



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-7-14-6
May 6, 2014

Ahwatukee Foothills Village Planning Committee Hearing Date May 19, 2014
Planning Commission Hearing Date June 10, 2014

Request From: C-2 PCD (3.72 acres)
Request To: R-2 (3.72 acres)
Proposed Use To remove the property from the Foothills PCD (Z-289-84) and allow for Single Family Residential

Location Northeast corner of Desert Foothills Parkway and Liberty Lane

Owner Tobias Land Holdings
Applicant's Representative Law Office of David Cisiewski
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Desert Foothills Pkwy	Arterial	45 foot east half street
	Liberty Lane	Minor	30 foot north half street
<p>HOUSING ELEMENT, GOAL 2, POLICY 1: DEVELOP A RANGE OF HOUSING TYPES IN EACH URBAN VILLAGE.</p> <p>The proposed development would create 22 cluster homes in the Ahwatukee Foothills Village. The Ahwatukee Foothills Village is primarily developed with traditional lot single family homes. The proposed cluster homes development is unusual for the Village and would provide some additional diversity in housing types.</p>			
<p>LAND USE ELEMENT, GOAL 3, POLICY 5: Encourage the development or redevelopment of vacant and underutilized parcels within the urbanized area that is consistent with the character of the area or with the area's transitional objectives.</p> <p>The proposed development would activate a vacant property which did not develop at the time</p>			

of the surrounding area. The property has remained vacant in an area which has otherwise been completely built out.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2 PCD
North	Multifamily residential	R-3A PCD
South	Office	C-O PCD
East	YMCA	C-2 PCD
West	Mini-storage / vacant	C-2 PCD SP

R-2 PRD (Multi-family Residential Planned Residential Development)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u> (*Variance required)
<i>Setbacks</i>		
Perimeter landscape standards	15 feet (south) 15 feet (west)	Met – 15 feet Met – 15 feet
Perimeter building setbacks	15 feet (south) 15 feet (west) 20 feet (east) 20 feet (north)	Met – 28 feet *Not met – 10 feet *Not met – 15 feet Met – 20 feet
Interior building setbacks	10 feet (front)	*Not met – 3 feet
Building Height	Maximum 30 feet	Met – 26 feet
Parking	Minimum 66 required	Met – 66 provided

Background

1. This is a request to rezone 3.72 acres from C-2 PCD (Intermediate Commercial Planned Community Development) to R-2 (Multi-family Residential) to allow for a single family, cluster home project.
2. The site is vacant. The existing C-2 PCD zoning was established by the Foothills Planned Community Development in 1984. The site was designated commercial at the time of original PCD approval, but has remained vacant as the surrounding community was developed. The surrounding land use patterns are primarily relatively dense residential mixed with some residential assembly uses and a few low intensity commercial uses.
3. The General Plan designation for the parcel is Commercial. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.
4. The proposed cluster home development will require some variances. Staff has identified three building setbacks, as well as a garage setback which the proposed

development does not meet. The applicant will be required to go through a separate hearing process for approval of these requests.

5. The intersection of Desert Foothills Parkway and Frye Road was developed with a median which does not provide queuing space for motorists traveling southbound to turn eastbound into the subject site. The applicant has agreed to modify the median to allow the construction of this queuing space. A stipulation has been added to address this modification.
6. 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 2695 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
7. 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 would develop a remnant parcel in an area that is otherwise built out.
2. The proposal would provide added housing diversity to the surrounding community.
3. The proposal is consistent with the surrounding land uses.

Stipulations

1. The development shall be in general conformance with the site plan date stamped May 2, 2014 and elevations date stamped February 26, 2014 except as modified by the following stipulations and approved by the Planning and Development Department.
2. The property owner shall modify the existing median on Desert Foothills Parkway to allow for southbound left access as approved the Planning and Development Department.
3. The property owner shall dedicate a 10 foot sidewalk easement on the north half of Liberty Lane for the length of the project as approved by the Planning and Development Department.
4. The property owner shall dedicate a 10 foot sidewalk easement on the east half of Desert Foothills Parkway for the length of the project as approved by the Planning and Development Department.

Staff Report: Z-7-14-6

May 6, 2014

Page 4 of 4

Writer

Xandon Keating

05/6/14

Team Leader

Joshua Bednarek

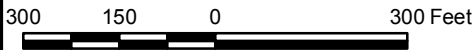
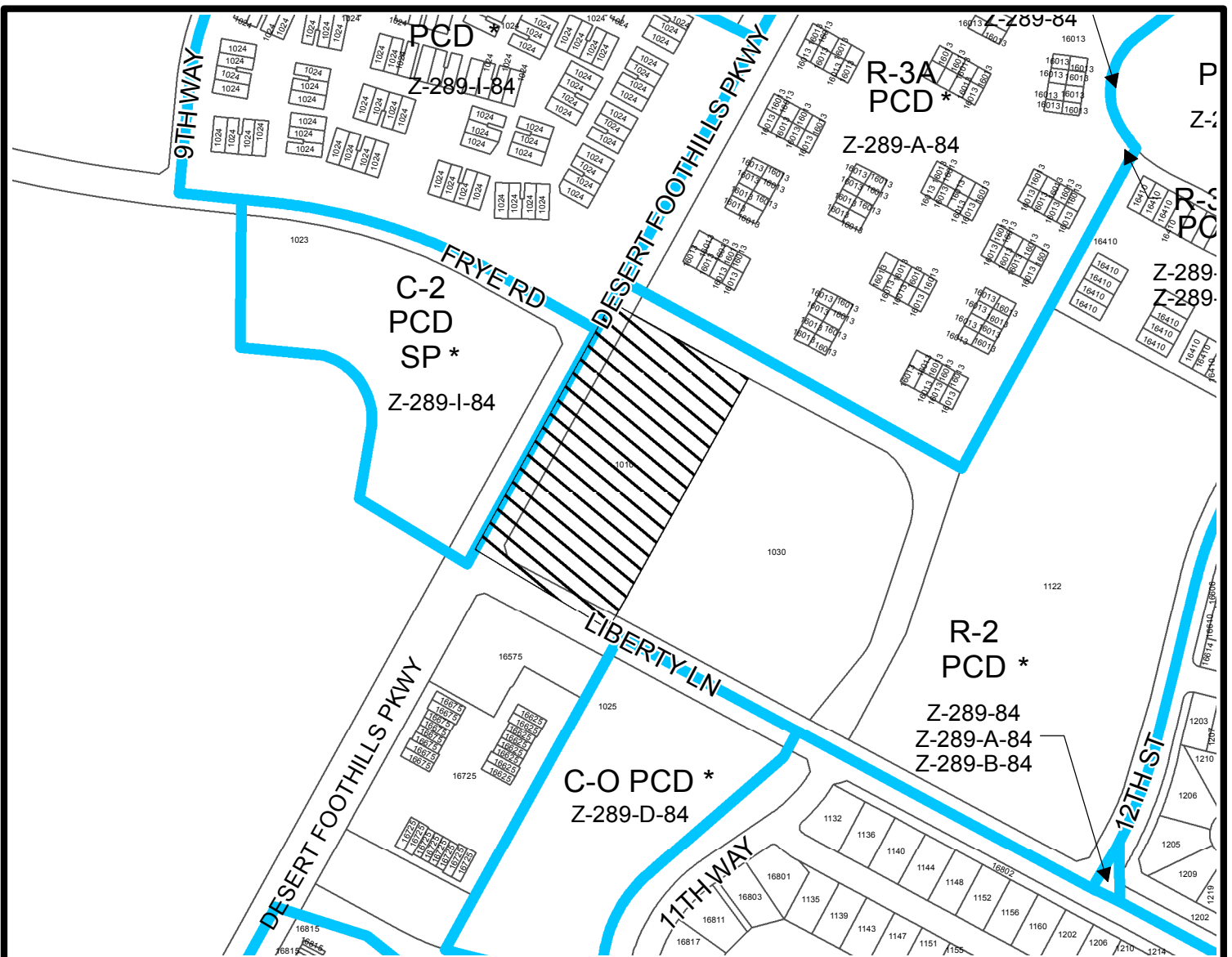
Attachments

Sketch Map

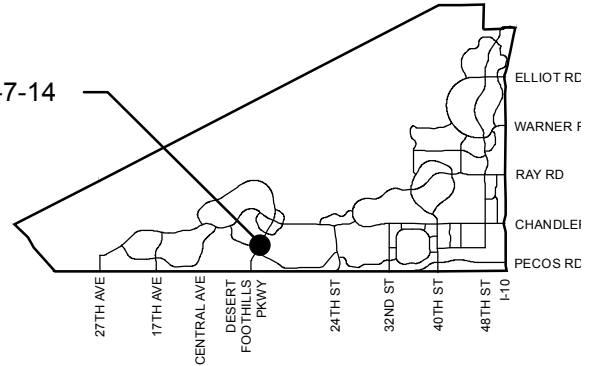
Aerial

Site Plan (date stamped 5/2/14)

Elevations (date stamped 2/26/14) (16 pages)



Z-7-14



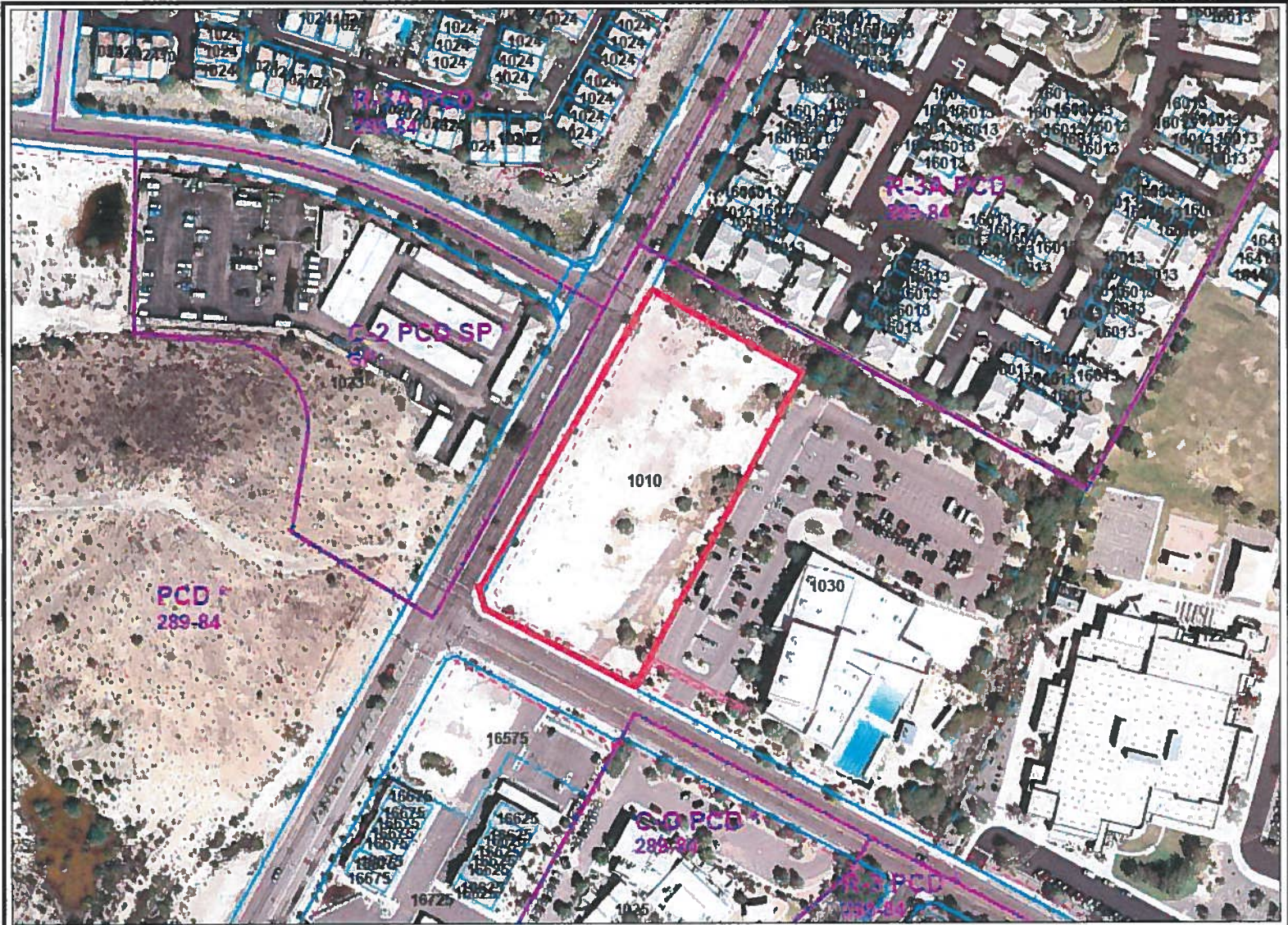
CITY OF PHOENIX PLANNING DEPARTMENT

AHWATUKEE FOOTHILLS VILLAGE

CITY COUNCIL DISTRICT: 6

APPLICANT'S NAME: Divinity Homes Inc		REQUESTED CHANGE: FROM: C-2 PCD, (3.72 a.c.) TO: R-2, (3.72 a.c)	
APPLICATION NO. Z-7-14	DATE: 3/10/14	REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.72 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 11-29	ZONING MAP A-8	
MULTIPLES PERMITTED C-2 R-2	CONVENTIONAL OPTION 54 37		* UNITS P.R.D. OPTION 64 44

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



1 inch = 178.71 ft.
 0 62.5 125 250 Feet

Planning and Development

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

CONCEPTUAL SITE PLAN FOR "OASIS IN THE FOOTHILLS"

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PHOENIX, MARICOPA COUNTY, ARIZONA.

TEMPE UNION HIGH SCHOOL DISTRICT NO 213
APN# 300-36-384
ZONING: PCD

STORAGE EXPERTS ONE LLC
APN# 311-02-703
ZONING: C-2

STONE CLIFFE CONDOMINIUMS
APN# XXX-XX-XXX
ZONING: XXX



GILA RIVER INDIAN RES.
VICINITY MAP
N.T.S.

ZONING
Z-07-14

OWNER/ DEVELOPER
DIVINITY HOMES INC.
8149 EAST EVANS ROAD, SUITE C-04
SCOTTSDALE, AZ 85260
PH: 480-490-5401
FAX: 480-275-7800
CONTACT: JOHN J. BUDURA

ENGINEER
M2 GROUP, INC.
853 E. BASELINE RD.
SUITE 123
MESA, AZ 85204
PH: 480-539-7487
FAX: 480-539-2810
CONTACT: JOSE MONTROYA

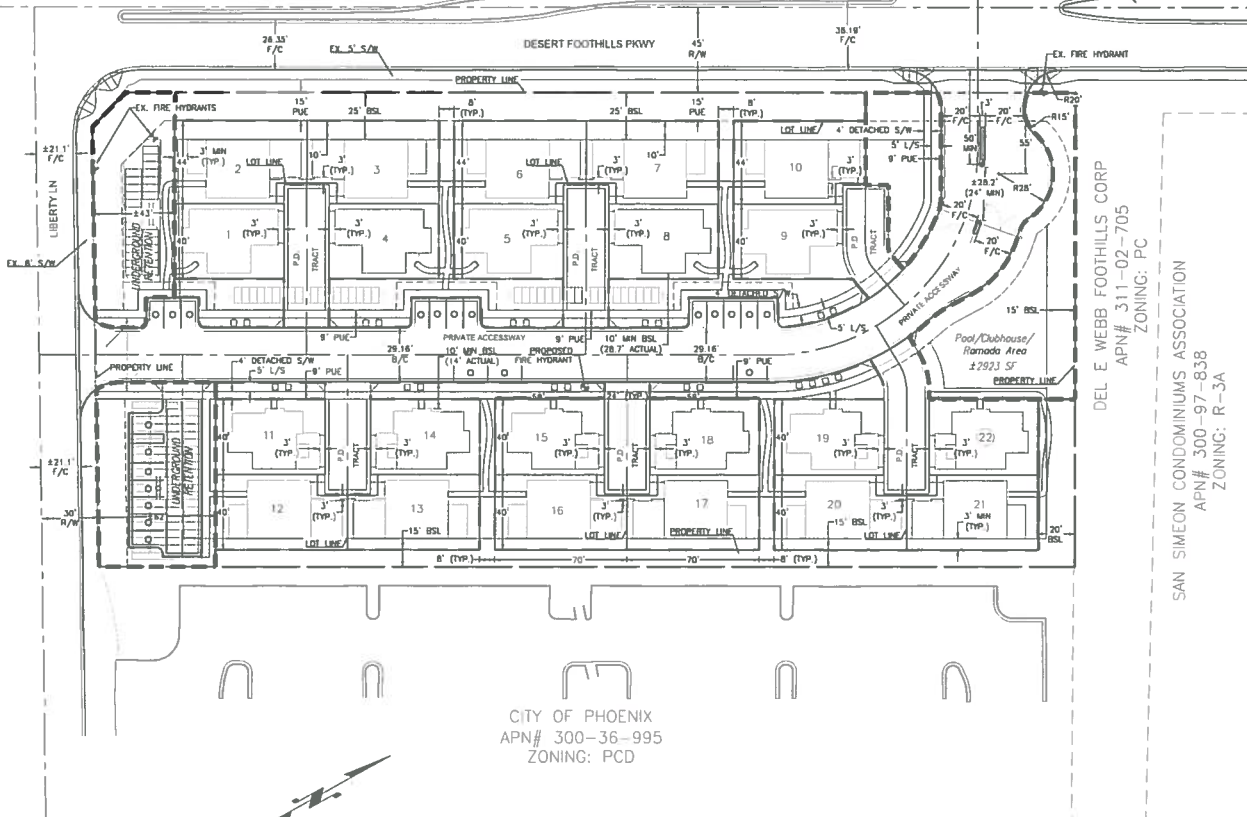
SITE DATA

EXISTING ZONING:	PCD
PROPOSED ZONING:	R-2 PRD
GROSS AREA:	3.74 AC
NET AREA:	3.00 AC
LOTS:	22
GROSS DENSITY:	3.00 DU/AC GROSS
NET DENSITY:	7.33 DU/AC NET

- NOTES:**
1. STREET BUILDING SETBACK 10' (FRONT)
 2. ALL OTHER BUILDING SETBACKS PER BUILDING CODE EXCEPT 10' STREET SIDE.
 3. PERIMETER SETBACKS APPLY AS SHOWN ON FINAL SITE PLAN.
 4. INDIVIDUAL TRASH CONTAINERS MUST HAVE A MIN OF 18 SQUARE FEET (3'X6') OF DESIGNATED CONTAINER STORAGE SPACE ON LOT. THE LOCATION MUST BE SCREENED FROM VIEW OF THE ROAD.

FOOTHILLS PARCEL 29A LLC
APN# 311-04-003
ZONING: PCD

KEYSTONE MONTESSORI CHARTER SCHOOL, INC
APN# 311-04-002
ZONING: C-0



DEL E WEBB FOOTHILLS CORP
APN# 311-02-705
ZONING: PC

SAN SIMEON CONDOMINIUMS ASSOCIATION
APN# 300-97-838
ZONING: R-3A

CITY OF PHOENIX
APN# 300-36-995
ZONING: PCD

LEGEND

— OPEN SPACE (COMMON)
- - - - - OPEN SPACE (USABLE)

OPEN SPACE OF NET AREA

OPEN SPACE (COMMON) = 0.53 AC (17.6%)
OPEN SPACE (USABLE) = 0.48 AC (16.0%)
OPEN SPACE TOTAL = 1.01 AC (33.6%)



M2 Group, Inc.
Vicinity Map
Scale 1:3
Area: Arizona 85204
Phone: (480) 539-7487
Fax: (480) 539-2810

m2 group

CONCEPTUAL SITE PLAN
PROJECT
OASIS IN THE FOOTHILLS
PHOENIX, ARIZONA

DATE: 11/14/14
BY: JMM
263-1100-5748-11
11/14/14

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

JOB NO.
14001DH

14001DH/P01.DWG

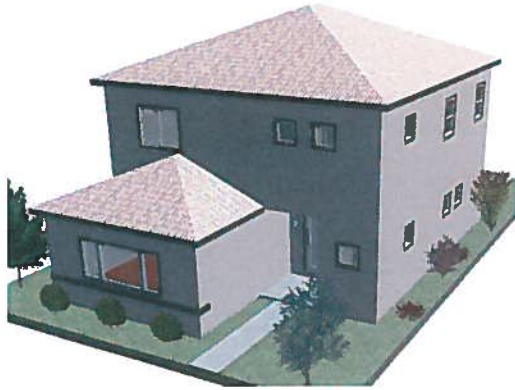
SHEET NO.
1

1 OF 1

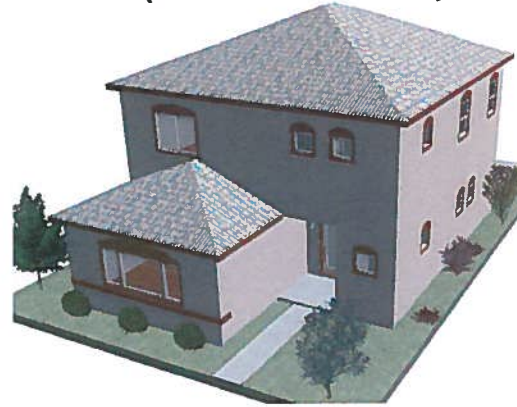
NVA #14-459 SDEV #140056 PAPP #1400562 CSFR #00000000

NOTE: THESE RENDERINGS MAY SHOW SHADOWS AND SHADING DUE TO A REALISTIC ARTIFICIAL SUN AFFECT. EACH ELEVATION IS SHOWN WITH ONLY ONE SAMPLE COLOR PALETTE AND THE SHADOWS OR SHADING MAY MAKE ELEVATIONS APPEAR TO HAVE MULTIPLE COLORS ON THE SAME ELEVATIONS, THESE SAMPLE COLOR OPTIONS ARE SHOWN ONLY FOR REFERENCE SEE ATTACHED COLOR SAMPLES FOR ALL OPTIONS.

THE COURTYARDS AT MADISON RANCH BY NOBLEWEST DEVELOPMENT PALMIRA (ELEVATIONS: #1, #2 & #3)



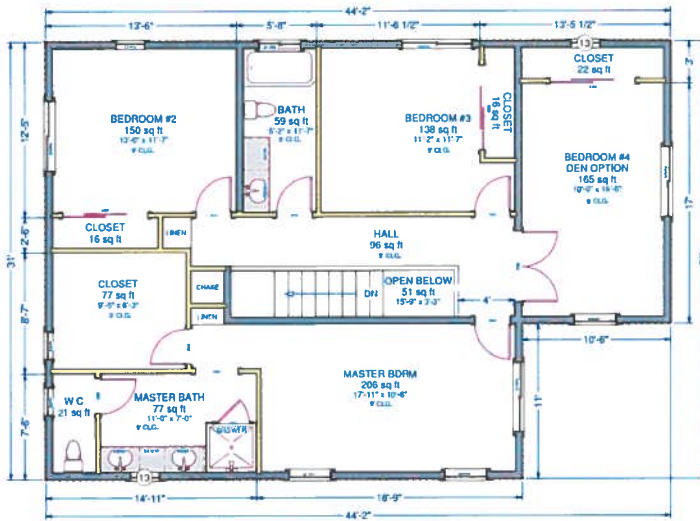
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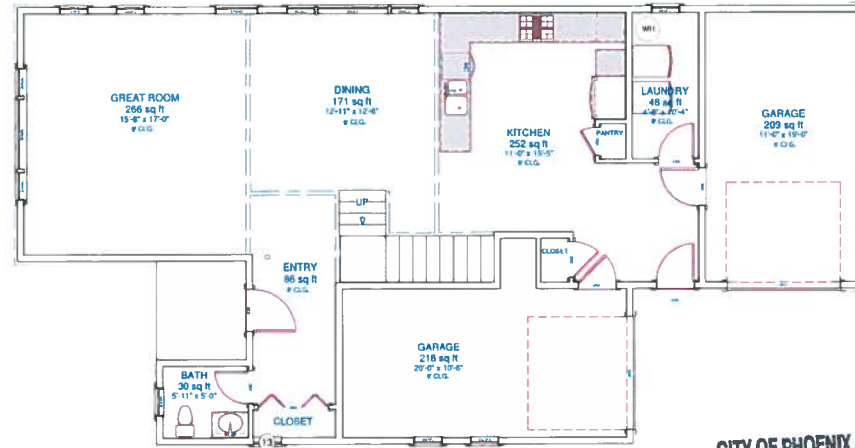
ELEVATION #2



ELEVATION #3



2ND FLOOR PLAN



1ST FLOOR PLAN

CITY OF PHOENIX
FEB 16 2014
Planning & Development
Department

General Notes

- NOTE: UNLESS INDICATED:
1. LVARBLE MAIN HOUSE 2,298 S.F.
 2. GARAGE TOTAL 466 S.F.
 3. COVERED PATIOS 44 S.F.
 4. TOTAL 2,808 S.F.
 5. ELEVATION #1 POP-OUTS
 6. ELEVATION #2 ARCH POP-OUTS
 7. ELEVATION #3 W/ STACK STONE
 8. SEE LANDSCAPE PLAN FOR TREE & SHRUB LOCATIONS & TYPE.
 9. EACH ELEVATION CAN USE ANY OF THE ROOFING, COLOR, GARAGE DOOR & ACCENT OPTIONS. ELEVATIONS ARE SHOWN WITH ONE OF THE SAMPLE COLORS & ROOFING.
 10. ROOFING OPTIONS & COLORS
*SEE ATTACHED SAMPLES
 - A. Concrete "S" Style
A. (Green) 2634 - Kings Canyon Blend
B. (Brown) 5143 - San Auguste
C. (Grey) 3687 - Brown Gray Range
 - B. Concrete "LAT" Style
A. (Green) 5624 - Kings Canyon Blend
B. (Brown) 9CB - 8625 Augusta
C. (Grey) 5687 - Brown Gray Range
 11. COLOR OPTIONS:
*SEE ATTACHED SAMPLES
 12. GARAGE DOOR OPTIONS:
*SEE ATTACHED SAMPLES
 13. DECORATIVE STUCCO ACCENT (SAMPLE GEOMETRIC FALSE WINDOW SHOWN AS EXAMPLE)
*SEE ATTACHED SAMPLES

A	CITY COMMENTS	R/S/13
-	INITIAL RELEASE	5/1/13
No.	How many times	Date

Not Noted/Minor
**ACCELERATED
DESIGNS**
5107 East Charter Oak Road
Scottsdale, Arizona 85254
(602) 788-8655
CraneAz@cox.net

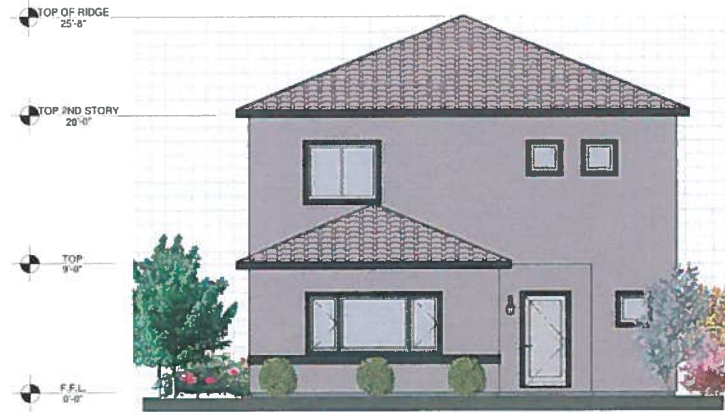
Project Name/Address:
**THE COURTYARDS AT
MADISON RANCH**
7377 E. DOUBLETREE
RANCH BLVD. STE: 270
SCOTTSDALE, AZ 85258

Permit/Project Number	JULCELA
1786A	
Date	MAY 1, 2013
Scale	1/4" = 1'-0"

ELEVATION #1



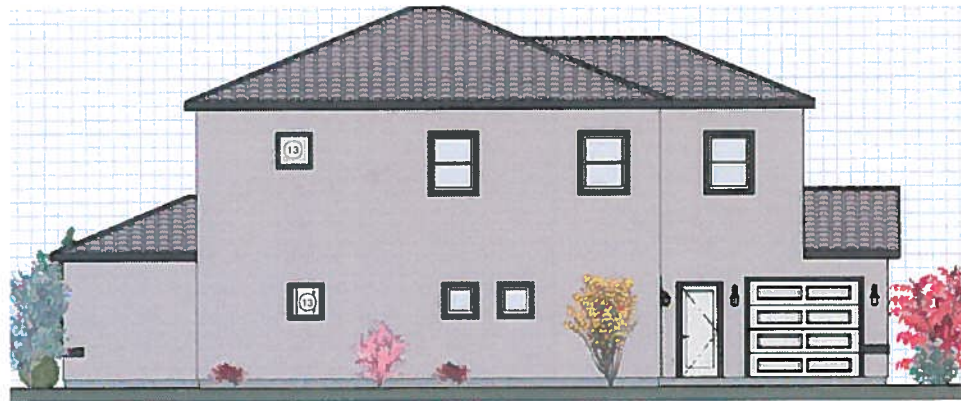
LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

ALL COLORS ARE THE SAME ON THIS ELEVATION SHEET
ELEVATIONS MAY SHOW SHADING DUE TO RENDERING
SAMPLE COLORS OPTION SHOWN ONLY FOR REFERENCE

CITY OF PHOENIX
FEB 3 8 2014
Planning & Development
Department

General Notes

A	CITY COMMENTS	8/5/13
-	INITIAL RELEASE	8/1/13
No.	Revision Description	Date

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DESIGNS**
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(602) 788-8655
CraneAz@cox.net

**THE COURTYARDS AT
MADISON RANCH**
7377 E. DOUBLETREE
RANCH BLVD, STE: 270
SCOTTSDALE, AZ 85258

Project Name and Address	1188AA	3/26/13
DATE	MAY 1, 2013	2
SCALE	1/4" = 1'-0"	

ELEVATION #2



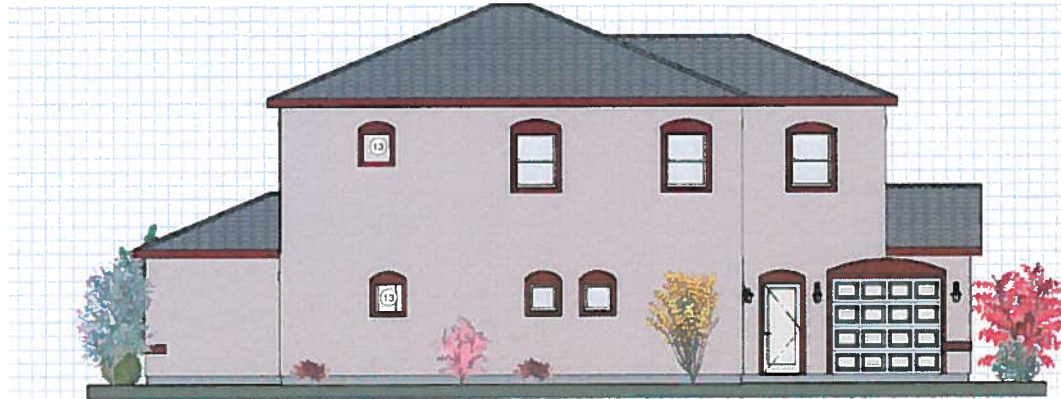
LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

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CITY OF PHOENIX
FEB 16 2014
Planning & Development
Department

General Notes

A	CITY COMMENTS	8-5-13
-	INITIAL RELEASE	9-1-13
Rev.	Revisions/Notes	Date

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DESIGNS**
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CranoAz@cox.net

**THE COURTYARDS AT
MADISON RANCH**
7377 E. DOUBLETREE
RANCH BLVD. STE: 270
SCOTTSDALE, AZ 85258

Project Name and Address	3
Version Number	
Date	

ELEVATION #3



LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

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CITY OF PHOENIX
FEB 9 6 2014
Planning & Development
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General Notes

A	CITY COMMENTS	5-513
-	INITIAL RELEASE	5-113
	Revision No./Date	

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CraneAz@cox.net

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7377 E. DOUBLETREE
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SCOTTSDALE, AZ 85258

Final Design Number 1786A	DATE MAY 1, 2013	DESIGN # 4
Scale 1/4" = 1'-0"		

NOTE:
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THE COURTYARDS AT MADISON RANCH BY NOBLEWEST DEVELOPMENT SAN MATEO (ELEVATIONS: #1, #2 & #3)



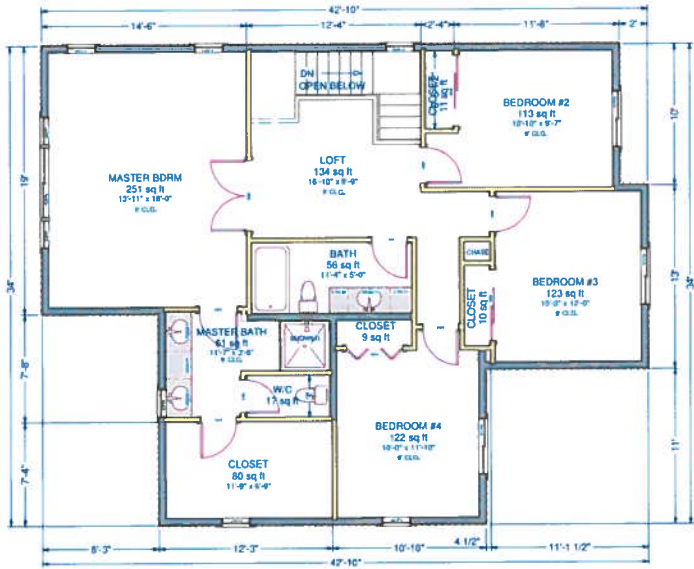
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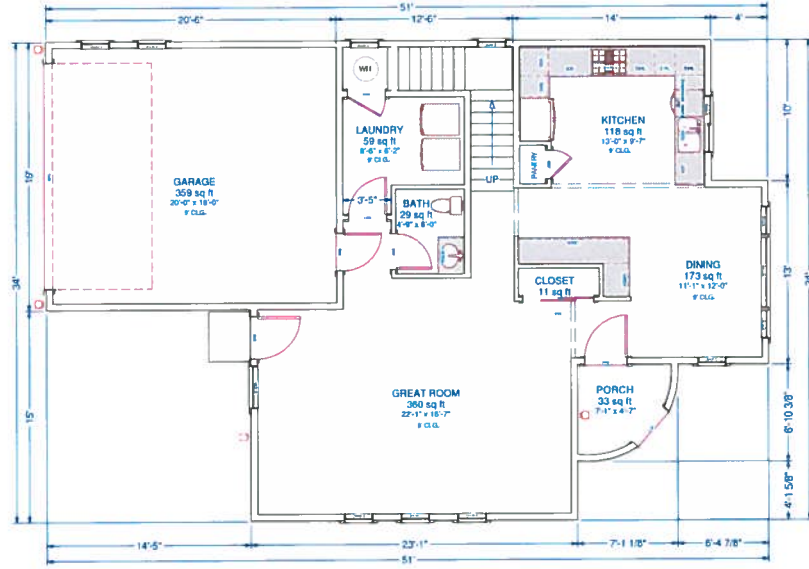
ELEVATION #2



ELEVATION #3



2ND FLOOR PLAN



1ST FLOOR PLAN

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SAMPLE COLORS OPTION SHOWN ONLY FOR REFERENCE

- General Notes
1. FINABLE MAIN HOUSE 2,298 S.F.
 2. GARAGE TOTAL 466 S.F.
 3. COVERED PATIOS 44 S.F.
 4. TOTAL 2,808 S.F.
 5. ELEVATION #1 POP-OUTS
 6. ELEVATION #2 ARCH POP-OUTS
 7. ELEVATION #3 W/ STACK STONE
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 10. ROOFING OPTIONS & COLORS *SEE ATTACHED SAMPLES
 11. CONCRETE "S" Style
 - A. (Green) 2634 - Kings Canyon Blend
 - B. (Brown) SMC 8401 San Miguel
 - C. (Grey) 3687 - Brown Gray Range
 12. CONCRETE "FLAT" Style
 - A. (Green) 5624 - Kings Canyon Blend
 - B. (Brown) SCB - 8626 Augusta
 - C. (Grey) 5687 - Brown Gray Range
 13. COLOR OPTIONS *SEE ATTACHED SAMPLES
 14. GARAGE DOOR OPTIONS *SEE ATTACHED SAMPLES
 15. DECORATIVE STUCCO ACCENT (SAMPLE GEOMETRIC FALSE WINDOW SHOWN AS EXAMPLE) *SEE ATTACHED SAMPLES

INITIAL RELEASE	5/1/13
No.	Revision No.
Date	

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**THE COURTYARDS AT
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7377 E. DOUBLETREE
RANCH BLVD. STE: 270
SCOTTSDALE, AZ 85258

CITY OF PHOENIX
FEB 18 2014
Planning & Development
Department

Project Number	DATE
SAN MATEO	
Date	
MAY 1, 2013	
Scale	
1/4" = 1'-0"	1

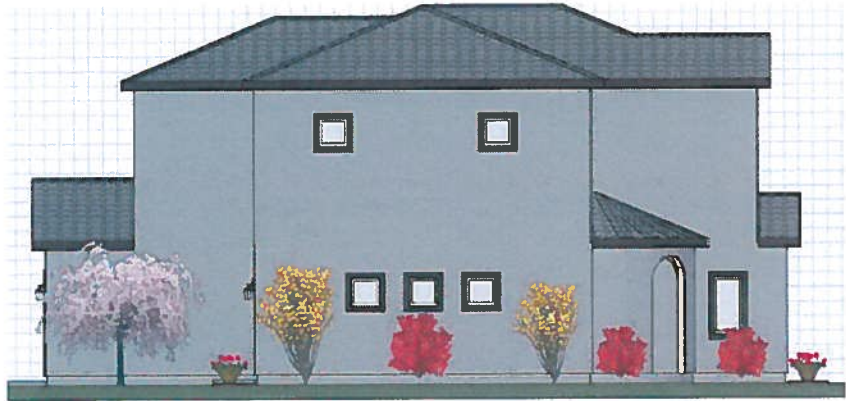
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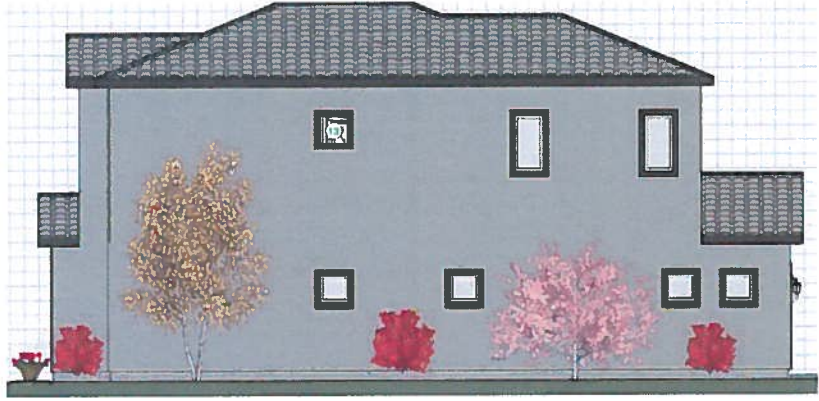
REAR ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

TOP OF RIDGE
25'-11"

TOP 2ND STORY
20'-0"

TOP
9'-0"

F.F.L.
0'-0"

ALL COLORS ARE THE SAME ON THIS ELEVATION SHEET
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CITY OF PHOENIX
FEB 9 4 2014
Planning & Development
Department

General Notes

INITIAL RELEASE	5-1-13
File	File 20130501.rvt
Date	

Prepared and Allset
**ACCELERATED
DESIGNS**
5107 East Charter Oak Road
Scottsdale, Arizona 85254
(602) 788-8655
CraneAz@cox.net

Project Name and Address
**THE COURTYARDS AT
MADISON RANCH**
7377 E. DOUBLETREE
RANCH BLVD. STE: 270
SCOTTSDALE, AZ 85258

Work Sheet Number SAN 114120	DATE MAY 1, 2013	SCALE 1/4" = 1'-0"	2
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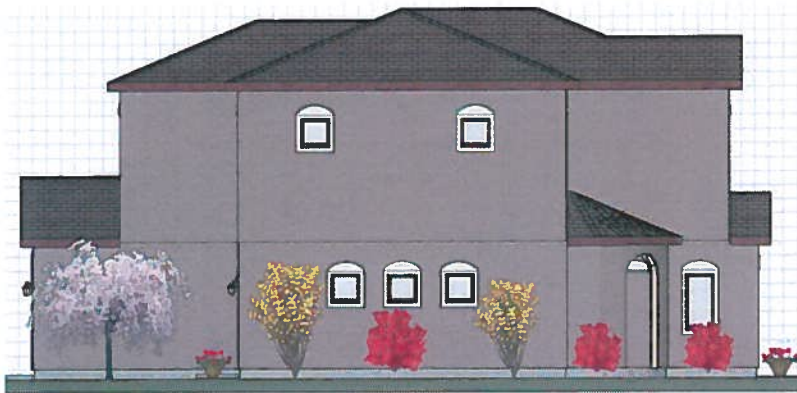
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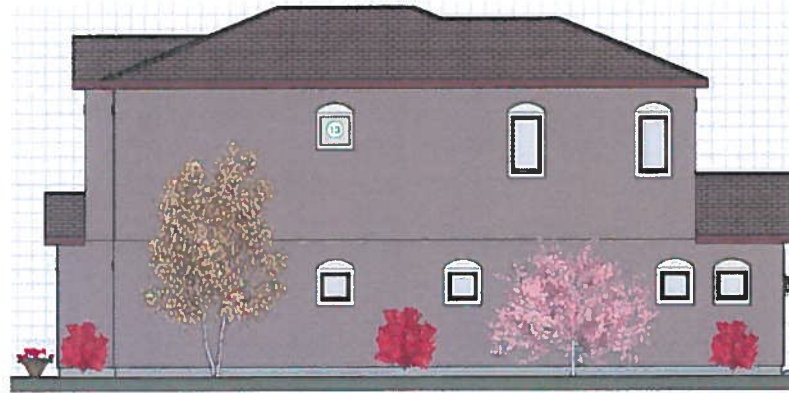
REAR ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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CITY OF PHOENIX
FEB 26 2014
Planning & Development
Department

General Notes

INITIAL RELEASE	5/1/13
No.	Date

ACCELERATED
DESIGNS
5107 East Charter Oak Road
Scottsdale, Arizona 85254
(602) 788-8655
CraneAz@cox.net

THE COURTYARDS AT
MADISON RANCH
7377 E. DOUBLETREE
RANCH BLVD. STE: 270
SCOTTSDALE, AZ 85258

DATE	3
1/4" = 1'-0"	

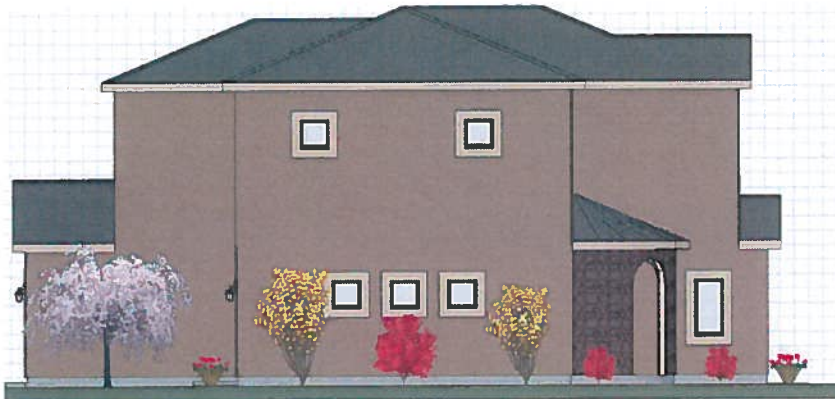
ELEVATION #3



REAR ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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CITY OF PHOENIX
 FEB 3 8 2014
 Planning & Development
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General Notes

INITIAL RELEASE	6/1/13
No.	Date

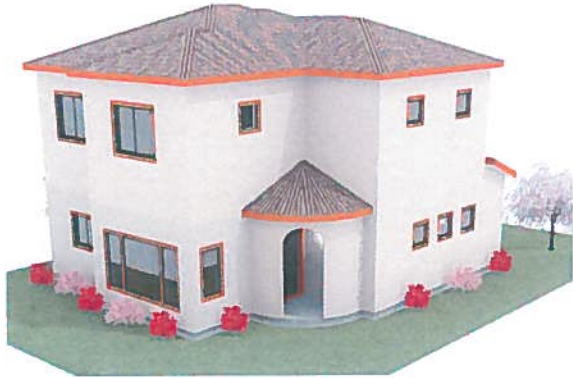
**ACCELERATED
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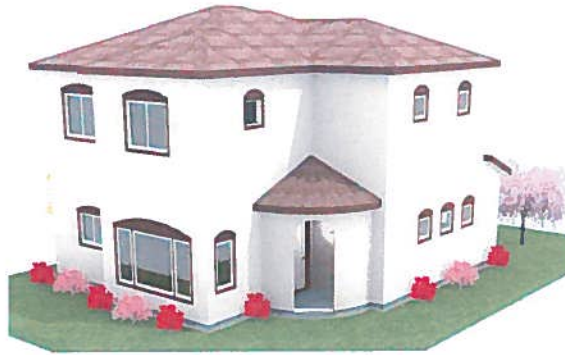
Project Name and Address	DATE
SAN MATZCO	
MAY 1, 2013	
SCALE	4
1/4" = 1'-0"	

NOTE:
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THE COURTYARDS AT MADISON RANCH BY NOBLEWEST DEVELOPMENT TAMALIN (ELEVATIONS: #1, #2 & #3)



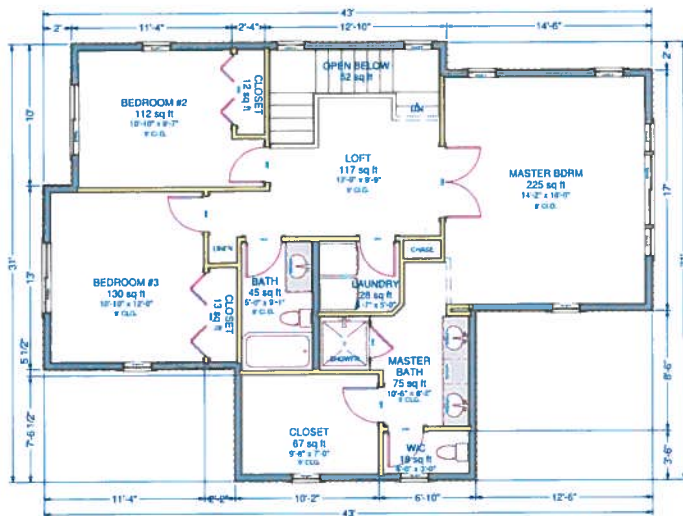
ELEVATION #1



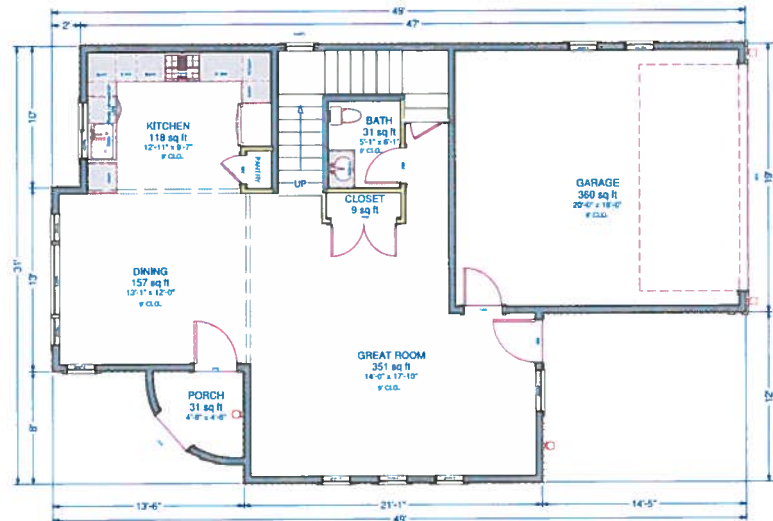
ELEVATION #2



ELEVATION #3



2ND FLOOR PLAN



1ST FLOOR PLAN

- General Notes**
- NOTES I/A/O:
1. LIVING MAIN HOUSE 2,298 S.F.
2. GARAGE TOTAL 466 S.F.
3. COVERED PATIOS 44 S.F.
4. TOTAL 2,808 S.F.
5. ELEVATION #1 POP-OUTS
6. ELEVATION #2 ARCH POP-OUTS
7. ELEVATION #3 W/STACK STONE
8. SEE LANDSCAPE PLAN FOR TREE & SHRUB LOCATIONS & TYPE.
9. EACH ELEVATION CAN USE ANY OF THE ROOFING, COLOR, GARAGE DOOR & ACCENT OPTIONS. ELEVATIONS ARE SHOWN WITH ONE OF THE SAMPLE COLORS & ROOFING.
10. ROOFING OPTIONS & COLORS:
*SEE ATTACHED SAMPLES
A. Concrete "S" Style
A. (Green) 2634 - Kings Canyon Blend
B. (Brown) SMC 8401 San Miguel
C. (Grey) 5687 - Brown Gray Range
B. Concrete "FLAT" Style
A. (Green) SCB - Kings Canyon Blend
B. (Brown) SCB - M26 Augusta
C. (Grey) 5687 - Brown Gray Range
11. COLOR OPTIONS:
*SEE ATTACHED SAMPLES
12. GARAGE DOOR OPTIONS:
*SEE ATTACHED SAMPLES
13. DECORATIVE STUCCO ACCENT (SAMPLE GEOMETRIC FALSE WINDOW SHOWN AS EXAMPLE)
*SEE ATTACHED SAMPLES

INITIAL RELEASE	5/1/13
No.	Revisions Issue
	Date

**ACCELERATED
DESIGNS**
5107 East Charter Oak Road
Scottsdale, Arizona 85254
(602) 788-8655
CraneAz@cox.net

**THE COURTYARDS AT
MADISON RANCH**
7377 E. DOUBLETREE
RANCH BLVD, STE. 270
SCOTTSDALE, AZ 85258

CITY OF PHOENIX
FEB 8 6 2014
Planning & Development
Department

Project Name and Address TAMALIN	PROJECT # 1
Date MAY 1, 2013	
Scale 1/4" = 1'-0"	

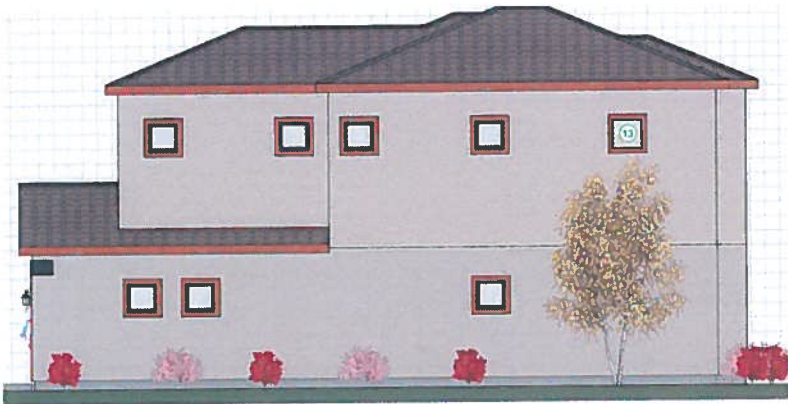
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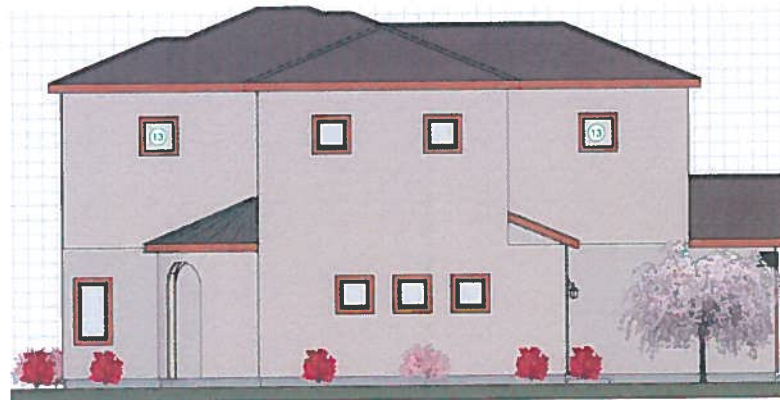
REAR ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

ALL COLORS ARE THE SAME ON THIS ELEVATION SHEET
ELEVATIONS MAY SHOW SHADING DUE TO RENDERING
SAMPLE COLORS OPTION SHOWN ONLY FOR REFERENCE

CITY OF PHOENIX
FEB 3 8 2014
Planning & Development
Department

General Notes

INITIAL RELEASE	3/1/13
Reviser's Name	Dir

Not Noted All over
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Project Name and Address
**THE COURTYARDS AT
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7377 E. DOUBLETREE
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SCOTTSDALE, AZ 85258

Project Number TAMALIN	13822.8
Date MAY 1, 2013	
Scale 1/4" = 1'-0"	2

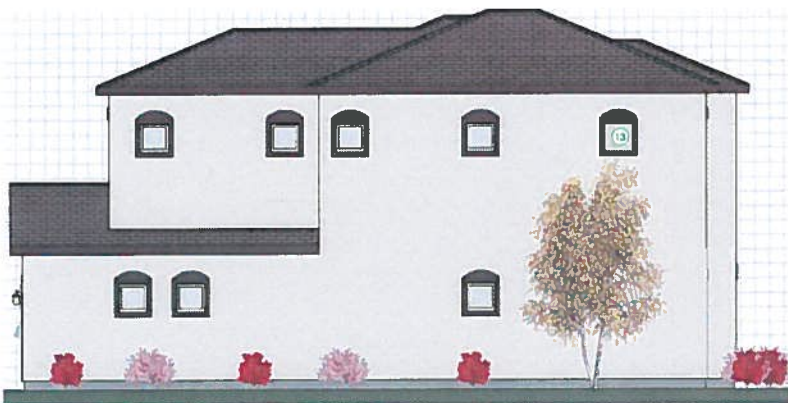
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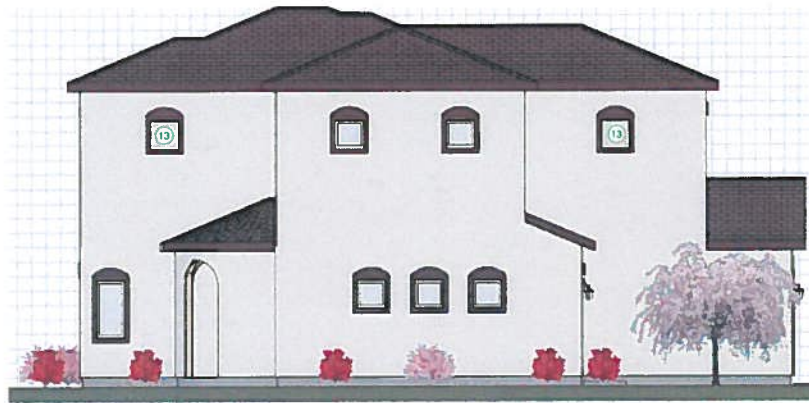
REAR ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

ALL COLORS ARE THE SAME ON THIS ELEVATION SHEET
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CITY OF PHOENIX
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General Notes

INITIAL RELEASE	5.1.13
No.	Revisions Issue

Project Name and Address
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 RANCH BLVD. STE: 270
 SCOTTSDALE, AZ 85258

Project Name and Address TASALIN	DATE MAY 1, 2013	SCALE 1/4" = 1'-0"	SHEET # 3
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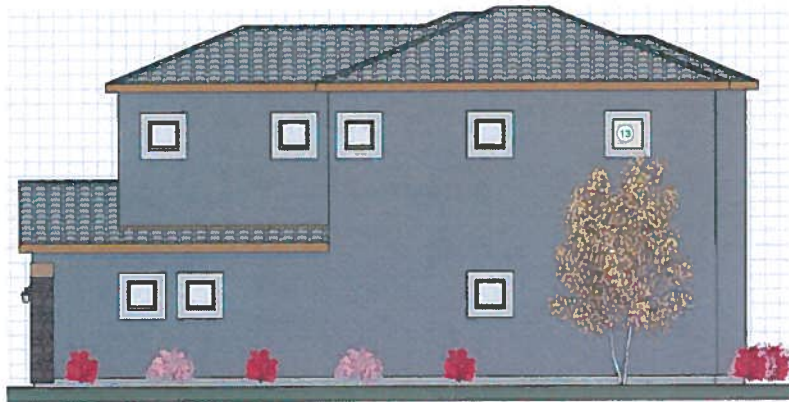
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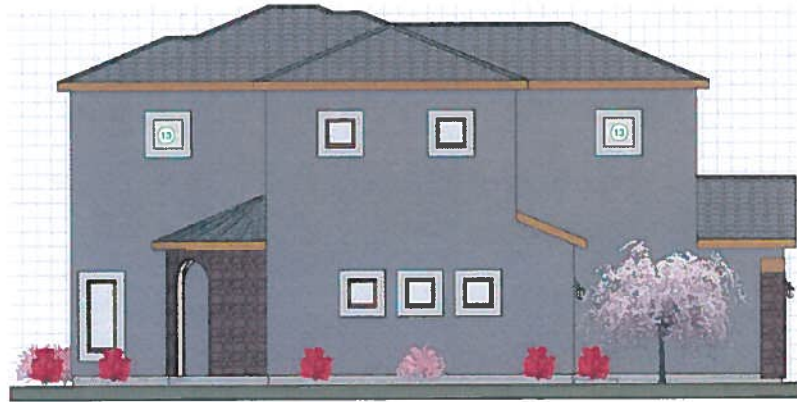
REAR ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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SAMPLE COLORS OPTION SHOWN ONLY FOR REFERENCE

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General Notes

INITIAL RELEASE	6-5-13
No.	Revision Issue Date

Project Name and Address
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Project Name and Address
**THE COURTYARDS AT
MADISON RANCH**
7377 E. DOUBLETREE
RANCH BLVD. STE: 270
SCOTTSDALE, AZ 85258

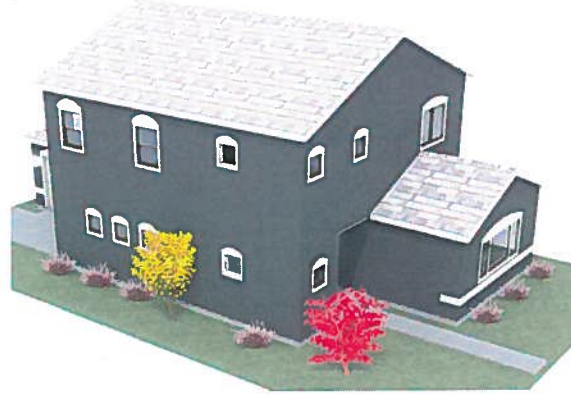
Drawn by TASALJIN	CHECKED
Date MAY 1, 2013	4
Scale 1/4" = 1'-0"	

NOTE:
 THESE RENDERINGS MAY SHOW SHADOWS AND SHADING DUE TO A REALISTIC ARTIFICIAL SUN AFFECT. EACH ELEVATION IS SHOWN WITH ONLY ONE SAMPLE COLOR PALETTE AND THE SHADOWS OR SHADING MAY MAKE ELEVATIONS APPEAR TO HAVE MULTIPLE COLORS ON THE SAME ELEVATIONS, THESE SAMPLE COLOR OPTIONS ARE SHOWN ONLY FOR REFERENCE SEE ATTACHED COLOR SAMPLES FOR ALL OPTIONS.

THE COURTYARDS AT MADISON RANCH BY NOBLEWEST DEVELOPMENT MARABELLA (ELEVATIONS: #1, #2 & #3)



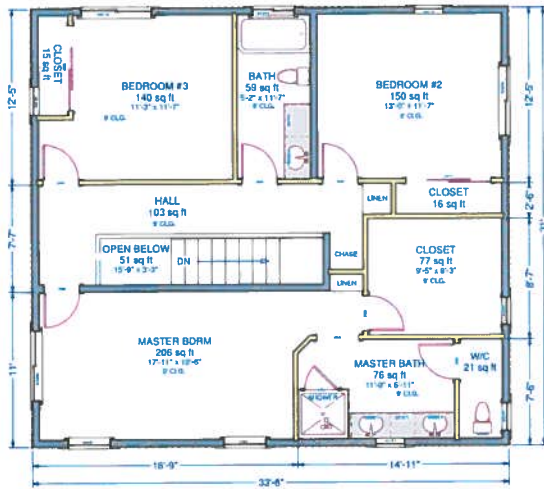
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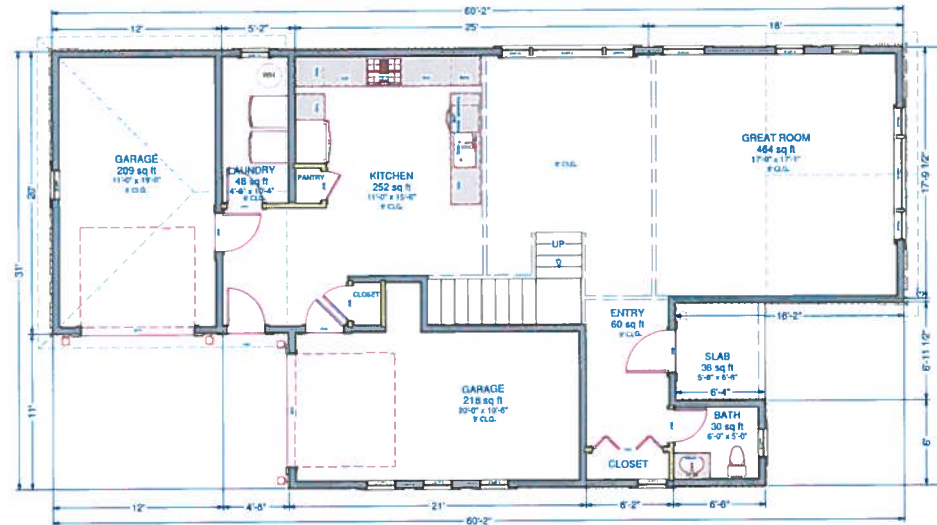
ELEVATION #2



ELEVATION #3



2ND FLOOR PLAN



1ST FLOOR PLAN

CITY OF PHOENIX
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General Notes

NOTES U.L.D.

- LIVABLE MAIN HOUSE 2 298 S.F.
- GARAGE TOTAL 468 S.F.
- COVERED PATIOS 44 S.F.
- TOTAL 2,898 S.F.
- ELEVATION #1 POP-OUTS
- ELEVATION #2 ARCH POP-OUTS
- ELEVATION #3 W/ STACK STONE
- SEE LANDSCAPE PLAN FOR TREE & SHRUB LOCATIONS & TYPE
- EACH ELEVATION CAN USE ANY OF THE ROOFING, COLOR, GARAGE DOOR & ACCENT OPTIONS. ELEVATIONS ARE SHOWN WITH ONE OF THE SAMPLE COLORS & ROOFING.
- ROOFING OPTIONS & COLORS: *SEE ATTACHED SAMPLES

A. Concrete "S" Style
 A. (Green) 2634 - Kings Canyon Blend
 B. (Brown) 5843 - San Miguel
 C. (Grey) 5687 - Brown Gray Range

B. Concrete "FLAT" Style
 A. (Green) 5624 - Kings Canyon Blend
 B. (Brown) 5CB - 8826 Augusta
 C. (Grey) 5687 - Brown Gray Range

- COLOR OPTIONS: *SEE ATTACHED SAMPLES
- GARAGE DOOR OPTIONS: *SEE ATTACHED SAMPLES
- DECORATIVE STUCCO ACCENT (SAMPLE GEOMETRIC FALSE WINDOW SHOWN AS EXAMPLE) *SEE ATTACHED SAMPLES

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**THE COURTYARDS AT
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 RANCH BLVD. STE: 270
 SCOTTSDALE, AZ 85258

Project/Plan Number 1786A	DATE JAN 2014
Rev MAY 1, 2013	1
Scale 1/4" = 1'-0"	

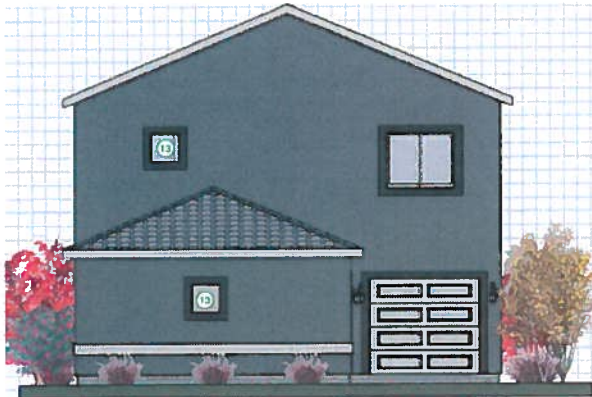
ELEVATION #1



LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

ALL COLORS ARE THE SAME ON THIS ELEVATION SHEET
ELEVATIONS MAY SHOW SHADING DUE TO RENDERING
SAMPLE COLORS OPTION SHOWN ONLY FOR REFERENCE

CITY OF PHOENIX
FEB 3 8 2014
Planning & Development
Department

General Notes

INITIAL RELEASE	5/1/13
FILE	DATE

Prepared by:
**ACCELERATED
DESIGNS**
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Scottsdale, Arizona 85254
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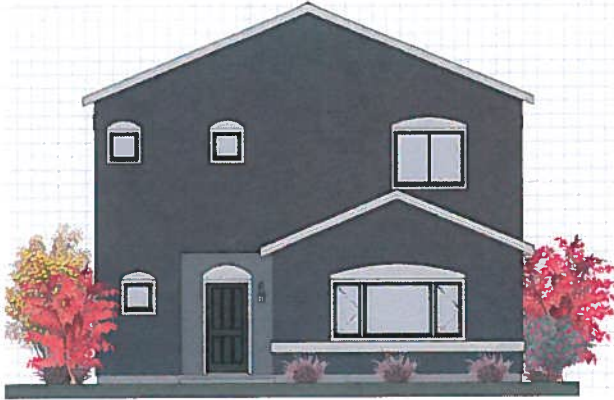
Project Name and Address:
**THE COURTYARDS AT
MADISON RANCH**
7377 E. DOUBLETREE
RANCH BLVD. STE: 270
SCOTTSDALE, AZ 85258

Sheet Number: 1186A	SHEET #
DATE MAY 1, 2013	2
SCALE 1/4" = 1'-0"	

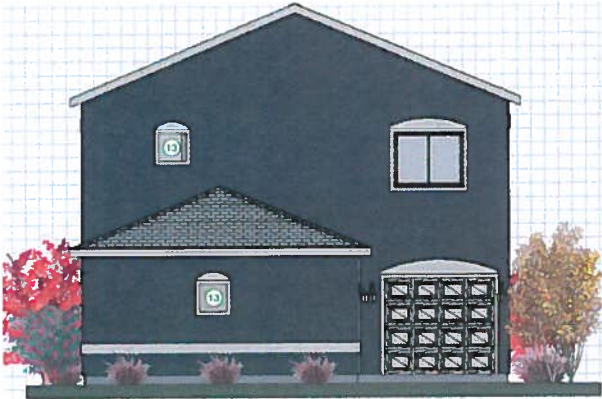
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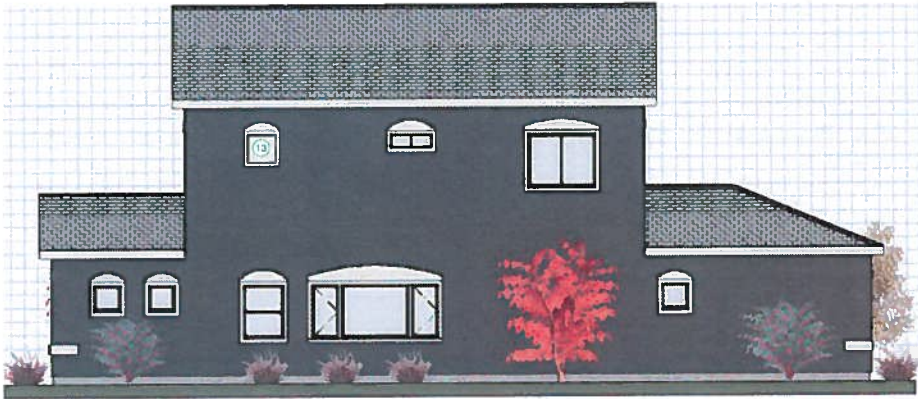
LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

ALL COLORS ARE THE SAME ON THIS ELEVATION SHEET
ELEVATIONS MAY SHOW SHADING DUE TO RENDERING
SAMPLE COLORS OPTION SHOWN ONLY FOR REFERENCE

CITY OF PHOENIX
FEB 9 & 2014
Planning & Development
Department

General Notes

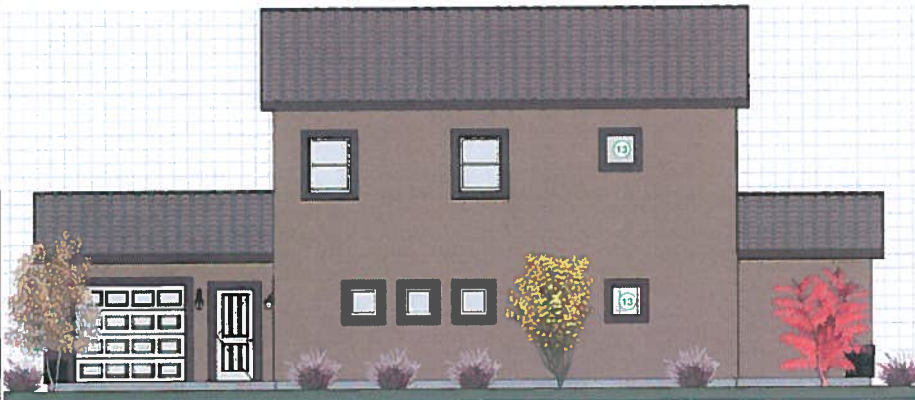
INITIAL RELEASE		5/1/13
No.	How often to use	Date

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SCOTTSDALE, AZ 85258

1788A	238217
MAY 1, 2013	3
1/4" = 1'-0"	

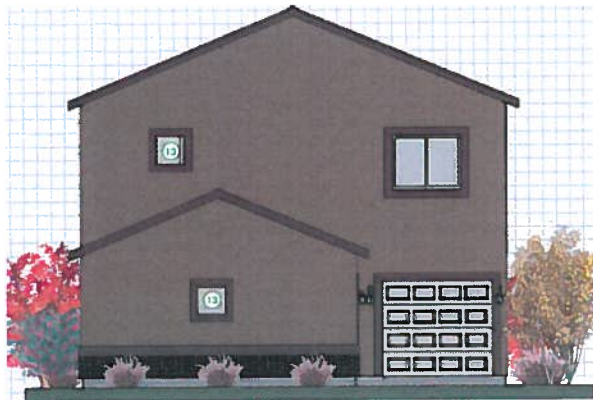
ELEVATION #3



LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

ALL COLORS ARE THE SAME ON THIS ELEVATION SHEET
ELEVATIONS MAY SHOW SHADING DUE TO RENDERING
SAMPLE COLORS OPTION SHOWN ONLY FOR REFERENCE

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General Notes

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SCOTTSDALE, AZ 85258

Project Number/Name	1788A	DATE
DATE	MAY 1, 2013	4
Scale	1/4" = 1'-0"	