

Staff Summary Report



Development Review Commission Date: 07/08/08

Agenda Item Number: ____

SUBJECT: Hold a public hearing for a Zoning Map Amendment and Planned Area Development Overlay for 6th & WILSON CUSTOM LOTS, located at 430 W. 6th Street.

DOCUMENT NAME: DRCr_6th&WilsonCustomLots_070808

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **6th & WILSON CUSTOM LOTS (PL080154)** (Joseph Lewis, Sunny Tempe Investments, property owner; Barry Goldstein, Vincent Goldstein Architect, applicant) consisting of a planned area development for four new lots for three-story custom homes, ranging from 2,000-2,800 s.f. within a 1,114 s.f. building footprint on four 2,800 s.f. lots totaling .27 net acres, located at 430 W. 6th Street in the R-3 Multi-Family District. The request includes the following:

ZON08005 – (Ordinance No. 2008.29) Zoning Map Amendment from R-3 Multi-Family to R-1 PAD Single-Family.

PAD08009 – Planned Area Development Overlay for four new single-family lots with development standards to allow for future custom homes on 2,800 s.f. lots, with a 40-foot building height, 50% lot coverage, 25% landscape area, 5-foot front, side and street side-yard setbacks and a 15-foot rear yard setback.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

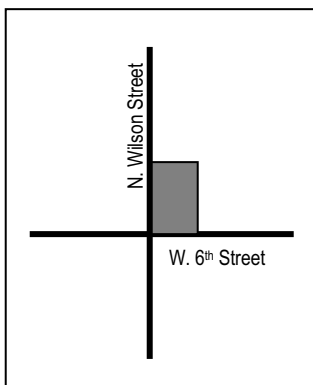
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	.27 acres
Total Building area	4,456 (total of all four custom home first floor footprints)
Lot Coverage	50 % (50% max. allowed in R-3, proposed PAD to match)
Density	15 du/ac (20 du/ac allowed in R-3, proposed PAD to decrease)
Building Height	40 ft (30 ft max. allowed in R-3, proposed PAD to increase)
Building setbacks	5' front, 5' side, 5' street side, 15' rear (20', 10', 10', 15' min. allowed in R-3, PAD proposed changes)
Landscape area	25% (25% min. required in R-3, PAD to match)
Vehicle Parking	8 spaces (8 min. required) provided in garage

A neighborhood meeting was held on June 9th for this application.

PAGES:

1. List of Attachments
- 2-3. Comments
- 4-6. Reason for Approval / Conditions of Approval
7. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Ordinance No. 2008.29
- 2-3. Waiver of Rights and Remedies form
4. Location Map
5. Aerial Photo
- 6-7. Letters of Explanation
8. Neighborhood Meeting Summary
9. Site plan
10. Floor plans
- 11-12. Building Elevations
13. Landscape Plan
14. Preliminary Grading & Drainage Plan
15. Photographs

COMMENTS:

This site is located between the north east corner of Wilson and 6th streets in the Riverside Neighborhood Association. This request includes a Zoning Map Amendment from R-3 Multi-Family to R-1 PAD Single-Family with a Planned Area Development to establish the development standards for four new custom home lots, to be designed and built individually. The requested PAD would reduce the density of the property from up to 20 dwelling units per acre, to 15 dwelling units per acre, on .27 net acres which is a difference of 1 dwelling unit. The PAD would set a maximum 40 foot building height and reduce setbacks from the existing R-3 zoning. The applicant is requesting the Development Review Commission provide recommendations to City Council for the Zoning Amendment and Planned Area Development. For further processing, the applicant will need approval of an Amended Subdivision Plat, to reconfigure Lots 9, 10 and 11, and create four new individual lots, to create individual for-sale custom home lots. Development Plan Review is being required by condition, to return to the Development Review Commission if two or more of the properties are designed and built concurrently, or to be reviewed administratively if individually developed. The purpose of this condition is to assure that the development standards of the PAD are met, and that the individual design of the custom homes is aesthetically complimentary to one another.

PUBLIC INPUT

A neighborhood meeting is required and was held on June 9, 2008 from 6:00 p.m. to 8:00 p.m. at the Westside Multi-generational Center. See attached summary of meeting provided by the applicant. Development Services staff attended the meeting. Comments were generally inquiries of process and curiosity. Primary focus was on the future potential to develop these as individual custom homes, and what design standards would be applicable. For clarification: With Single-Family Planned Area Developments, the only design standards are the standards recorded within the PAD; no materials, colors or styles are being proposed. Development Plan Review is not required for individual single-family homes, but is required for subdivisions where multiple lots are being developed, developments of two to three units require administrative review and four or more require review by the Commission.

PROJECT ANALYSIS**ZONING**

The proposed amendment to the zoning map would reduce the allowable density from 20 to 15 dwelling units per acre, which on the size of this lot, would mean the difference between the currently allowed 5 units and the proposed 4 units. The proposed zoning amendment is in the public interest by enabling the site to be developed for a new single-family owner-occupied housing product. There are limited opportunities for new single-family homes with backyards large enough to accommodate a pool in the Riverside neighborhood. This also provides for infill development, assisting in the revitalization and stabilization of the existing neighborhood. This proposal supports the Riverside/Sunset Strategic Plan Goals and Objectives, although the height is slightly higher than the preferred 35 foot maximum mentioned in the plan. Because the density map designates density up to 25 for this area, the proposed zoning change conforms to the General Plan land use and density map. The proposed infill development and standards are appropriate to the surrounding area, and are justified by the proposed project and context, in relation to the defined zoning district uses and standards.

PLANNED AREA DEVELOPMENT

The proposed Planned Area Development would modify some of the standards of the existing development pattern in order to accommodate a new building type, and infill the area with small single-family residences. The density is reduced and the minimum lot size is increased. Most older existing structures in the area are one-story multi-family, but have the potential to go to 30 feet, if redeveloped, or 33 feet by use permit standard. The proposed height allows higher floor to ceiling living spaces and an open roof-top balcony accessed by an enclosed stairwell. The proposed lot coverage, landscape and rear yard setback conform to the existing development standards within the area. The front yard and side yard setbacks are reduced to accommodate a two-car garage and limited first floor living space within a 1,114 s.f. building footprint. The units are proposed to be pushed up closer to the street in order to maximize the utility of the back yard to accommodate private pools or allow for future expansions. In order to accommodate this PAD, a portion of Lot 10 has been added to the depth of these lots. The resulting shift in property lines requires the applicant to replat not only the 4 subject sites, but the 2 lots to the east, so that they are buildable lots conforming to the zoning code. The applicant is submitting a plat to City Council which modifies the property lines of the three lots, to provide sufficient room for this PAD, and two future lots to the east. A separate plat will be needed to provide the property lines between the four proposed lots of this PAD.

Land Use Category	Residential	Residential
Zoning District	R-3	R-1 PAD
Zoning Name	Multi-family Residence General	Single-family Residence with Planned Area Development Overlay
Density (DU/AC)	20	15
Minimum Lot Area per Dwelling Unit	2,180 s.f.	2,930 s.f.
Building Height	30 ft	40 ft
Max. Lot Coverage (% of net)	50%	50%
Min. Landscape Area (% of net)	25%	25%
Front Parking setback	20 ft	20 ft
Front Building setback	20 ft	5 ft
Side building setback	10 ft.	5 ft
Side common wall setback	0 ft	0 ft
Rear Building setback	15 ft	15 ft

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed land use is allowable in Part 3.
2. Development of this site will conform to the development standards listed above, as established as part of the PAD Overlay District.
3. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

Conclusion

Based on the information provided by the applicant, the public input received and the above analysis staff recommends approval of the requested Zoning Amendment and Planned Area Development. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, the proposed development is in keeping with the development standards of the existing neighborhood context, with modifications made only as necessary to allow a unique housing infill project.
4. The proposed project is supportive of the long-term goals of the Sunset Riverside Strategic Plan for revitalization and infill.
5. The proposed project meets the approval criteria for a Zoning Amendment and Planned Area Development.

ZON08020 AND PAD08009**CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. A building permit shall be obtained on or before August 14, 2010 or the zoning of the property may revert to that in place at the time of application, subject to a public hearing.
2. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134 that may now or in the future exist, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than September 12, 2008, or the Zoning Map Amendment and Planned Area Development Overlay approval shall be null and void.
3. The Planned Area Development for 6th & Wilson Custom Home Lots shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
4. An amended Subdivision Plat for Lots 9, 10 & 11 is required for this development and shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before August 14, 2009. Failure to record the plan within one year of City Council approval shall make the plan null and void.
5. Provide 6'-0" wide public sidewalk along both streets.
6. All development standards for the Planned Area Development Overlay shall conform to the standards as presented at the hearing and shall not be modified by individual custom home development:

Land Use Category	Residential
Zoning District	R-1 PAD
Zoning Name	Single-family Residence with Planned Area Development Overlay
Density (DU/AC)	15
Minimum Lot Area per Dwelling Unit	2,930 s.f.
Building Height	40 ft
Max. Lot Coverage (% of net)	50%
Min. Landscape Area (% of net)	25%
Front Parking setback	20 ft
Front Building setback	5 ft
Side building setback	5 ft
Side common wall setback	0 ft
Rear Building setback	15 ft

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated May 7 and May 28, 2008. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of individual lots (as defined by Zoning and Development Code), facing Wilson.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- **ENGINEERING AND LAND SERVICES:**
 - Underground overhead utilities and coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- **DRIVEWAYS:**
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs, similar to Standard Detail T-319, requires permission of Public Works/Traffic (Shelly Seyler 480-350-8219)
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

HISTORY & FACTS:

September 1959 Building Permits issued for two buildings containing 11 apartments on Lots 9 and 10 in the R-3 Multi-family zoning district.

No further history or entitlements have been identified; the site has functioned as the existing multi-family use since 1960.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment

Section 6-305, Planned Area Development (PAD) Overlay districts

ORDINANCE NO. 2008.29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the R-3, Multi-family Residential Limited District and designating it as R-1 PAD, Single Family Residential Planned Area Development on .27 acres.

LEGAL DESCRIPTION

See Attached

TOTAL AREA IS .27 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case # **ZON08005** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2008.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEN RECORDED RETURN TO:

City of Tempe
Development Services Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by _____ (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL080154** to the City requesting that the City approve the following:

_____ GENERAL PLAN AMENDMENT
_____☒ ZONING MAP AMENDMENT
_____☒ PAD OVERLAY
_____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
_____ USE PERMIT
_____ VARIANCE
_____ DEVELOPMENT PLAN REVIEW
_____☒ SUBDIVISION PLAT/CONDOMINIUM PLAT
_____ OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

Parcel No. 124 - 33 – 009A
430 W. 6th Street, Tempe, AZ 85281

See attached legal description

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2008.

(Signature of Owner)

(Printed Name)

(Signature of Owner)

(Printed Name)

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2008, by

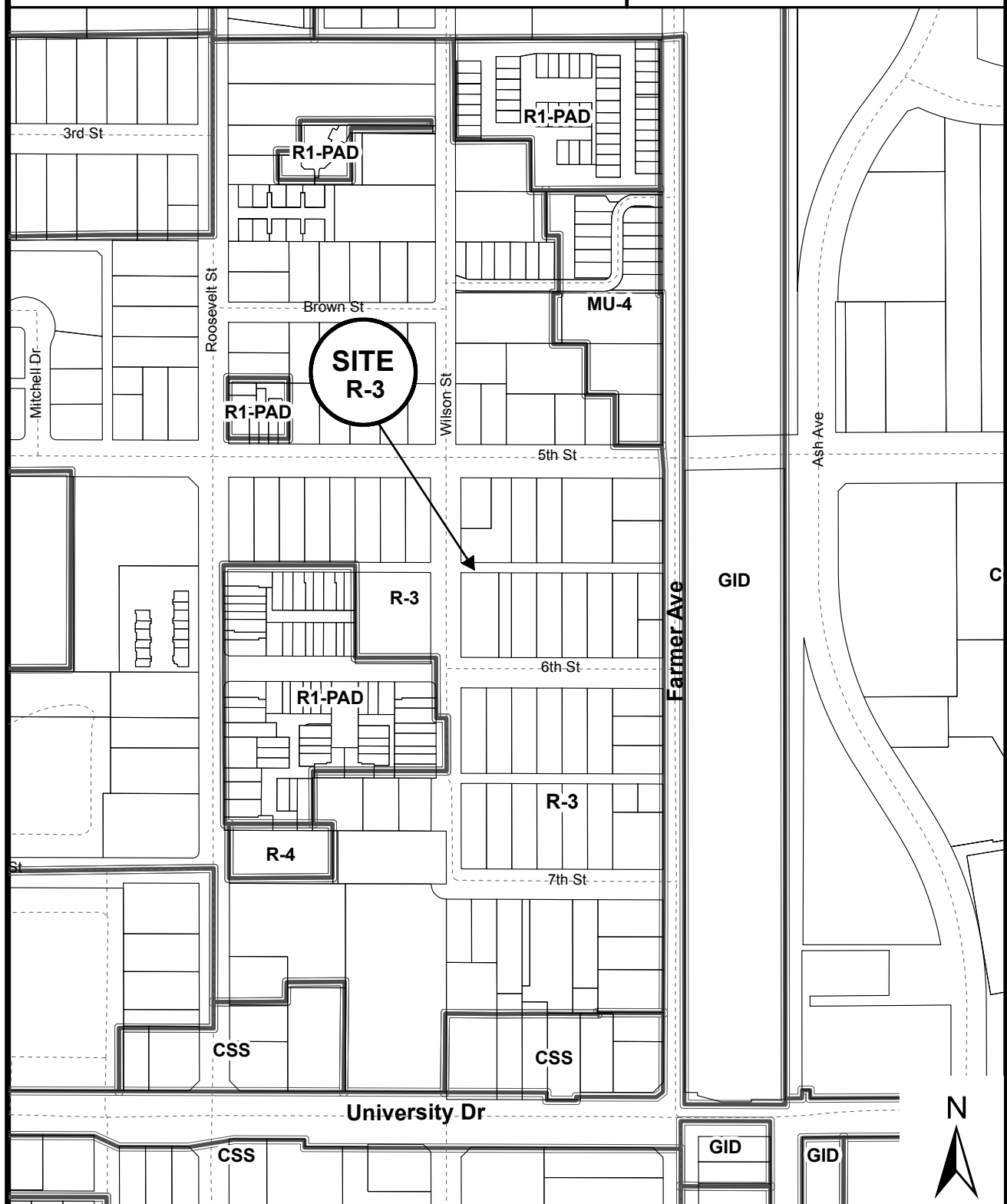
_____.

(Signature of Notary)

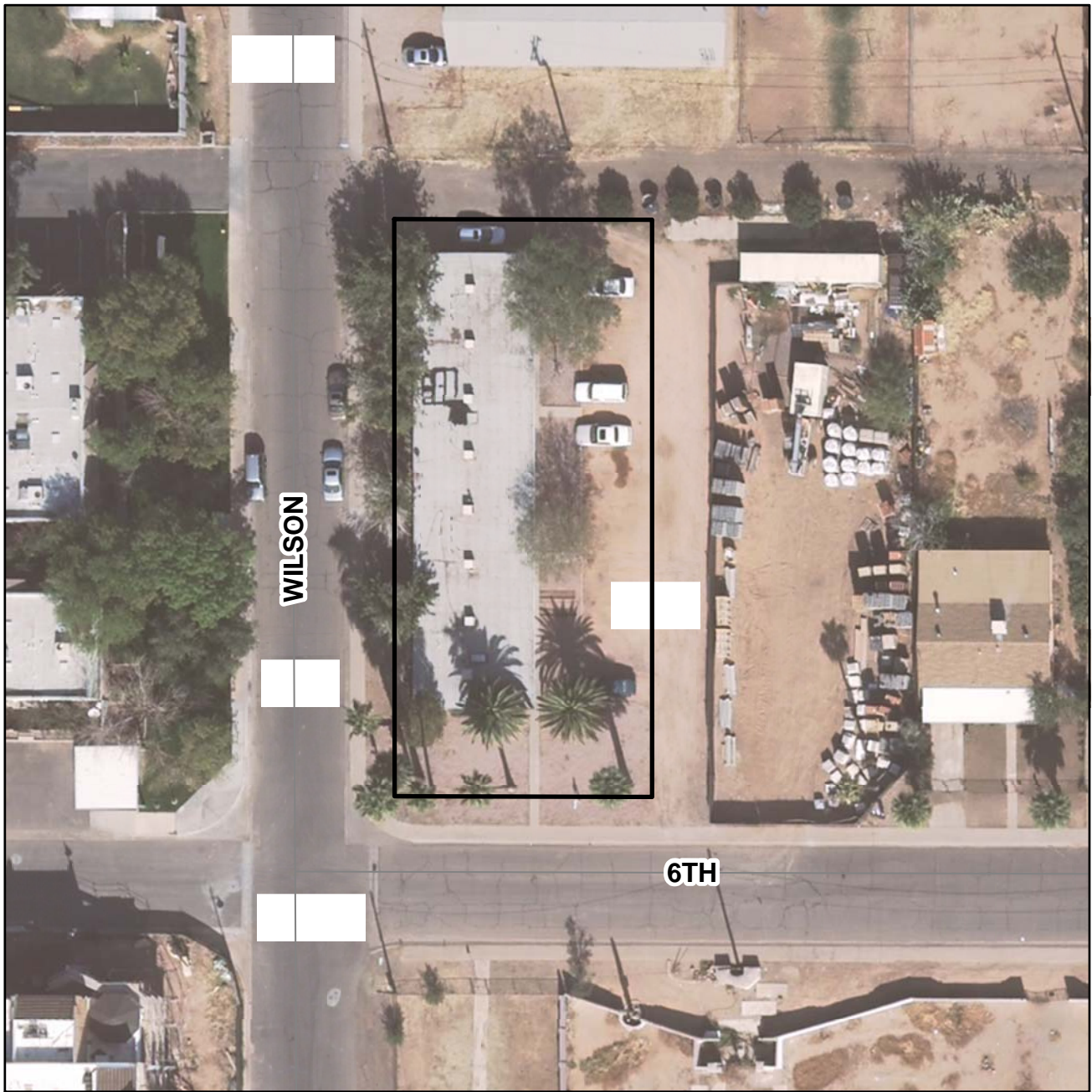
(Notary Stamp)

6TH AND WILSON

PL080154



Location Map



6TH & WILSON CUSTOM HOME LOTS (PL080154)



VINCENT | GOLDSTEIN
ARCHITECTS

1 East Camelback | Suite 430
Phoenix, AZ 85012
602.716.5611 | fx 602.716.5613
vgaarchitects.com

June 25, 2008

RE: Zoning Map Amendment
6th and Wilson Custom Home Lots— SPR08029
430 W 6th Street
Tempe, AZ 85281

Diana Kaminski
City of Tempe
Development Services Department
31 East Fifth Street
Tempe, AZ 85280-5002

Dear Ms. Kaminiski,

We are requesting the review of the attached submittal for Zoning Map Amendment:

Sunny Tempe Investments currently owns Lot 9 (proposed site), 10 and 11. Through the appropriate lot platting procedures we propose to take 20'-0" of Lot 10 and give it to Lot 9 to allow for a 70.0' (d) by 167.4' (l). Lot 9 will be split into four (4) lots of equal size. Each lot will be sold off individually for use as a single family residence with a proposed building area of 1,114 S.F with a backyard to allow for the future pool, play area, etc. The proposed residence would have a two car garage with the entrance and a den at the lower level. The Second Level consists of the Living Level with a Kitchen, Dining and Living Area with a balcony facing Wilson. The Third Level is the Sleeping Level with a Master Bedroom Suite, two (2) bedrooms, bath and Laundry Room. There will be a Roof Deck of approximately 350 S.F.. The Elevation will have a modern look with a combination of Stucco, Steel and engineered wood siding,

Zoning Map Amendment:

The proposed project is situated on a half acre lot and is currently zoned R-3. In changing the zoning to an R-1PAD it allows the owner to sub-divide the lot as indicated in the plans and establish the development standards required to market a unique "for-sale" single family product in the downtown area thus maximizing the potential of the site as allowed in accordance to the General Plan 2030 and the Zoning and Development code.

Sincerely,

Barry Goldstein, AIA
Principal



VINCENT | GOLDSTEIN
ARCHITECTS

1 East Camelback | Suite 430
Phoenix, AZ 85012
602.716.5611 | fx 602.716.5613
vgaarchitects.com

June 25, 2008

RE: 6th and Wilson Custom Home Lots– SPR08029
430 W 6th Street
Tempe, AZ 85281

Diana Kaminski
City of Tempe
Development Services Department
31 East Fifth Street
Tempe, AZ 85280-5002

Dear Ms. Kaminiski,

We are requesting the review of the attached submittal for a PAD Overlay District approval:

Sunny Tempe Investments currently owns Lot 9 (proposed site), 10 and 11. Through the appropriate lot platting procedures we propose to take 20'-0" of Lot 10 and give it to Lot 9 to allow for a 70.0' (d) by 167.4' (l). Lot 9 will be split into four (4) lots of equal size. Each lot will be sold off individually for use as a single family residence with a proposed building area of 1,114 S.F. with a backyard to allow for the future pool, play area, etc...

The proposed residence would have a two car garage with the entrance and a den at the lower level. The Second Level consists of the Living Level with a Kitchen, Dining and Living Area with a balcony facing Wilson. The Third Level is the Sleeping Level with a Master Bedroom Suite, two (2) bedrooms, bath and Laundry Room. There will be a Roof Deck of approximately 350 S.F.. The Elevation will have a modern look with a combination of Stucco, Steel and engineered wood siding,

PAD approval:

The proposed project is situated on a half acre lot and is currently zoned R-3. In changing the zoning and using the PAD guidelines it allows the owner to sub-divide the lot as indicated in the plans and establish the development standards required to market a unique "for-sale" single family product in the downtown area thus maximizing the potential of the site as allowed in accordance to the General Plan 2030 and the Zoning and Development code.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barry Goldstein', with a long horizontal line extending to the right.

Barry Goldstein, AIA Principal

6th & WILSON CUSTOM LOTS (PL080154)

NEIGHBORHOOD MEETING NOTES

Date: June 9th, 2008

Location: Westside Community Center, Tempe, AZ

People at the meeting: 14

Minutes by Fernando Salazar (VVG Architects)

The owner/developer explained the concept of the project to divide a lot into four. These 4 lots would be zoned for single residence within the boundaries established by the Zoning department.

Future buyers could build a house and change the architecture presented in the preliminary plans but only inside the envelope created by the zoning setbacks and the height restrictions.

One person complained about the noise of the train being close to the property.

Another person asked if future buyer has to build immediately or can "sit" on the lot as they want. The answer was positive. Future owner has same privileges and rights as any other single house lot owner.

Comments about how the neighborhood has been changing.

People asked about maintenance. The answer was that maintenance was the same as any other house owner.

Sidewalks. The developer will increase the width of the sidewalk to 6 feet just the front of the property.

Some people stated that the area looks like an "island". They are surprised that the City has not encouraged change.

Some questions about other areas developing around. The answer was not much. Most of other projects are on hold.

Developer stated that this area is getting a little eclectic. Also states that the opposite corner could have a very positive impact if developed, right now is an empty lot.

Around the neighborhood there is an empty pink house; neighbors encouraged each other to write to the City to do something about it.

There are other concerns about graffiti in the area.

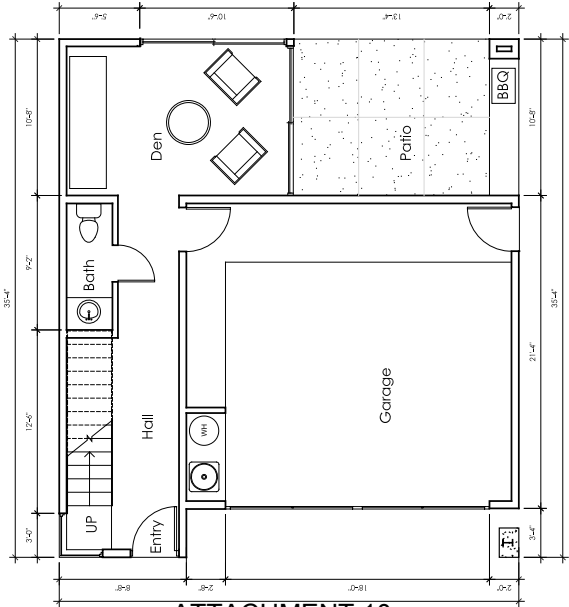
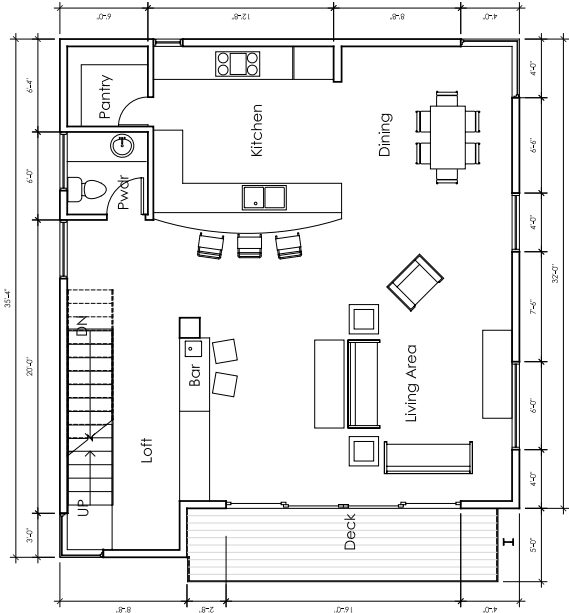
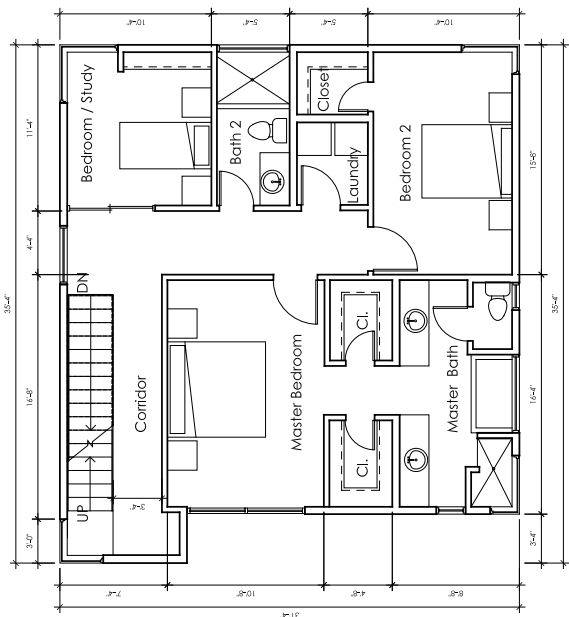
Finally some people asked if they can follow the process for this lot. The developer gave their phone number and address and to call him or the City.

PLANNED AREA DEVELOPMENT OVERLAY
FOR 6th & WILSON CUSTOM HOME LOTS

REC08029

PAD08009

DS080491



REC08029

PAD08009

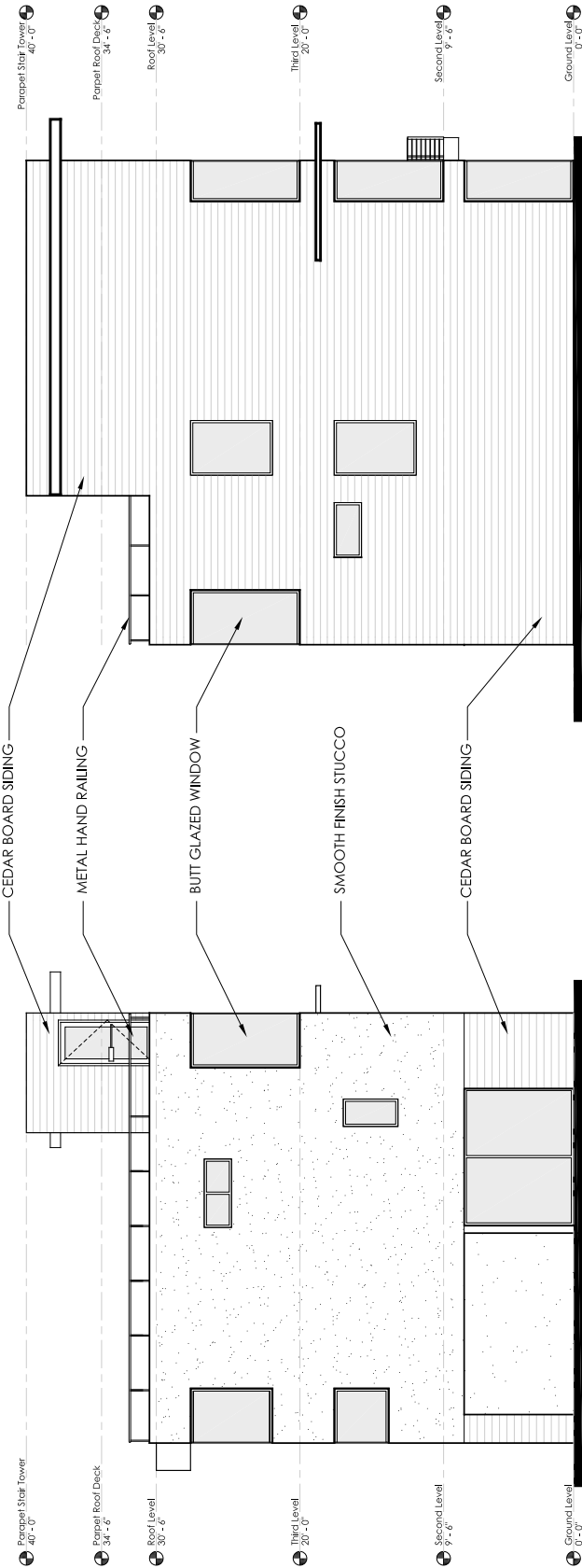
DS080491

PLANNED AREA DEVELOPMENT OVERLAY
FOR 6th & WILSON CUSTOM HOME LOTS

REC08029

PAD08009

DS080491



REC08029

PAD08009

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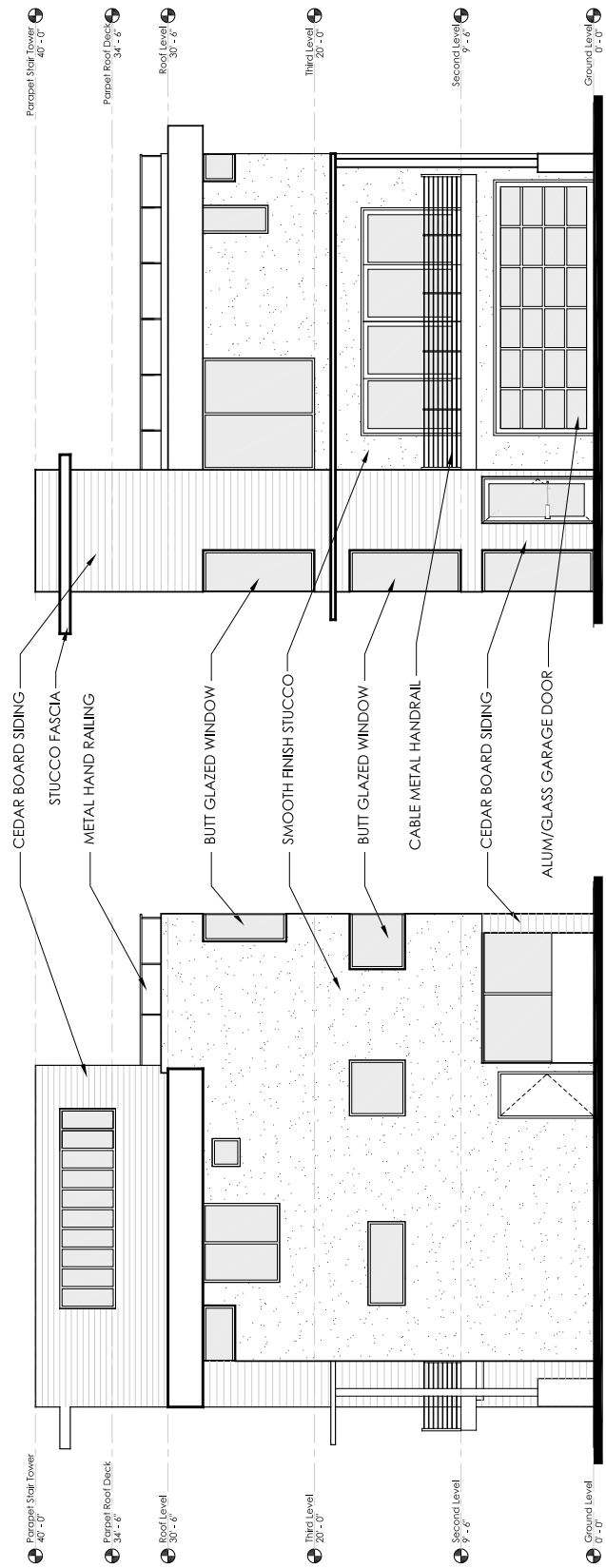


PLANNED AREA DEVELOPMENT OVERLAY
FOR 6th & WILSON CUSTOM HOME LOTS

REC08029

PAD08009

DS080491



South Elevation
SCALE 1/4"=1'-0"

West Elevation
SCALE 1/4"=1'-0"

DS080491

PAD08009

REC08029

OWNER/DEVELOPER:

SUNNY TEMPE INVESTMENTS

1750 E. BOYD AVE.

TEMPE, AZ 85281

TEL: (480) 968-4334

CONTACT: JOSEPH LEWIS

ARCHITECT:

VINCENT GOLUSTEN ARCHITECTS

1 EAST CAMELBACK ROAD, STE#430

PHOENIX, AZ 85016

TEL: (602) 716-5811

FAX: (602) 716-5813

CONTACT: BARRY GOLUSTEN

ENGINEER:

DEI PROFESSIONAL SERVICES

2225 N. 24TH STREET, SUITE 200

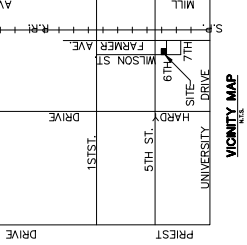
PHOENIX, AZ 85016

TEL: (480) 968-4334

FAX: (602) 944-8626

CONTACT: CRAIG BAKER

VICINITY MAP



RETENTION CALCULATIONS

RETENTION VOLUME REQUIRED

WHERE: $V_r = \text{VOLUME REQUIRED}$

$V_r = 0.072 \text{ CMA}$

SITE AREA = 507

$V_r = (C \times I) / 12 (0.065) (2.000)$

A = AREA IN SQUARE FEET

TOTAL RETENTION VOLUME REQUIRED

$V_r = 556 \text{ CF (EACH LOT)}$


TOTAL RETENTION VOLUME PROVIDED

$V_p = 584 \text{ CF (EACH LOT)}$

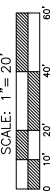
PRELIMINARY

NOT FOR CONSTRUCTION

OR RECORDING



SCALE: 1"=20'

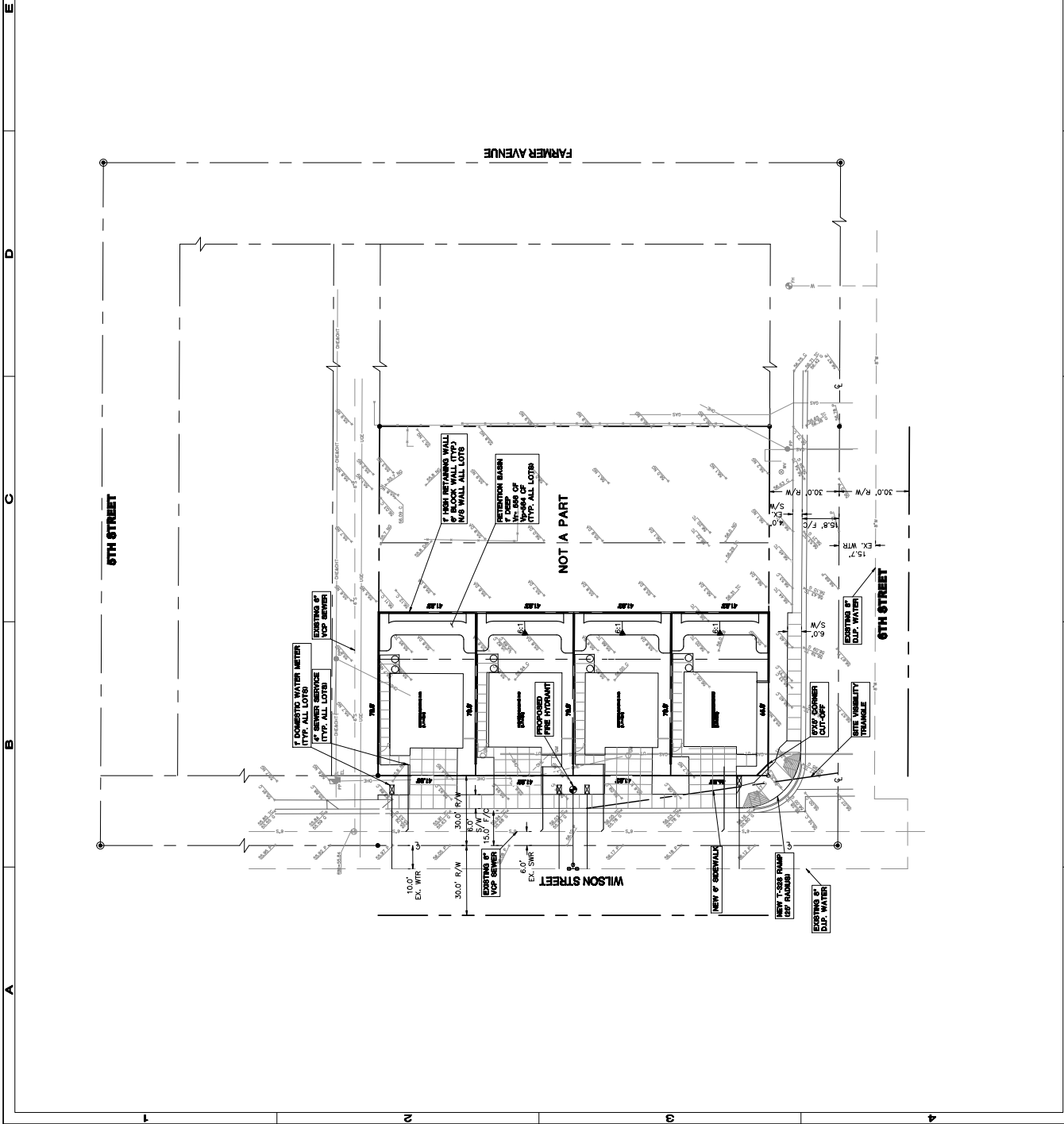


SEE US FOR THE LATEST SOFTWARE

OFFICE: 480-968-4334

1-800-874-8317

WWW.DEI-LLC.COM



PLANNED AREA DEVELOPMENT OVERLAY FOR 6th & WILSON CUSTOM HOME LOTS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

REC08029

PAD08009

DS080491



⑤ VIEW LOOKING NORTH



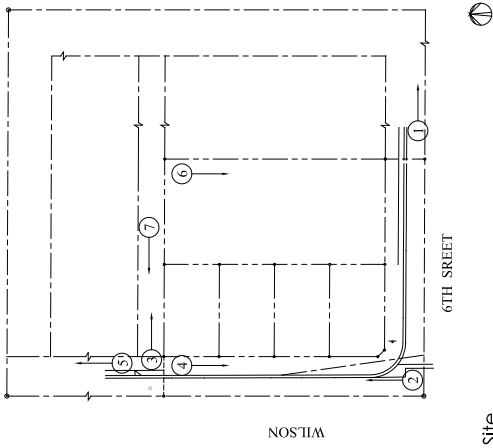
⑥ VIEW LOOKING SOUTH



⑦ VIEW LOOKING WEST



④ VIEW LOOKING SOUTH



① VIEW LOOKING EAST



② VIEW LOOKING NORTH



③ VIEW LOOKING EAST

REC08029

PAD08009

DS080491