



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-56-18-1
November 30, 2018

Deer Valley Village Planning Committee Meeting Date: December 13, 2018

Planning Commission Hearing Date: January 3, 2019

Request From: RE-43 (9.30 acres)

Request To: R1-10 (9.30 acres)

Proposed Use: Single-Family custom homes

Location: Northeast corner of 51st Avenue and Tonopah Drive

Owner: Gurbaksh Sandhu

Applicant/Representative: Tom Granillo, P.E., Granillo & Associates, Inc.,

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>	Residential 3.5 to 5 dwelling units per acre		
<u>Street Map Classification</u>	51st Avenue	City of Glendale Right-of-way	40-foot east half street
	Tonopah Drive	Local	40-foot north half street
	Mohawk Lane	Local	10-foot south half street

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

To the west of the subject site is an existing single-family subdivision within the City of Glendale. The proposed development will be compatible with the office development to the south in regards to the detached sidewalks and perimeter landscape. To the east of the subject site is an existing religious institution. The proposal is designed to be compatible in scale and character with the surrounding area.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The proposed single-family subdivision will provide additional housing choices for area residents in the village in close proximity to the Loop 101 Freeway.

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

The proposed development will incorporate a detached sidewalk with a double row of trees on each side of the sidewalk along 51st Avenue, as well as trees throughout the development, which can provide ample shade for pedestrians and residents.

Applicable Plans, Overlays, and Initiatives

[Complete Streets Guiding Principles](#) – see Background/Issues/Analysis in Item No 6.

[Reimagine Phoenix Initiative](#) – see Background/Issues/Analysis in Item No. 14.

[Tree and Shade Master Plan](#) – see Background/Issues/Analysis in Item No. 15.

Surrounding Land Uses/Zoning

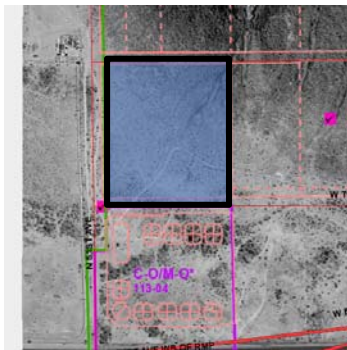
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	RE-43
North	Large lot single-family residence, vacant land	RE-43
South	Commercial office complex	C-O/M-O
East	Religious institution	RE-43
West (across 51st avenue)	Single-family residential	R1-6, City of Glendale

R1-10, Single-Family Residence District		
<u>Standards</u>	<u>Requirements</u>	<u>Conventional Subdivision Option Proposed</u>
<i>Gross Acreage</i>		9.30 acres
Total Number of Units	Maximum 32	20 (met)
Density (dwelling units/acre)	Maximum 3.0	2.15 (met)
Minimum lot width	75 feet wide	75 feet (met)
Minimum lot depth	110 feet adjacent to freeway or arterial	120 feet (met)
Building Height	Maximum 2 stories and 30 feet	2 stories and 30 feet (met)
Lot Coverage	Primary structure, not including attached shade structures: 40% Total: Maximum 50%	Primary structure: Maximum 40% Attached shade structure: 10% Total: Maximum 50% (met)
Common Area	None	Proposed 24%
<u>Building Setbacks</u>		
Perimeter	Front: 15 feet (1-story), 20 feet (2-story) Side 10 feet (1-story), 15 feet (2-story)	Front: N/A Rear: 20-35 + feet (met) Side: 18 feet (met)
Interior	Front: 10 feet Rear: 10 feet, combined front and rear 35 feet. Street side: 10 feet; sides 13 feet total (3 foot minimum, unless 0 feet)	Front: 10 feet (met) Rear 10 feet, combined front and rear 35 feet. (met) Street side: 13 feet (met) Total (3 foot minimum) (met)

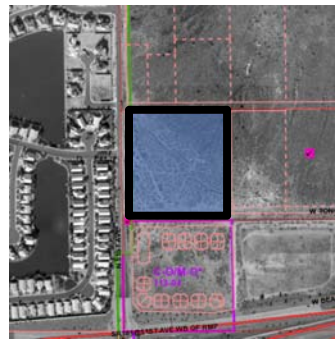
<u>Landscape Setbacks</u>	<u>Requirements</u>	<u>Proposed</u>
Adjacent to streets	None required	30 feet proposed (met)

Background/Issues/Analysis

1. This is a request to rezone 9.30-acre site located at the northeast corner of 51st Avenue and Tonopah Drive from RE-43 (Single-Family Residence District) to R1-10 (Single-Family Residence District) to allow for single-family custom homes.
2. The subject site consists of one large parcel. A narrow western portion of the site was annexed into the City of Phoenix in 1977 through Annexation No. 98 and the remainder of the site was annexed in 1979 through Annexation No. 102. During that time the subject site was vacant. The surrounding area mainly consisted of vacant land and the nearest development was the Woodridge subdivision, a single-family development located approximately one mile south on Union Hills Drive and North 51st Avenue. By 2007 the subject site was surrounded by a commercial development to the south, a single family subdivision to the west within the City of Glendale, mostly vacant land to the north and a church facility to the east.



1982



2002



2012

Source: Maricopa County Historical Aerials

3. The General Plan Land Use Map designation for the subject site and surrounding the site is Residential 3.5 to 5 dwelling units per acre. The City of Glendale General Plan designation reflects 2.5 to 3.5 dwelling units per acre to the west of the subject site. The proposed rezoning is consistent with the General Plan Land Use Map designation.

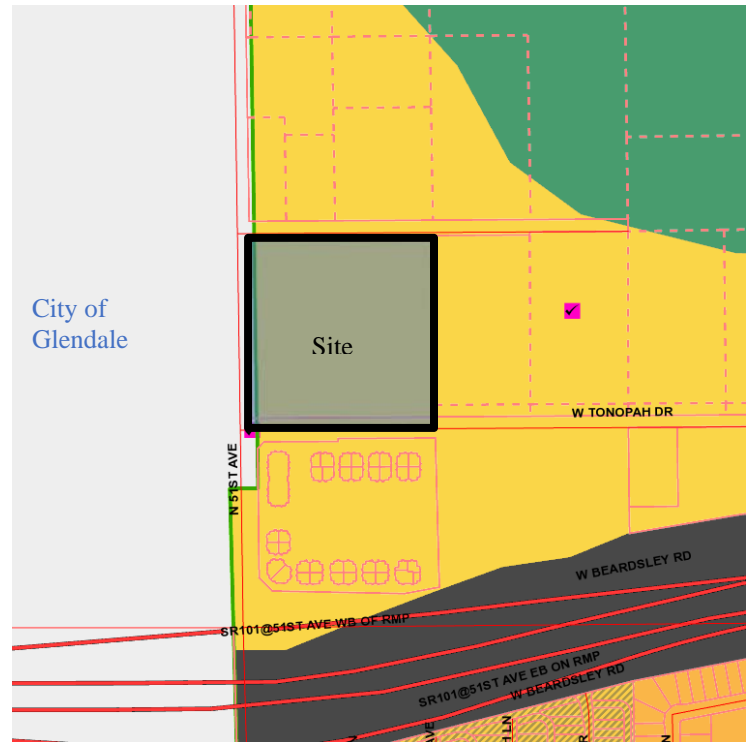
The following General Plan Land Use Map designations are surrounding the site:




North: Residential 3.5 to 5 dwelling units per acre

South: Residential 3.5 to 5 dwelling units per acre

East: Residential 3.5 to 5 dwelling units per acre

West: City of Glendale, 2.5 to 3.5 dwelling units per acre



-  3.5 to 5 du/acre - Traditional Lot
-  Parks/Open Space - Publicly Owned
-  5 to 10 du/acre - Traditional Lot

Source: *City of Phoenix Planning and Development Department*

SURROUNDING ZONING AND USES

4. **North**

The properties to the north of the subject site across Mohawk Lane are mostly vacant land. There is one single-family residential home directly to the north zoned RE-43. North of the northeastern portion of the subject site is currently vacant land approved for R1-18 zoning with a density waiver via Rezoning Case No. Z-113-06.

South

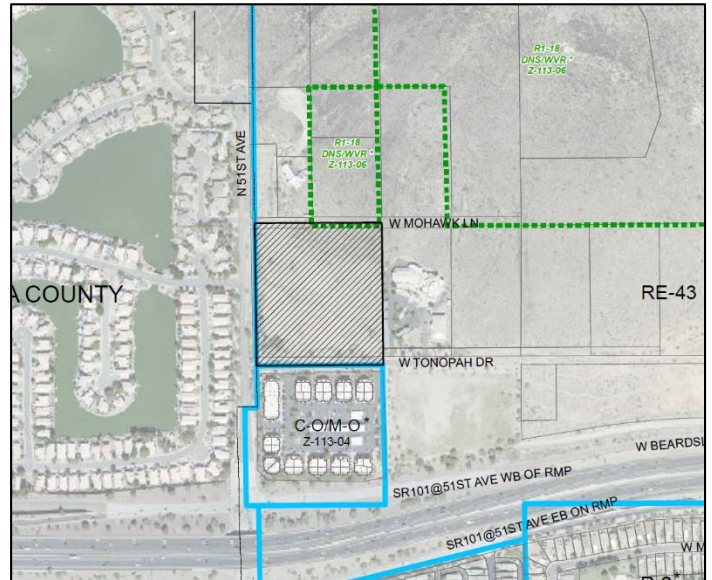
To the south of the subject site across Tonopah Drive is a commercial office development zoned C-O/M-O (Commercial Office/Major Office Option) per Rezoning Case No. Z-113-04. The commercial office development was rezoned in 2005 from RE-43 to C-O/M-O.

East

To the east of the subject site sits a religious institution. It is currently zoned RE-43 per Annexation No. 102.

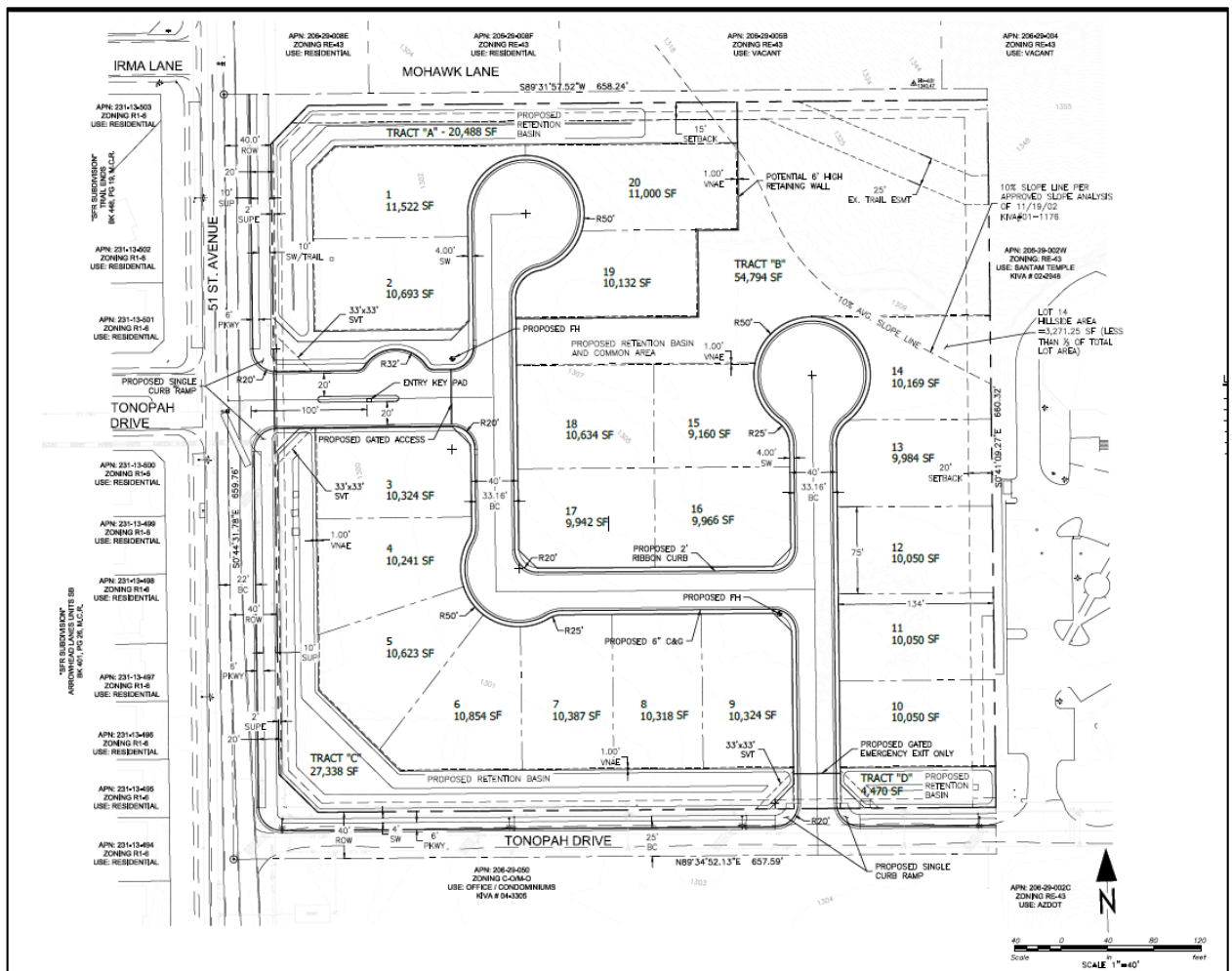
West

To the west of the subject site, across 51st Avenue, is a residential subdivision within the City of Glendale.



Source: City of Phoenix Planning and Development Department

- The proposed site plan shows a total of 20 single-family lots. There are two main entry points into the subdivision located along 51st Avenue and Tonopah Drive. Both entrances are shown to be gated. The subdivision layout offers larger landscape setbacks and larger lot sizes along 51st Avenue, Mohawk Lane and Tonopah Drive which is compatible with the surrounding neighborhoods. Staff has recommended specific features such as 20 percent of the gross project area shall be retained as common area and limiting the development to 20 lots to provide a good transition to the hillside area northeast of the site. Staff also recommends two stipulations related to walls. Lots that back or abut open space areas shall provide view fencing, and decorative walls shall be provided adjacent to streets. In addition, staff is requesting the dedication of a preservation easement on the land above the 10 percent slope line. These recommendations are addressed in Stipulation Nos. 1 through 5.



Source: Granillo & Associates

6. In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. A private internal street network is depicted throughout the subdivision. To this end, staff is recommending the developer construct all streets within and adjacent to the development with detached sidewalks. Staff is requesting all street improvements for 51st Avenue, outside of the Phoenix city limits, be reviewed and approved by the City of Glendale. These requirements are addressed in Stipulation Nos. 6 through 8.

COMMUNITY INPUT SUMMARY

7. At the time this staff report was written, staff received no correspondence from the community in support or opposition of the proposal.

INTERDEPARTMENTAL COMMENTS

8. The Aviation Department has noted that the Deer Valley Airport is within close proximity of this proposed development. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. This is addressed in Stipulation No. 9.
9. The City of Phoenix Water Services Department has noted the property will need water and sewer mains to serve the proposed development.
10. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
11. Parks and Recreation Department requires that the developer/owner dedicate and construct a 10-foot-wide shared use path within an easement. This is addressed in Stipulation No. 10.
12. 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 1270 L of the Flood Insurance Rate Map (FIRM) dated July 20, 2018.
13. 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 requirement is addressed in Stipulation No. 11.

OTHER

14. 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. The City of Phoenix offers recycling collection for all single-family residences. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the City provides recycling containers and services to all single-family residences.
15. The Tree and 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, development of this site will contribute to the urban forest infrastructure through the provision of trees within landscape setbacks and adjacent to the recommended detached sidewalks per Stipulation No. 6. The provision of trees along the rights-of-way is also consistent with the goals of the Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable.
16. 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 technical appeals to the Subdivision Ordinance and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of 3.5 to 5 dwelling units per acre.
2. As stipulated, the proposal is compatible with the surrounding land uses.
3. The development will provide additional housing options in the Deer Valley Village.

Stipulations

1. There shall be a maximum of 20 lots.
2. A minimum of 20 percent of the gross project area shall be retained as common area, including washes and hillside areas as approved by the Planning and Development Department
3. Lots that back or abut open space areas shall provide view fencing. Any solid portion shall not exceed 4 feet in height, as approved by the Planning and Development Department.
4. The perimeter walls adjacent to 51st Avenue, Tonopah Drive and Mohawk Lane shall include material and textural differences, such as stucco and/or split face

block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.

5. The developer shall dedicate a preservation easement on the land above the 10 percent slope line, as approved by the Planning and Development Department.
6. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper drought tolerant shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
7. The applicant shall have all street improvements for 51st Avenue, outside of Phoenix city limits, reviewed and approved by the City of Glendale.
8. 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.
9. A minimum 10-foot shared use path easement shall be dedicated along the east side of 51st Avenue and a shared use path shall be constructed within the easement as indicated in the City of Phoenix MAG supplement, as approved by the Planning and Development Department.
10. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) 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.
11. 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

David Simmons
November 28, 2018

Team Leader

Samantha Keating

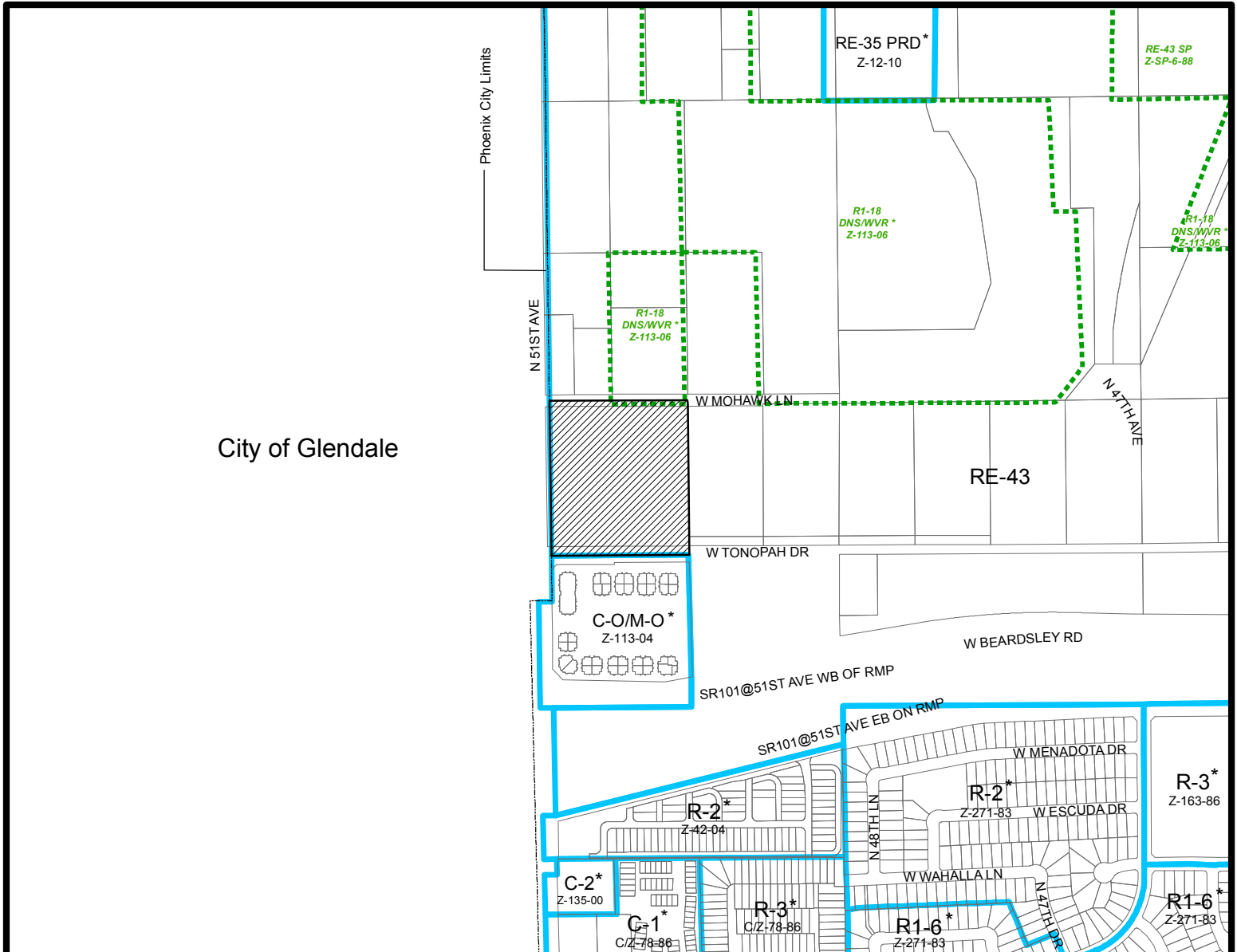
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Exhibits

Sketch Map

Aerial

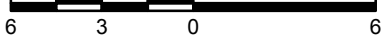
Conceptual Site Plan, date stamped August 14, 2018 (2 pages)



City of Glendale

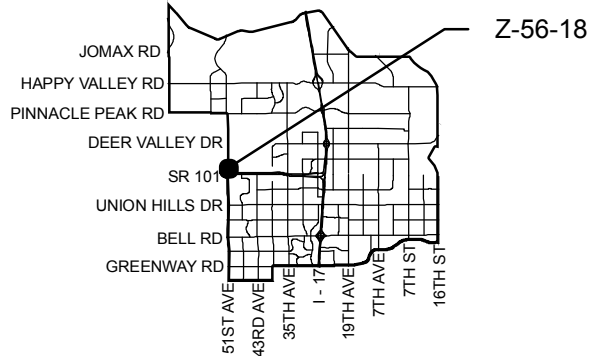


Miles



DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Granillo & Associates, Inc.

REQUESTED CHANGE:

FROM: RE-43 (9.30 a.c.)

APPLICATION NO. Z-56-18

DATE: 10/23/2018
REVISION DATES:

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

9.30 Acres

AERIAL PHOTO & QUARTER SEC. NO. ZONING MAP
QS 41-17 N-5

TO: R1-10 (9.30 a.c.)

MULTIPLES PERMITTED

RE-43

R1-10

CONVENTIONAL OPTION

7

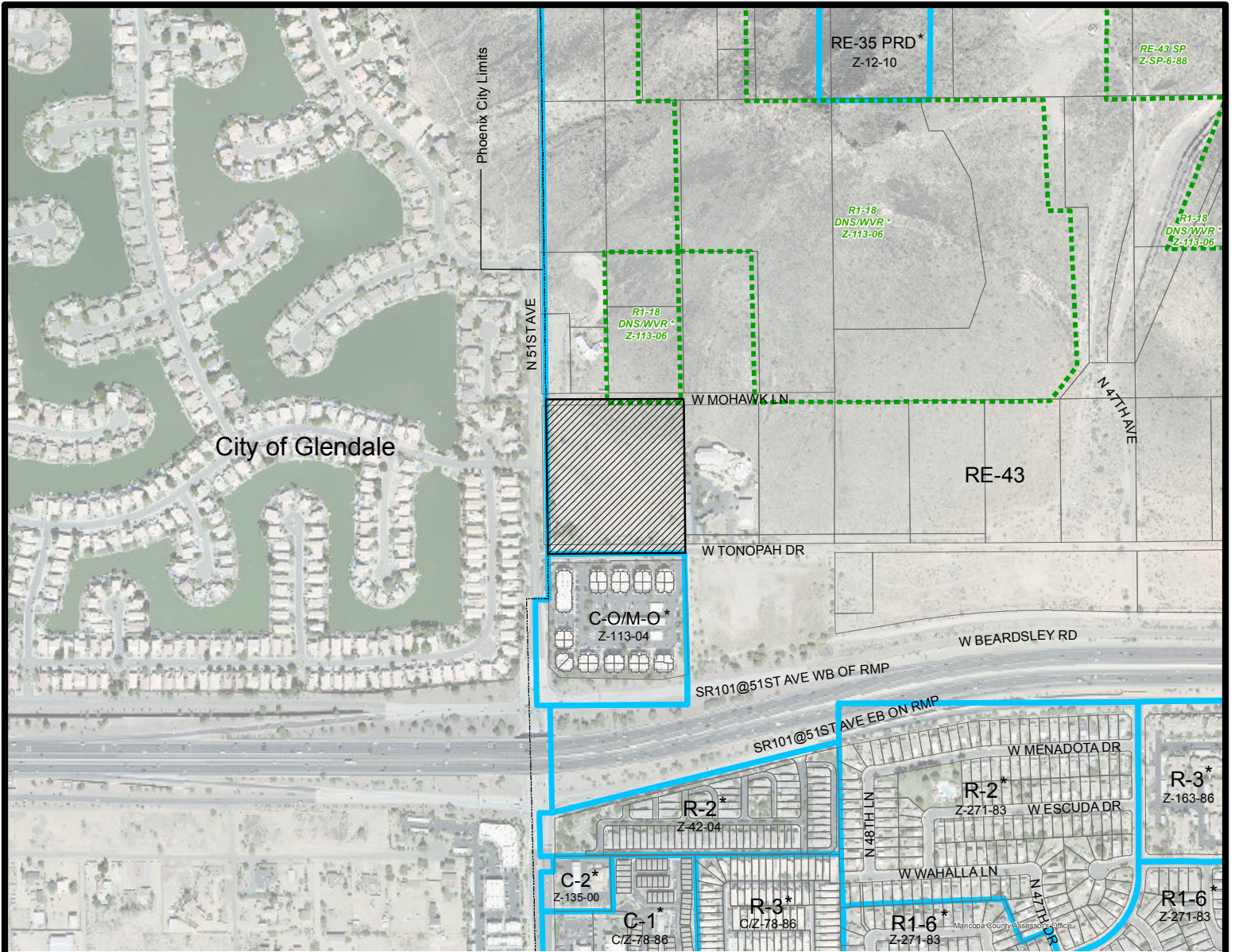
32

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

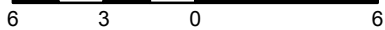
N/A

42

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



Miles

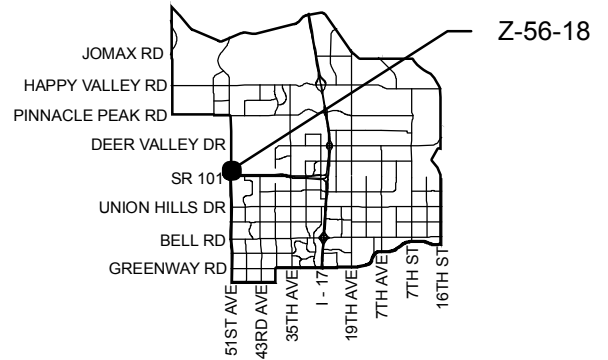


DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 1



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Granillo & Associates, Inc.**

APPLICATION NO. **Z-56-18**

DATE: **10/23/2018**
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9.30 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 41-17

ZONING MAP
N-5

REQUESTED CHANGE:

FROM: **RE-43 (9.30 a.c.)**

TO: **R1-10 (9.30 a.c.)**

MULTIPLES PERMITTED

RE-43
R1-10

CONVENTIONAL OPTION

7
32

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

N/A
42

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

CONCEPTUAL SUBDIVISION PLAN: ARROWHEAD HILLS SUBDIVISION CITY OF PHOENIX, ARIZONA

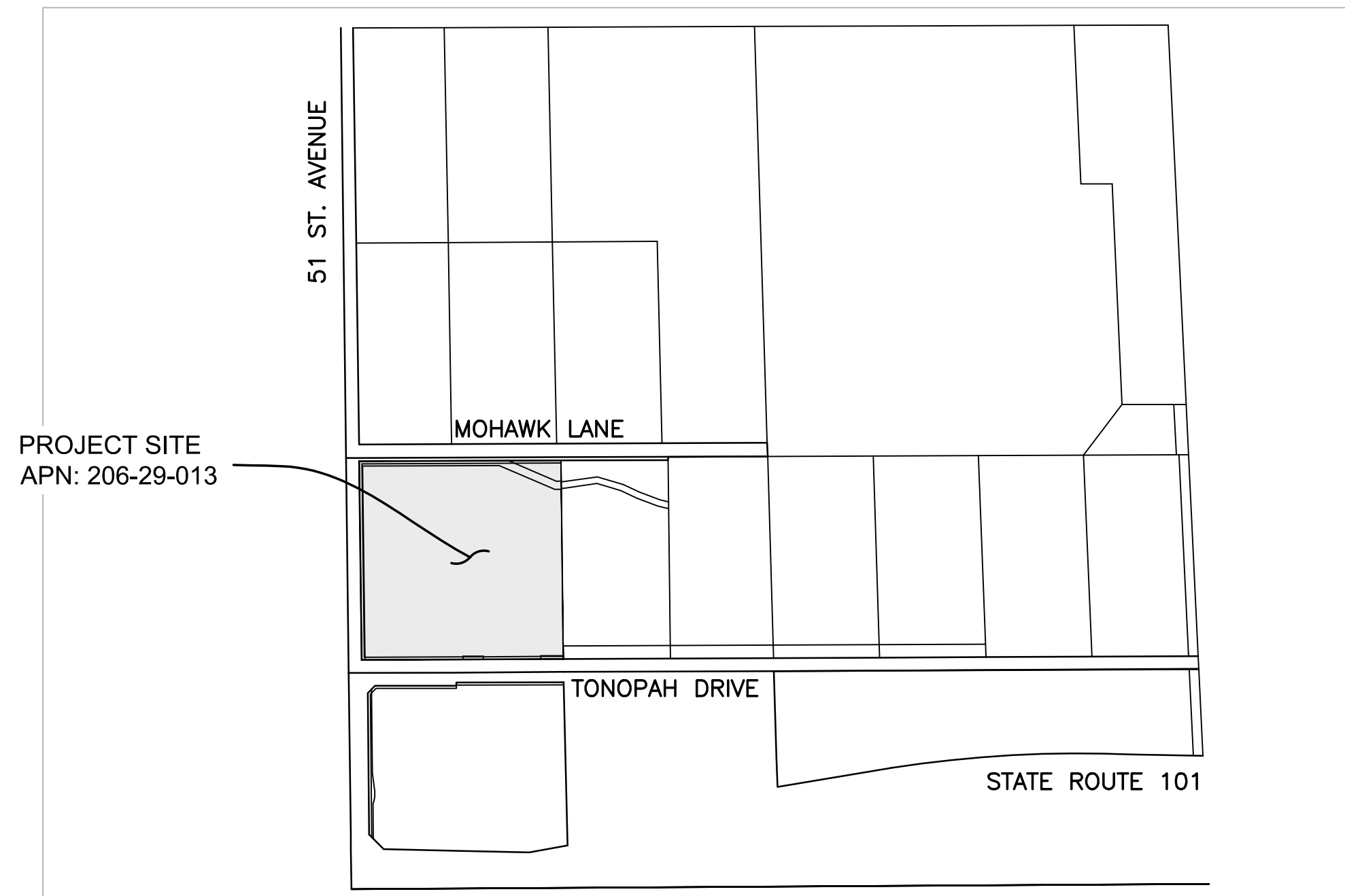
PROJECT DESCRIPTION

ARROWHEAD HILLS IS A NEW RESIDENTIAL NEIGHBORHOOD SUBDIVISION PLANNED FOR NORTH PHOENIX LOCATED ON THE NORTH SIDE OF STATE ROUTE 101 AND EAST OF 51ST AVENUE. THE PROPOSED PROJECT CONSIST OF 20 NEW RESIDENTIAL HOMES THAT WOULD BE COMPATIBLE WITH THE SURROUNDING RESIDENTIAL AREA WITH A REAL SENSE OF COMMUNITY. THE PROPOSED INTERNAL STREETS ARE PRIVATE WITH GATED ENTRANCES. ALL PRIVATE ROADS WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).

THIS PROJECT IS LOCATED IN THE CITY OF GLENDALE WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING TO OBTAIN AN AGREEMENT WITH THE CITY OF GLENDALE FOR WATER SUPPLY.

CITY OF PHOENIX SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF GLENDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- EACH LOT CONSTITUTES A BUILDING ENVELOPE AND ACCESSORY USES SUCH AS POOLS, PRIVACY WALLS AND ACCESSORY STRUCTURES ARE PERMITTED EXCEPT AS OTHERWISE REGULATED BY OTHER CITY CODES AND ORDINANCES.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT.
- ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS, INCLUDING PRIVATE STREETS, LANDSCAPE AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- A MINIMUM 18' SETBACK SHALL BE PROVIDED FROM THE BACK OF SIDEWALK TO THE FACE OF THE GARAGE DOOR.
- STRUCTURES AND LANDSCAPING AT THE INTERSECTION OF PUBLIC STREETS AND PRIVATE ACCESSWAYS, WITHIN A TRIANGLE MEASURING 33' ALONG THE PUBLIC STREET AND 15' ALONG THE PRIVATE ACCESSWAY RIGHT-OF-WAY LINES, WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

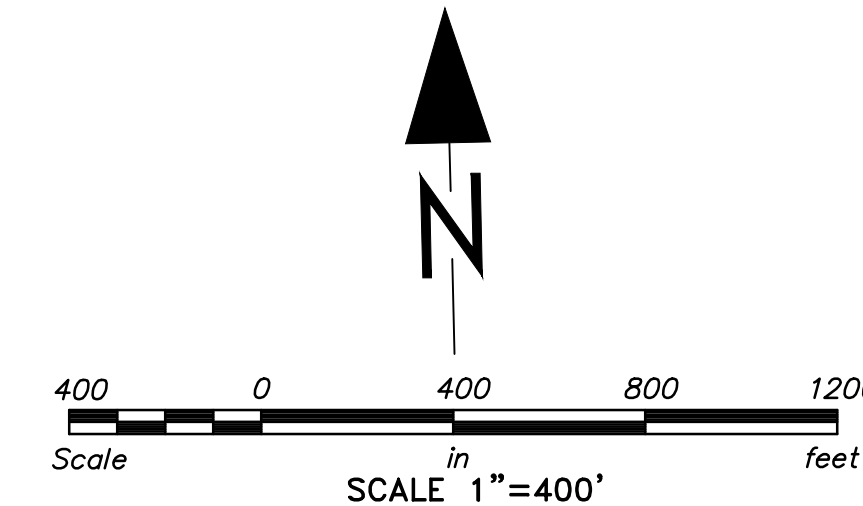


KEY MAP
1"=400'

LEGAL DESCRIPTION

LOT 1, PURE HEART CHRISTIAN FELLOWSHIP, BOOK 6, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 206-29-013

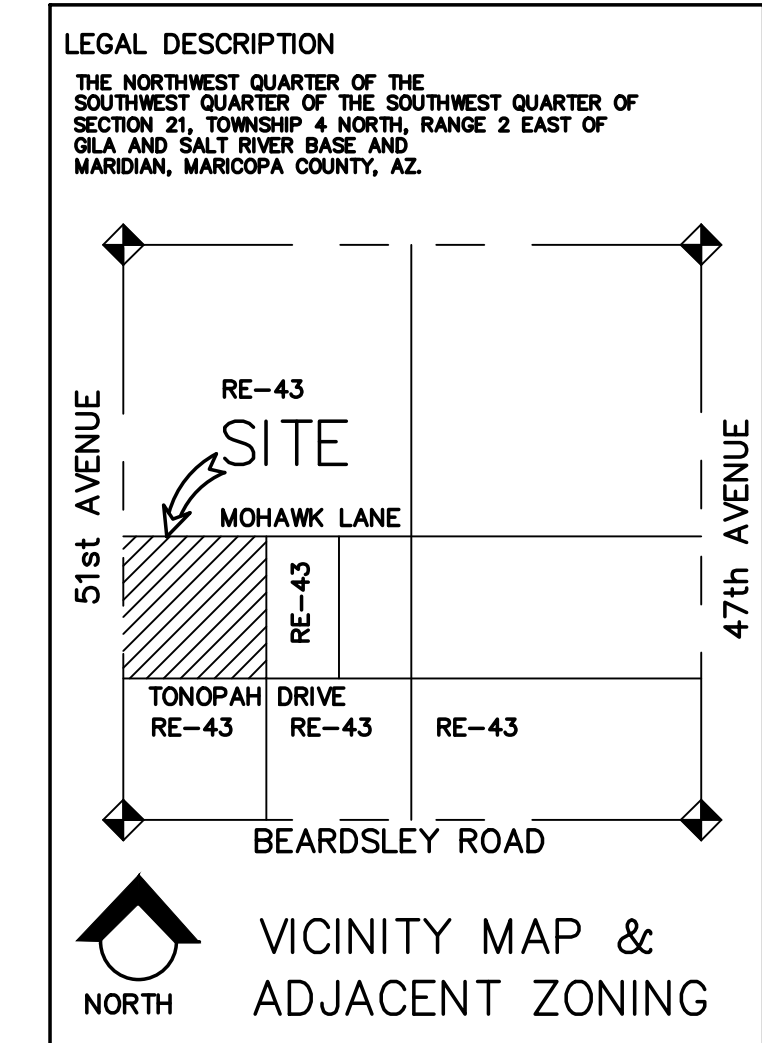


PROJECT SITE DATA

APN: 206-29-013
PROJECT NAME: ARROWHEAD HILLS SUBDIVISION
ADDRESS: 5050 W. & TONOPAH DR. GLENDALE, AZ, 85308
ZONING: PROPOSED R1-10
AREA: 8,654 AC. (NET)
AREA: 9,969 AC. (GROSS)
NO HILLSIDE LOTS PROPOSED

ZONING / LAND USE

EXISTING ZONING: RE-43
PROPOSED ZONING: R1-10
REZONING REQUIRED
LOT SALES PROPOSED: X Y N



R1-10 CONVENTIONAL - NON HILLSIDE LOTS		
STANDARDS	REQUIRED	PROVIDED
MIN. LOT WIDTH	75' MIN.	75'
DWELLING UNIT DENSITY	3.0	2.31 DU/AC
MIN. PERIMETER BUILDING SETBACKS	FRONT 15' REAR 20' SIDE 15'	REAR 20' (E) SIDE 15' (N)
MIN. INTERIOR BUILDING SETBACKS	FRONT 10' REAR 10' FRONT+REAR: 35' MIN. SIDE 13' TOTAL, 3' MIN.	FRONT 10' REAR 10' FRONT+REAR: 35' MIN. SIDE 13' TOTAL, 3' MIN. SEE NON-HILLSIDE TYPICAL LOT SETBACKS DETAIL ON THIS SHEET.
MAX. HEIGHT	2 STORIES AND 30'	2 STORIES AND 30'
MAX. LOT COVERAGE	PRIMARY STRUCTURE: 40%, ATTACHED SHADE STRUCTURE: 10%. TOTAL ALLOWED: 50%	50%
MIN. BUILDING SEPARATION	10'	10'
MIN. GARAGE SETBACK	20' FROM BACK OF SIDEWALK	18' FROM BACK OF SIDEWALK (WITH VERTICAL DOOR PROVIDED)

PROJECT OWNER / DEVELOPER

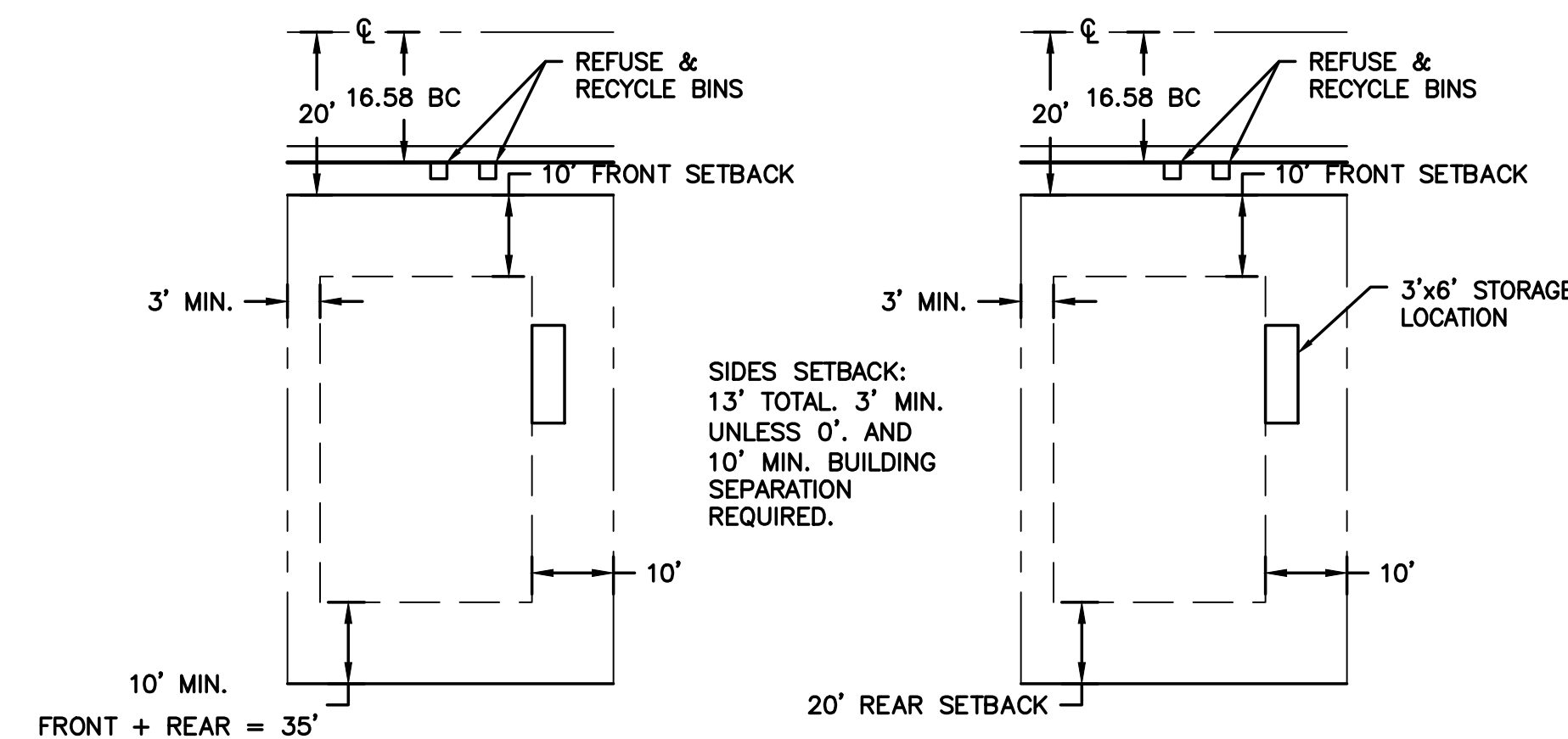
GURU'S FAITH, LLC

1461 WEST CARIBBEAN LANE
PHOENIX, ARIZONA, 85023
CONTACT: GURBAKSH SANDHU
PHONE: (602) 677-2195
EMAIL: GURBAKSHSANDHU@GMAIL.COM

CIVIL ENGINEER / APPLICANT

GRANILLO & ASSOCIATES, INC.

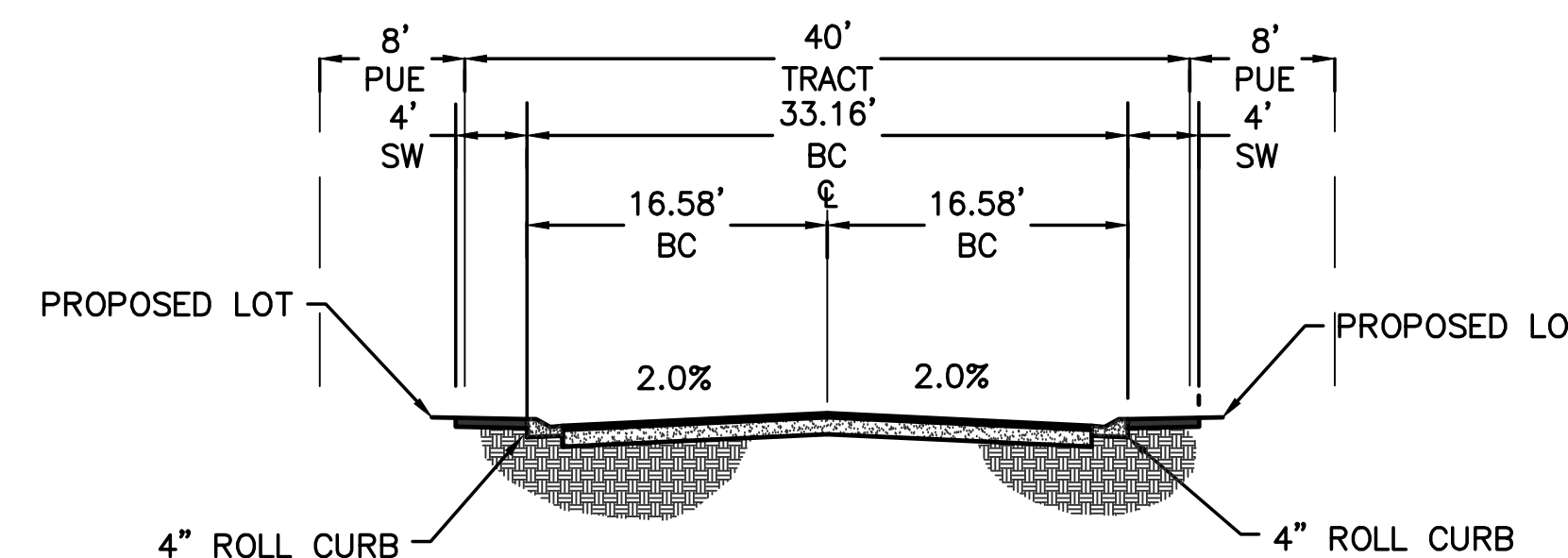
2721 SOUTH CHOLLA STREET
CHANDLER, ARIZONA 85248
CONTACT: THOMAS E. GRANILLO, PE
PHONE: (480) 857-0844
EMAIL: TOMGRANILLOCHDLR@COX.NET



LOTS 1-9 AND 15-20

LOTS 10-14

NON-HILLSIDE TYPICAL LOT SETBACKS
NOT TO SCALE



TYPICAL PRIVATE ACCESSWAY SECTION

(PER CITY OF PHOENIX STD. DET. P1020-2)
NOT TO SCALE

NOTE:
PRIVATE ACCESSWAY ENTRANCES ARE TO BE POSTED WITH "PRIVATE STREETS" SIGNS AND "STOP" OR "YIELD" SIGNS AT INTERSECTIONS WITH PUBLIC STREETS. ALL SIGNS ARE TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

COMMON AREA CALCULATIONS

REQUIRED: NONE
AREA (GROSS)= 434,250 SF
PROPOSED: 107,090 SF (24.66%)

CITY OF PHOENIX

AUG 14 2018

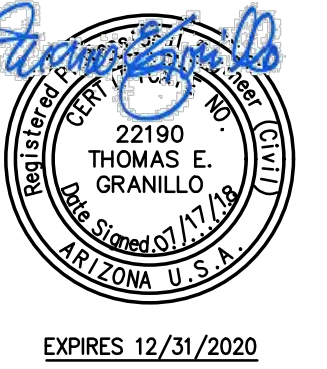
Planning & Development
Department

NO.	DESCRIPTION	DATE

ARROWHEAD HILLS SUBDIVISION
5050 WEST & TONOPAH DRIVE
GLENDALE, ARIZONA
CONCEPTUAL SUBDIVISION PLAN COVER

GRANILLO & ASSOCIATES, INC.
2721 SOUTH CHOLLA STREET
CHANDLER, ARIZONA 85248
BUSINESS: (480) 857-0844

DATE: 7/17/2018
SCALE: 1"=400'
FILE NAME: 17.010-CSP-01.DWG
PROJECT NO.: 17.010



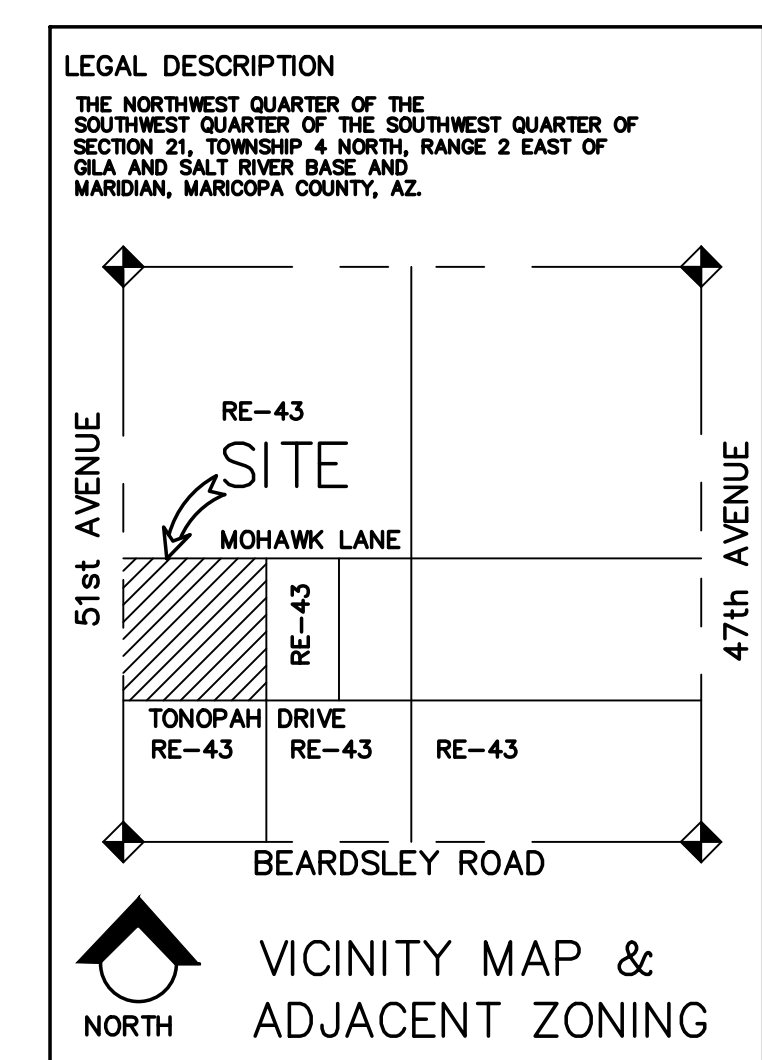
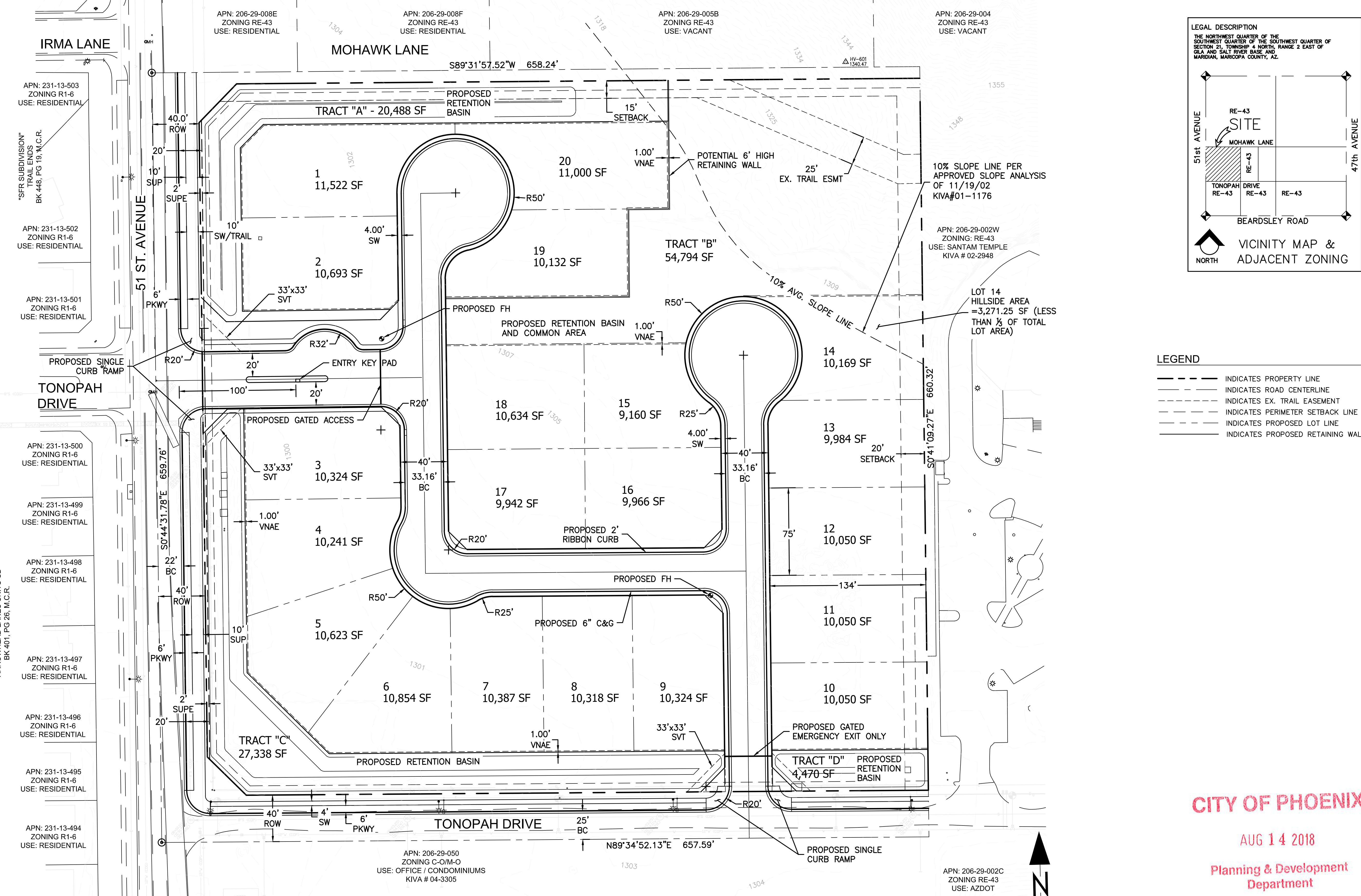
EXPIRES 12/31/2020
DRAWING NO. CSP-01
SHEET 1 OF 2

NOT FOR CONSTRUCTION



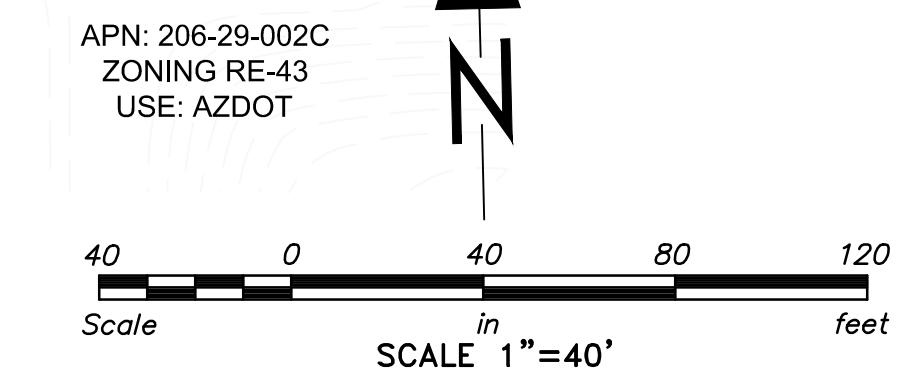
KIVA # 17-3889
SDEV# 1700793
PAAPP# 1706543
Q.S.# 41-17
CURRENT ZONING: RE-43
PROPOSED ZONING: R1-10

P:\2017\17.010 - Arrowhead Hills Subdivision\CADD\Construction Drawings\17.010-CSP-02.dwg



- LEGEND**
- INDICATES PROPERTY LINE
 - - - INDICATES ROAD CENTERLINE
 - - - INDICATES EX. TRAIL EASEMENT
 - - - INDICATES PERIMETER SETBACK LINE
 - - - INDICATES PROPOSED LOT LINE
 - - - INDICATES PROPOSED RETAINING WALL

CITY OF PHOENIX
 AUG 14 2018
 Planning & Development
 Department



NOT FOR CONSTRUCTION



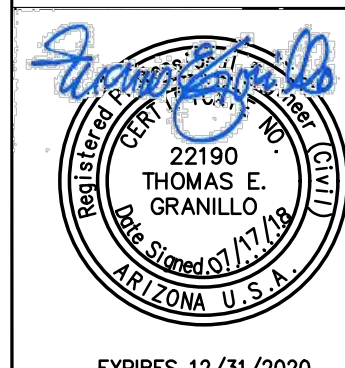
KIVA # 17-3889
 SDEV# 1700793
 PAPP# 1706543
 Q.S.# 41-17
 CURRENT ZONING: RE-43
 PROPOSED ZONING: R1-10

NO.	DESCRIPTION	DATE

ARROWHEAD HILLS SUBDIVISION
 5050 WEST & TONOPAH DRIVE
 GLENDALE, ARIZONA
CONCEPTUAL SUBDIVISION PLAN

GRANILLO & ASSOCIATES, INC.
 2721 SOUTH CHOLLA STREET
 CHANDLER, ARIZONA 85286
 BUSINESS: (480) 857-0844

DATE: 7/17/2018
 SCALE: 1"=40'
 FILE NAME: 17.010-CSP-02.DWG
 PROJECT NO.: 17.010



EXPIRES 12/31/2020
DRAWING NO. CSP-02
 SHEET 2 OF 2