



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-73-16-2
 January 23, 2017

Desert View Village Planning Committee Meeting Date: February 7, 2017
Planning Commission Hearing Date: March 2, 2017
Request From: County RU-43 (Pending S-1) (12.49 acres)
Request To: R1-18 (12.49 acres)
Proposed Use: Single Family Residential
Location: Northeast corner of the 42nd Street alignment and Dynamite Boulevard
Owner: J & M Aronica Revocable Trust
Applicant/Representative: EcoVista Development LLC; Wendy Riddell, Berry Riddell LLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 0-2 du/acre	
Street Map Classification	42 nd Street	Local	25-foot east half street
	Dynamite Boulevard	Major Arterial	70-foot east half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.</i></p> <p>As stipulated, the proposed development is consistent with the scale, design, and appearance of the surrounding area. The proposal provides a high percentage of open space, integration of natural washes, and an increased setback along Dynamite Boulevard.</p>			

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; RIVERS, WASHES AND WATERWAYS; LAND USE PRINCIPLE: Preserve natural washes coming from the preserves and promote access and views of the preserves by the public.

The applicant has configured the lot layout to integrate the natural wash that currently runs through the subject property.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; RIVERS, WASHES AND WATERWAYS; DESIGN PRINCIPLE: Propose new design standards that address drainage, use of native plants, edge treatment, and access – both visual and physical – for private and public development adjacent to public preserves, parks, washes and open spaces.

The proposed development is integrating natural washes into the site design. As stipulated, the proposal also provides an increased landscape setback along the south property line with grading and landscaping to mimic the natural desert environment.

Area Plan

The North Land Use Plan designates this area as Residential 0-2 du/ac. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities. The proposed 2.24 du/acre project exceeds the North Land Use Plan density cap of 2 du/acre however the proposal meets the intent of the North Land Use Plan by integrating the naturally occurring wash, providing a large amount of open space, and reestablishing a natural desert landscape within the development constraints of the subject site.

Surrounding Land Uses/Zoning

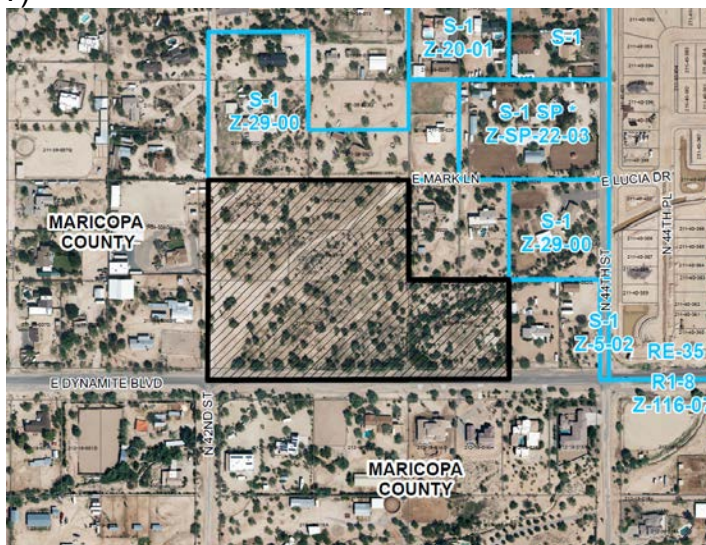
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	County RU-43 (Pending S-1)
North	Large Lot Single Family Residential	S-1
South	Large Lot Single Family Residential	County RU-43
East	Large Lot Single Family Residential	County RU-43
West	Large Lot Single Family Residential	County RU-43

R1-18 Single Family		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Proposed site Plan</u>
Development Option	PRD	PRD
Gross Acreage	-	12.49 acres
Total Number of Units	-	28 units
Density	2.05, 2.34 with bonus	Met - 2.24 du/acre
Typical Lot Size	None	Met – 55 feet x 120 feet
Subject to Single Family Design Review	Yes	Yes
Open Space	Minimum 5% gross	Met – 32.7% (4.08 acres)
Perimeter Setbacks		
Street (Dynamite Boulevard)	20' adjacent to public street	Met – Varies between 56 feet and 111 feet
Street (42 nd Street alignment)	20' adjacent to public street	Met – 20 feet
Property Line (rear)	15'	Met – 23 feet 9 inches
Property Line (side)	15'	Met – 25 feet
Lot Coverage	Primary Structure 25%, Total 30%	Met – 25%; 30%
Building Height	2 stories and 30'	Not Shown

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. This request is to rezone 12.49 acres located at the northeast corner of the 42nd Street alignment and Dynamite Boulevard from County RU-43 (Pending S-1) (Farm Residence) to R1-18 (Single Family Residential) to allow single family residential.



SURROUNDING ZONING AND LAND USE

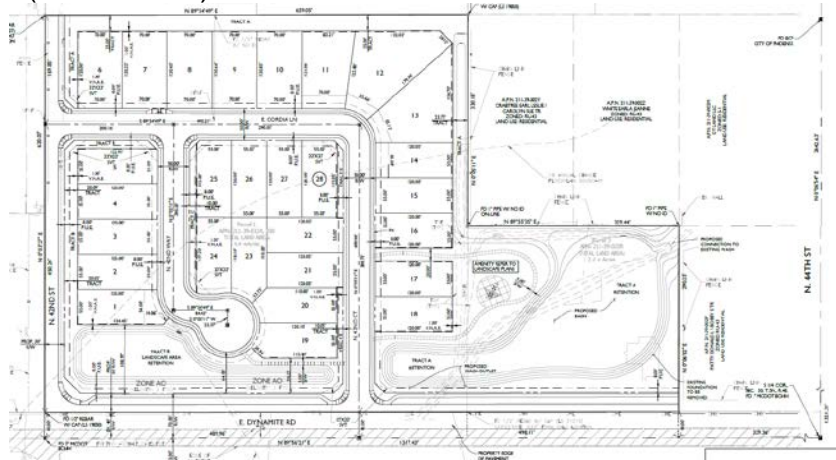
- The subject site is currently vacant, undeveloped land. To the north is large lot single family residential uses. To the south, east, and west are large lot single family residential uses located outside of the city limits.

GENERAL PLAN

- The General Plan Land Use Map designation for the subject site is Residential 0-2 du/acre. The request is not in conformance with the General Plan designation of 0-2 du/acre, however the request is for the R1-18 zoning district which is defined as a Large Lot Residential product type. Residential requests that do not change from one type of residential product to another do not require a General Plan Amendment.

ANALYSIS OF PROPOSAL (SITE PLAN)

- The site plan depicts a 28 lot subdivision with the integration of an existing wash along the southeast portion of site. The typical lot sizes are 6,600 square feet (55-foot x 120-foot) with approximately 32.7% common area provided.



Ingress and egress will be provided from 42nd Street and Dynamite Boulevard. Staff is recommending stipulations regarding the number of lots, percentage of open space, and minimum lot widths to ensure compatibility with the existing character of the area.

- View fencing provides visual access to open spaces to allow passive enjoyment and visual monitoring in order to discourage undesirable activity. To improve safety of existing washes and proposed open space, staff is recommending a stipulation that the development utilize view fencing for homes that side common open space tracts.
- The site plan depicts a large retention area along the southern portion of the subject site (Tract A and B) directly adjacent to Dynamite Boulevard. Staff is recommending a stipulation to ensure these two tracts are to be graded and planted to mimic the natural desert landscape.

STREETS

7. The Street Transportation Department has indicated that the developer shall dedicate 70 feet of right-of-way for the north half of Dynamite Boulevard. Staff is recommending a stipulation to address this request.
8. The Street Transportation Department has indicated that the developer shall dedicate 25 feet of right-of-way for the east half of 42nd Street. Staff is recommending a stipulation to address this request.
9. The Street Transportation Department has indicated that the developer shall update all existing off-street improvements to current ADA guidelines. A stipulation has been recommended to address this request.

WATER

10. The City of Phoenix Water Services Department has noted the potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

ARCHAEOLOGY

11. The City of Phoenix Archaeology Office recommends that this project area undergo an archaeological survey. A stipulation has been recommended to address this request.

OTHER

12. 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 abandonments, may be required.

Findings

1. The proposed site plan, as stipulated, is compatible with the surrounding land use patterns in the area.
2. The development character respects the natural topography of the area and incorporates existing washes into the overall design.
3. The proposal will provide an additional housing option within the Desert View Village.

Stipulations

1. The development shall be in general conformance with the site plan date stamped January 26, 2017, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
 - A. The development shall not exceed 28 lots.
 - B. A minimum 20% open space shall be provided.
 - C. The minimum residential lot width shall be 55 feet.
2. The development shall utilize view fencing for homes that side on common open space tracts, as approved by the Planning and Development Department.
3. A minimum 50-foot landscape setback shall be graded and planted to mimic natural desert landscape along the south property line, as approved by the Planning and Development Department.

ARCHAEOLOGY

4. The applicant shall submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

STREETS

5. Right-of-way totaling 70 feet shall be dedicated for the north half of Dynamite Boulevard, as approved by the Planning and Development Department.
6. Right-of-way totaling 25 feet shall be dedicated for the east half of 42nd Street, as approved by the Planning and Development Department.
7. 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.

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Writer

Joél Carrasco

January 23, 2017

Joshua Bednarek

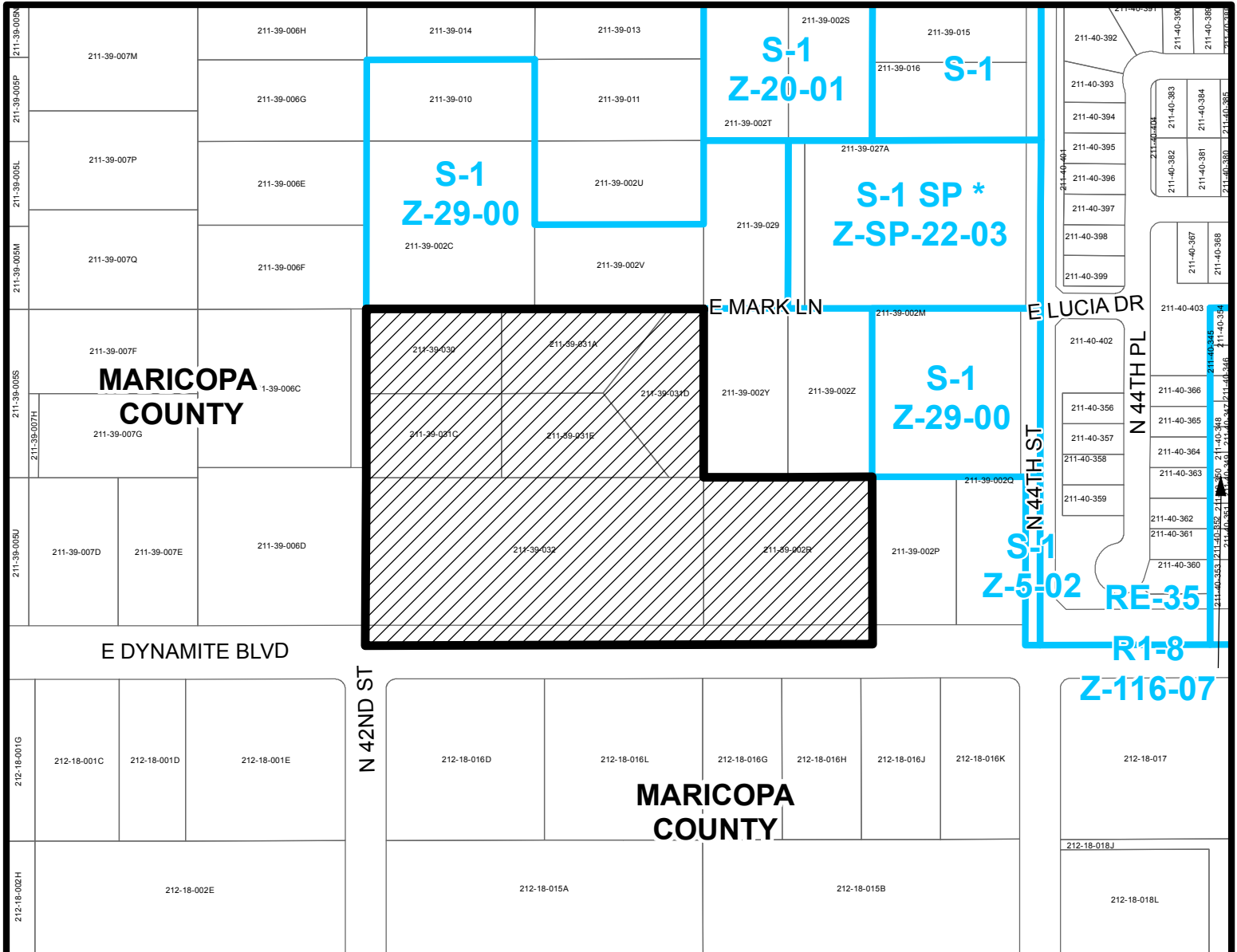
Attachments

Zoning sketch

Aerial

Site plan dated January 26, 2017 (2 pages)

Illustrative Master Plan dated January 26, 2017 (1 page)

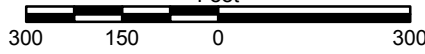


MARICOPA COUNTY

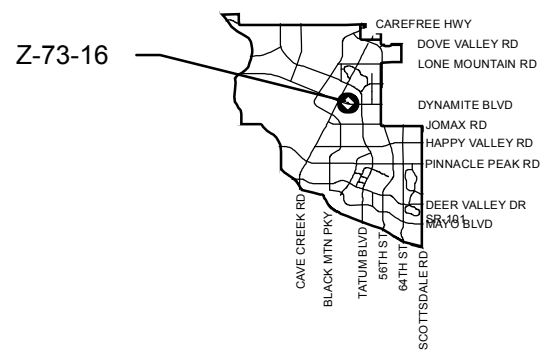
MARICOPA COUNTY



Feet

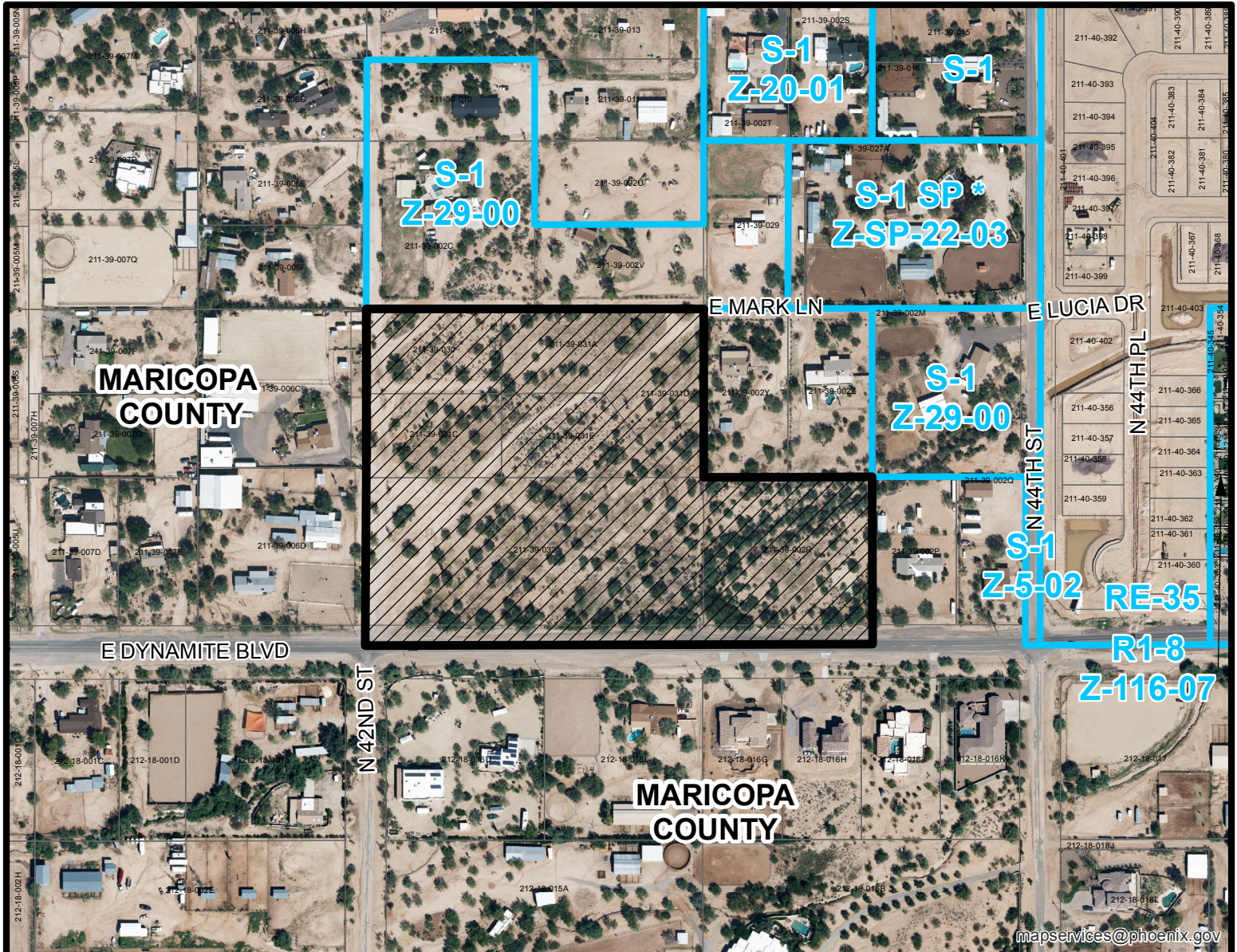


DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: EcoVista Development LLC/ Seth		REQUESTED CHANGE: FROM: County RU-43 (pending S-1), (12.49 a.c.) TO: R-18, (12.49 a.c.)	
APPLICATION NO. Z-73-16	DATE: 10/17/2016 REVISION DATES: 01/20/2017		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 12.49 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 51-37	ZONING MAP P-10	
MULTIPLES PERMITTED County RU-43 (pending S-1) R-18	CONVENTIONAL OPTION 12 (12) 24	* UNITS P.R.D. OPTION N/A 29	

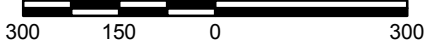
* Maximum Units Allowed with P.R.D. Bonus



mapservices@phoenix.gov



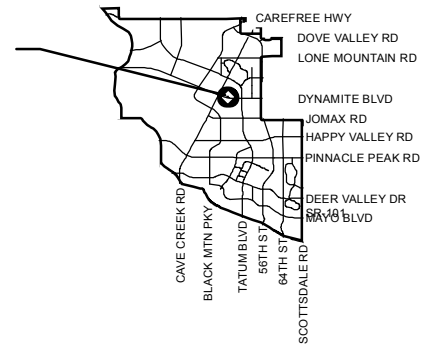
Feet



DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



Z-73-16



APPLICANT'S NAME: EcoVista Development LLC/ Seth

APPLICATION NO. Z-73-16

DATE: 10/17/2016

REVISION DATES:

01/20/2017

AERIAL PHOTO &
QUARTER SEC. NO.
QS 51-37

ZONING MAP
P-10

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

12.49 Acres

REQUESTED CHANGE:

FROM: County RU-43 (pending S-1), (12.49 a.c.)

TO: R1-18, (12.49 a.c.)

MULTIPLES PERMITTED

County RU-43 (pending S-1)

R1-18

CONVENTIONAL OPTION

12 (12)

24

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

N/A

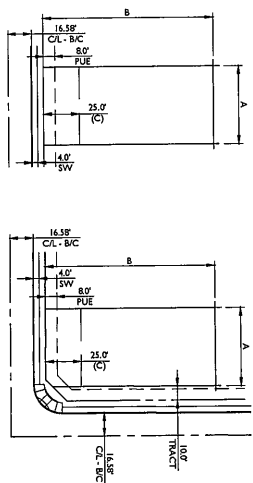
29

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

PRELIMINARY SITE PLAN

FOR
SAGURO TRAILS
 NEC DYNAMITE ROAD & 42ND STREET, CAVE CREEK, ARIZONA
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, T.15 N., R.4 E.,
 OF THE GILA AND SALT TOWER BUREAU MERIDIAN, MARICOPA COUNTY, ARIZONA

TYPICAL LOT DETAIL



Typical Lot Setbacks

REAR YARD SETBACK	5'
FRONT YARD SETBACK	5'
FRONT SETBACK	70'
REAR SETBACK	120'
FRONT SETBACK	25'

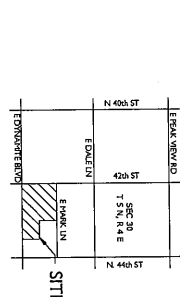
Corner Lot Setbacks

REAR YARD SETBACK	5'
FRONT YARD SETBACK	5'
FRONT SETBACK	70'
REAR SETBACK	120'
FRONT SETBACK	25'

R.1-18 PLANNED RESIDENTIAL DEVELOPMENT STANDARDS

EXHIBIT	REQUIRED	PROPOSED
MIN. LOT WIDTH	30'	30'
MIN. LOT DEPTH	NONE	120'
DWELLING UNIT DENSITY	2.05 UNITS PER ACRE	2.24
REAR YARD SETBACK	5'	5'
BUILDING SERVICES	25' FRONT	25' FRONT
MOORING HEIGHT	23'0" MAX	23'
LOT COVERAGE WITH SHADY STRUCTURE WITH SHADY STRUCTURE	20%	20%
COMMON AREAS	MIN. 5% OF GROSS AC	22% OF GROSS AC (6,400 SQ FT)
REQUIRED REVIEW	SECTION 187	SECTION 187
REQUIRED REVIEW	SECTION 187	SECTION 187

VICINITY MAP



PROJECT TEAM

PLANNING ENGINEER AND DESIGNER:
 EPS GROUP
 2045 S. Vineyard Ave., Suite 101
 Mesa, AZ 85210
 TEL: (480) 503-2288
 FAX: (480) 503-2289
 CONTACT: JACQUELINE GRIFFITH

PROJECT DATA

PROJECT LOCATION:
 31.2688, 109.008
 31.2688, 109.008
 DYNAMITE ROAD & 42ND STREET
 OBSERV VIEW

CURRENT LAND USE:
 UNDEVELOPED
 1.00 ACRES (43,560 SQ FT)
 1.00 ACRES (43,560 SQ FT)
 1.00 ACRES (43,560 SQ FT)

PROPOSED ZONING:
 R.1-18 PFD

OWNER:
 SAGURO TRAILS
 41.18 ACRES, 41.18 ACRES
 41.18 ACRES, 41.18 ACRES

ARTERIAL HWY:
 79' x 110'

NO. OF LOTS:
 21

TOTAL GROSS AREA:
 4,234,000 AC

GROSS DEVELOPMENT:
 488 ACRES (21.2% OF GROSS AREA)

UTILITIES

WATER: CITY OF PHOENIX
SEWER: CITY OF PHOENIX
ELECTRIC: CENTRAL ARIZONA ELECTRIC COOPERATIVE
CABLE TV: CENTRAL ARIZONA ELECTRIC COOPERATIVE
POLICE: CITY OF PHOENIX

BASE OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 4 EAST, OF THE GILA AND SALT TOWER BUREAU MERIDIAN, MARICOPA COUNTY RECORDS 35 OF MARICOPA COUNTY RECORDS

PROJECT DESCRIPTION

THIS DEVELOPMENT PLAN CONSISTS OF 21 LOTS, SINGLE-FAMILY RESIDENTIAL LOTS. THE LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE LAYED OUT DEVELOPMENT OPTION WITH WATER, SEWER, ELECTRIC, AND CABLE TV. THE DEVELOPMENT OPTION WITH WATER, SEWER, ELECTRIC, AND CABLE TV SHALL BE DEVELOPED IN ACCORDANCE WITH THE LAYED OUT DEVELOPMENT OPTION WITH WATER, SEWER, ELECTRIC, AND CABLE TV. THE DEVELOPMENT OPTION WITH WATER, SEWER, ELECTRIC, AND CABLE TV SHALL BE DEVELOPED IN ACCORDANCE WITH THE LAYED OUT DEVELOPMENT OPTION WITH WATER, SEWER, ELECTRIC, AND CABLE TV.

No.	Lot Area (sq ft)	Lot Coverage w/o Shade Structure (ft ² , %)	Lot Coverage w/ Shade Structure (ft ² , %)
1	776.13	3,693.67	4,355.80
2	697.50	3,497.50	4,195.00
3	697.50	3,497.50	4,195.00
4	697.50	3,497.50	4,195.00
5	697.50	3,497.50	4,195.00
6	697.50	3,497.50	4,195.00
7	860.73	3,580.09	4,338.82
8	817.29	3,562.00	4,211.35
9	817.29	3,562.00	4,211.35
10	817.29	3,562.00	4,211.35
11	817.29	3,562.00	4,211.35
12	1389.26	4,864.35	4,864.35
13	1389.26	4,864.35	4,864.35
14	1389.26	4,864.35	4,864.35
15	660.00	3,300.00	3,860.00
16	660.00	3,300.00	3,860.00
17	660.00	3,300.00	3,860.00
18	660.00	3,300.00	3,860.00
19	660.00	3,300.00	3,860.00
20	660.00	3,300.00	3,860.00
21	660.00	3,300.00	3,860.00
22	660.00	3,300.00	3,860.00
23	660.00	3,300.00	3,860.00
24	660.00	3,300.00	3,860.00
25	660.00	3,300.00	3,860.00
26	660.00	3,300.00	3,860.00
27	660.00	3,300.00	3,860.00
28	660.00	3,300.00	3,860.00
TOTALS:	211,811.33	96,420.33	115,299.73

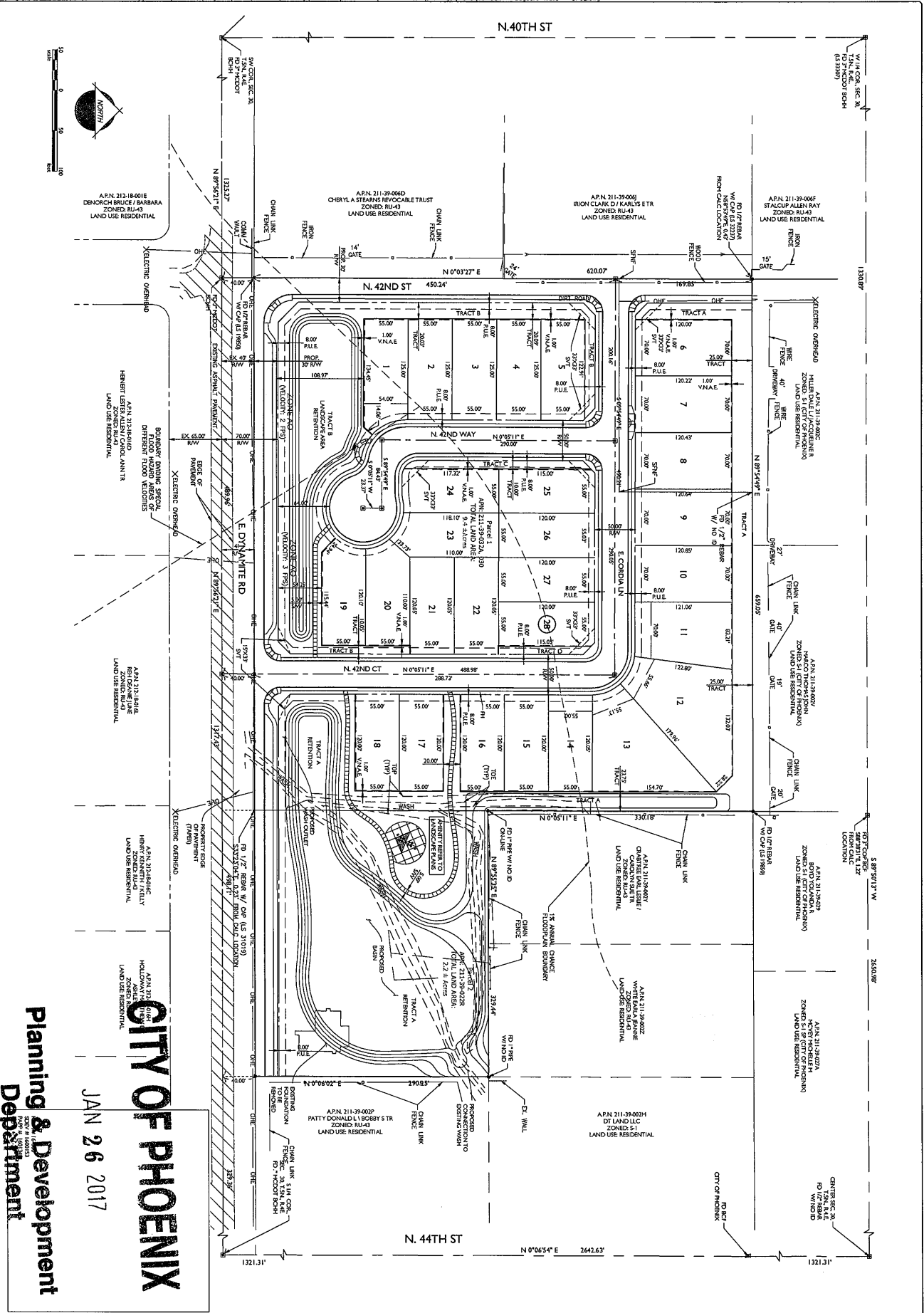
LOT COVERAGE CALCULATIONS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 1. THE LOT COVERAGE CALCULATIONS HAVE BEEN OBTAINED BY ADDING THE TOTAL SQUARE FOOTAGE OF ALL SHADY STRUCTURES TO THE TOTAL LOT COVERAGE.
 2. THE TOTAL SQUARE FOOTAGE OF ALL SHADY STRUCTURES IS 18,879.40 SQ FT.
 3. THE TOTAL SQUARE FOOTAGE OF ALL SHADY STRUCTURES IS 18,879.40 SQ FT.
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City of Phoenix
 Planning & Development Department
 JAN 26 2017
 2045 S. Vineyard Ave., Suite 101
 Mesa, AZ 85210
 TEL: (480) 503-2288
 FAX: (480) 503-2289
 CONTACT: JACQUELINE GRIFFITH

Project	Saguaro Trails
Revision	1-6-084
Sheet No.	SP01
of 2	

OCTOBER 04, 2016 - SITE PLAN SUBMITTAL
 DECEMBER 21, 2016 - SITE PLAN REVISIONS
 JANUARY 25, 2017 - SITE PLAN REVISIONS

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 www.epsgrp.com

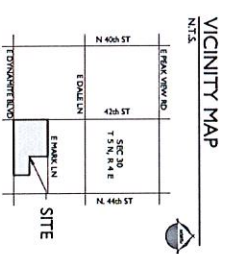


CITY OF PHOENIX
 Planning & Development
 Department
 JAN 26 2017

Stamp area containing project details and official seals. Includes the City of Phoenix seal and a date stamp: OCTOBER 06 2016 - SITE PLAN SUBMITTAL, DECEMBER 21, 2016 - SITE PLAN REVISIONS, JANUARY 25, 2017 - SITE PLAN REVISIONS. Also includes a Project number stamp: 2045 S. Vineyard Ave, Suite 101, Mesa, AZ 85210, T:480.503.2250, F:480.503.2258, www.epsgroupinc.com.

Project information section: Project: Saguaro Trails, Phoenix, AZ; Preliminary Site Plan. Includes a revision table with columns for Revision, Date, and Description.

EPS GROUP logo and contact information: 2045 S. Vineyard Ave, Suite 101, Mesa, AZ 85210, T:480.503.2250, F:480.503.2258, www.epsgroupinc.com.



PROJECT TEAM

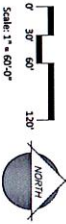
PROPERTY DEVELOPER:
 ECOVISTA DEVELOPMENT LLC
 20451 VINEYARD, SUITE 101
 SCOTTSDALE, AZ 85251
 TEL: (480) 315-6888
 FAX: (480) 315-6888
 CONTACT: STEVE JANDRONE

PLANNER, ENGINEER, AND LANDSCAPE ARCHITECT:
 HESLA, AZ 85110
 7111 N. 11TH AVENUE, SUITE 101
 PHOENIX, AZ 85020
 TEL: (480) 501-2328
 FAX: (480) 501-2328
 CONTACT: JACQUE GUTHRIE

PROJECT DATA

APN: 211-29-020-023A-003A
LOCATION: N.E.C. DYNAMITE ROAD & 43RD STREET
CITY OF PHOENIX VILLAGES: DESERT VIEW
CURRENT LAND USE: UNDERDEVELOPED
EXISTING ZONING: RU-43 (PHOENIX COUNTY)
PROPOSED ZONING: R-11.0 (CITY OF PHOENIX)
CONTRACT: JACQUE GUTHRIE
NET AREA: 4.83 AC (12,396 SQ FT)
LOT SIZE: 57' x 120'
NO. OF LOTS: 22
LOT SIZE: 79' x 120'
NO. OF LOTS: 6
TOTAL NO. OF LOTS: 28
GROSS DENSITY: 4.83 AC (12,396 SQ FT)
OPEN SPACE: 4.83 AC (12,396 SQ FT)

- KEYNOTES**
- 1 ENTRY HOUSING
 - 2 4 BDRM WALK
 - 3 ACCESS EAST
 - 4 PEDESTRIAN NODE
 - 5 RAMADA RESIDUAL AREA
 - 6 WALKING TRAIL



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
1	Acacia saligna	Sweet Acacia	2' to 4'
2	Calliandra saligna	Thymus Calliandra	2' to 4'
3	Calliandra saligna	Thymus Calliandra	2' to 4'
4	Calliandra saligna	Thymus Calliandra	2' to 4'
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4	Calliandra saligna	Thymus Calliandra	2' to 4'
5	Calliandra saligna	Thymus Calliandra	2' to 4'
6	Calliandra saligna	Thymus Calliandra	2' to 4'

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
1	Acacia saligna	Sweet Acacia	2' to 4'
2	Calliandra saligna	Thymus Calliandra	2' to 4'
3	Calliandra saligna	Thymus Calliandra	2' to 4'
4	Calliandra saligna	Thymus Calliandra	2' to 4'
5	Calliandra saligna	Thymus Calliandra	2' to 4'
6	Calliandra saligna	Thymus Calliandra	2' to 4'

CITY OF PHOENIX
 JAN 26 2017
 Planning & Development
 Department