



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-38-18-1**  
July 31, 2018

**Deer Valley Village Planning Committee Meeting Date** August 16, 2018  
**Planning Commission Hearing Date** September 6, 2018

**Request From:** [S-1 DVAO](#), 5.15 acres  
**Request To:** [C-2 DVAO](#), 1.19 acres  
[CP/GCP DVAO](#) 3.96 acres

**Proposed Use** Contractors office, warehouse storage garages and auto repair

**Location** Southeast corner of 15th Avenue and Happy Valley Road

**Owner** Deer Valley Ventures, LLC  
**Applicant** Ridgeline Construction, Inc.  
**Representative** Red Hawk Development Corporation  
**Staff Recommendation** Approval, subject to stipulations

<u><a href="#">General Plan Conformity</a></u>			
<u><a href="#">General Plan Land Use Map Designation</a></u>		Commerce / Business Park	
<u><a href="#">Street Map Classification</a></u>	15th Avenue	Minor Collector	0 feet east half street (33-foot Federal Patent Easement)
	Happy Valley Road	Major Arterial	40-foot south half street
	Whispering Wind Drive	Local	0-foot north half street (33-foot Federal Patent Easment)

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

The subject site is designated Commerce / Business Park on the General Plan Land Use Map, and is within the Deer Valley Employment Center and the Deer Valley Airport Overlay. It is reasonable to allow an increased level of intensity to be consistent with the existing commerce park uses in the immediate area.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING AND INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.**

The proposed zoning also allows for the expansion of commerce park uses in a targeted industrial area.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; AIRPORTS; LAND USE PRINCIPLE: Encourage the development of city-owned and non-city-owned parcels near the airport to airport-compatible land uses surrounding the city's airports.**

The subject site is in close proximity to the Phoenix Deer Valley Airport and the proposed use is complimentary to and compatible with airport operations.

**CELEBRATE OUR DIVERSITY; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Require appropriate transitions/buffers between neighborhoods and adjacent uses.**

Although the vacant property to the east of the proposed development is zoned for residential use, it is highly unlikely to develop with residential uses due to the utility corridor to the south, the General Plan Land Use map designation of Commerce/ Business Park and the proximity to Deer Valley Airport. In the event that a residential use establish the proposed site plan provides impact-mitigating features such as sufficient setbacks and buffering in order to protect any potential residential use from any negative impacts that may be imposed by the industrial use. The proposed development, as stipulated, is compatible with adopted plans and the general land use pattern in the area.

### **Applicable Plans, Overlays and Initiatives**

**Major Employment Center**

See Background Item No. 3.

**Deer Valley Airport Overlay District**

See Background Item No. 4.

**Tree and Shade Master Plan**

See Background Item No. 8.

**Complete Streets Guiding Principles**

See Background Item No. 9.

**Reimagine Phoenix Initiative**

See Background Item No.18.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
<b>On Site</b>	Vacant	S-1 DVAO
<b>North</b>	Vacant	S-1
<b>South</b>	Commerce Park Development	CP/GCP DVAO
<b>East</b>	Vacant	Maricopa County, RU-43
<b>West (across 15th Avenue)</b>	Vacant	S-1 (Approved CP/GCP) DVAO

CP/GCP (Commerce Park/ General Commerce Park)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Gross Acreage</i>		3.96 gross acres
<i>Building Setbacks</i>		
Street (15th Avenue)	Minimum 20 feet	Met, 47.5 feet
Street (Whispering Wind Drive)	Minimum 20 feet	Met, 20 feet
Street (Happy Valley Road)	Minimum 20 feet	Met, 80.5 feet
	Minimum 20 feet	Met, 20-feet
East Side	Minimum 20 feet	Met, 149 feet
<i>Landscape Setbacks</i>		
Street (15th Avenue)	Minimum 20 feet	*Not Met- 20 feet
Street (Whispering Wind Drive)	Minimum 20 feet	Met, if ROW abandonment is approved – 33 feet
Street (Happy Valley Road)	Minimum 20 feet	Met, 80.5 feet
East Side	Minimum of 5 feet	*Not Met, 0 feet
<i>Lot Coverage</i>		Met, 16.5 percent
<i>Building Height</i>		Met, 22 feet
	Maximum 18 feet within 30 feet of perimeter lot line; 1-	

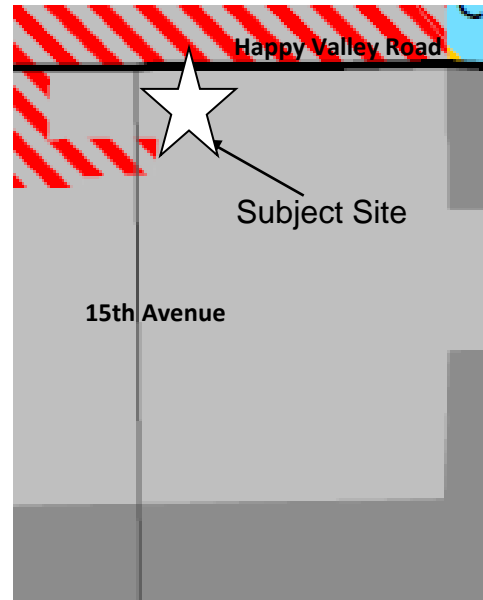
	foot increase per 3-foot additional setback, Maximum 56 to 80 feet with a Use Permit and site plan	
* Not met per Zoning Ordinance Standard. The plan must be revised or variance approval is required in order to vary from the minimum requirements.		

<b><u>C-2 Intermediate Commercial</u></b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Met or Not Met</u></b>
	Gross acreage	1.19
<i>Building Setbacks</i>		
Street (Happy Valley Road)	For structures not exceeding two stories or 30 feet, average 25 feet	Met, if ROW abandonment is approved – 33 feet
Street (15th Avenue)	For structures not exceeding two stories or 30 feet, average 25 feet	Met, if ROW abandonment is approved – 33 feet
East Side	Adjacent to proposed CP/GCP: Minimum of 0 feet	Met, Approximately 70 feet
South Side	Adjacent to proposed CP/GCP: Minimum 0 feet	Met, 20 feet
<i>Landscaped Setbacks</i>		
Street (Happy Valley Road)	Average 25 feet; minimum 20 feet permitted for up to 50% of the frontage	Met, if ROW abandonment is approved – 33 feet
Street (15th Avenue)	Average 25 feet; minimum 20 feet permitted for up to 50% of the frontage	Met, 48.5 feet
East Side	Adjacent to proposed CP/GCP: 0 feet	Met, 0 feet
South Side	Adjacent to proposed CP/GCP: 0 feet	Met, 0 feet
Lot Coverage	Not to exceed 50%	22 %
Building Height	2 stories, 30 feet	Met, 28 feet

**Background/Issues/Analysis**

1. The request is to rezone 5.15 gross acres located at the southeast corner of 15th Avenue and Happy Valley Road from S-1 DVAO, (Ranch or Farm Residence District, Deer Valley Airport Overlay) to C-2 DVAO (Intermediate Commercial, Deer Valley Airport Overlay) and CP/GCP DVAO (Commerce Park/General Commerce Park District, Deer Valley Overlay) to allow a contractors office, warehouse storage garages and auto repair.

2. The General Plan Land Use Map designation for the site as Commerce / Business Park. The proposed zoning of CP/GCP is consistent with the General Plan Land Use designation; however, the proposed C-2 zoning district is not consistent with the General Plan Land Use Designation. Since the C-2 zoning district being proposed is less than 10 acres, a General Plan amendment is not required.



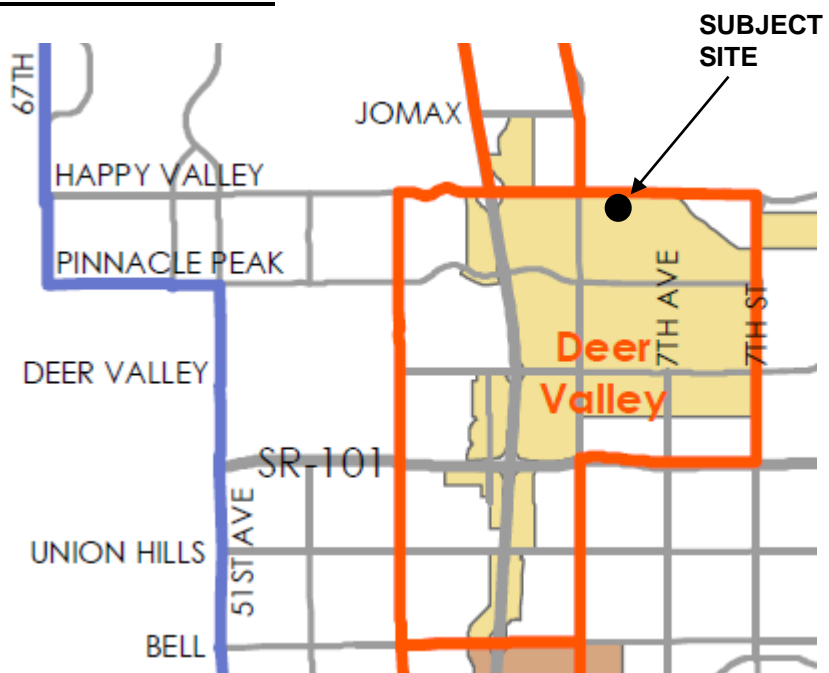
Source: City of Phoenix Planning and Development

3. **DEER VALLEY EMPLOYMENT CENTER**

The site is located in the Deer Valley Employment Center, and is in an area predominantly planned for commerce park and industrial uses.

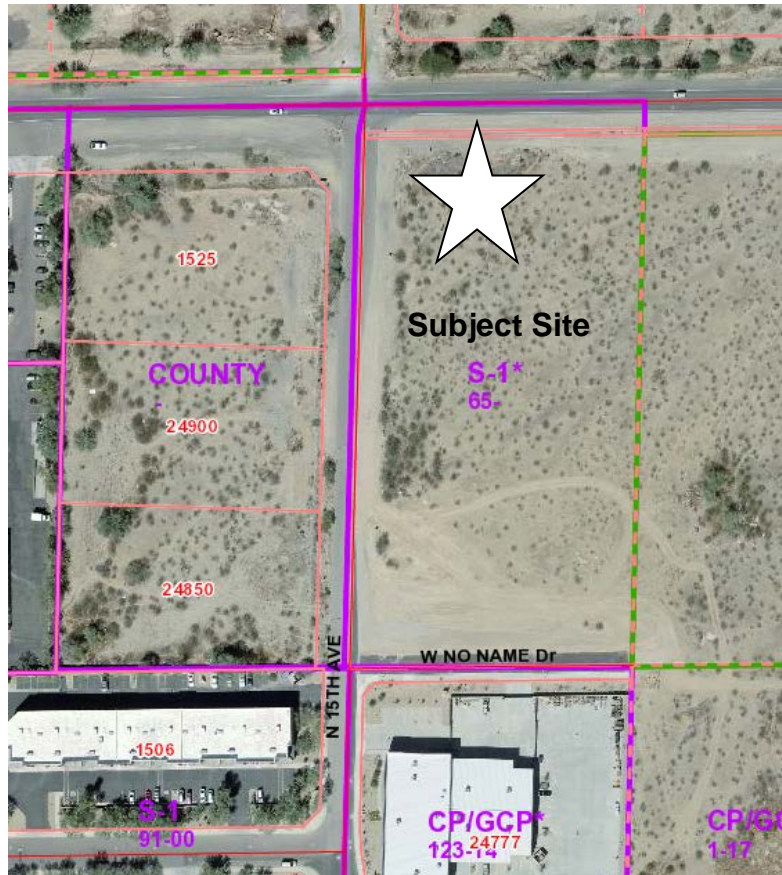
**MAJOR EMPLOYMENT CENTERS**

 Phoenix Designated Empl



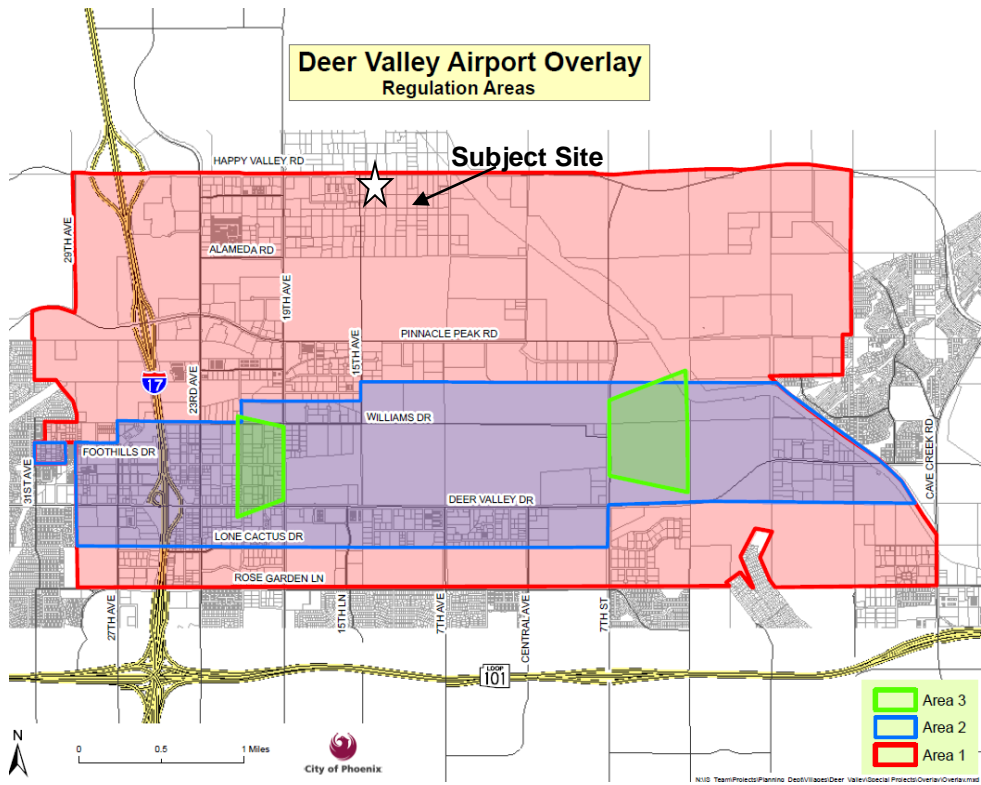
Source: City of Phoenix Planning and Development

4. The property to the south is developed with an office and warehouse and is zoned CP/GCP DVAO. The property to the north, across Happy Valley Road, is vacant and is zoned S-1. The property to the east is currently within Maricopa County and is zoned residential. The property to the west is vacant and zoned S-1 DVAO (Approved CP/GCP DVAO).



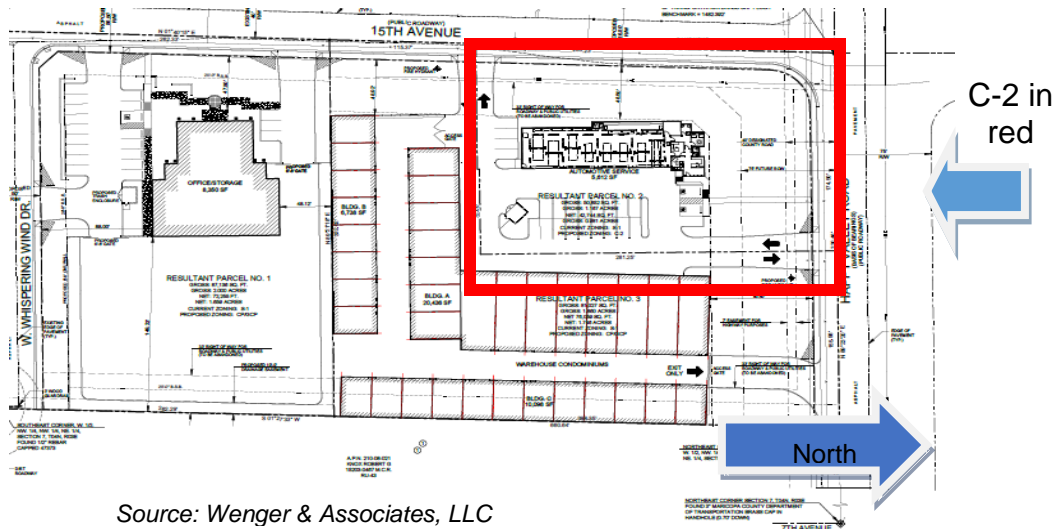
Source: City of Phoenix Planning and Development

All properties in the vicinity are also within the Deer Valley Airport Overlay District (DVAO), Area 1. The purpose of the zoning overlay is to ensure land use compatibility with airport operations, protect navigable airspace from physical encroachment, and require permanent notice of flight operations to property owners. The proposed development is complimentary to and compatible with airport operations.



Source: City of Phoenix Planning and Development

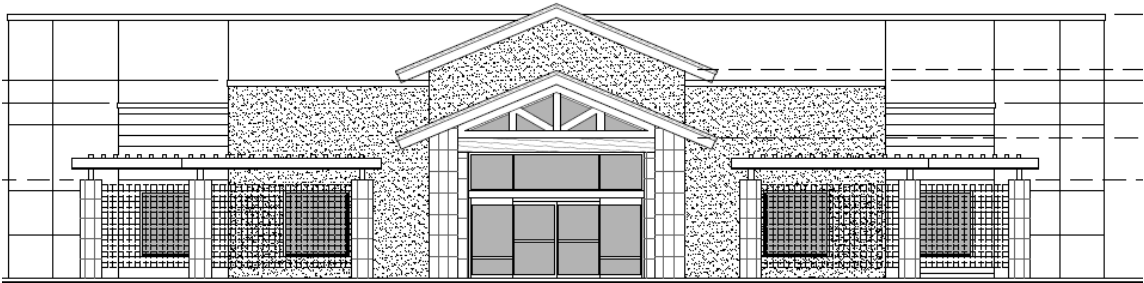
5.



Source: Wenger & Associates, LLC

Within the south side of the site where the applicant is proposing the CP/GCP DVAO zoning district, the site plan depicts a contractor's office and an automotive warehouse. On the northwest portion of the site where the C-2 DVAO is being proposed, the site plan shows an automotive repair shop. Staff is recommending general conformance to the site plan submitted for the C-2 portion of the property. This is addressed in Stipulation No. 1.

6. The building elevations provided are for the southernmost building on the site, the contractor's office. The elevations provide enhanced articulation and a variation in building materials. Stipulation No. 3 has been recommended to ensure continuity between the two site and enhanced, high-quality building elevations.



Source: Wenger & Associates, LLC

7. Several additional stipulations have been recommended in order to provide an enhanced streetscape, buffering and screening of the site. Stipulation No. 4 requires that the streetscape setbacks be planted per the C-2 commercial zoning standards. Similarly, Stipulation No. 5 requires that the site meet the C-2 commercial zoning landscape standards within the customer and employee parking areas.

Since the site is adjacent to Happy Valley Road, staff is also recommending that the development adhere to the plant list within the *Sonoran Boulevard Development Standards for Happy Valley Road*, which is typical for rezoning cases in the area to provide a consistent landscape palette. This is addressed in Stipulation No. 6.

8. The Tree & Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the City's planning and development process. Toward that end, staff stipulations require that sidewalks along 15th Avenue, Happy Valley Road and Whispering Wind be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk. This is addressed in Stipulation No. 2.



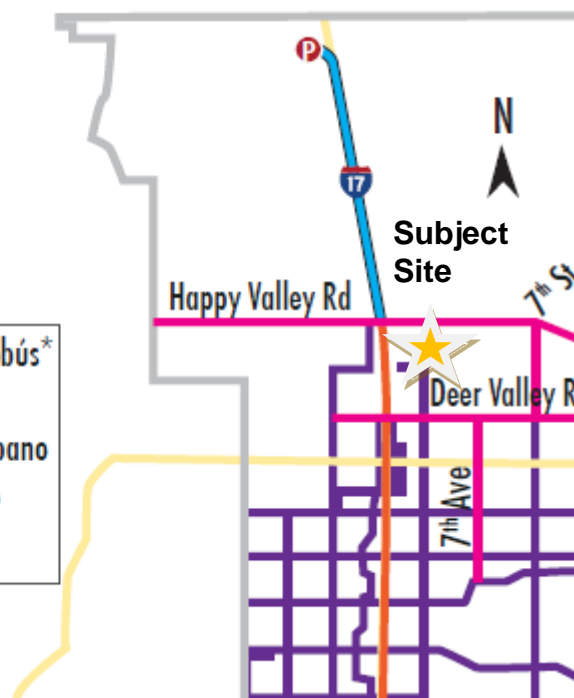
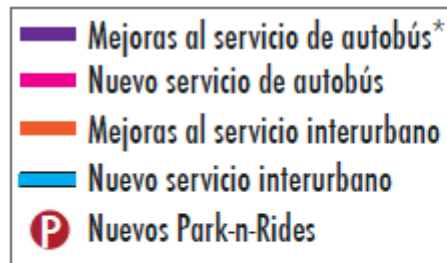
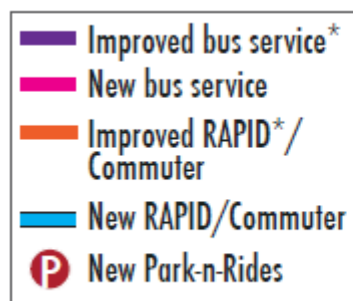
9. As stipulated, the proposed design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. The stipulations are intended to provide a safe and inviting pedestrian environment that encourages walkability and thermal comfort by reducing the urban heat island effect. These provisions are addressed in Stipulation No. 2 by providing for detached sidewalks.

#### COMMUNITY INPUT SUMMARY

10. At the time the staff report was written, no community input has been received.

#### INTERDEPARTMENTAL COMMENTS

11. The Water Services Department indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development.
12. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
13. The Floodplain Management indicated that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated January 29, 2015.
14. Public Transit is requesting construction of a bus stop pad along the eastbound Happy Valley Road, east of 15th Avenue. Happy Valley Road is identified for new bus service in the Transportation 2050 plan. This is addressed in Stipulation No. 14.



*Source: City of Phoenix Planning and Development*

15. The Street Transportation Department is requesting additional right of way dedications and improvements for 15th Avenue, Happy Valley Road and Whispering Wind. They also noted that all off-site improvements must comply with ADA guidelines. These provisions are addressed in Stipulation Nos. 7-13.
16. The Aviation Department has determined that the site is located within the Deer Valley Airport traffic pattern airspace and requires a notice be provided to future owners or tenants of the property regarding the distance and operational characteristics of the airport. This is addressed in Stipulation No. 15.

#### OTHER

17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 16.
18. As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. 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 provision of recycling containers was not addressed in the applicant's submittals.
19. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment may be required.

#### **Findings**

1. The proposed zoning district of CP/GCP is consistent with the Commerce / Business Park designation on the General Plan Land Use Map. The proposed C-2 zoning on the smaller portion of the site is not consistent with the General Plan Land Use Map; however, it is under 10 acres so a General Plan Amendment is not required.
2. The proposed zoning is consistent with several goals and policies of the General Plan and Deer Valley Airport Overlay.
3. The proposed development is compatible with the general land use pattern in the area.

## **Stipulations**

1. The development shall be in general conformance with the site plan date stamped June 7, 2018 for the C-2 portion of the site, except as modified by the following stipulations and as approved by the Planning and Development Department.
2. All sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings between the sidewalk and back of curb, as approved by the Planning and Development Department
3. All elevations of the buildings shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department
4. The development shall utilize the C-2 streetscape landscape standards for planting type, size and quantity along the Happy Valley Road and 15th Avenue frontages, as approved by the Planning and Development Department.
5. There shall be minimum of 10% landscaping in the parking lot area, as approved by the Planning and Development Department.
6. All landscaping provided shall be from the Plant List provided in the *Sonoran Boulevard Development Standards for Happy Valley Road* adopted by City Council on December 18, 1996, as approved by the Planning and Development Department.
7. Right-of-way totaling 65 feet and a 10 foot sidewalk easement shall be dedicated for the south half of Happy Valley Road, as approved by the Planning and Development Department.
8. Right-of-way totaling 33 feet shall be dedicated for the north half of Whispering Wind Drive, as approved by the Planning and Development Department.
9. Right-of-way totaling 33 feet shall be dedicated for the east half of 15th Avenue for 150 feet south of Happy Valley Road monument line. Right-of-way tapering from 33 feet to 20 feet shall be dedicated for the next 300 feet and 20 feet of right-of-way shall be dedicated for the remainder of the property for the east side of 15th Avenue, or as modified by Street Transportation at the time of patent easement waiver, as approved by the Planning and Development Department.
10. A 25 -foot by 25-foot right-of-way triangle shall be dedicated at the southeast corner of 15th Avenue and Happy Valley Road, as approved by the Planning and Development Department.

11. A 15- foot by 15-foot right-of-way triangle shall be dedicated at the northeast corner of 15th Avenue and Whispering Wind Drive, as approved by the Planning and Development Department.
12. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department prior to preliminary site plan approval.
13. The developer shall construct all streets within and adjacent to the development 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.
14. Right-of-way shall be dedicated and a transit pad (detail #P1262) constructed along eastbound Happy Valley Road east of 15th Avenue, as approved by the Planning and Development Department.
15. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
16. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33 foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

**Writer**

Kaelee Wilson

July 31, 2018

**Team Leader**

Samantha Keating

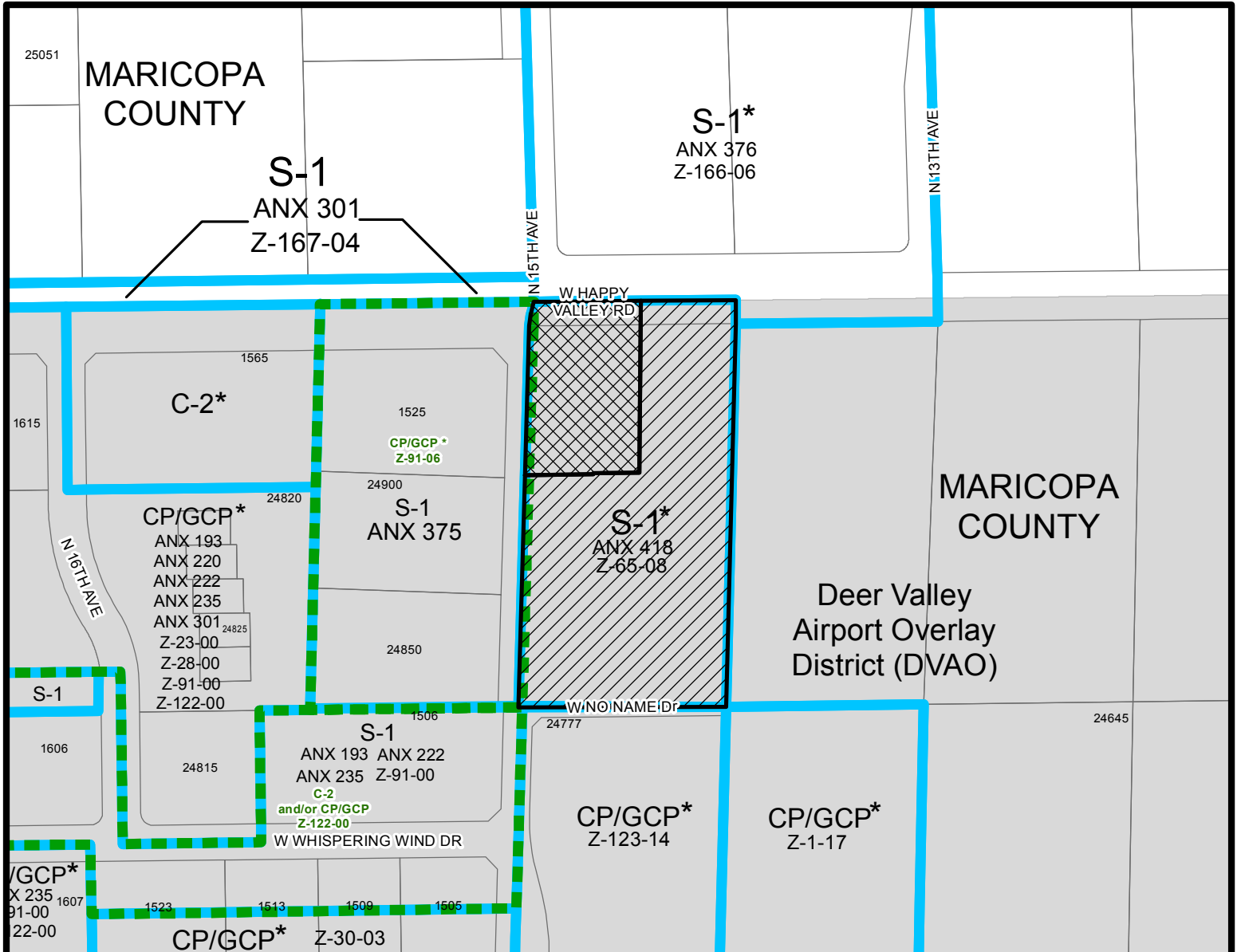
**Exhibits**

Sketch Map

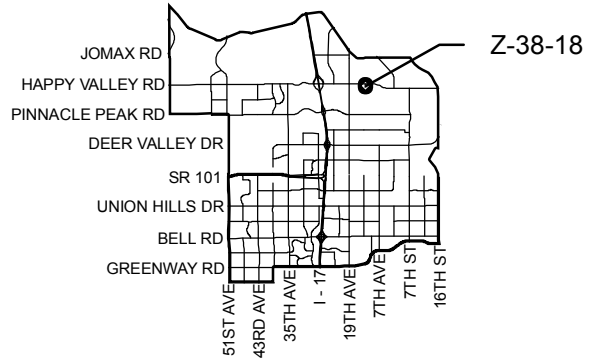
Aerial Map

Conceptual Site Plan date stamped June 7, 2018

Conceptual Elevations date stamped June 7, 2018

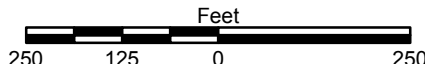
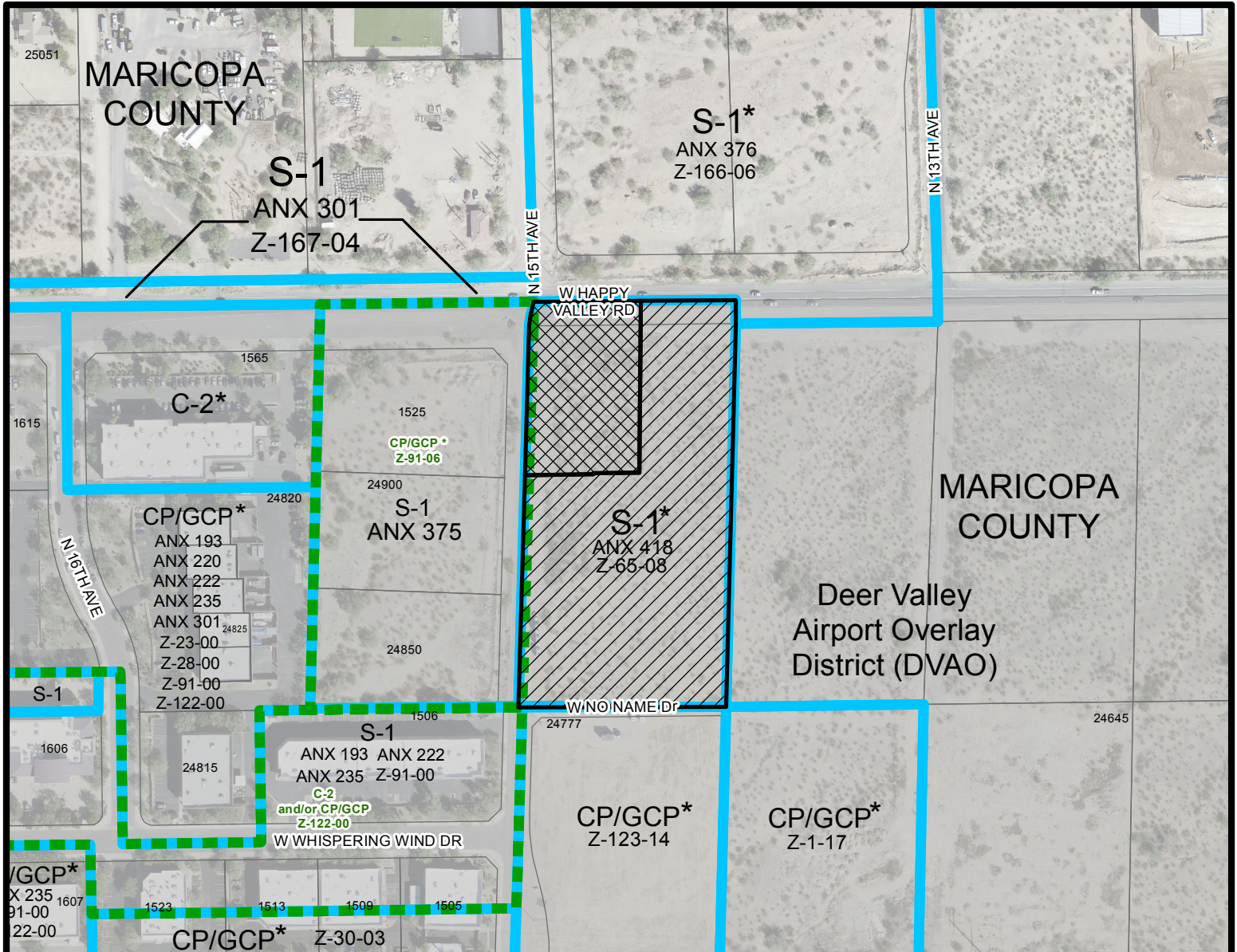


**DEER VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 1

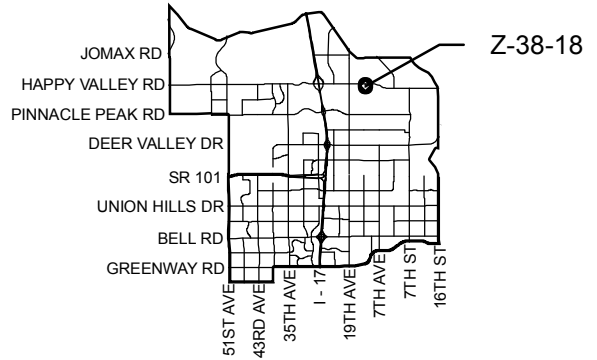


<b>APPLICANT'S NAME:</b> Ridgeline Construction, Inc		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-38-18		<b>FROM:</b> S-1 DVAO (5.15 a.c.)	
<b>DATE:</b> 6/19/2018 <b>REVISION DATES:</b> 7/10/2018		<b>TO:</b> C-2 DVAO (1.19 a.c.)  CP/GCP DVAO (3.96 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 5.15 Acres		<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 46-26 <b>ZONING MAP</b> O-8	
<b>MULTIPLES PERMITTED</b> S-1 DVAO C-2, CP/GCP		<b>CONVENTIONAL OPTION</b> 5 17, N/A	
		<b>* UNITS P.R.D. OPTION</b> N/A 20, N/A	

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



**DEER VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 1



<b>APPLICANT'S NAME:</b> Ridgeline Construction, Inc		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-38-18		<b>FROM:</b> S-1 DVAO (5.15 a.c.)	
<b>DATE:</b> 6/19/2018 <b>REVISION DATES:</b> 7/10/2018		<b>TO:</b> C-2 DVAO (1.19 a.c.)  CP/GCP DVAO (3.96 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> <b>5.15 Acres</b>			
<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 46-26		<b>ZONING MAP</b> O-8	
<b>MULTIPLES PERMITTED</b> S-1 DVAO C-2, CP/GCP		<b>CONVENTIONAL OPTION</b> 5 17, N/A	
		<b>* UNITS P.R.D. OPTION</b> N/A 20, N/A	

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



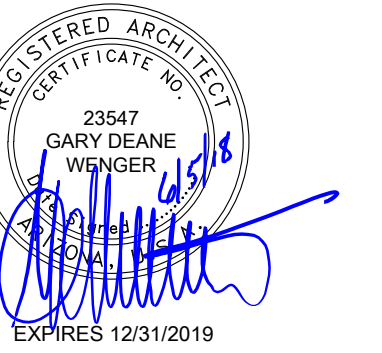
**WENGER & ASSOCIATES, LLC**  
ARCHITECTURE PLANNING & DEVELOPMENT

7047 E. GREENWAY PKWY, SUITE 200  
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OFF: (602) 977-1118 FAX: (602) 977-1118  
WEB: WWW.WENGERASSOC.COM

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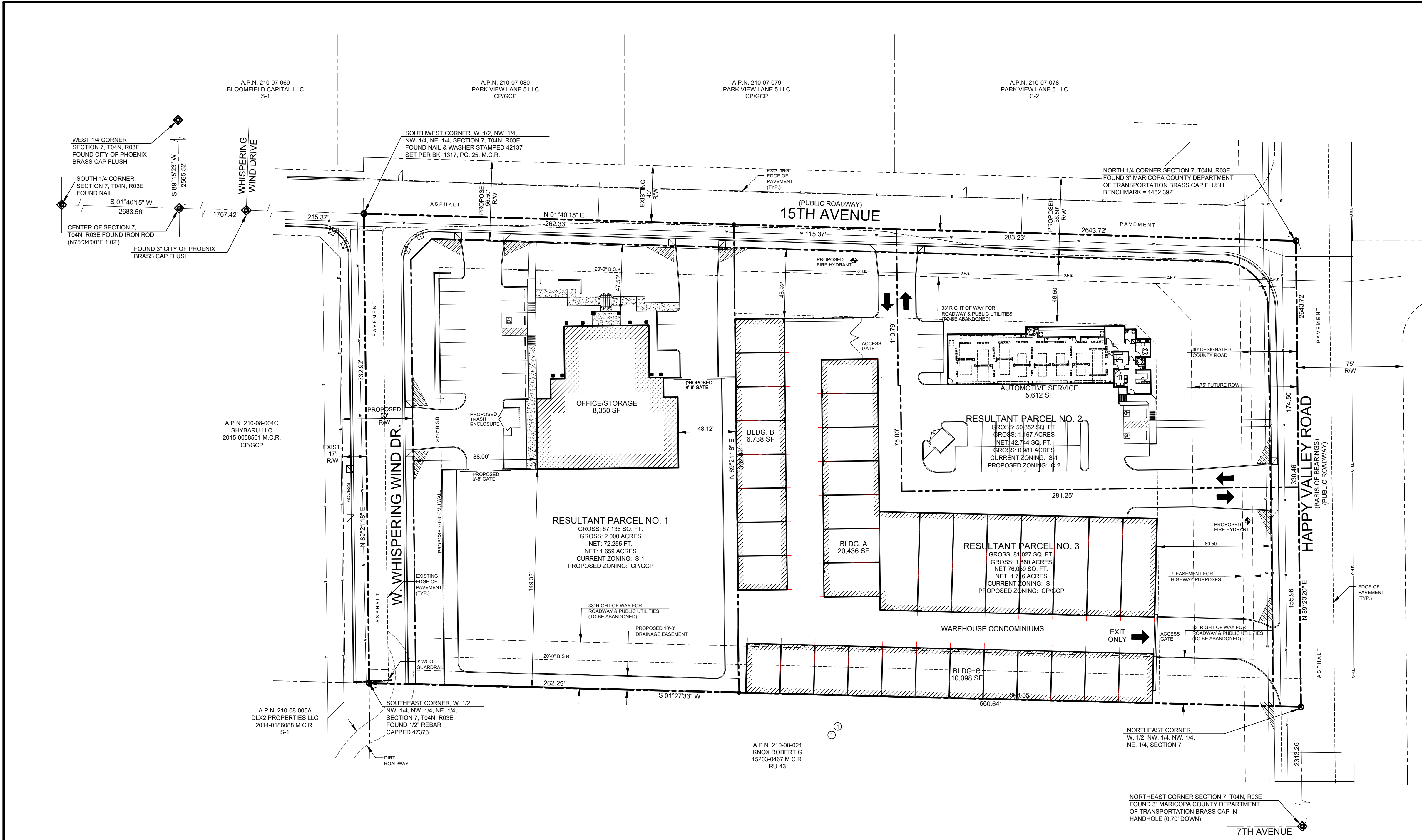
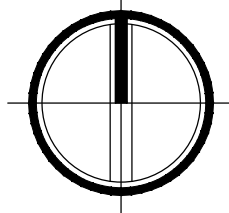
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THE GENERAL CONTRACTOR SHALL VERIFY ALL GRADES, CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ALL DISCREPANCIES MUST BE REPORTED IN WRITING TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK

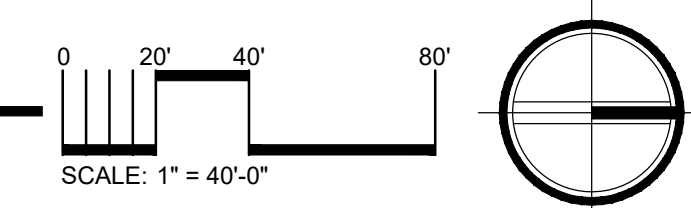


**VICINITY MAP**

SCALE: N.T.S.



**SITE PLAN**



PROJECT DATA (PARCEL 1):		PROJECT DATA (PARCEL 3):		PROJECT INFO	
EXISTING ZONING:	S-1	EXISTING ZONING:	S-1	APPLICANT:	RED HAWK DEVELOPMENT CORP.
PROPOSED ZONING:	CP/GCP	PROPOSED ZONING:	CP/GCP	ADDRESS:	34522 N SCOTTSDALE ROAD SUITE 120-115 SCOTTSDALE, AZ 85266
ALLOWABLE BUILDING HEIGHT:	18'-0" WITHIN 30'-0" OF PERIMETER LOT LINE, 1'-0" INCREASE PER 3'-0" ADDITIONAL SETBACK	ALLOWABLE BUILDING HEIGHT:	18'-0" WITHIN 30'-0" OF PERIMETER LOT LINE, 1'-0" INCREASE PER 3'-0" ADDITIONAL SETBACK	PHONE:	480.939.4800
ACTUAL BUILDING HEIGHT:	16'-0"	ACTUAL BUILDING HEIGHT:	22'-0"	EMAIL:	ceckert@redhawkdevco.com
ALLOWABLE LOT COVERAGE (CP/GCP):	43,568 SF (50%)	ALLOWABLE LOT COVERAGE (CP/GCP):	90,940 SF (50%)	<b>PROJECT DESCRIPTION:</b>	
ACTUAL LOT COVERAGE:	8,856 SF (10%)	ACTUAL LOT COVERAGE:	37,272 SF (28%)	CONTRACTOR'S OFFICE AND EQUIPMENT YARD ON SOUTH 1.6 ACRE PARCEL. *FOR SALE* GARAGE CONDOMINIUMS ON MIDDLE 2+ ACRE PARCEL AND AUTOMOTIVE REPAIR FACILITY AT NORTHWEST CORNER.	
<b>PROJECT DATA (PARCEL 2):</b>		<b>F.A.R. CALCULATIONS</b>			
EXISTING ZONING:	S-1	PARCEL #1	PARCEL #3		
PROPOSED ZONING:	C-2	ALLOWABLE F.A.R. FOR SITE IS:	ALLOWABLE F.A.R. FOR SITE IS:		
PROPOSED BUILDING HEIGHT:	28'-0"	BUILDING AREA:	BUILDING AREA:		
		LOT AREA:	LOT AREA:		
		PROPOSED F.A.R.:	PROPOSED F.A.R.:		
		PROPOSED F.A.R.:	PROPOSED F.A.R.:		
		ALLOWABLE F.A.R. FOR SITE IS:	ALLOWABLE F.A.R. FOR SITE IS:		
		BUILDING AREA:	BUILDING AREA:		
		LOT AREA:	LOT AREA:		
		PROPOSED F.A.R.:	PROPOSED F.A.R.:		
		PROPOSED F.A.R.:	PROPOSED F.A.R.:		

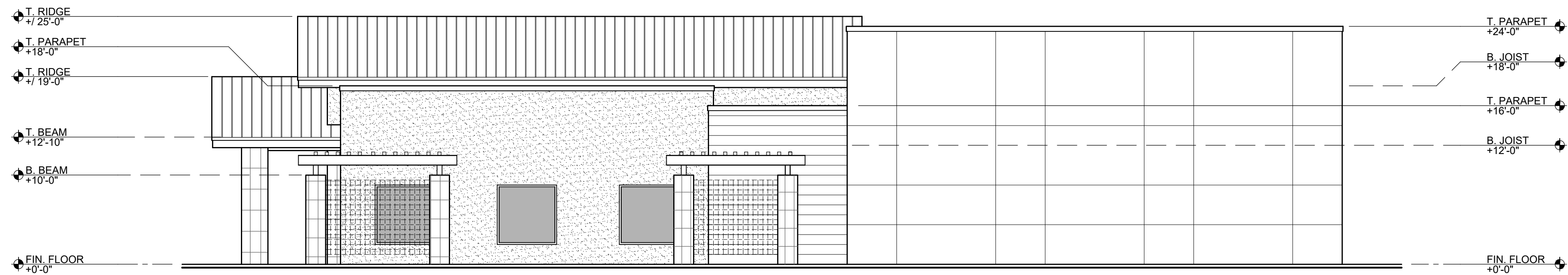
**CITY OF PHOENIX**  
JUN 07 2018  
Planning & Development  
Department

REVISIONS	
NO.	DATE

PROJECT NO: WA1801090  
DRAWN BY: RR  
CHECKED BY: RR  
DATE: 6.5.2018  
SCALE: AS NOTED

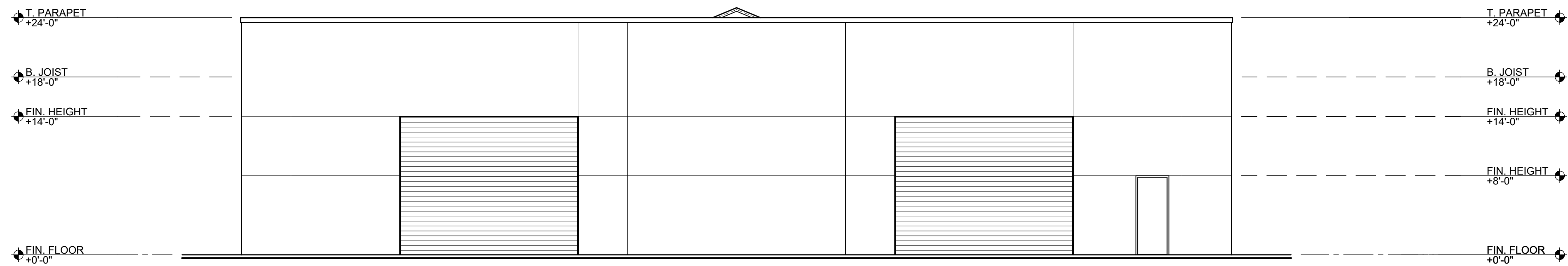
SHEET TITLE:  
**A-1.0**  
SHEET 1 OF 4

**NEW DEVELOPMENT AT  
HAPPY VALLEY RD & 15TH AVENUE**  
PHOENIX, ARIZONA 85085  
A.P.N. 210-08-026



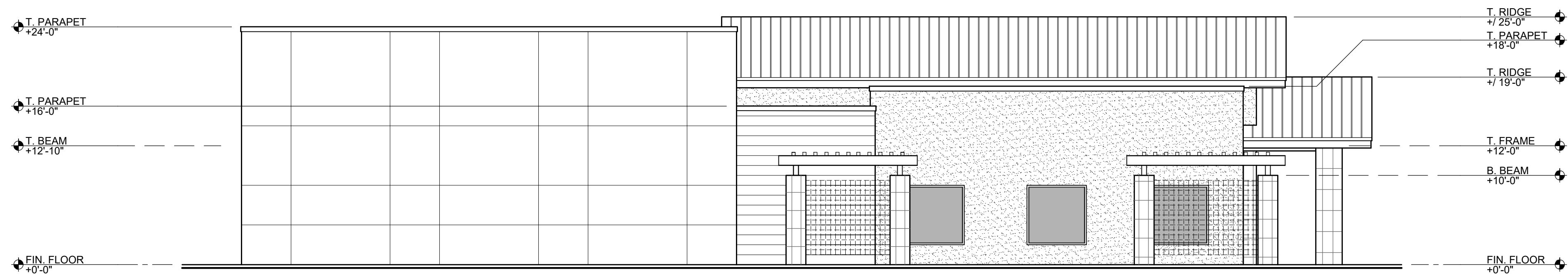
**EXTERIOR ELEVATION D - LEFT (SOUTH)**

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



**EXTERIOR ELEVATION C - REAR (EAST)**

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



**EXTERIOR ELEVATION B - RIGHT (NORTH)**

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



**EXTERIOR ELEVATION A - FRONT (WEST)**

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

**NOTES:**

EXTERIOR ELEVATIONS FOR OFFICE/STORAGE BUILDING SHOWN.

AUTOMOTIVE SERVICE FACILITY AND WAREHOUSE CONDOMINIUMS SHALL SHARE SIMILAR CHARACTERISTICS OF ELEVATIONS SHOWN (I.E. THE SERVICE FACILITY SHALL LOOK SIMILAR TO ELEVATION 'B' AND THE WAREHOUSE CONDOMINIUMS SHALL LOOK SIMILAR TO ELEVATION 'C'.



**WENGLER & ASSOCIATES, LLC**  
ARCHITECTURE PLANNING & DEVELOPMENT

7047 E. GREENWAY PKWY, SUITE 200  
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THE GENERAL CONTRACTOR SHALL VERIFY ALL GRADES, CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ALL DISCREPANCIES MUST BE REPORTED IN WRITING TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.



**NEW DEVELOPMENT AT  
HAPPY VALLEY RD & 15TH AVENUE**

PHOENIX, ARIZONA 85085  
A.P.N. 210-08-026

**REVISIONS**

NO.	DATE
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PROJECT NO: WA1801090  
DRAWN BY: RR  
CHECKED BY: RR  
DATE: 6.5.2018  
SCALE: AS NOTED

SHEET TITLE:

EXTERIOR ELEVATIONS

**A-3.0**

SHEET 4 OF 4

**CITY OF PHOENIX**

JUN 07 2018

Planning & Development  
Department