



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-85-24-3
October 7, 2024

North Mountain Village Planning Committee Meeting Date: October 16, 2024

Planning Commission Hearing Date: November 7, 2024

Request From: [R-3](#) (Multifamily Residence District) (1.26 acres)

Request To: [R-3 Hillside DNS/WVR](#) (Multifamily Residence District, Hillside Density Waiver) (1.26 acres)

Proposal: Hillside Density Waiver for single-family residential

Location: Approximately 170 feet east of the northeast corner of 13th Avenue and Peoria Avenue

Owner: Empire J Properties, LLC

Applicant: Ty Utton, Rose Law Group, PC

Representative: Jon Gillespie, Rose Law Group, PC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 10 to 15 dwelling units per acre and Parks / Open Space-Publicly Owned	
<u>Street Map Classification</u>	Peoria Avenue	Collector	33-foot north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.</i></p> <p>As stipulated, the proposal will promote neighborhood identity by incorporating density limitations, landscape enhancements, and architectural design requirements. These will also promote the visual integrity and character of the hillside area.</p>			

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal for a single-family detached residential community allows for a housing product consistent with other single-family developments in the area. As stipulated, the project will incorporate enhanced landscaping, shaded detached sidewalks, and architectural design requirements to ensure seamless integration with the surrounding neighborhood.

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

The proposal, as stipulated, includes enhanced landscaping along Peoria Avenue. This will create a comfortable pedestrian environment along Peoria Avenue by reducing the urban heat island affect and making the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives

[Housing Phoenix Plan](#): Background Item No. 6.

[Conservation Measures for New Development](#): Background Item No. 7.

[Tree and Shade Master Plan](#): Background Item No. 8.

[Complete Streets Guidelines](#): Background Item No. 9.

[Zero Waste PHX](#): Background Item No. 10.

[Phoenix Climate Action Plan](#): Background Item No. 11.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-3
North	North Mountain Shaw Butte Mountain Preserve	R-3
West	Vacant	R-3
East	Multifamily and single-family residential	R-3
South (across Peoria Avenue)	Multifamily and single-family residential	R-3

R-3 Multifamily Residence District (Table A: Single-Family Detached Development, Planned Residential Development Option) Subject to Hillside Development Standards			
The site will be governed by the R-3 (Multifamily Residence District) and Section 710 (Hillside Development Standards). The below table includes both minimum requirements. The more restrictive standard shall apply.			
<u>Standards</u>	R-3 PRD Requirements	Hillside Requirements	Provisions on the Proposed Site Plan
Gross Acreage		-	Total: 1.26 acres Under 10%: 0.44 acres 10%-14.9%: 0.42 acres 15%-19.9%: 0.34 acres 20%-24.9%: 0.06 acres
Maximum Number of Units	8; up to 15 with bonus	Under 10% Slope: 3; 5 with bonus 10% - 14.9%: 1 15% - 19.9%: 0	4 units (Met with Density Waiver)
Maximum Density (units/gross acre)	6.5; 12 with bonus	Under 10% Slope: Same as R-3 10% - 14.9%: 1.80 15% - 19.9%: 1.10	3.17 (Met with Density Waiver)
Maximum Lot Coverage	50%, with an additional 10% for an ADU and/or attached shade structure	Maximum of 25% of the hillside portion of the lot.	10% (Met)
<i>Minimum Building Setbacks</i>			
Perimeter Streets	15 feet (in addition to landscape setback)	As required by zoning district	<i>Not Specified</i>
Perimeter Property Lines	<u>Rear</u> 1-story building: 15 feet 2-story building: 20 feet <u>Side</u> 1-story building: 10 feet 2-story building: 15 feet	As required by zoning district	<u>Rear</u> 20 feet (Not Met) <u>Side</u> <i>Not Specified</i>

Interior Property Lines	<u>Front</u> 10 feet <u>Side</u> None <u>Rear</u> None	<u>Front and Rear</u> As required by zoning district <u>Side</u> 10 feet	<u>Front</u> 10 feet (Met) <u>Side</u> <i>Not Specified</i>
<i>Minimum Landscape Setbacks</i>			
Perimeter (Adjacent to street)	15 feet average, 10 feet minimum	N/A	15 feet (Met)
Maximum Building Height	2 stories and 30 feet, 3-story buildings up to 30 feet are permitted with Design Advisor approval for enhanced architecture	2 stories and 30 feet, not to exceed 30 feet above the natural grade of the lot or parcel at any section through the structure.	2 stories and 26.5 feet (Met)
Common Areas	Minimum 5% of gross area	N/A	<i>Not Specified</i>
Minimum Parking Standards	8 spaces	N/A	8 spaces (Met)

Background/Issues/Analysis

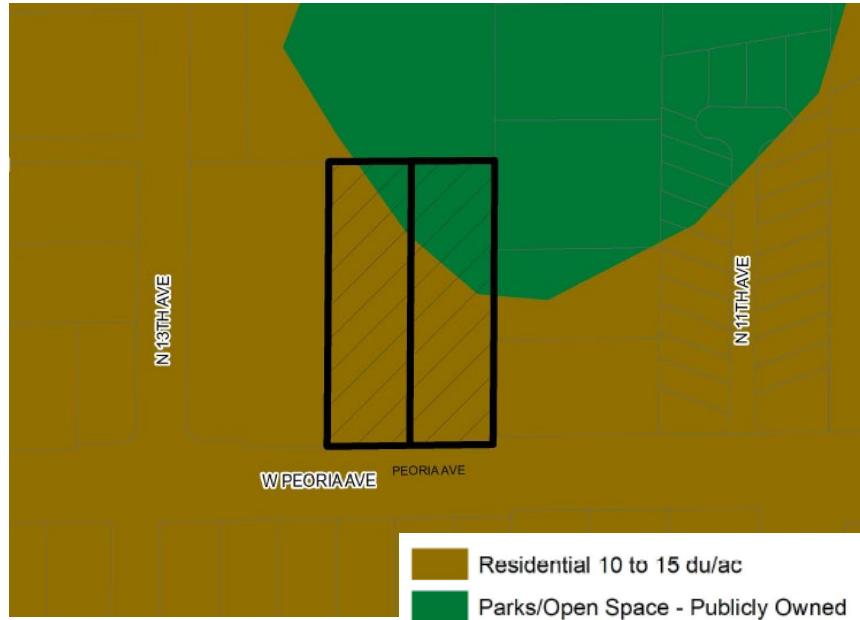
SUBJECT SITE

1. This request is to rezone 1.26 acres located approximately 170 feet east of the northeast corner of 13th Avenue and Peoria Avenue from R-3 (Multifamily Residence District) to R-3 Hillside DNS/WVR (Multifamily Residence District, Hillside Density Waiver) for a Hillside Density Waiver for a single-family residential subdivision. The subject site is currently vacant.

GENERAL PLAN

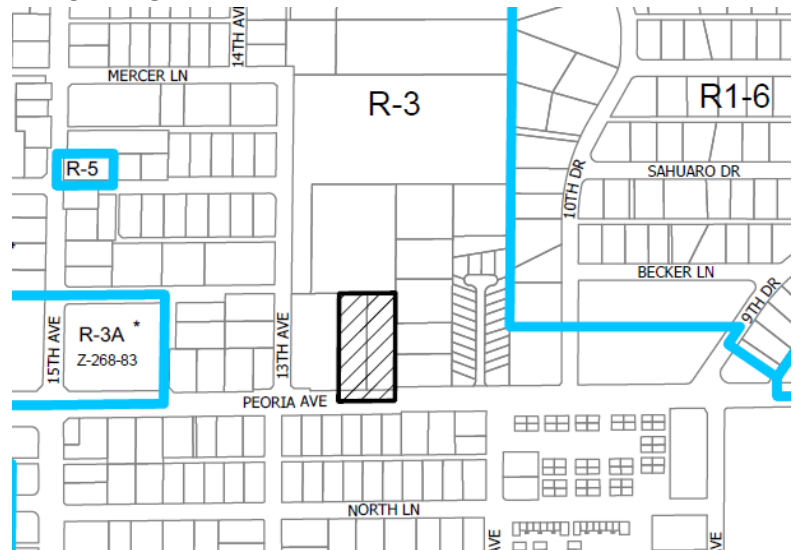
2. The subject site is designated as Residential 10 to 15 dwelling units per acre and Parks/Open Space – Publicly Owned. The areas to the north and east are designated Residential 10 to 15 dwelling units per acre and Park/Open Space – Publicly Owned. The areas to the south (across Peoria Avenue) and west are designated Residential 10 to 15 dwelling units per acre. The proposed R-3 Hillside DNS/WVR zoning district is consistent with the General Plan Land Use Map designation.

General Plan Land Use Map; Source: Planning and Development Department



SURROUNDING LAND USE AND ZONING

3. To the north and west is vacant land zoned R-3 and to the south (across Peoria Avenue) and east are multifamily and single-family homes zoned R-3.

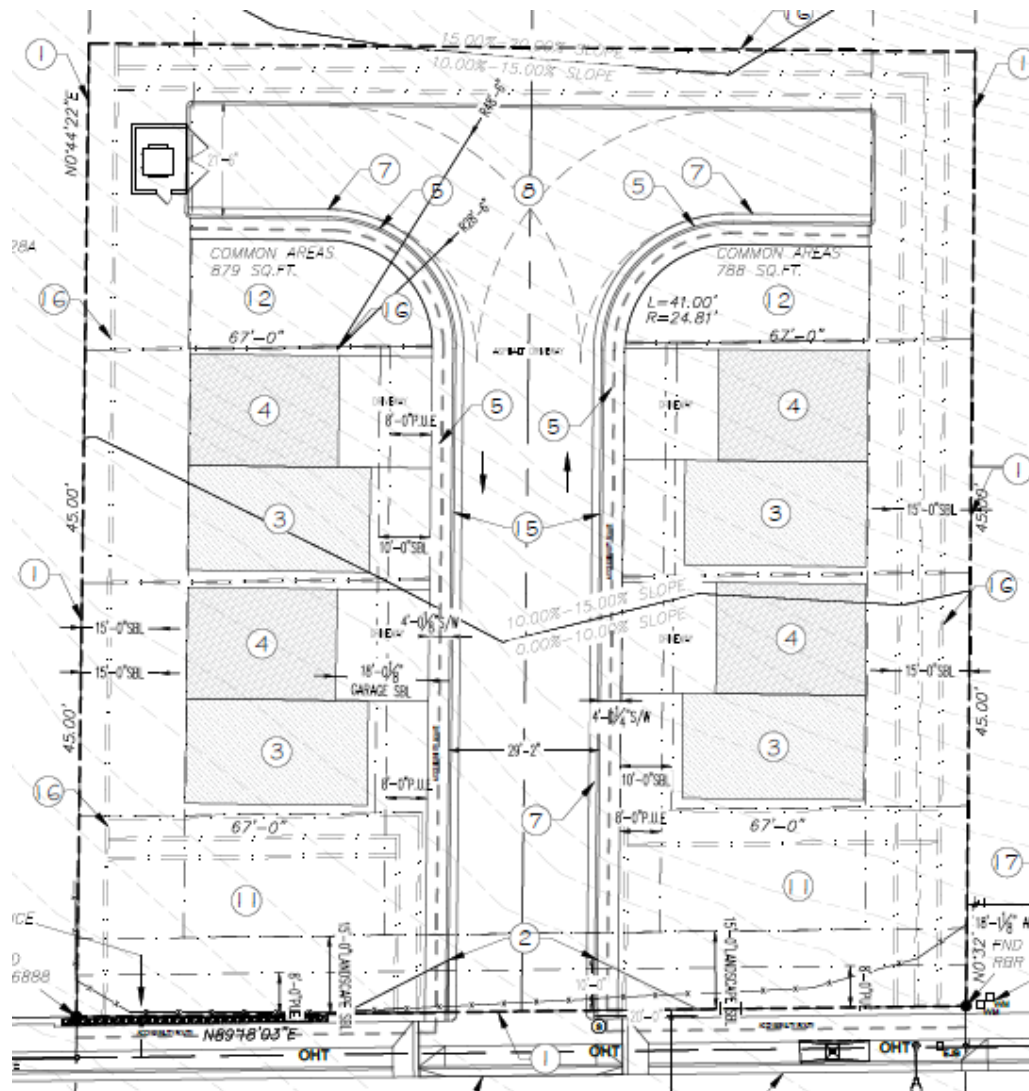


Location Map; Source: Planning and Development Department

PROPOSAL

4. Site Plan

The proposal is for a four-lot subdivision in a hillside area. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the proposed homes and their associated garages, the hillside contours, landscape area, pedestrian pathways, common areas, vehicular circulation, and trash enclosure. The site will have one point of ingress/egress on Peoria Avenue.

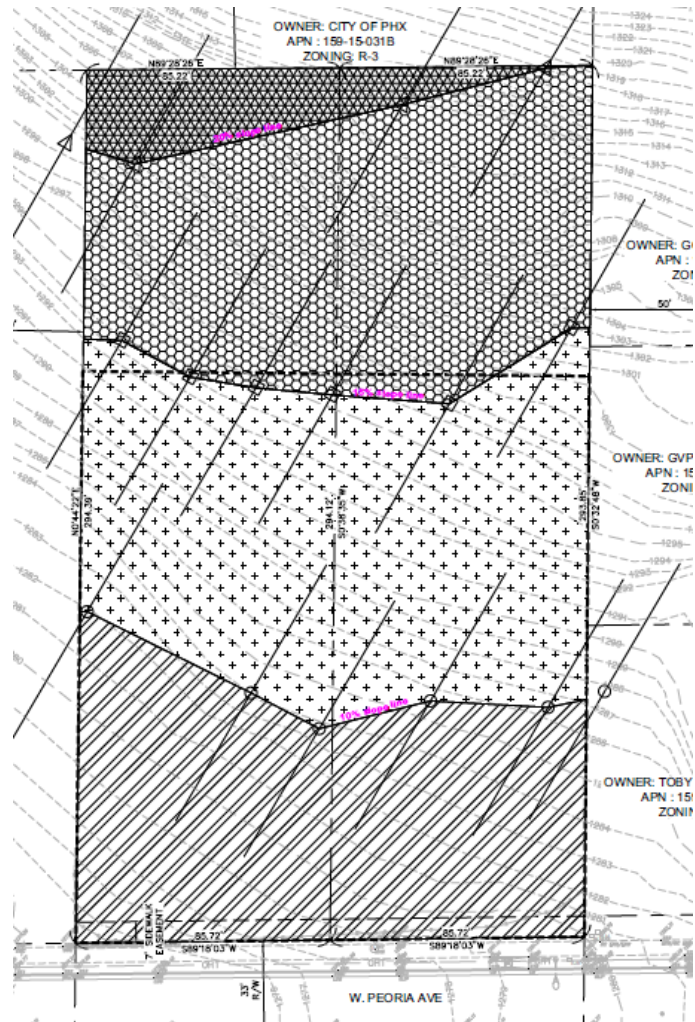


A Hillside Density Waiver will be required to permit the proposed number of units. Properties (or portions thereof) that have a slope of 10 percent or greater are subject to the Hillside Development standards outlined in Section 710 of the

Phoenix Zoning Ordinance. These regulations are intended to preserve the visual integrity and character of hillside areas, while allowing reasonable development which is both safe and functional.

The slope analysis classifies the site into slope categories and applies a density multiplier to determine the number of units permitted in each category. The intent is to encourage greater density in the lower slope categories by applying a higher density multiplier; conversely, a lower multiplier applies to areas with more severe slopes to discourage development. Per the Zoning Ordinance, residential units permitted in higher slopes are permitted to be shifted in lower slopes. However, residential units permitted in lower slopes, are not allowed to be shifted in higher slopes without a hillside density waiver.

The proposal includes constructing a portion of two units and the entirety of one unit within the 10 to 15 percent slope area. According to Section 710.C.1, the maximum allowable density in this slope area is 1.80 dwelling units per acre. To achieve the proposed density, the applicant is pursuing a Hillside Density Waiver.



Slope Analysis Plan; Source: Kimley-Horn and Associates, INC.

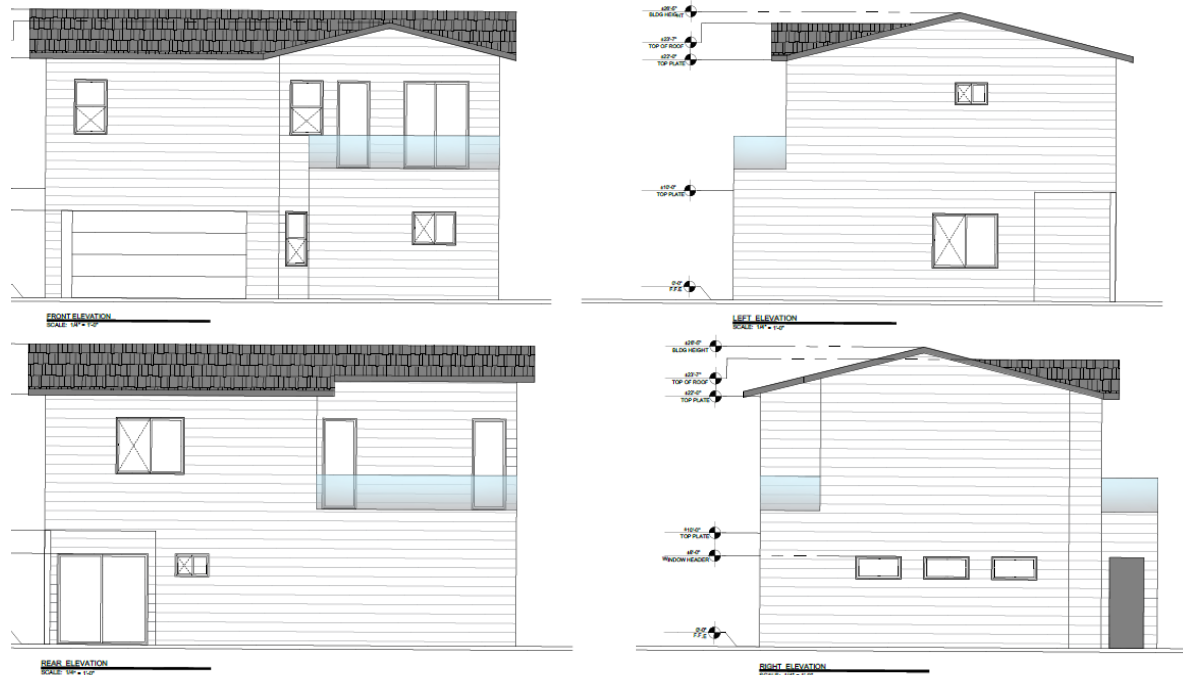
Staff recommends Stipulation No. 1 to limit the development to a maximum of four units to ensure the site develops as proposed. To promote enhanced walkability and shade, Stipulation No. 2 requires enhanced landscape setback planting standards, and Stipulation No. 3 requires a shaded detached sidewalk along Peoria Avenue. To preserve the visual integrity and character of the hillside area, Stipulation Nos. 4 and 6 require that no structures be built above the 15 percent

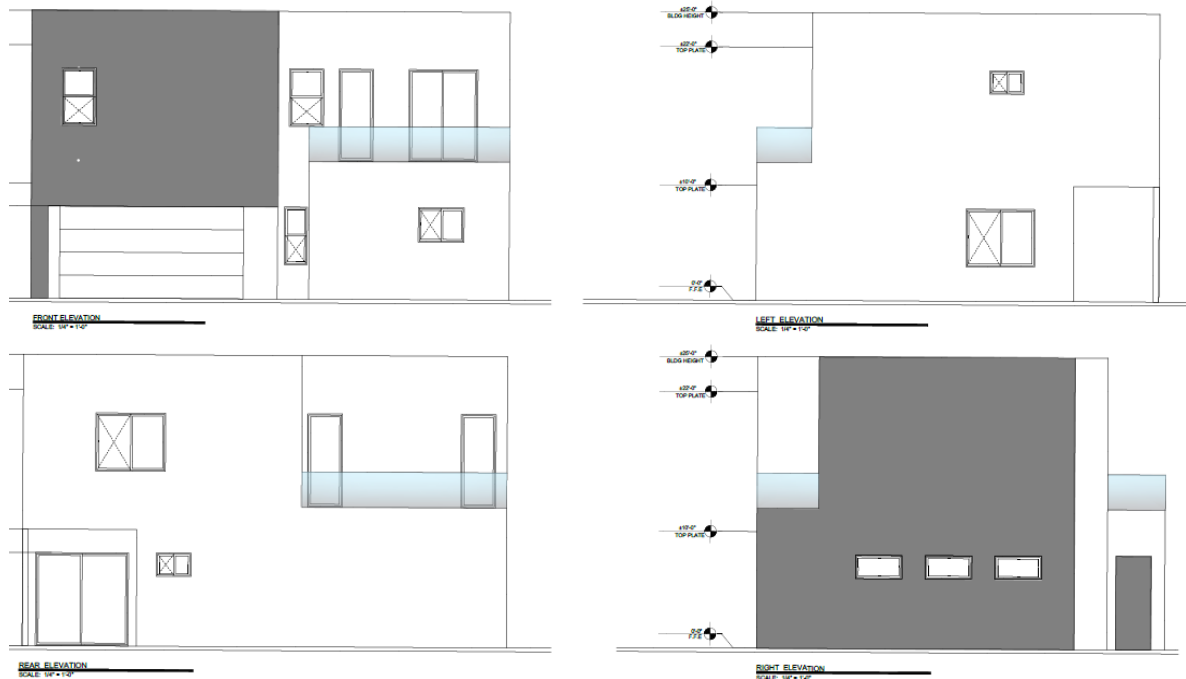
slope line, and that all disturbed areas not covered by structures or paving be revegetated with plant species from the Sonoran Desert Plant List found in the adjacent undisturbed areas.

5. Conceptual Building Elevations

The conceptual building elevations, included as an exhibit, illustrate the proposed single-family homes. The plans feature two distinct architectural styles, each with multiple windows, front and rear balconies, and a garage. Staff recommends Stipulation No. 5 to require the materials, colors, textures and finishes of all structures to match and blend with the surrounding undisturbed area.

Conceptual Building Elevations; Source: ProCa Design LLC.





STUDIES AND POLICIES

6. [Housing Phoenix Plan:](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with the vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing housing that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

7. [Conservation Measures for New Development](#)

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes

direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 7 through 11.

8. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontage should be detached from the curb to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The proposal, as stipulated, will create a comfortable streetscape environment with an enhanced landscape setback and a shaded detached sidewalk along Peoria Avenue. These are addressed in Stipulation Nos. 2 and 3.

9. [Complete Streets Guidelines](#)

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. The proposed development, as stipulated, will support walking, bicycling, and transit use by including a shaded detached sidewalk along Peoria Avenue. This is addressed in Stipulation No. 3.

10. [Zero Waste Phoenix PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

Recycling services are provided by the city for all single-family residential developments.

11. [Phoenix Climate Action Plan](#)

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This

goal is addressed in Stipulation No. 9, which requires a minimum of one GI technique for stormwater management to be implemented in this development.

COMMUNITY CORRESPONDENCE

12. As of the writing of this report no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department requested a detached sidewalk be provided along Peoria Avenue, which is addressed in Stipulation No. 3. Additionally, Stipulation No. 12 requires the dedication of Peoria Avenue and Stipulation No. 13 requires that the developer replace and construct all improvements in the right-of-way with all required elements and to ADA standards.
14. The Hillside review team within the Site Planning Division of the Planning and Development Department has requested that no structures be built above the 15 percent slope line; that the materials, colors, textures and finishes of all structures match and blend with the surrounding undisturbed area; and that all disturbed areas not covered by structures or paving be revegetated with plant species from the Sonoran Desert Plant List found in the adjacent undisturbed areas. Stipulation Nos. 4, 5, and 6 address these requirements.

OTHER

15. 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 is addressed in Stipulation 14.
16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 15.
17. Development and use of the site are 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 proposal is consistent with the General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre and with the surrounding land uses.
2. The proposal, as stipulated, will promote the visual integrity and character of the hillside area.
3. The proposal as stipulated, will incorporate landscaping and shading that will enhance the location, consistent with General Plan goals and principles.

Stipulations:

1. The development shall be limited to a maximum of four units.
2. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant trees, 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.
3. The sidewalk along Peoria Avenue shall be a minimum of 6 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings.
 - b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

4. No structure shall be built above the 15% slope line per the approved Slope Analysis, as approved by the Planning and Development Department.
5. The materials, colors, textures and finishes of all structures (including architectural elements, walls, fences and retaining walls) shall match and blend

with the adjacent surrounding undisturbed area, as approved by the Planning and Development Department.

6. All disturbed areas not covered by structures or paving must be revegetated with plant species from the Sonoran Desert Plant List that exists in the adjacent undisturbed area, as approved by the Planning and Development Department.
7. Only landscape materials listed the Approved Plant Species List for Sonoran Preserve Edge Treatment Guidelines (Section 507 TAB II of the Zoning Ordinance) shall be utilized within the landscape areas and improved common areas, as approved or modified by the Planning and Development Department.
8. Natural turf shall not be utilized on individual single-family lots (including the side and rear yards). This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
9. A minimum of one green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
10. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
11. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
12. A minimum 40 feet of right-of-way shall be dedicated and constructed for the north side of Peoria Avenue.
13. All streets within and adjacent to the development shall be constructed 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.
14. 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.

15. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Samuel Rogers

October 7, 2024

Team Leader

Racelle Escolar

Exhibits

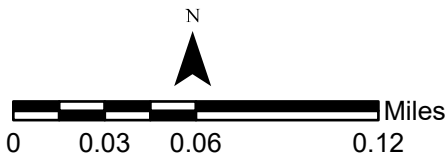
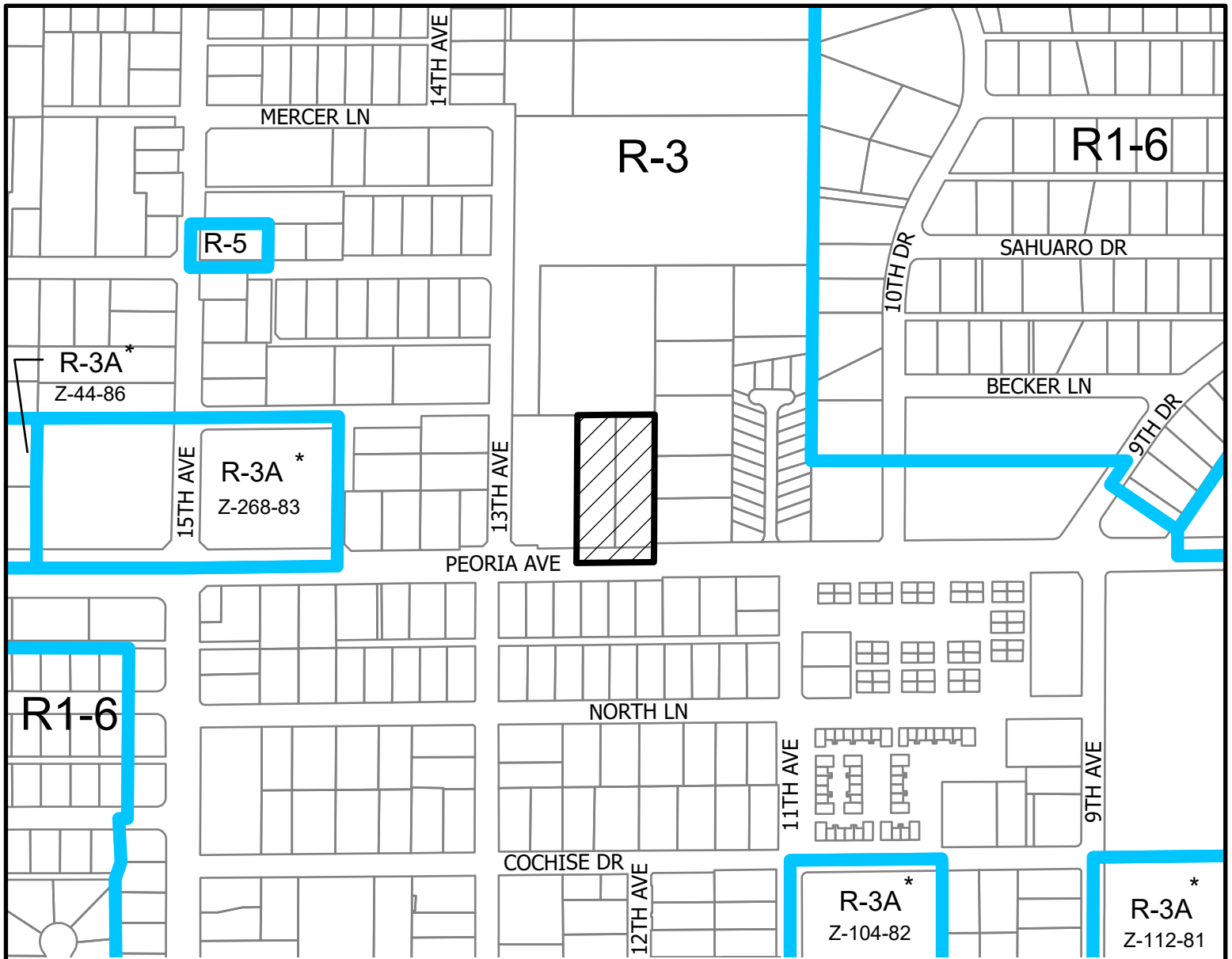
Zoning sketch map

Aerial sketch map

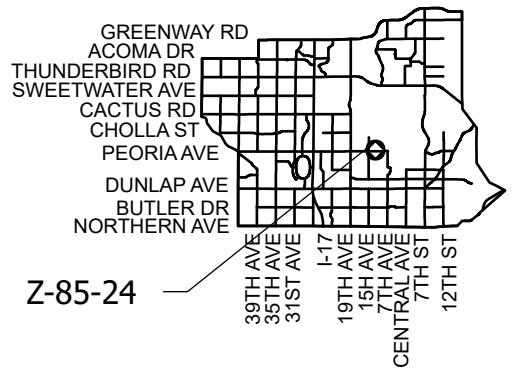
Conceptual Site Plan date stamped July 25, 2024

Conceptual Elevations date stamped July 25, 2024 (2 pages)

Slope Analysis Plan date stamped July 2, 2024 (2 pages)



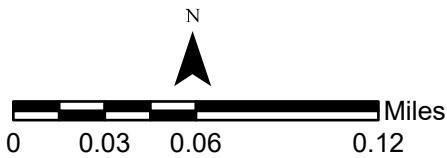
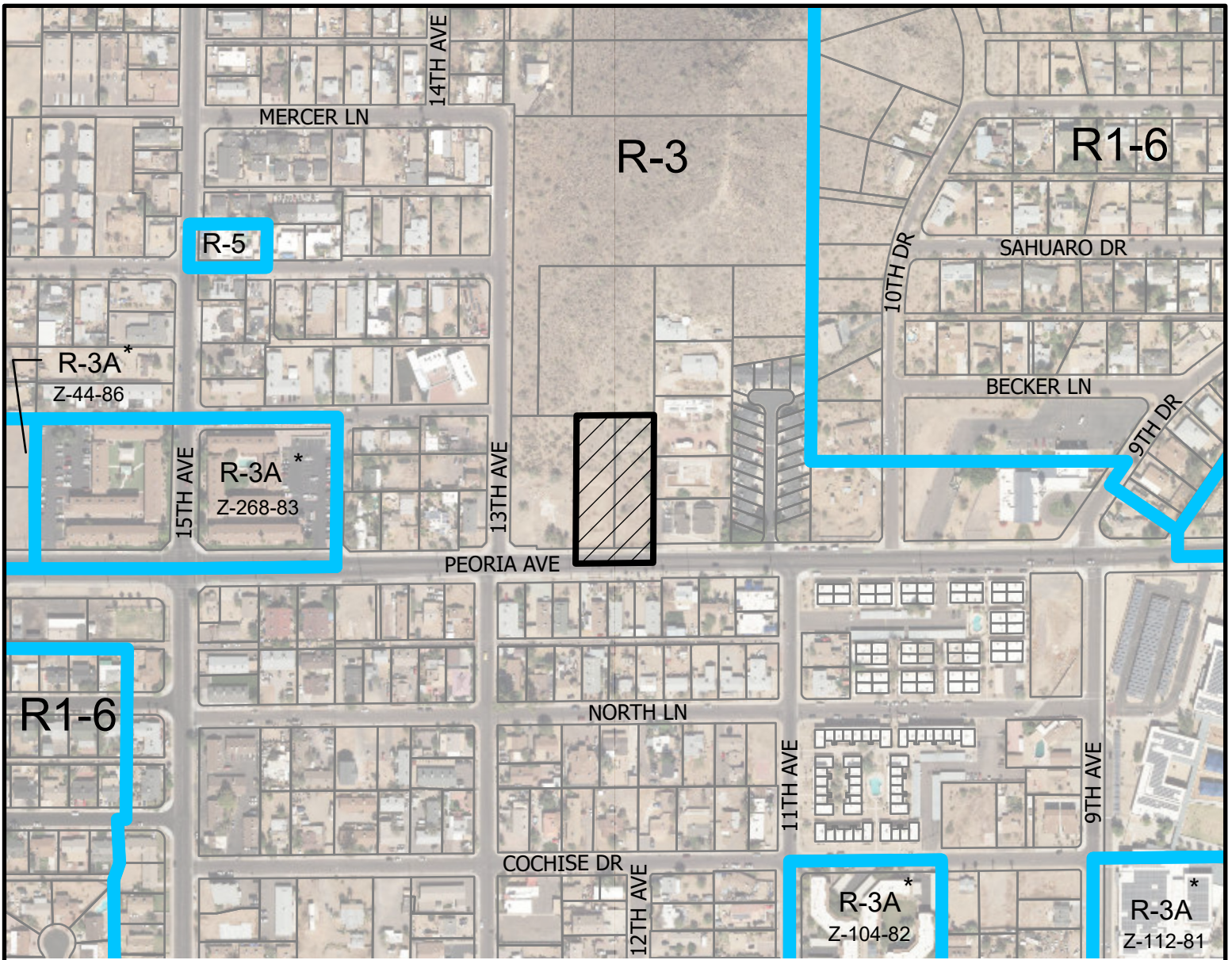
NORTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 3



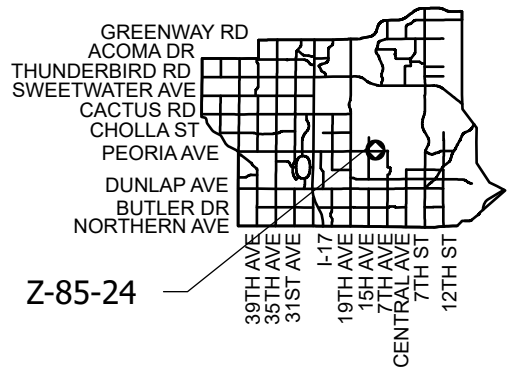
Z-85-24

APPLICANT'S NAME: Ty Utton		REQUESTED CHANGE:	
APPLICATION NO: Z-85-24		FROM: R-3 (1.26 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.26 Acres	DATE: 8/09/2024	TO: R-3 Hillside DNS/WVR (1.26 ac.)	
	REVISION DATES: 8/26/2024		
AERIAL PHOTO & QUARTER SEC. NO. QS 29-25	ZONING MAP K-7	* UNITS P.R.D OPTION	
MULTIPLES PERMITTED R-3	CONVENTIONAL OPTION 18	22	
R-3 Hillside DNS/WVR	18	22	

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



NORTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 3



APPLICANT'S NAME: Ty Utton		REQUESTED CHANGE:	
APPLICATION NO: Z-85-24		FROM: R-3 (1.26 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.26 Acres	DATE: 8/09/2024	TO: R-3 Hillside DNS/WVR (1.26 ac.)	
	REVISION DATES: 8/26/2024		
AERIAL PHOTO & QUARTER SEC. NO. QS 29-25	ZONING MAP K-7	* UNITS P.R.D OPTION	
MULTIPLES PERMITTED R-3	CONVENTIONAL OPTION 18	22	
R-3 Hillside DNS/WVR	18	22	

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

NOTES (NOT ALL USED)

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. 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 BY USES OUTSIDE OF THE SITE.
4. OWNER OF ADJACENT TO PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
5. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
6. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

KEYNOTES

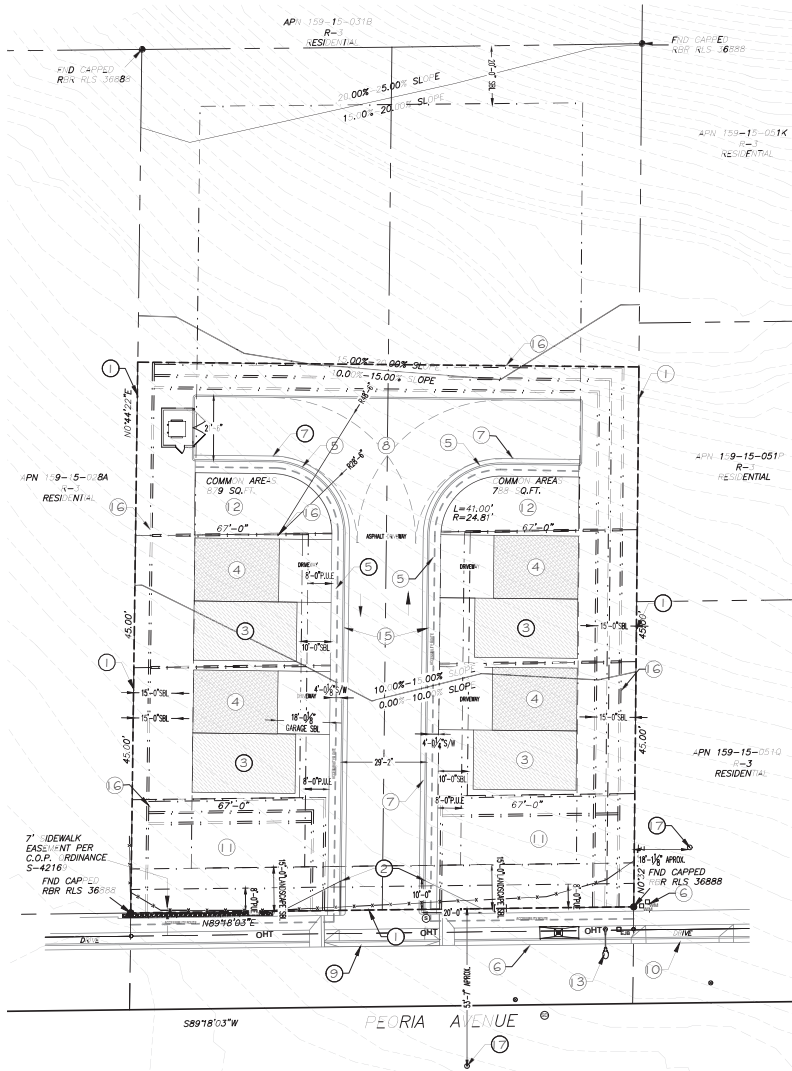
1. DEVELOPABLE AREA LINE
2. EXISTING 10' X 20' VISIBILITY TRIANGLE. MAXIMUM MATURE PLANT MATERIAL HEIGHT IN VISIBILITY TRIANGLE IS 24". NO OBJECT GREATER THAN 1' IN DIAMETER. BETWEEN 3' AND 10' ABOVE THE ELEVATION OF THE STREET. MAY BE WITHIN THE SIGHT VISIBILITY TRIANGLE OR ITS EXTENSION
3. PROPOSED BUILDING APPROX 1325 SF PRINT WITH MAXIMUM HEIGHT 2 STORIES OR 30'
4. PROPOSED GARAGE FOR NEW BUILDING 617 SF
5. PROPOSED CONCRETE SIDEWALK ABOVE PAVEMENT LEVEL
6. EXISTING WATER METER
7. NEW CURB
8. ASPHALTIC CONCRETE - TWO (2) INCHES OF ASPHALTIC CONCRETE OVER FOUR (4) INCHES OF AGGREGATE BASE COURSE (ABC). IF THE AGGREGATE MATERIALS ARE NOT UNIFORMLY BLENDED TOGETHER WATER SHALL BE ADDED AND THE MATERIALS BLENDED AND ROLLED TO A UNIFORM LAYER OF THE REQUIRED THICKNESS. THE MATERIAL SHALL THEN BE COMPACTED TO A RELATIVE DENSITY OF NINETY (90) PER CENT AND THE ASPHALT APPLIED AS PER MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) SPECIFICATIONS SECTION 321.
9. PROPOSED DRIVE ENTRANCE
10. EXISTING CONCRETE DRIVEWAY
11. PROPOSED POSSIBLE LANDSCAPE AREA
12. PROPOSED COMMON AREAS
13. EXISTING OUTDOOR POLE LIGHTS
14. ADA ACCESSIBLE RAMP 1:12 SLOPE
15. PROPOSED 6" WIDE NEW CURB
16. PROPOSED RETAINING WALLS
17. EXISTING FIRE HYDRANTS

APPROVALS

CITY OF PHOENIX

JUL 25 2024

Planning & Development
Department



SITE PLAN

SCALE: 1" = 20'-0"



PROJECT DESCRIPTION

NEW FOUR (4) LOT SUBDIVISION CREATED FROM TWO EXISTING PARCELS SUBJECT TO HILLSIDE

OWNER

NAME: EMPIRE J PROPERTIES LLC
ADDRESS: 3219 E CAMELBACK RD #801 PHOENIX, AZ 85018
PHONE: 480-203-5510
EMAIL: COLUMBUSCAPITAL@GMAIL.COM

PROJECT INFORMATION

PROJECT ADDRESS: 1224-1226 W PEORIA AVE PHOENIX 85029
ZONING: R-3
JURISDICTION: PHOENIX
SECTION T.R.: 19 3N 3E
LOT: N/A
PARCEL #: 159-15-0328 & 159-15-032C
CONSTRUCTION YEAR: N/A

SITE PLAN NOTE

NOTE: SITE PLAN DIMENSIONS ARE OBTAINED FROM COUNTY ASSESSOR'S WEBSITE AND ARE TO BE USED AS A POINT OF REFERENCE ONLY. FOR EXACT DIMENSIONS, PLEASE CONTACT A REGISTERED SURVEYOR. PROCADESIGN SHOULD NOT BE HELD LIABLE IF THE DIMENSIONS FOUND ON COUNTY ASSESSOR'S WEBSITE ARE INACCURATE, IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO GET A SURVEY OF THE PROPERTY.

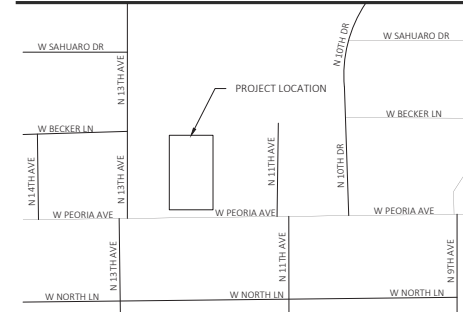
LEGEND (NOT ALL USED)

	CONCRETE AREA.		WATER METER
	PROPERTY LINE.		EXISTING SIDEWALK
	SET BACK LINE.		RIGHT OF WAY
	CENTRAL LINE		PUBLIC UTILITY EASEMENT
	OVERHANG		BUILDING SETBACK LINE
	WATER LINE		FINISH FLOOR ELEVATION
	SEWER LINE		COP BRASS CAP
	GAS LINE		PROPERTY CORNER
	FIBER CABLE		ASSESSOR PARCEL NUMBER
	OVERHANG ELECTRIC		MARICOPA COUNTY RECORDS
	UNDERGROUND ELECTRIC		CITY OF PHOENIX
	BLOCK WALL		BACK OF SIDEWALK
	GAS VALVE		BACK OF CURB
	SANITARY SEWER MANHOLE		LIP OF GUTTER

TOTAL AREAS

DEVELOPABLE AREA	31819	SQ. FT.
DWELLING UNIT FOOT PRINT (LIVABLE+ NOT LIVABLE)	1325	SQ. FT.
COMMON AREA	1667	SQ. FT.
COMMON AREA COVERAGE	3.31	%
MIN COMMON AREA COVERAGE	5	%
LOT SIZE	50,295	SQ. FT.
LOT COVERAGE	10	%
MAX LOT COVERAGE	45.00	%
GROSS AREA	55967.00	SQ. FT.
	1.28	ACRES
NET AREA	50265.00	SQ. FT.
	1.15	ACRES

KEY NOTES



DATE	REVISIONS

EMPIRE RESIDENTIAL
1224-1226 W PEORIA AVE
PHOENIX AZ 85029

DRAWN BY:
ANNA MIRAMONTES
CONTACT #
www.procadeesign.net
(602) 606-2885
angelica@procadeesign.com
DATE:
08/07/2023
SCALE:
PER PLAN
SHEET:

A0

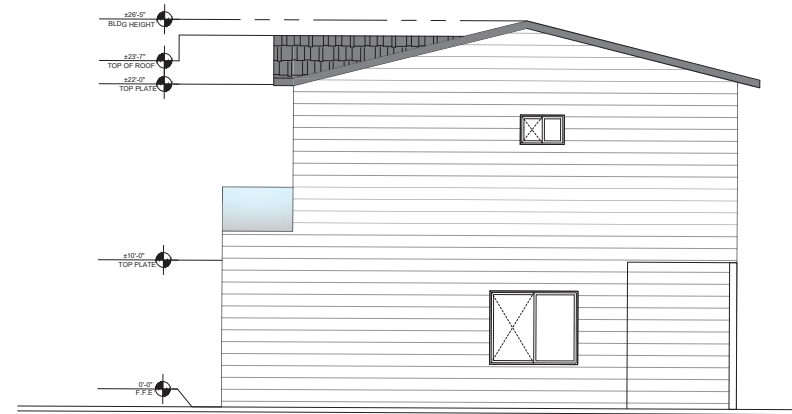
CITY OF PHOENIX

JUL 25 2024

Planning & Development
Department



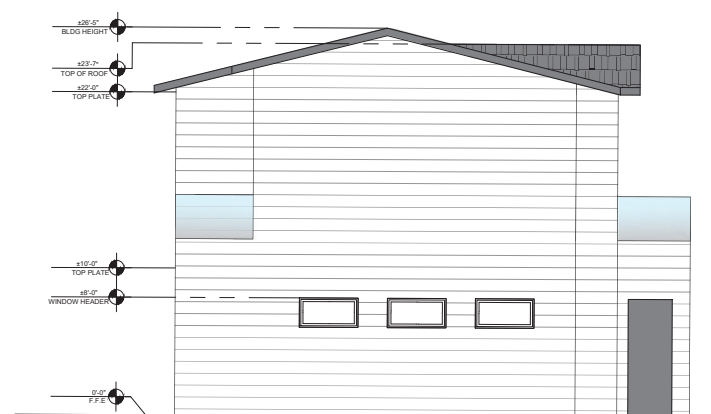
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

#	REVISIONS	DATE

EMPIRE RESIDENTIAL
1224-1226 W PEORIA AVE
PHOENIX AZ 85029

DRAWN BY:
Anna Miramontes
CONTACT #
www.procaesign.net
(602) 606-2885
angelica@procaesign.com
DATE:
08/07/2023
SCALE:
PER PLAN
SHEET:

