



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-55-16-6
 October 4, 2016

Camelback East Village Planning Committee Hearing Date	October 18, 2016
Planning Commission Hearing Date	November 3, 2016
Request From:	R-4 (0.29 acres)
Request To:	C-2 (0.29 acres)
Proposed Use	Commercial
Location	Approximately 255 feet east of the northeast corner of 7th Street and Maryland Avenue
Owner	WY Enterprises c/o David Yee
Applicant	Andrew J. Armstrong, Beus Gilbert, PLLC
Representative	Paul E. Gilbert, Beus Gilbert, PLLC
Staff Recommendation	Approval, subject to stipulations

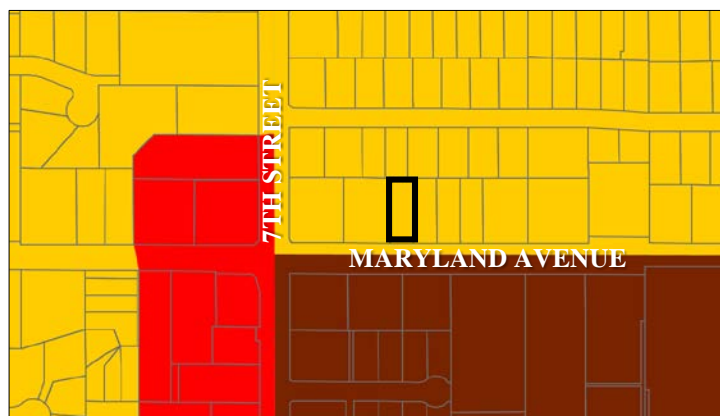
General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du/acre	
Street Map Classification	Maryland Avenue	Minor Collector	33-foot north half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The proposal will allow for the development of a commercial property. This development will slightly increase the commercial intensity in the area, while staying compatible with the surrounding residential land uses.</p>			
<p>STRENGTHENING OUR LOCAL ECONOMY, LOCAL AND SMALL BUSINESS ELEMENT GOAL, LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.</p> <p>The proposed rezoning will utilize a vacant property and build new commercial space for the community.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-4
North	Single-family residential	R1-6
South	Offices	R-5 / C-2
East	Single-family residential	R-4
West	Vacant, Commercial Development	C-2

C-2 (Intermediate Commercial District)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Front	25 feet	Met – 87 feet
Side	10 feet	Met – 10 feet
Rear	25 feet	Met – 25 feet
<i>Landscape Setbacks</i>		
Front	25 feet	Met – 25 feet
Side	10 feet	Met – 10 feet
Rear	10 feet	Met – 25 feet
Lot Coverage	Maximum 50%	Met – 24%
Building Height	Maximum 30 feet	Met – 20 feet
Parking	Minimum 22 spaces required	Met – 37 spaces proposed

Background/Issues/Analysis

1. This is a request to rezone a 0.29 acre parcel from R-4 (Multifamily Residence District) to C-2 (Intermediate Commercial District) to allow for a new commercial development.
2. The General Plan Land Use Map designation for this property is Residential 3.5 to 5 dwelling units per acre. Although the proposal is not consistent with this designation, an amendment is not required as the subject parcel is less than 10 acres.



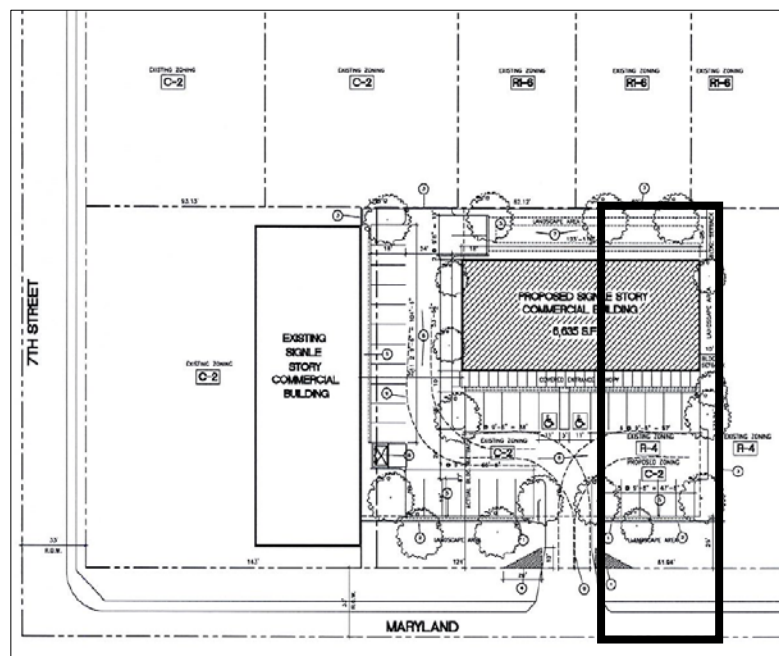
3. The site is currently vacant and is zoned R-4 (Multifamily Residential District). Existing single-family residences, zoned R1-6 (Single-Family Residence District) and R-4 (Multifamily Residence District), are located to the north and east, respectively. Professional offices, zoned R-5 (Multifamily Residential District) and C-2 (Intermediate Commercial District), are located to the south, across Maryland Avenue. An existing commercial development, zoned C-2 (Intermediate Commercial District), is located to the west of the subject site.



SITE DESIGN / LAYOUT

4. The proposed site plan depicts two parcels that will be used in the development; however, the western parcel is not included in the rezoning request and will maintain C-2 zoning (Intermediate Commercial District). The eastern parcel depicted on the site plan is the subject site that is requesting rezoning from R-4 (Multifamily Residence District) to C-2 (Intermediate Commercial District).

The site plan shows a new 6,635 square foot commercial development with a building height of 20 feet. Vehicular access to the site is by a driveway off of Maryland Avenue and parking includes 37 spaces. The site plan includes a 25 foot landscape setback along the northern property line to buffer the single-family residential. A



stipulation requiring general conformance to the site plan with specific regard to the landscape setbacks is included.

5. The subject site is located adjacent to single-family residences; therefore, staff has included a stipulation for minimum 2-inch caliper trees in the landscape setbacks along the northern and eastern property lines, that will serve as a buffer to the existing residences.
6. In addition to increased landscaping requirements, staff has included a stipulation for an 8-foot masonry wall to be constructed along the east property line to provide an additional buffer to the existing residences.
7. An existing commercial development is located to the west of the subject site and is one story in height. To provide a transition from the commercial development along 7th Street and the single-family residences on Maryland Avenue, staff has included a stipulation for a maximum building height of 20 feet on the subject site.

DEPARTMENT COMMENTS

8. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
9. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
10. 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 proposal is not consistent with the General Plan Land Use Map designation of Residential 3.5-5 du/acres; however, an amendment is not required as the subject parcel is less than 10 acres.
2. The proposed development is compatible with land use patterns in the surrounding area.
3. As stipulated, the proposal is appropriately buffered from the surrounding residential development.

Stipulations

1. The development shall be in general conformance to the site plan date stamped August 22, 2016 with specific regard to the landscape setback along the northern and eastern property lines, as approved by the Planning and Development Department.

2. The maximum building height shall be limited to 20 feet, as approved by the Planning and Development Department.
3. The developer shall provide minimum 2-inch caliper trees in the landscape setback along the northern and eastern property lines, as approved by the Planning and Development Department.
4. An 8-foot high masonry wall shall be constructed along the eastern property line, as approved by the Planning and Development Department.

Writer

Hannah Oliver

October 4, 2016

Team Leader

Marc Thornton

Attachments

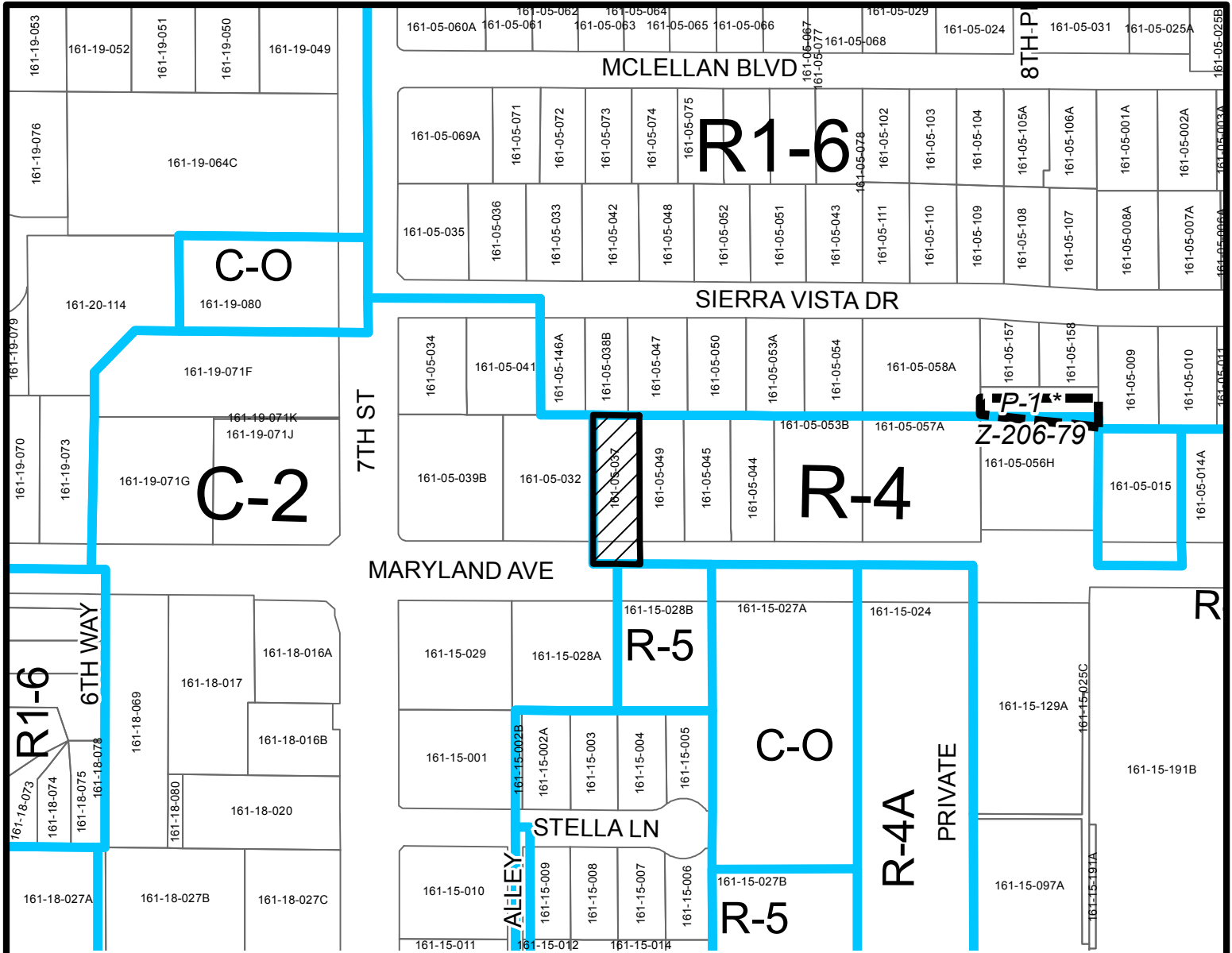
Sketch Map

Aerial

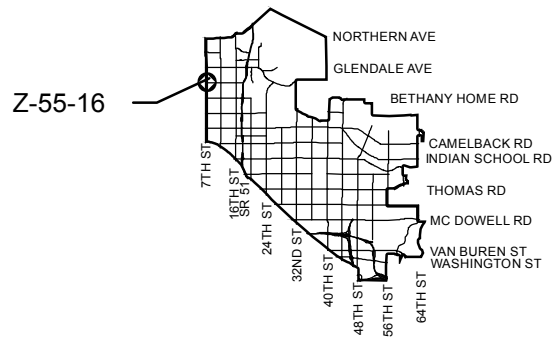
Site Plan date stamped 8/22/2016 (1 page)

Elevations date stamped 8/22/2016 (1 page)

Landscape Plan date stamped 8/22/2016 (1 page)

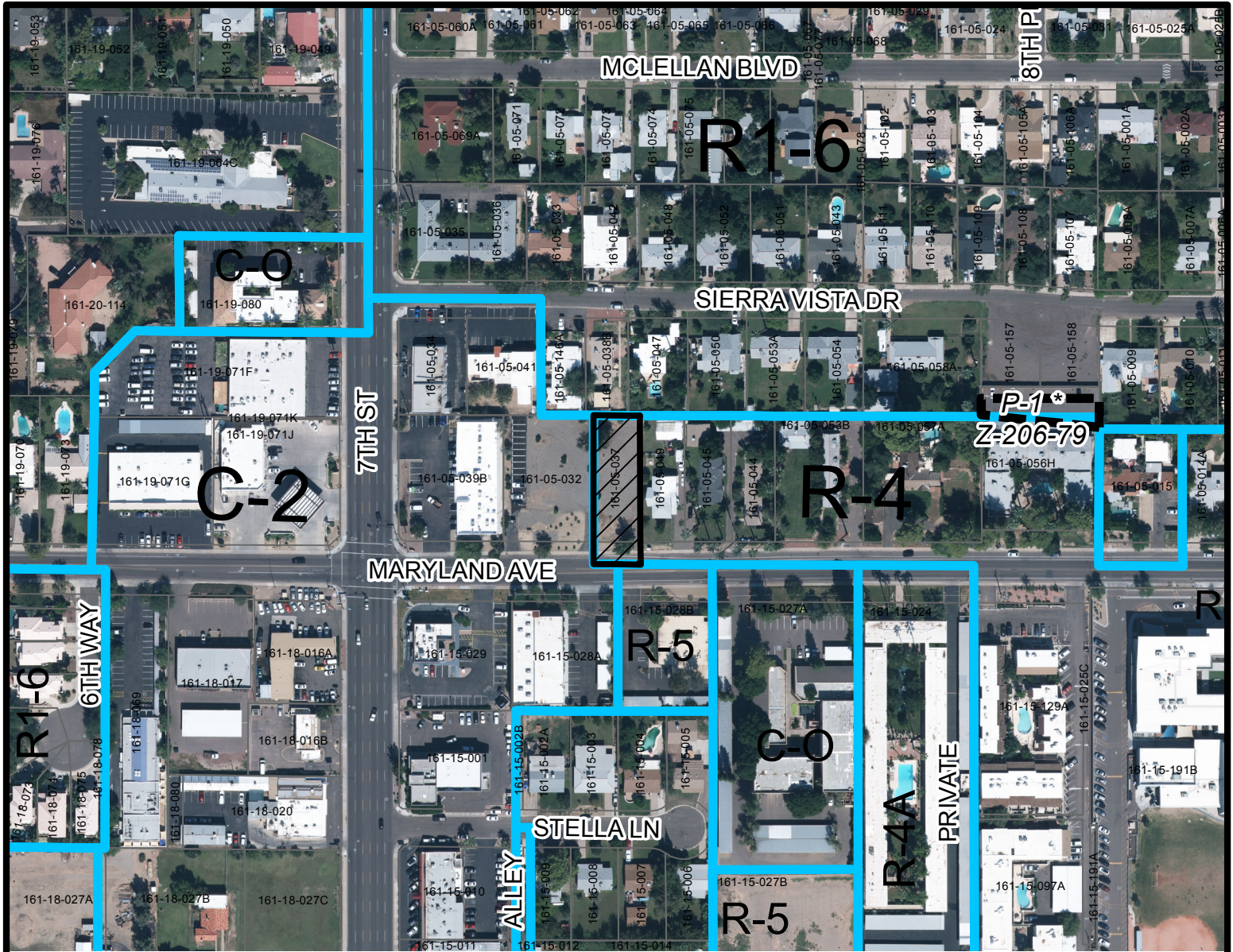


CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 6

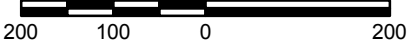


APPLICANT'S NAME: Beus Gilbert PLLC		REQUESTED CHANGE:	
APPLICATION NO. Z-55-16		FROM: R-4, (0.29 ac)	
DATE: 9/27/2016		TO: C-2, (0.29 ac)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.29 Acres		REVISION DATES:	
AERIAL PHOTO & QUARTER SEC. NO. QS 22-29		ZONING MAP I-8	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R-4		10	
C-2		5	

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



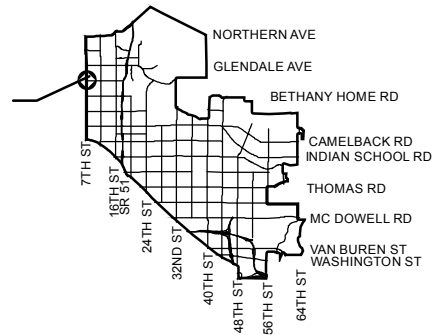
Feet



CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 6



Z-55-16



APPLICANT'S NAME: **Beus Gilbert PLLC**

REQUESTED CHANGE:

FROM: R-4, (0.29 ac)

APPLICATION NO. **Z-55-16**

DATE: **9/27/2016**
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

0.29 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 22-29**
ZONING MAP **I-8**

TO: **C-2, (0.29 ac)**

MULTIPLES PERMITTED

R-4

C-2

CONVENTIONAL OPTION

8

4

*** UNITS P.R.D. OPTION**

10

5

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



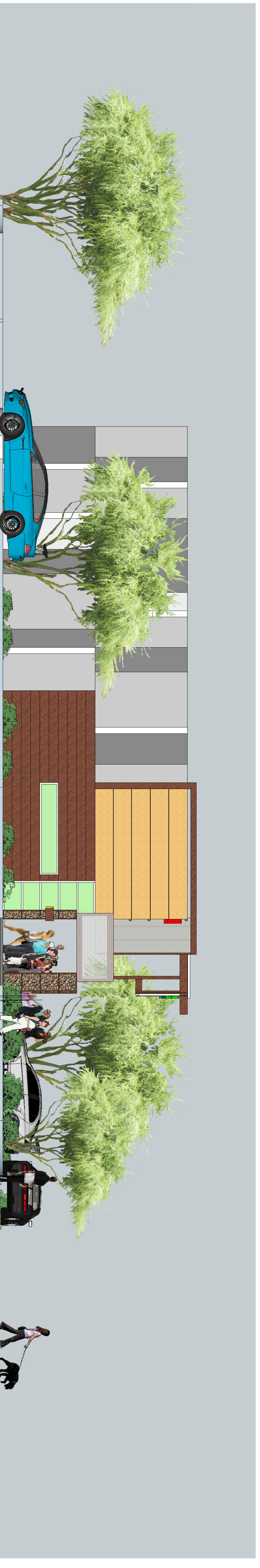
SOUTH ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION / EAST SIM.

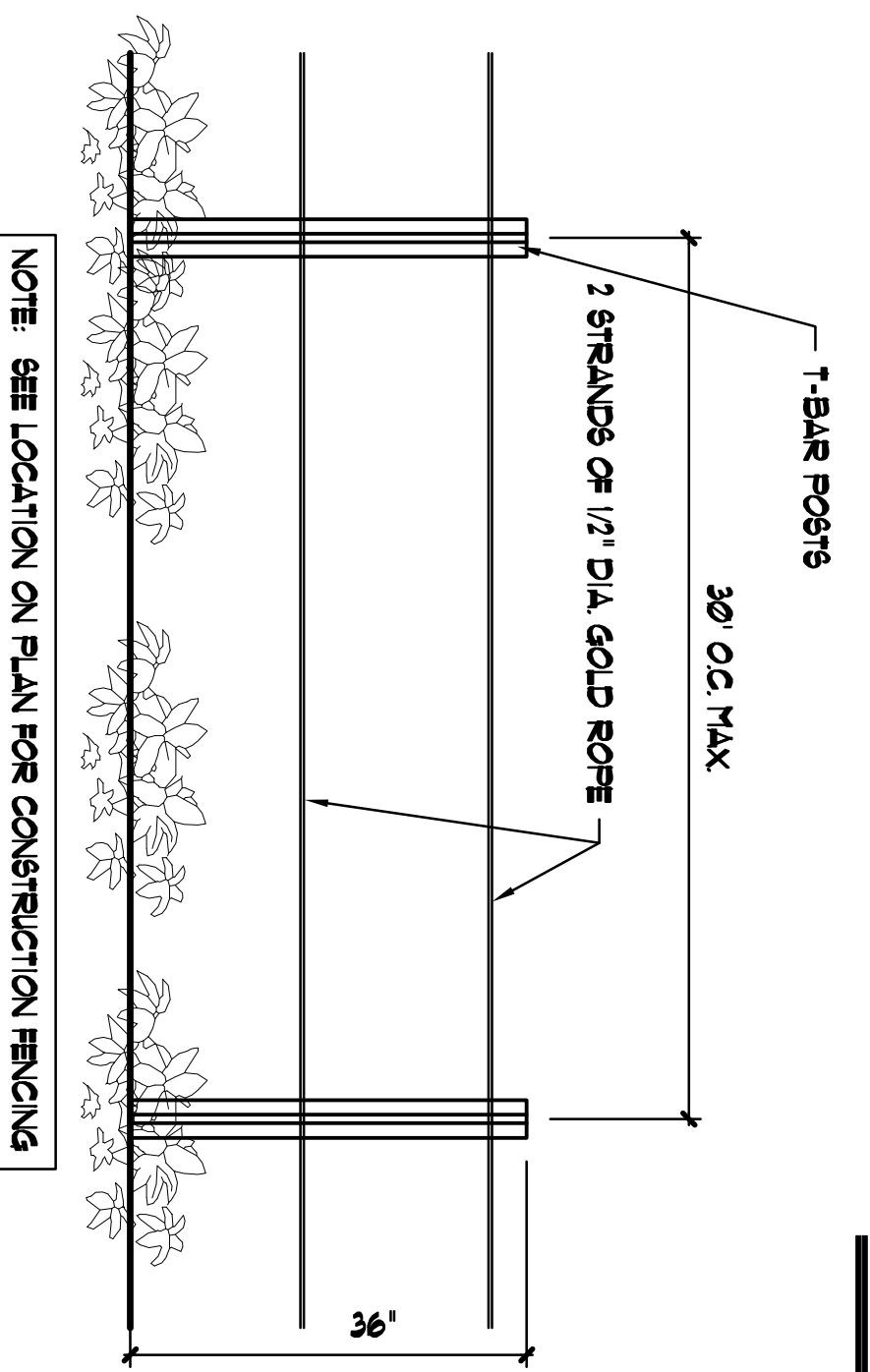
SCALE: 3/16" = 1'-0"

PLANT SCHEDULE:

EXISTING TREE (TEXAS EBONY)	TO BE REMOVED (SEE PLAN KEY NOTES)
WILMS PARVIFOLIA	24 BOX MINIMUM 6 TOTAL
EVERGREEN ELM	9" HT. 4.5" DB. 2" CAL. MIN.
CERODIUM FLORIDUM 'D'	36 BOX MINIMUM 6 TOTAL
DESERT MUSEUM PALM VERDE	12" HT. 6" DB. 2 1/2" CAL. MIN.
ADACIA SALICINA	15 GALLON 9 TOTAL
WILLOW ADALGA	8" HT. 3" DB. 1" CAL. MIN.
LEICORHYZUM FRUTESCENS 'RB'	5 GALLON 69 TOTAL
RO BAYO BAGE	5 GALLON 8 TOTAL
RIEHLIA BRITTONIANA	5 GALLON 3 TOTAL
MECAN RUELIA	5 GALLON 3 TOTAL
TECOA HYBRID	5 GALLON 11 TOTAL
OSAGE JUBILEE	5 GALLON 23 TOTAL
EREMOPHYLLA MINGWEI GOLD ¹	5 GALLON 35 TOTAL
OUTBACK SUNRISE	5 GALLON 15 TOTAL
ACACIA REDOLENS 'D.C.'	5 GALLON 9 TOTAL
DESERT CARPET REDOLENS	5 GALLON 12635 SF.
LANTANA MONTIVIDA#6, '7 P'	1/2" SCREENED 2" DEEP
TRAILING PURPLE LANTANA	
CASABLANCA PLOCHERIMA	
RED BIRD OF PARADISE	
YUCCA PARVIFOLIA	
RED YUCCA	
DISCOPOSED GRANITE	
MADISON GOLD ²	

PLAN KEY NOTES:

- 1 NEW CONCRETE SIDEWALK
- 2 6" HIGH CURB WALL
- 3 8" GIRT DISTANCE LINE
- 4 INSTALLED 1/2" SCREENED MADISON GOLD² DISCOPOSED GRANITE TRAIL-OFF PLANTING AREA
- 5 RETENTION BASIN
- 6 3" SCREEN WALL
- 7 1-BAR POSTS
- 8 30" O.C. MAX.
- 9 2 STRANDS OF 1/2" DIA. GOLD ROPE



CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

- A THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED BY THE CITY OF PHOENIX. ADDITIONAL GENERAL NOTES GENERATED BY THE DESIGNER AND LISTED ON THE PLANS ARE NOT APPROVED AS PART OF THE PLAN. ON THESE SHEETS, ONLY APPROVED BY THE CITY IN ACCORDANCE WITH THE CITY'S LANDSCAPE DESIGN STANDARDS AND NOT N.C.P.C. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT REVIEWED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND WILL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE DISCOVERED. ROAD TO BE IN PLACE AND ALL UTILITIES SHALL BE IN PLACE PRIOR TO THE BEGINNING OF CONSTRUCTION.
- B HEALTH CARE CENTER OF THE BAY AREA SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- C ALL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BOUNDING OR FINISH ADJACENT AREAS ARE REVIEWED FOR THE CITY'S LANDSCAPE DESIGN STANDARDS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- D ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- E NO PLANT SUBSTITUTIONS, TREE SIZE OR QUANTITY OR SPECIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION FROM THE CITY OF PHOENIX LANDSCAPE DESIGN STANDARDS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- F ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- G ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- H CONTACT THE PLANS & REGULATION DEPARTMENT SUPERVISOR SUPERVISOR AT 602.761.6661 TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE FIELD PRIOR TO ANY PLANT RELOCATION OR REMOVAL. RELOCATION PERMITS FROM THE RELOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
- I CONTACT THE STREET RECONSTRUCTION DEPARTMENT SUPERVISOR AT 602.761.6661 PRIOR TO THE RELOCATION OR REMOVAL OF ANY PLANT MATERIAL IN THE FIELD THAT IS ON THE CITY'S SIDE OF THE ROAD. ALL PLANT MATERIAL TO BE RELOCATED OR REMOVED SHALL BE REMOVED PRIOR TO THE RELOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
- J ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- K ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- L ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- M ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- N ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- O ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- P ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- Q ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- R ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- S ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- T ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- U ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- V ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- W ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- X ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- Y ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.
- Z ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE LATEST APPLICABLE NATIONAL ASSOCIATION OF GOVERNING BODIES (NAG) LANDSCAPE SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SPECIFICATIONS AND DETAILS.

CITY OF PHOENIX GENERAL INVENTORY/SALVAGE NOTES:

- A ALL TAGGED MATERIALS MUST REMAIN IN PLACE OR ON-SITE UNTIL NURSERY CHECK IS APPROVED.
- B NO TAGS, LABELS OR OTHER MARKINGS THAT OBTAIN THE LOCATION OR VALUE OF ANY MATERIAL TO BE SALVAGED SHALL BE REMOVED OR DESTROYED PRIOR TO THE SALVAGE PROCESS. ALL TAGS AND MARKINGS SHALL BE KEPT BY USING PADDING OR OTHER METHODS TO PROTECT THEM FROM DAMAGE.
- C TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- D TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- E TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- F TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- G TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- H TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- I TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- J TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- K TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- L TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- M TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- N TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- O TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- P TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- Q TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- R TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- S TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- T TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- U TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- V TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- W TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- X TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- Y TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.
- Z TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL. TAGS AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE SHALL BE PROTECTED FROM DAMAGE BY THE SALVAGE RELOCATION OR REMOVAL.

EXISTING PLANT INVENTORY

PLANT NO.	PLANT NAME	SIZE	PLANT CONDITION	INTENDED DESIGNATION	REASON FOR NON-SALVAGE	INVENTORY DESIGNATION
001	WILMS PARVIFOLIA (EVERGREEN ELM)	8" CAL., 20" HT., 20" DB.	HEALTHY	(R) REMAIN IN PLACE		REMAIN IN PLACE
002	PHUUS ELDERICA (MONDEL PINE)	8" CAL., 30" HT., 20" DB.	HEALTHY	(R) REMAIN IN PLACE		REMAIN IN PLACE
003	DALYBERGIA (SISOO TREE)	17" CAL., 35" HT., 20" DB.	HEALTHY	(D) DESTROY	ROOT SPREAD	DESTROY
004	EUCALYPTUS MICROTHECA (COOLIBAH TREE)	6" CAL., 8" HT., 12" DB.	HEALTHY	(D) DESTROY	TOO CLOSE TO BUILDING	DESTROY
005	EUCALYPTUS MICROTHECA (COOLIBAH TREE)	8" CAL., 28" HT., 8" DB.	HEALTHY	(D) DESTROY	TOO CLOSE TO BUILDING	DESTROY

LANDSCAPE ARCHITECT: CITY OF PHOENIX
DATE: _____

ESTIMATED ROW COST: \$1,350,000. ESTIMATED SF: LANDSCAPE IN ROW: 0 SF.
MAINTENANCE BY: CITY [] OWNER [X] SQUARE FOOTAGE OF TURF: 0 SF.
TOTAL ACRES (OR PORTION) LANDSCAPE AREAS: 0 SF.
DATE OF PRELIMINARY SITE PLAN APPROVAL: XX/XX/XX

INVENTORY/SALVAGE PLAN APPROVAL, CITY OF PHOENIX			
TOTALS & PERCENTAGES	QUANTITY TREES	QUANTITY GIRTH	ACRES OF AREA BEING EVALUATED FOR USABLE MATERIAL
REMAIN/PROTECT IN PLACE	2	0	1
SALVAGE	3	0	5
DESTROY	0	0	0
TOTAL NUMBER OF PLANTS INVENTORY ON-SITE			

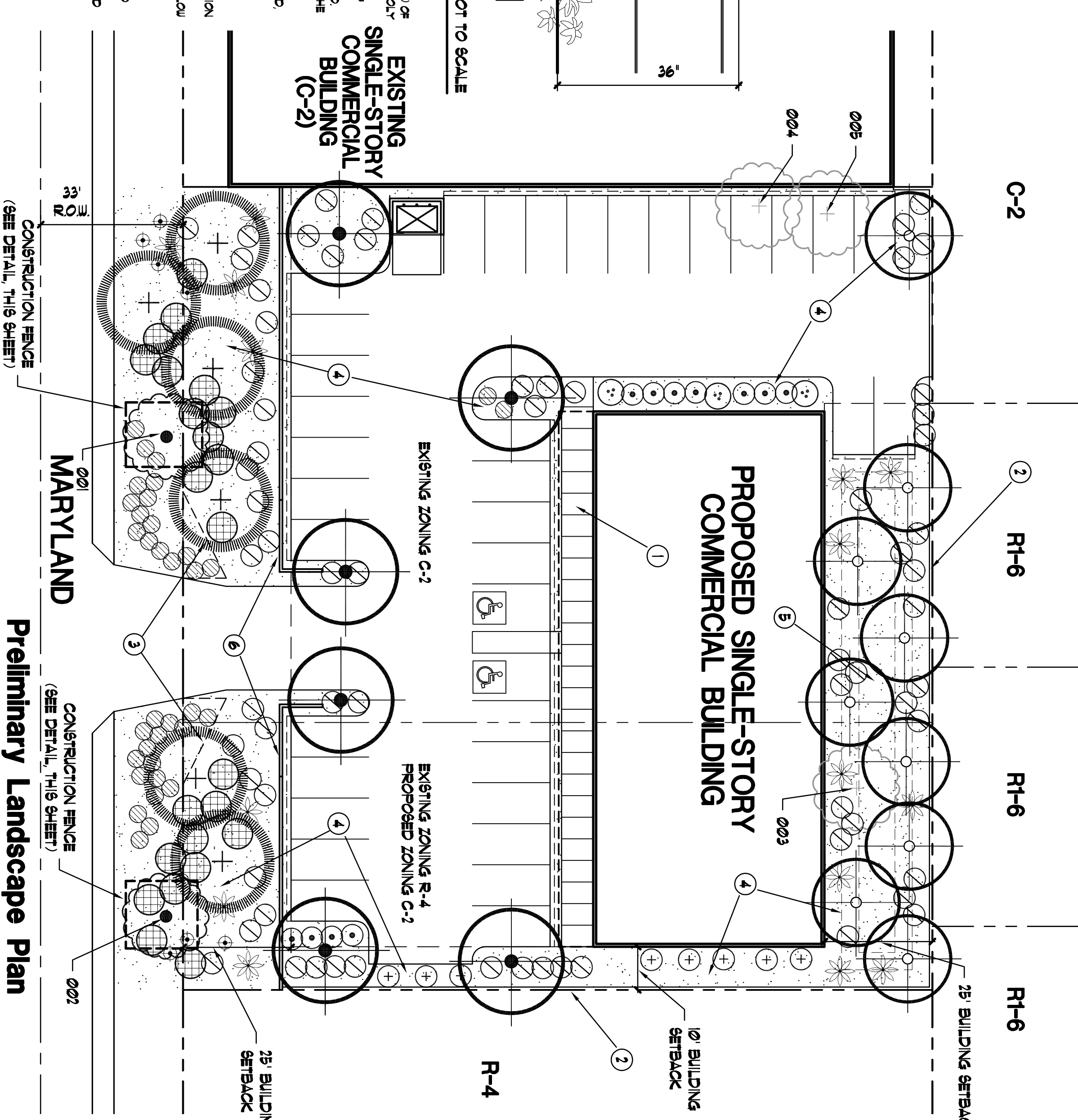
DATE: _____

NOTE: IT IS ANTICIPATED THAT THE WORK WILL TAKE PLACE IN THE FALL (2016).

NOTE: EXISTING TREES TO REMAIN WILL BE WATERED BY HOSE FROM PROPERTY DURING THE DEMOLITION UNTIL PERMANENT IRRIGATION SYSTEM IS INSTALLED.

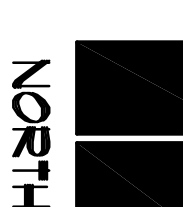
CONSTRUCTION FENCE DETAIL

NOT TO SCALE



Preliminary Landscape Plan & Inventory/Salvage Plan

Scale 1:20
GRAPHIC SCALE
20 10 0 10 20



phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4916 s. quiet way
glendale, arizona 85308
(480) 989-6313 fax: (480) 983-3874

LANDSCAPE ARCHITECT:
PHILLIP R. RYAN, LANDSCAPE ARCHITECT, P.C.
CONTACT: PHIL RYAN
4916 S. QUIET WAY
GLENDALE, ARIZONA 85308
480-426-9681
miller@phillipryan.com

OWNER:
UY ENTERPRISES
P.O. BOX 10258
PHOENIX, AZ 85064
602-228-1465
lrc@uyenterprises.com
br@ndab@me.com

ARCHITECT:
TONY TANG ARCHITECT LTD.
CONTACT: TONY TANG
3304 N. VALENCIA LANE
PHOENIX, AZ 85018
480-947-8501
kct155@gmail.com

LANDSCAPING PERMIT NOTES:
A. OBTAIN OFF-SITE LANDSCAPE PERMIT AND PROVIDE BOND FOR ALL WORK WITHIN RIGHT-OF-WAY AT THE DEVELOPMENT SERVICE DEPARTMENT 200 WEST WASHINGTON STREET, 2ND FLOOR.
B. A COUNTY DIST. CONTROL PERMIT IS REQUIRED.
C. DO NOT PLANT ANYTHING THAT WILL OBSTRUCT VISIBILITY OF FIRE HYDRANTS AND FIRE DEPT. CONNECTIONS AND THAT WILL GROW WITHIN 3' OF THESE APPLIANCES.

