

THENCE South 88' 45' 20" East, 234.68 feet to the East line of Section 21;

THENCE North 00' 09' 30" East along said East line, 489.11 feet to the point of beginning.

Parcel No. 2: A Tract of land located in the Southwest quarter of Section 22, Township 3 North, Range 3 East of the Gila River and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 22;

THENCE South 00' 08' 48" East along the West line of said Section 22 a distance of 578.39 feet, said point being the true point of beginning;

THENCE South 58' 41' 12" East a distance of 259.79 feet;

THENCE South 39' 08' 13" West a distance of 350.00 feet to a point on the West line of said Section 22;

THENCE North 00' 08' 48" West along said West line a distance of 406.49 feet to the true point of beginning.

Containing 45,040 square feet or 1.03400 acres.



# Exhibit A

**PIONEER LANDSCAPE CENTER**  
 1103N N CAVE CREEK RD.  
 PHOENIX, AZ 85020

**OWNER:**  
 Pierce Enterprises, Inc.  
 4200 N. 19th Avenue  
 Phoenix, AZ 85018

**REPRESENTATIVE:**  
 Norris Design  
 Scott W. White, EITP  
 400 E. Van Buren St. #1900  
 Phoenix, AZ 85004  
 Email: owwhite@norrisdesign.com  
 Phone: 602.254.9800

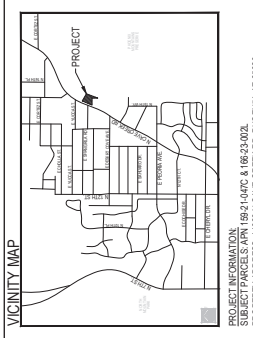
**NORRIS DESIGN**  
 Planning  
 Architecture  
 602.254.9800

**NOT FOR CONSTRUCTION**

**DATE:**  
 08/25/2020 SUBMITTAL  
 08/07/2020 REVISED  
 08/22/2020 REVISED

**SHEET TITLE:**  
 CONCEPTUAL  
 SITE PLAN

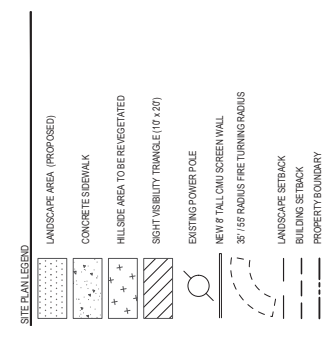
**SP-100**



**PROJECT INFORMATION:**  
 SUBJECT PARCEL SLAIN: 189-21-047C-5, 189-23-002A  
 PROPERTY ADDRESS: 1103N N CAVE CREEK RD PHOENIX, AZ 85020  
 GROSS AREA: 2.28 ACRES (99,317 SF)  
 LOT AREA: 1.00 ACRES (43,560 SF)  
 EXISTING PROPOSED ZONING: C-3  
 EXISTING USE: LANDSCAPE MATERIAL AREA INCLUDING INDOOR STORAGE  
 REQUIRED PARKING SPACES: 7 (1,895 SF / 300 ± ± 3.2)  
 LOT TYPE: HILLSIDE, SUBJECT TO HILLSIDE ORDINANCE  
 REQUIRED LANDSCAPE SETBACK:  
 25' ALONG CAVE CREEK RD  
 10' ADJACENT TO R1, 10' & P-1  
 10' ADJACENT TO R1, 10' & P-1  
 10' ADJACENT TO R1, 10' & P-1  
 10' ADJACENT TO R1, 10' & P-1  
 PARKING LANDSCAPE AREA REQUIRED: 10%  
 PARKING LANDSCAPE AREA PROVIDED: 17%  
 BUILDING HEIGHT PROVIDED: 16'  
 BUILDING AREA: 4,283 SF  
 LOT COVERAGE PERMITTED: 25% MAX  
 LOT COVERAGE PROVIDED: 08%

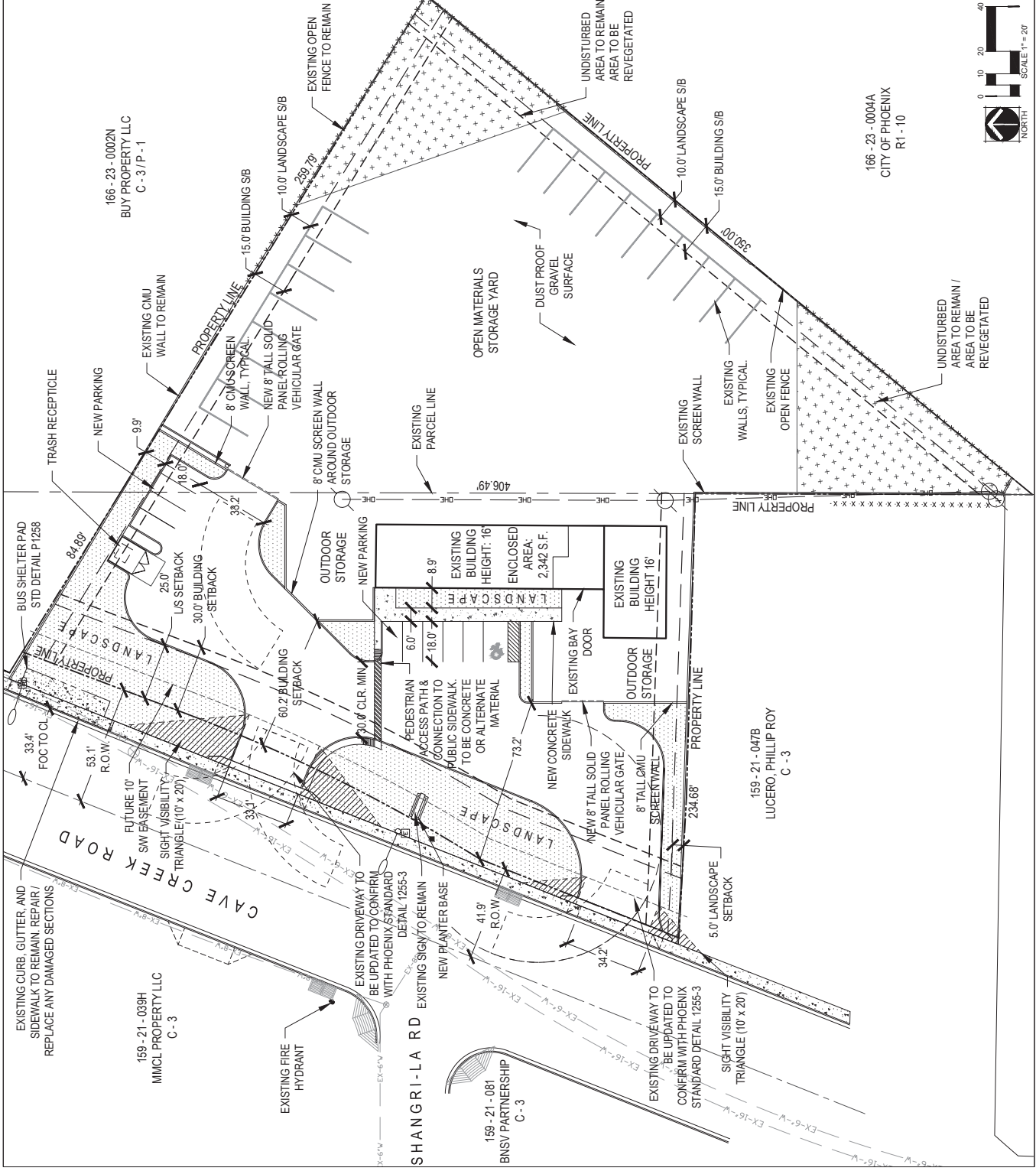
**ROAD SET BACKS:**  
 THE ROAD SET BACKS LOCATED AT THE EXISTING PIONEER LANDSCAPE CENTER AND WILL INCLUDE UPGRADES AND MODIFICATIONS TO THE LANDSCAPE AREA, PLANTING DESIGN, WALL AND GATE LOCATION AND DESIGN, AND PUBLIC PARKING.

**HILLSIDE INFORMATION:**  
 APR 189-21-047C PRE 1972 SITE DISTURBANCE = 100%  
 APR 189-23-002A PRE 1972 SITE DISTURBANCE = APPROXIMATELY 10%  
 PERMITTED AS PER MEMORANDUM DATED FEBRUARY 17, 2020 SP #2220  
 PERMITTED AS PER MEMORANDUM DATED FEBRUARY 17, 2020 SP #2220  
 JANUARY 15, 1988

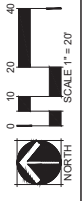


**NOTES:**  
 EXISTING WALLS TO BE REPLACED OR MODIFIED TO 6' MINIMUM

**APPROVALS BLOCK**  
 NVA 08-2138  
 SDES V002744  
 PAPP 2101608  
 GS 25-30 2951



166-23-0004A  
 CITY OF PHOENIX  
 R1-10



**PIONEER LANDSCAPE CENTER**  
 11039 N CAVE CREEK RD.  
 PHOENIX, AZ 85020

**OWNER:**  
 Pierce Enterprises, Inc.  
 4200 North Central Expressway  
 Phoenix, AZ 85018

**REPRESENTATIVE:**  
 Norris Design  
 891 East Madison Street  
 Phoenix, AZ 85004  
 Phone: 602.254.9800

**NOT FOR CONSTRUCTION**  
**DATE:**  
 08/25/2020 SUBMITTAL  
 08/07/2020 REVISED  
 08/22/2020 REVISED

**SHEET TITLE:**  
 CONCEPTUAL  
 SITE PLAN

**SP-101**

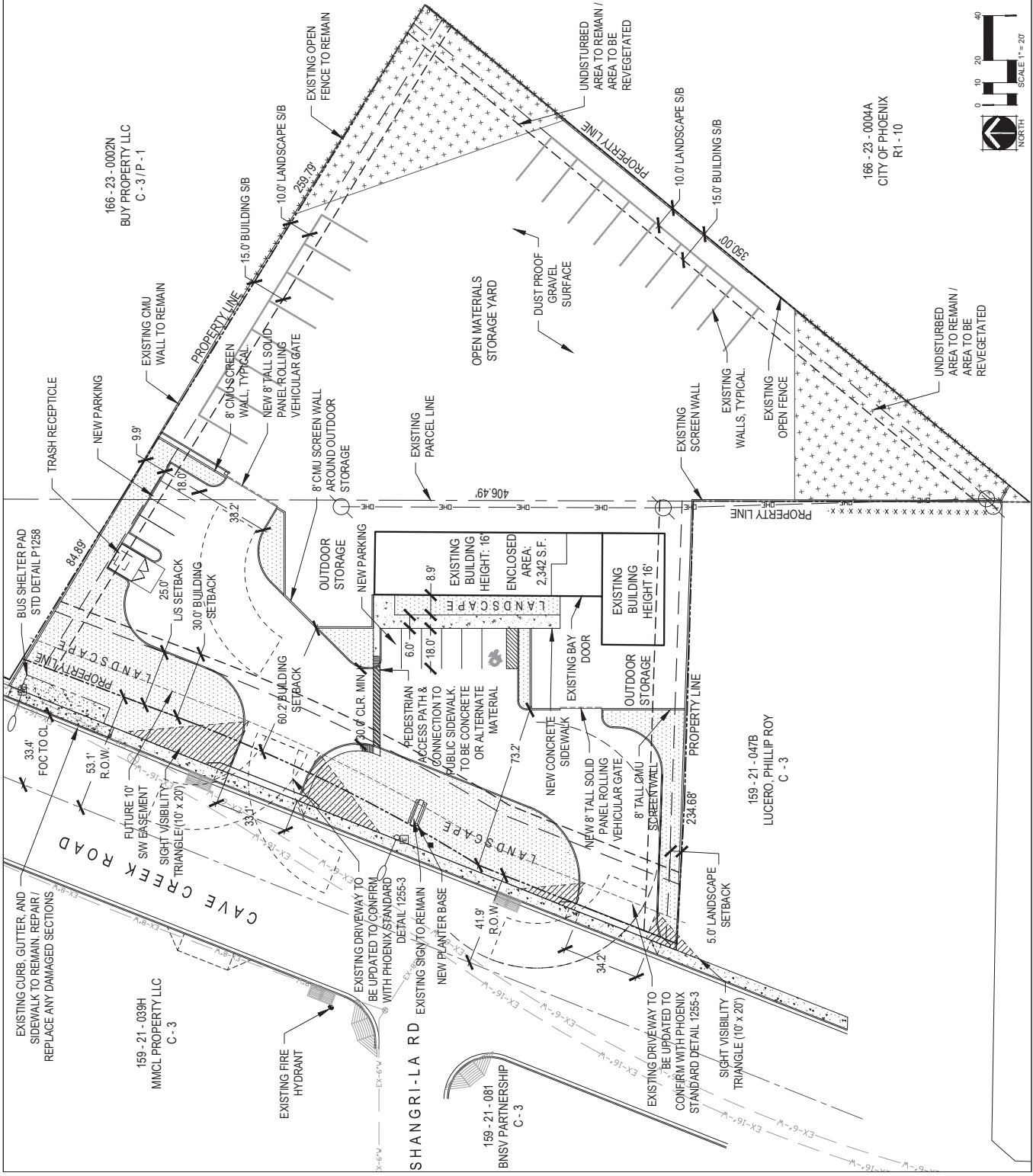
- LEGAL DESCRIPTION:**
- PARCEL NO. 1, THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVERS, MARICOPA COUNTY, ARIZONA, BEING FURTHER DESCRIBED AS FOLLOWS:
- BEING THE INTERSECTION OF THE EASTERN LINE OF CAVE CREEK ROAD AND THE EAST LINE OF SAID SECTION 21, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 340.0 FEET FROM THE EAST QUARTER OF SECTION 11.
  - THENCE SOUTHERLY ALONG THE EASTERN LINE OF SAID CAVE CREEK ROAD, THEN FOLLOWING SOUTH 72° 47' 00" WEST 280.77 FEET.
  - THENCE SOUTHERLY ALONG A CENTRAL ANGLE OF 111° 19' 00" A DISTANCE OF 147.32 FEET.
  - THENCE SOUTH 31° 59' 00" WEST 146.24 FEET.
  - THENCE SOUTHERLY ALONG THE WEST LINE OF THE EAST QUARTER OF SECTION 21, A DISTANCE OF 583.91 FEET THROUGH A CENTRAL ANGLE OF 4° 01' 00" A DISTANCE OF 49.34 FEET.
  - THENCE NORTH 00° 30' 30" EAST ALONG SAID EAST LINE, 498.11 FEET TO THE POINT OF BEGINNING.

- PARCEL NO. 2, A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVERS, MARICOPA COUNTY, ARIZONA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:
- COMBINING AT THE WEST QUARTER OF SAID SECTION 22.
  - THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 483.09 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING.
  - THENCE SOUTH 89° 41' 12" EAST A DISTANCE OF 289.79 FEET.
  - THENCE SOUTH 89° 08' 13" WEST A DISTANCE OF 380.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 22.
  - THENCE NORTH 00° 30' 30" WEST ALONG SAID WEST LINE A DISTANCE OF 406.49 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 45.640 SQUARE FEET OF 1.0340 ACRES.

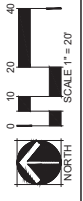
- Z-688 REGULATIONS:**
- THAT AN AVERAGE 20-FT LANDSCAPED STRIP BE PROVIDED ALONG CAVE CREEK ROAD THAT LANDSCAPING BE PROVIDED ALONG THE PERIMETER OF SITES ADJACENT TO SAID ROAD AND ALL SIGNS BE SET BACK A MINIMUM OF 25 FEET FROM THE CAVE CREEK ROAD FRONTAGE.
  - THAT ALL SIGNS BE SET BACK A MINIMUM OF 25 FEET FROM THE CAVE CREEK ROAD FRONTAGE.
  - THAT EQUIPMENT STORAGE AND MAINTENANCE AREAS BE SCREENED BY A WALL OR FENCE AS SHOWN ON THE SITE PLAN AND ELECTRONS DATED AUGUST 8, 1997.
  - NO BALLONS BE PERMITTED IN THE REZONED C-3 PORTION, BUT BE ONLY ALLOWED IN THE EXISTING C-3 PORTION.
  - THAT A GRADING AND DRAINAGE PLAN BE SUBMITTED TO THE DEVELOPMENT COORDINATION OFFICE FOR REVIEW AND APPROVAL OF APPLICABLE HILLSIDE MOUND PRODUCE (MUDRUCH) THIS SITUATION HAS BEEN CRISTATED PER 11588.
  - ENSURE ALL SITUATIONS ARE MET OR OBTAIN APPROVAL FROM THE PLANNING DEPARTMENT FOR ANY CHANGES TO MODIFY THE SITUATIONS. SEE HITCHING BEARING OF THE PROPOSED CHANGES FOR SITUATIONS. SEE HITCHING BEARING OF THE PROPOSED CHANGES FOR SITUATIONS. SEE HITCHING BEARING OF THE PROPOSED CHANGES FOR SITUATIONS.

- GENERAL NOTES:**
- BEFORE CONSTRUCTION AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
  - THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND ALL NEW OR RELOCATED UTILITIES WILL BE GRADED UNDERGROUND.
  - ALL NEW OR RELOCATED UTILITIES WILL BE GRADED UNDERGROUND.
  - STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE LIMITED AT ANY ADJACENT PROPERTY LINE.
  - ALL ROOF TOP EQUIPMENT AND SATELLITE DISHS SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
  - OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE HEIGHT OF THE TALLEST EQUIPMENT.
  - ALL ROOF TOP EQUIPMENT AND SATELLITE DISHS SHALL BE SCREENED TO THE MECHANICAL OR ELECTRICAL EQUIPMENT FROM ELEVATION ADJACENT TO ALL PUBLIC STREETS.
  - ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, BARBED FENCING, OR CONCRETE WALLS OR SIMILAR SHALL NOT BE USED ON ADJACENT PUBLIC STREETS TO PREVENT VIEW FROM PUBLIC STREETS TO ADJACENT RESIDENTIAL AREAS.
  - ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

**APPROVALS BLOCK**  
 NWA 08-2138  
 SDE V002724  
 PMP 2101608  
 GS 25-30 2951



166 - 23 - 0004A  
 CITY OF PHOENIX  
 R1 - 10



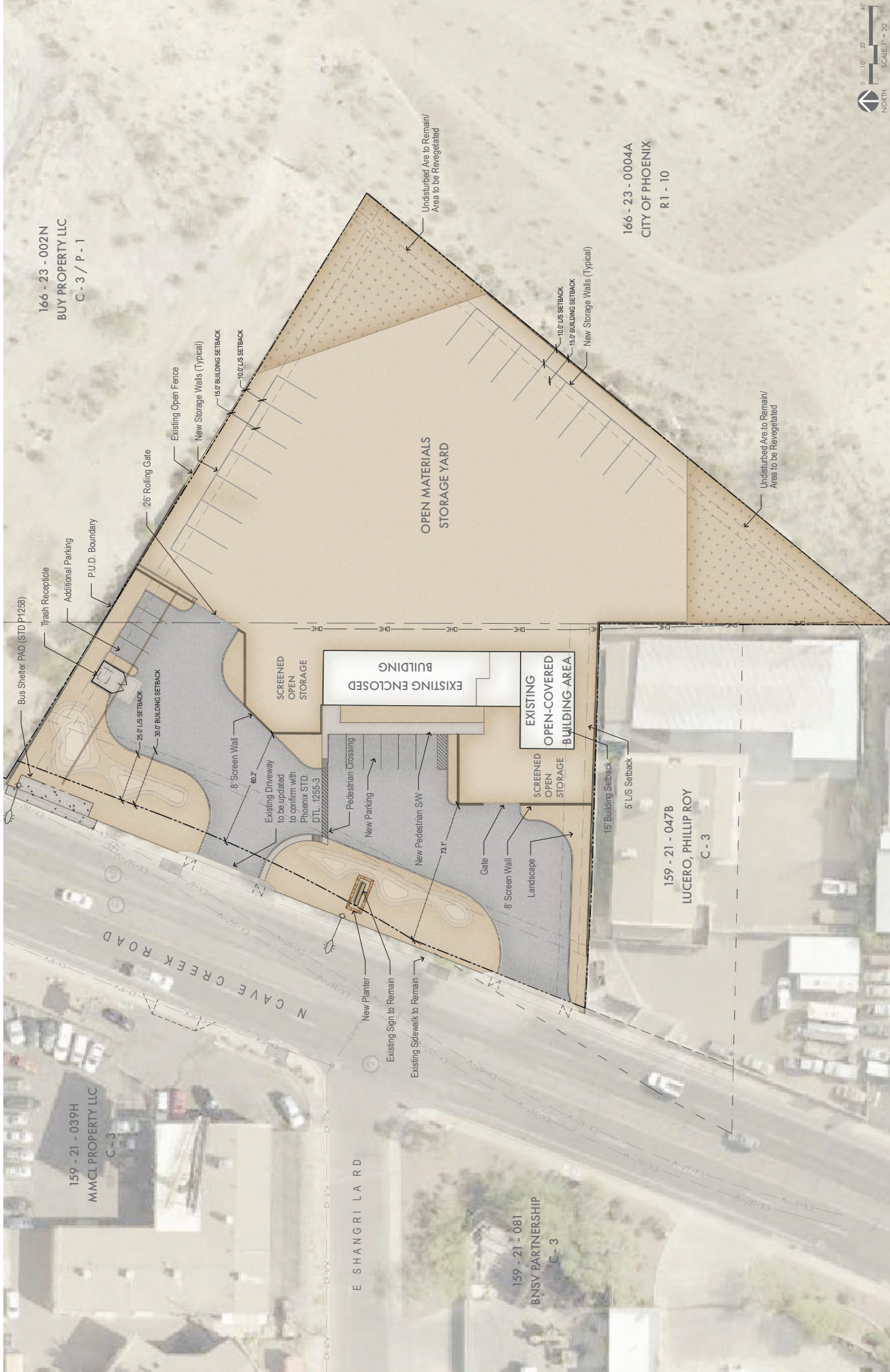
166 - 23 - 002N  
BUY PROPERTY LLC  
C-3 / P-1

159 - 21 - 039H  
MMCL PROPERTY LLC  
C-3

159 - 21 - 081  
BNSV PARTNERSHIP  
C-3

166 - 23 - 0004A  
CITY OF PHOENIX  
R1 - 10

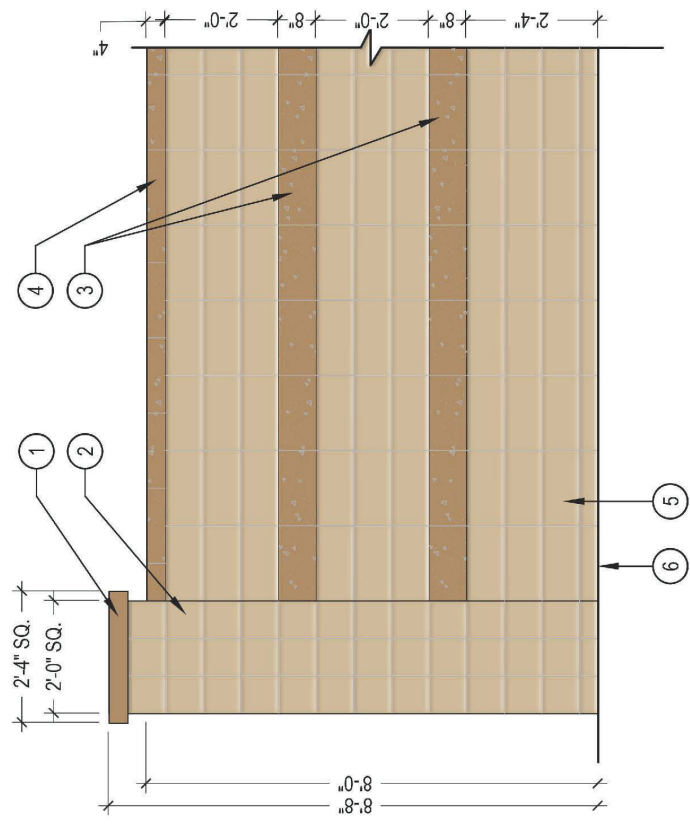
159 - 21 - 047B  
LUCERO, PHILLIP ROY  
C-3



**NORRIS DESIGN**  
Planning | Landscaping | Architecture | Interiors

## Exhibit B

- ① PRECAST CONCRETE BLOCK  
COLOR: DE6138 RL #559
- ② 8"X8"X16" CMU BLOCK, SMOOTH,  
COLOR: DEC743 RL#614
- ③ 8"X8"X16" CMU BLOCK, SPLIT  
FACE. COLOR: DE6138 RL #559
- ④ 4"X12"X24" CMU BLOCK, SPLIT  
FACE. COLOR: DE6138 RL #559
- ⑤ 8"X8"X16" CMU BLOCK, SMOOTH,  
COLOR: DEC743 RL#614
- ⑥ FINISH GRADE



## Exhibit C





## Exhibit D

166 - 23 - 002N  
BUY PROPERTY LLC  
C-3 / P-1

159 - 21 - 039H  
MMCL PROPERTY LLC  
C-3

159 - 21 - 081  
BNSV PARTNERSHIP  
C-3

166 - 23 - 0004A  
CITY OF PHOENIX  
R1 - 10

159 - 21 - 047B  
LUCERO, PHILLIP ROY  
C-3

NORTH SIDE

EAST SIDE

EXISTING ENCLOSED BUILDING

EXISTING OPEN-COVERED BUILDING AREA

SOUTH SIDE

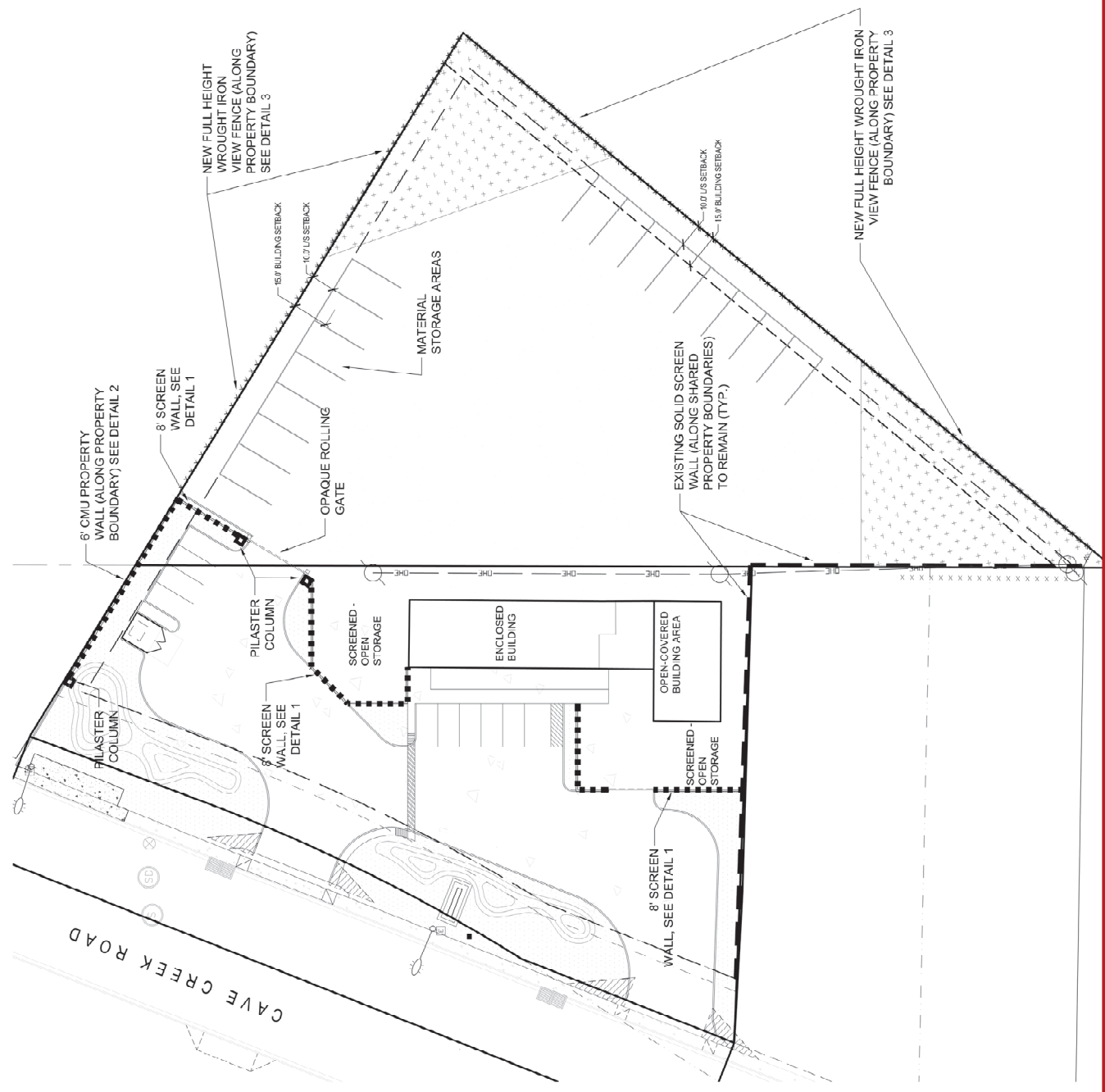
SOUTH SIDE

WEST SIDE  
N CAVE CREEK ROAD

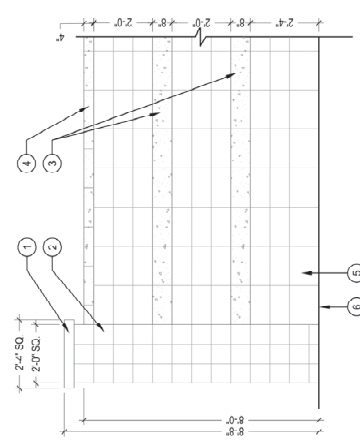
E SHANGRI LA RD



## Exhibit E

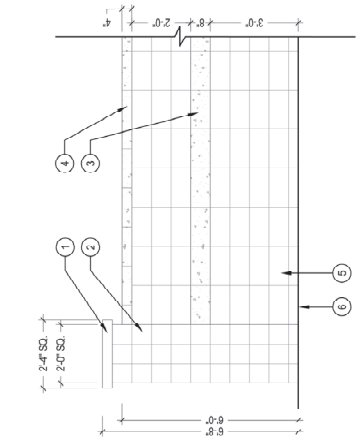


- 1 PRECAST CONCRETE BLOCK  
COLOR: 26139 RL #599
- 2 8" CMU BLOCK SMOOTH  
COLOR: 26274R 14R14
- 3 8" CMU BLOCK SPLIT  
FACE COLOR: DEB138 RL #599
- 4 4" X 12" X 6" CMU BLOCK SPLIT  
FACE COLOR: DEB138 RL #599
- 5 8" CMU BLOCK SMOOTH  
COLOR: DEC743 RL #194
- 6 FINISH GRADE



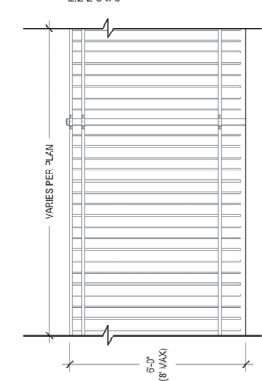
1 8' CMU BLOCK SCREEN WALL  
SCALE 1/2" = 1'-0"

- 1 PRECAST CONCRETE BLOCK  
COLOR: 26139 RL #599
- 2 8" CMU BLOCK SMOOTH  
COLOR: 26274R 14R14
- 3 8" CMU BLOCK SPLIT  
FACE COLOR: DEB138 RL #599
- 4 4" X 12" X 6" CMU BLOCK SPLIT  
FACE COLOR: DEB138 RL #599
- 5 8" CMU BLOCK SMOOTH  
COLOR: DEC743 RL #194
- 6 FINISH GRADE

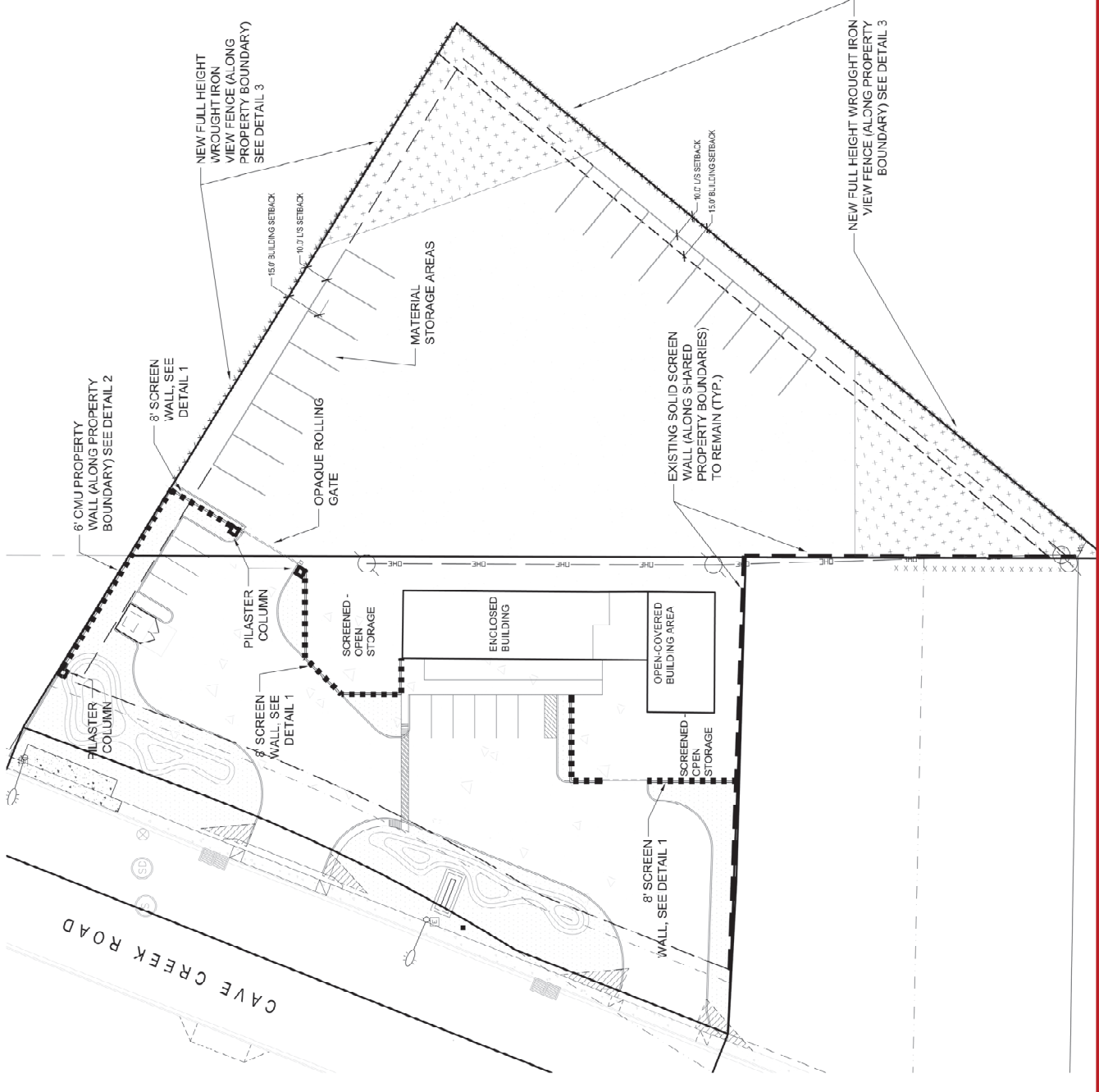
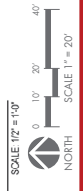


2 6' CMU BLOCK PROPERTY WALL  
SCALE 1/2" = 1'-0"

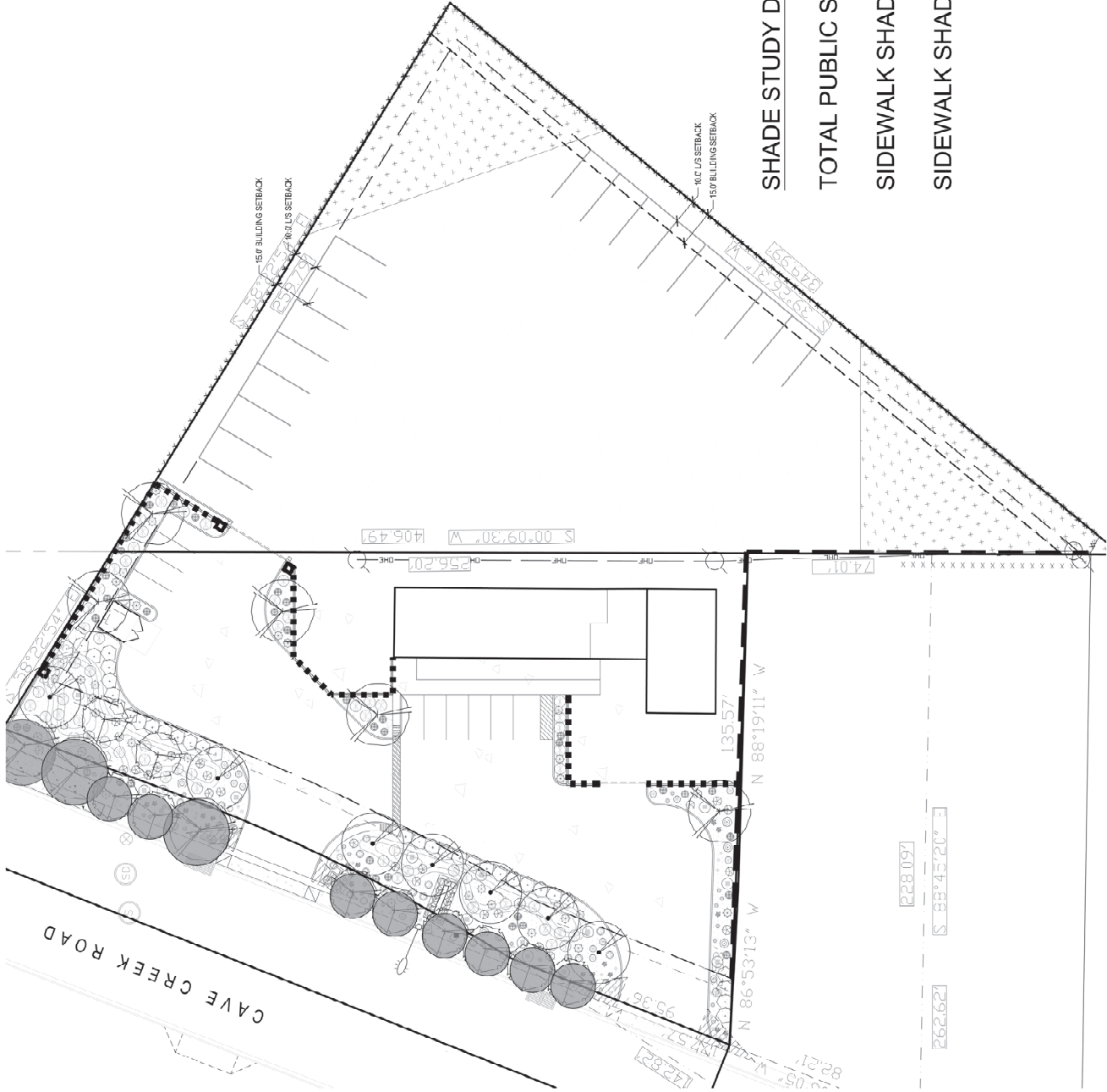
- 1 FULL VIEW FENCE  
INSTALL PER MANUFACTURER'S  
RECOMMENDATIONS
- 2 1" POST AND FOOTING SIZE DEPENDS ON FENCE  
HEIGHT, WEIGHT AND WIND LOADS. SEE  
MANUFACTURER'S POST SIZING CHART FOR  
REQUIREMENTS.



3 6' FULL VIEW FENCE  
SCALE 1/2" = 1'-0"



## Exhibit F



**SHADE STUDY DATA (PUBLIC SIDEWALK)**

TOTAL PUBLIC SIDEWALK AREA (CAVE CREEK ROAD) = 1,155 Sq Ft

SIDEWALK SHADE REQUIRED = 75% (OR 866.25 Sq Ft)

SIDEWALK SHADE PROVIDED = 76.7% (OR 887 Sq Ft)

