

**STATE LAND PARCEL
SWC OF 40TH STREET AND MCDOWELL ROAD**

85 ACRE PROPERTY LOCATED NEAR THE
SWC OF 40TH STREET AND MCDOWELL ROAD
PHOENIX, ARIZONA

SITE EVALUATION REPORT

FEBRUARY 1, 2007

V3 PROJECT No.: A06117

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1.0 INTRODUCTION

This Site Evaluation Report ('Report') presents the results of a property investigation performed by V3 Companies of Arizona, Ltd. ('V3') for Centex Homes ('Client'). The evaluation was performed by V3 for approximately 85 acres situated north of the 202 freeway and west of 40th Street ('Site'). The Site lies entirely within the jurisdiction of City of Phoenix, Maricopa County, Arizona and can be seen on the Site Vicinity Map (**FIGURE 1**) included in this report.

This Report is a due diligence review document as authorized by Centex Homes under a Contract with V3, dated October 13, 2006 and signed by Angela Hood of Centex Homes. The preparation of the Report was based on the designated tasks outlined in the Scope of Services of the Contract.

1.1 PURPOSE

The purpose of this Report is to provide Centex Homes with an information base regarding the current conditions at the Site to determine the feasibility of the potential development of the Site.

The authorized Scope of Work for this Report includes an evaluation of the Site with an assemblage and review of available utility mapping, zoning requirements and land use plans, and available topographic and drainage data for the Site. The evaluation also includes the assemblage and review of known fees, agreements and processing requirements for the City, and any potential development constraints associated with the Site. V3 completed a Site tour of the property and created a digital picture archive for the Site. V3 will meet with Centex Homes and Arizona State Land Department if desired to examine and review the findings outlined in the Report.

1.2 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

V3 performed this review in accordance with generally accepted practices of engineering and consulting firms undertaking similar studies in the same geographical area. V3's findings must be considered not as scientific certainties, but rather as our professional opinion concerning the significance of the data gathered during the preparation of the Report. No other warranty, expressed or implied, is made. Based on the Scope of Work outlined in our Contract, V3 does not and cannot represent that the Site does not contain any hazardous substances, contaminants, pollutants, petroleum hydrocarbons, or any other latent conditions that may affect the development of the Site. This Report is also subject to the following specific limitations:

- The observations described in the Report were made under the conditions as stated herein. The Report was based solely upon the Scope of Work described herein, and not on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by Centex Homes. The work described in the Report was carried out in accordance with the Contract between V3 and Centex Homes.
- In preparing the Report, V3 may have relied on certain information provided by federal, state, and local officials and/or other parties referenced herein. The Report is also based on information contained in the files of federal, state, county and/or local agencies and other

sources made available to V3 at the time of this project evaluation. Although some degree of overlap in the information may have been provided by these various sources, V3 did not attempt to independently verify the accuracy or completeness of all information reviewed or received during this project evaluation.

- No warranty is made regarding the accuracy of any publicly documented information or the opinions of officials consulted for this project evaluation.
- A good faith effort has been made to consult pertinent sources of data.
- If Centex Homes obtains information regarding engineering, land planning or surveying issues for the Site not contained in this Report, such information shall be brought to V3's attention forthwith. V3 will evaluate such information and may modify the conclusions and/or recommendations stated in this Report based on said information.
- Land development issues not contained within V3 Consultant's scope of services for this report include a traffic report, building code review, fire code review, landscaping code review and health department code review.

1.3 LIMITING CONDITIONS AND METHODOLOGY USED

The on-site reconnaissance covered the entire Site. V3 had complete access to the Site. V3 personnel experienced no physical constraints that would have limited the review of the Site or the completion of the Report. The overall property was visually and physically observed during the Site Tour.



FIGURE 1

**SITE VICINITY MAP
40TH STREET AND MCDOWELL**



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2.0 SITE INFORMATION

Information for this section of the Report was obtained through research of the Site from Arizona State Land and City of Phoenix records, and discussions with City and State employees. Additional information was obtained from physical tour of the Site conducted in November 2006 through January 2007 by V3 personnel and other consultants.

2.1 SITE LOCATION AND ACREAGE

The Site is located in a portion of the northeast quarter of Section 1, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

The Site is physically located with frontage on McDowell Road between 40th Street and 38th Street, on 40th Street between McDowell Road and the 202 freeway, and on 38th Street south of Moreland Street. The southern boundary is formed by the 202 freeway. The Site contains approximately 85 acres. For reference purposes within this Report, the Site is shown to be on one (1) tax parcel on Maricopa County Assessor Map included as **FIGURE 2**. This tax parcel has been numbered the same as reflected in the title report and on the Pinal County Assessor's Maps.

2.2 CURRENT OWNERSHIP AND EXISTING CONDITIONS

This parcel is currently owned by Arizona State Trust. The Site is currently vacant and undeveloped. There are areas of illegal dumping of soil, concrete, yard waste and assorted garbage. There are some areas of the Site that have been enclosed by chain link fencing. There are also a few areas where transients have constructed shelters out of discarded materials found on the Site. There is an existing regional storm water detention basin in the southwest corner of the Site. The basin is connected to the ADOT storm water channel to the south through a spillway.

Property	Existing Use	Existing Zoning	Phoenix General Plan	Other
Subject Property	Vacant/Undeveloped	R-3A, R-2, PSC, C-O, R-4A, R1-6	15+ du/ac, C-2, MU, Parks/Open Space	
North	Single-family, Multi-family	R-5, C-2, R-3A	15+ du/ac	
East	Multi-family	R-4, C-2	15+ du/ac, C-2 MU	
South	202 freeway	CP/BP, CP/GCP	202 freeway	
West	Single-Family, multi-family (11 du/ac)	R-3, R1-6	15+ du/ac	

The Site is the former Site of the Arizona State Hospital Farm. As such, it has an unused well and several abandoned irrigation and drainage ditches located on the Site.

2.3 EXISTING SURVEY

An ALTA Survey is underway for the Site by V3 Companies. A copy of the ALTA Survey will be forwarded upon completion.

2.4 DESCRIPTION OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS ON THE SITE

There are no permanent buildings or structures on the Site although there are some concrete pads and foundations from structures that have since been demolished and removed from the Site. The adjacent streets are fully constructed, but there are no paved roads on the Site. The Site contains many piles of dirt, broken concrete and debris from illegal dumping. It should be noted that a Phase I Environmental Assessment analysis for the Site was performed in 2002 by Geotechnical and Environmental Consultants, Inc. This analysis has identified several potential contamination sources to the Site from previous developments and land uses, however the extent of the contamination, if any, was not fully evaluated. This Environmental Assessment is currently has been revised for the Site, and the results of the evaluation have been provided (Section 7.3.2).

PARCEL I.D. = 121-01-0001-B



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ASSESSORS MAP 40TH STREET AND MCDOWELL

FIGURE
2

3.0 GENERAL PLAN: AREA PLAN AND ZONING

The following sections of the Report cover the current General Plan or Zoning designations for the Site, regulations, requirements, stipulations and/or restrictions that may affect future development of the Site. The applicable copies of the City of Phoenix Ordinances and Requirements that may affect the current development of the Site are available at Phoenix City Hall, the city's website, or from V3.

3.1 CURRENT JURISDICTION

The Site is located entirely within the jurisdiction of the City of Phoenix, Maricopa County, Arizona.

3.2 GENERAL PLAN

The Site is currently designated with three uses including Commercial, Mixed Use, and Parks/Open Space. The Mixed Use designation shows the central area of the Site striped with Commercial and 15+ du/acre Higher-density attached townhouses, condos, or apartments. Those uses are acceptable on that portion of the Site and should be designed to integrate with each other. A map and excerpts from the City of Phoenix General Plan Land Use Map is included in this report in **APPENDIX A**.

3.3 ZONING

The Site is currently zoned for many uses including R1-6 (Single-family), R-4A (Multi-family), C-O (Commercial Office), R-3A (Multi-family), R-2 (Multi-family), and PSC (Planned Shopping Center). These zoning designations were created in two zoning amendments, the first in 1985 and the second in 1987. These zoning designations were created as a result of an updated Site and Area Analysis completed for the Site by Peter A. Lendrum Associates in the mid 1980's. The northwest portion of the property has been developed with multi-family projects. The Site was being considered in 2000 to be the location of the new Cardinal's stadium. The stadium has since been constructed in Glendale.

The Site was rezoned in 1988 under case Z-341-85. The stipulations from the case are:

Stipulations from zoning case Z-341-85-8 approved June 5, 2002 are:

1. That all development be subject to development coordination office Site plan review and approval in accord with Section 511 of the zoning ordinance.
2. That a minimum 25 ft. landscaped setback be provided along McDowell Road and 40th Street. Such landscaping is to include 24-inch box size, drought-resistant shade trees placed 20 ft. on center or in equivalent groupings.
3. That additional right-of-way be dedicated as may be required by development coordination office review.
4. That any parking areas along 36th Street be screened with combination of wall and/or berms as approved by the development coordination office.

5. That approval of the rezoning for Parcels 12 and 13 be conditioned upon commencement of construction on either parcel within 24 months of disposition of Parcels 12 and 13 by the Arizona State Land Department.
6. That buildings within Parcels 2, 3, and 7 not exceed two stories within fifty (50) feet of McDowell Road and/or 40th Street.
7. That the main entrance to the commerce park district access be located at the quarter-mile point aligned with Fillmore to allow continuous traffic progression along 40th Street. That this access be shared with the parcel to the south.
8. That a park improvement district be formed, as approved by the Parks, Recreation, and Library Department, in order to provide the funds necessary to development of the park Site.

On June 5, 2002 the Phoenix City Council approved Zoning Case 341-85-8 which added a ninth stipulation reading:

9. That the density within the R-3A portion of the property west of 38th Street (extended) shall be transferred with the R-3A zoning to the projects west of 38th Street (extended). Total number of units for the R-3A properties shall not exceed 586.

This stipulation was added to benefit a proposed multi-family Site west of the 38th Street alignment. The project has since been constructed.

A Zoning Verification Letter from the City of Phoenix is included in this report and can be found in **APPENDIX B**.

4.0 UTILITIES

Information regarding the utilities for this Site was determined from quarter section maps that were obtained from the City of Phoenix, and from as-built drawings for developments surrounding the Site.

4.1 SEWER

The Site is located in an area with sewer service by the City of Phoenix. Based on the quarter section maps for the area, it was determined that there are no major sewer trunk lines located in the arterial roadways surrounding the Site. There are some existing 15-inch and 36-inch VCP sewer lines that are located on Site just west of the 38th Street alignment. These sewer lines collect wastewater generated by the developments on the southeast corner of 36th Street and McDowell Road, which borders the northwest corner of the Site. These sewer lines direct wastewater flows to the south underneath the Red Mountain Freeway (SR 202). The quarter section maps for the sewer lines can be found in **APPENDIX C**.

4.2 WATER

The Site is located in the City of Phoenix water service area. The quarter section maps for the area indicate that there is an existing 48-inch RCP and 8-inch ACP water line running east to west in McDowell Road. Additional piping includes 12-inch DIP pipe underneath the 38th Street Alignment that stubs into the Site and carries water into the existing subdivision at the southeast corner of 38th Street and McDowell Road. **APPENDIX C** contains the quarter section map for the existing water lines in this area.

4.3 DRY UTILITIES

Dry utility services are available in the immediate area. The sizing of the distribution system for these utilities is fairly standard. Once a Development Plan has been finalized for the Site, the individual utility companies will review Site drawings and make any needed suggestions or changes.

4.3.1 ELECTRICITY

The Site is located in the service area of Salt River Project (SRP). There is existing electric service for the area from electric lines located along all adjacent streets.

4.3.2 TELEPHONE

The Site is located in the service area of Qwest Communications. There is existing service adjacent to the Site at 38th Street south of McDowell Road and at the southwest corner of 40th Street and McDowell Road.

4.3.3 GAS

The Site is located in an area served by Southwest Gas. There is an existing 2-inch gas line entering the property at 38th Street south of McDowell Road that serves the existing multi-family development. There is also an existing 2-inch gas line in a portion of 36th Street that serves the multi-family development east of 36th Street.

4.3.4 CABLE

The Site is within the area served by Cox Communications. There is an existing cable line adjacent to the Site along the south side of McDowell Road.

5.0 WATER RIGHTS AND IRRIGATION

5.1 WATER RIGHTS

The verification of Water Rights for this Site was not undertaken as a part of this Site Evaluation.

5.1.1 REGISTERED WELLS

From the Site reconnaissance and geotechnical and environmental reports described in section 7.0 with this report, it was determined that a total of three wells are registered near or on this Site. Two of these wells, one of which has been capped and the other which was abandoned, are not visible on the Site. The third well is currently being used as a monitoring well by the Arizona Department of Water Resources. This well is marked by an antenna with a solar panel and a locked white box covering the well.

5.1.2 GRANDFATHERED WATER RIGHTS

The verification of Grandfathered Water Rights for this Site was not undertaken as a part of this Site Evaluation.

5.2 IRRIGATION

The verification of irrigation for the Site was limited to a visual inspection conducted for the Site. From the Site reconnaissance described in section 7.0 of this report, it was determined that there is an earthen irrigation channel that runs north to south as the central portion of the Site. This channel begins just south of McDowell Road and extends south for approximately two-thirds the length of the Site. This irrigation channel is assumed to be left over infrastructure from the Arizona State Hospital Farm that used to occupy this Site. This is the only indication of irrigation that is present on this Site.

6.0 ROADS AND RIGHTS-OF-WAY

The Site has access on four streets, 36th Street on the west, McDowell Road on the north and 40th Street on the east. In addition, 38th Street partially exists and is planned to enter the property southward from McDowell Road.

40th Street

The current right-of-way of 40th Street adjacent to the Site is 40 feet wide. The street has been realigned slightly at the northeast corner of the Site so that it curves to the east and matches up to the existing 40th Street north of McDowell Road.

There is an existing on-ramp to westbound 202 at the southeast corner of the Site and access to eastbound 202 through the frontage road on the south side of the freeway. To the south, 40th Street connects the Site to Sky Harbor airport and the future light rail transit line.

McDowell Road

Forming the north boundary of the Site, McDowell Road is an arterial street with 80 feet of right-of-way width. McDowell Road connects the Site to Scottsdale to the east and SR 51 and downtown Phoenix to the west.

36th Street

The southern portion of the west boundary is formed by 36th Street. Before the 202 freeway was constructed, 36th Street continued south to the boundary of Sky Harbor Airport. The new freeway cut off access to the south and now the street ends in a cul-de-sac at the southwest corner of the Site. The right-of-way width for 36th Street adjacent to the Site is 40 feet on the east half and varies between 33 feet and 40 feet on the west half.

38th Street

38th Street is currently planned to provide access south from McDowell Road into the center of the Site. Approximately 300 feet of the west half of 38th Street south of McDowell Road has been constructed as part of the Indigo Palms development at the southwest corner of 38th Street and McDowell. In development of the State Land Site, the developer could expect to be required to complete the east half of the existing roadway and continue its construction south into the Site and to a possible intersection at 40th Street. The existing half-width right-of-way is 30 feet.

A copy of the City of Phoenix quarter section map showing the right-of-way widths for the adjacent streets can be found in **APPENDIX C**.

7.0 TOPOGRAPHY, DRAINAGE, SOIL, FLOODPLAIN AND ARCHAEOLOGY

V3 performed a Site reconnaissance in November and December of 2006 of the Site, the abutting right-of-ways, and the adjacent properties. Based on these observations, and the available surface drainage information from the Maricopa County Flood Control District ('MCFCD'), and the federal government, the following information concerning the drainage conditions in the area containing the Site is provided. The results of the Site reconnaissance are consistent with the descriptions of the Site reconnaissance that was performed by Speedie and Associates, and Geotechnical and Environmental Consultants, Inc. and described their reports, which are referenced in section 7.3.

7.1 TOPOGRAPHY

The Site is currently and undeveloped vacant lot surrounded by existing residential subdivisions, with some commercial parcels located along the arterial roadways. A review of topographic mapping indicates that the Site ranges in elevation from approximately 1165 ft. at the northeast corner to 1140 ft. at the southwest corner (**FIGURE X**). This is an overall elevation difference of 25 feet across the Site. The existing ground for the Site slopes toward the southwest at approximately 0.68 %.

7.2 SURFACE WATER DRAINAGE

The Site slopes downward from northeast to southwest. There is an existing regional storm water detention basin located in the southwest corner of the Site. The basin was constructed at the time of the 202 freeway construction. The Final Drainage Design Report for the East Papago Freeway dated July 14, 1989 addresses the flows and detention volumes associated with the Site. According to the report, the on-Site detention basin is intended to handle all on-Site storm water flow as well as flow conveyed south in 36th Street. The detention basin area was planned to provide open space and recreation area for the State Land parcel land use plan. The basin was designed to hold approximately 96.3 acre-feet of water.

It should be noted that the Enclave Villas Condominiums, constructed in 2004, were not required to provide the 100-year 2 hour storm event retention that is typically required with Site development in the City of Phoenix. Instead it appears that a basin was constructed that adds to the volume of the State Land basin in the southwest corner of the Site.

A review of the quarter section maps for this area show existing storm drains located in McDowell Road and 40th Street. A 21-inch storm drain is located in McDowell Road immediately adjacent to the Site from 38th Street to 40th Street. The storm drain located in 40th Street to the Red Mountain Freeway ranged in size from 72-inches to 84-inches in diameter. Additional storm drains are located with the surrounding residential developments to the east of 36th Street. The quarter section map for the existing storm drains surrounding the Site can be found in **APPENDIX C**.

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FIGURE 3

**AERIAL TOPOGRAPHIC MAP
40TH STREET AND MCDOWELL**



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7.3 SOIL CONDITIONS

7.3.1 GEOTECHNICAL SOIL INVESTIGATION

According to a review of the Natural Resources Conservation Service (NRCS) Soil Shrink/Swell Potential map for the Greater Phoenix Area, the predominant soil classification for the area indicates a low potential for shrink/swell. A copy of the NRCS map for the Greater Phoenix Area is located in **APPENDIX D**.

In addition to the NRCS map, a geotechnical investigation has been performed for this Site. This investigation was performed by Speedie and Associates, and the results of the investigation are presented in a report that was completed on January 18, 2007 for this Site. The results of this report indicate that the Site is located in an area that has not undergone a significant amount of subsidence due to groundwater removal. No evidence of surface fissures are visible or present on the Site. The subsoils that composed the Site include sandy lean clay, silty clayey sand, clayey sand, and small layers of poorly-graded sand. These clayey soils are reported to expand slightly when compacted to construction moisture and density levels, and are exposed to moisture. Additionally, this report outlines the recommended design characteristics for the soil conditions on Site regarding Site Preparation, Foundation Design, Soil Corrosion, Asphalt/Concrete Pavement requirements, and other design requirements affected by the soil conditions present on the Site. A copy of the Geotechnical Investigation Report (Dated January 18, 2007) is included as a separate document along with this report.

7.3.2 ENVIRONMENTAL INVESTIGATION

A preliminary Phase I Environmental Site Assessment was completed in February 2002 by Geotechnical and Environmental Consultants, Inc. (GEC) for this Site. This report has since been updated and the results are presented in the final report dated January 29, 2007. Both of these reports identify several areas of environmental concern for the Site. These concerns stem primarily from the historic use of the Site, specifically the Arizona State Hospital Farm, which was located on the Site from late 1917 to the mid-1960's. From GEC's experience in dealing with farm Sites, it was indicated that agricultural chemicals, including fuel, insecticides and pesticides were stored on Site. Depending on the methods of storage and use of these chemicals, GEC anticipates that some contamination may have occurred on the Site. The extent of this Phase I analysis did not assess the extent or presence of the possible contamination. GEC has recommended that a Phase II Environmental Site Assessment be performed and should include exploratory excavations, soil sampling and testing, and a geophysical survey of the Site, in addition pesticide and herbicide screening for future residential areas. A copy of the Phase I Environmental Assessment (Dated January 29, 2007) is included as a separate document along with this report.

7.4 FLOODPLAIN

The Maricopa County, Arizona and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.); Panel Numbers 04013C 2135 F and 04013C 2155 G, both dated September 30, 2005 indicates the Site falls within **Flood Zone X**. The Flood Zone X designation is defined as:

Areas of 500-year flood; Areas of 100-year flood, with average depths less than one (1) foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Flood insurance is optional at the discretion of the owner or lending institution. The FEMA Floodplain Map is included as **FIGURE 4**.

7.5 ARCHAEOLOGY

In a letter to the Arizona State Land Department dated November 1, 1985, John Madsen, Assistant Archaeologist with the Arizona State Museum summarized the results of an archaeological field check of the Site including State Land property both north and south of the 202 alignment. The 202 was not yet constructed at the time of the study. The field check produced significant artifacts on the property south of the 202 alignment, but artifacts found on the area north of the proposed 202 were not significant enough to warrant further investigation. Since the time of this field check, excavation was completed in the southwest corner of the Site to construct an existing storm water retention basin. A copy of this letter can be found in **APPENDIX E**.

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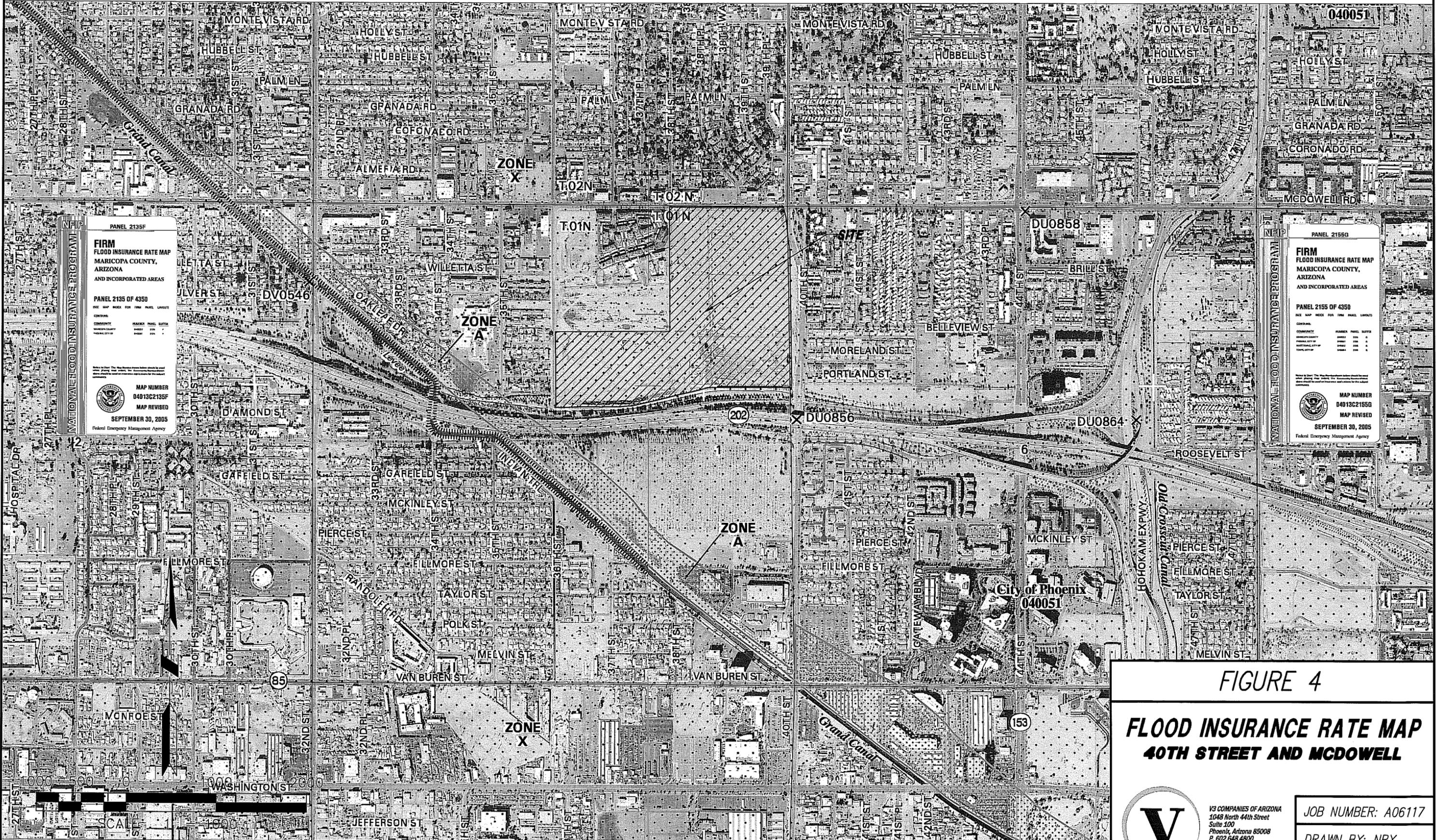


FIGURE 4

FLOOD INSURANCE RATE MAP
40TH STREET AND MCDOWELL

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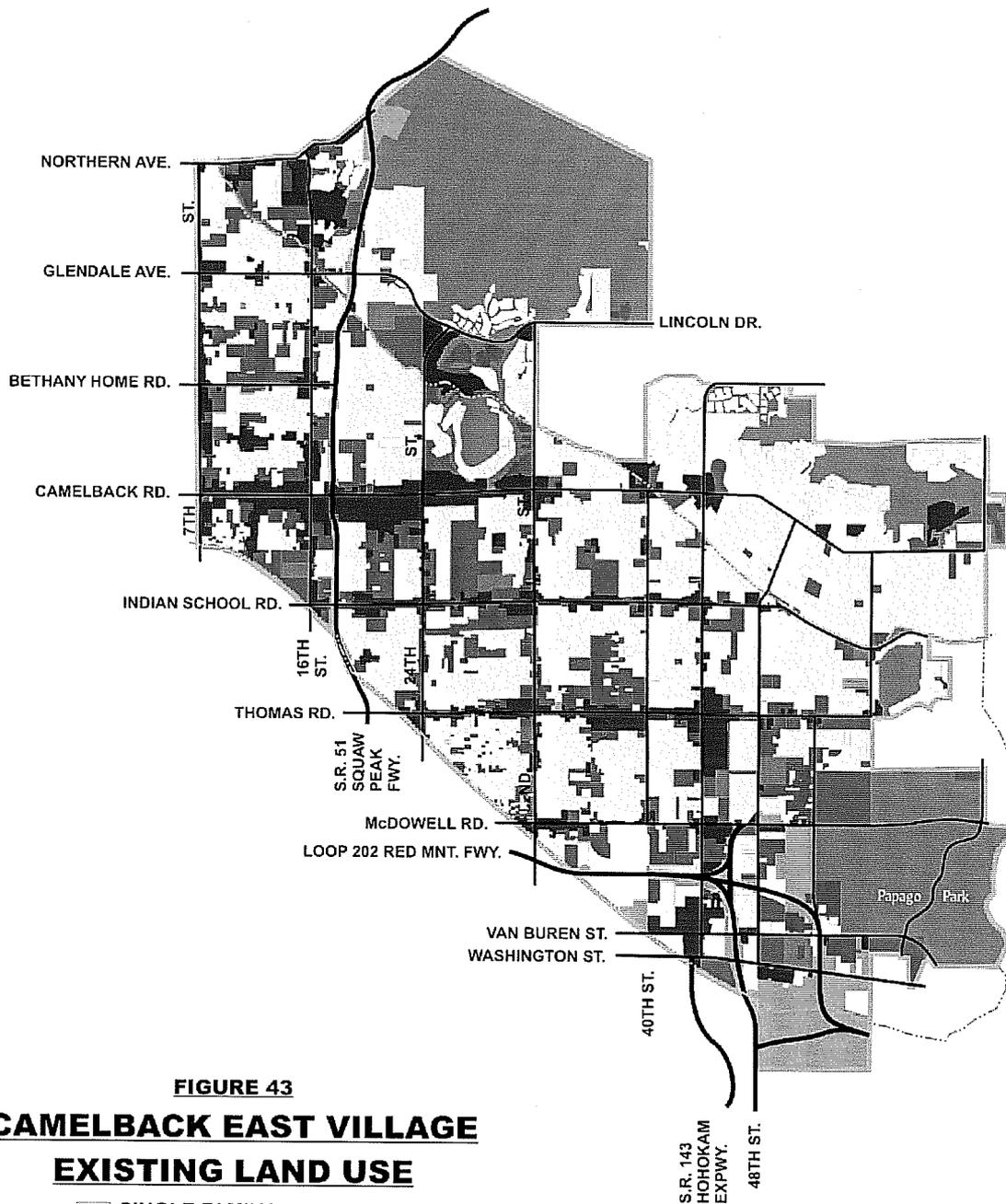
8.0 CITY OF PHOENIX DEVELOPMENT PROCESS

If the desired land uses are allowed within the zoning districts as shown on the current zoning map, no rezoning is required. Proposed development would then be subject to the City of Phoenix Development Services Department review process and administrative approval. Copies of the Pre-Application Meeting guide are found in **APPENDIX F** and the Preliminary Review Checklist for Preliminary Site Plan are included in **APPENDIX G**.

9.0 SUMMARY

- This Site Evaluation Report summarizes the results of the property investigation for the Site located at the southwest corner of 40th Street and McDowell Road.
- The results of V3's findings set forth in this Report are considered not as scientific certainties, but the professional opinion of V3 concerning the significance of the data gathered during the preparation of this Report.
- Existing site information that was collected included the physical site location and acreage, current ownership and existing conditions, development of an existing survey for the Site, and a description of the existing infrastructure and development that were observed during the Site reconnaissance.
- The Site is located within the City of Phoenix and is designated to be used for Commercial, Mixed Use, and Parks/Open Space in accordance with the City of Phoenix General Plan and Zoning regulations.
- Investigation of quarter section maps for the area indicates that utilities including water and sewer infrastructure are present around and on the Site. Dry utilities such as electricity, telephone, gas, and cable service are also available from private utility companies.
- No water rights were determined for the site. However, several registered wells are located on or near the site, but have either been abandoned or are used for monitoring purposes.
- The surrounding roads and right-of-ways adjacent to the site were determined from a review of the quarter section maps provided by the City of Phoenix.
- The site topography and existing drainage patterns and infrastructure were determined from a review of topographic mapping and Site reconnaissance.
- Soil conditions were developed for the site from a Geotechnical Investigation conducted by outside consultants. The results of the investigation are included with this submittal under a separate cover.
- An Environmental Investigation was conducted for the site by outside consultants. The results of the investigation are also included with this submittal under a separate cover.

APPENDIX A
SWC 40th St & McDowell
EXCERPTS FROM THE CITY OF PHOENIX GENERAL PLAN LAND USE MAP



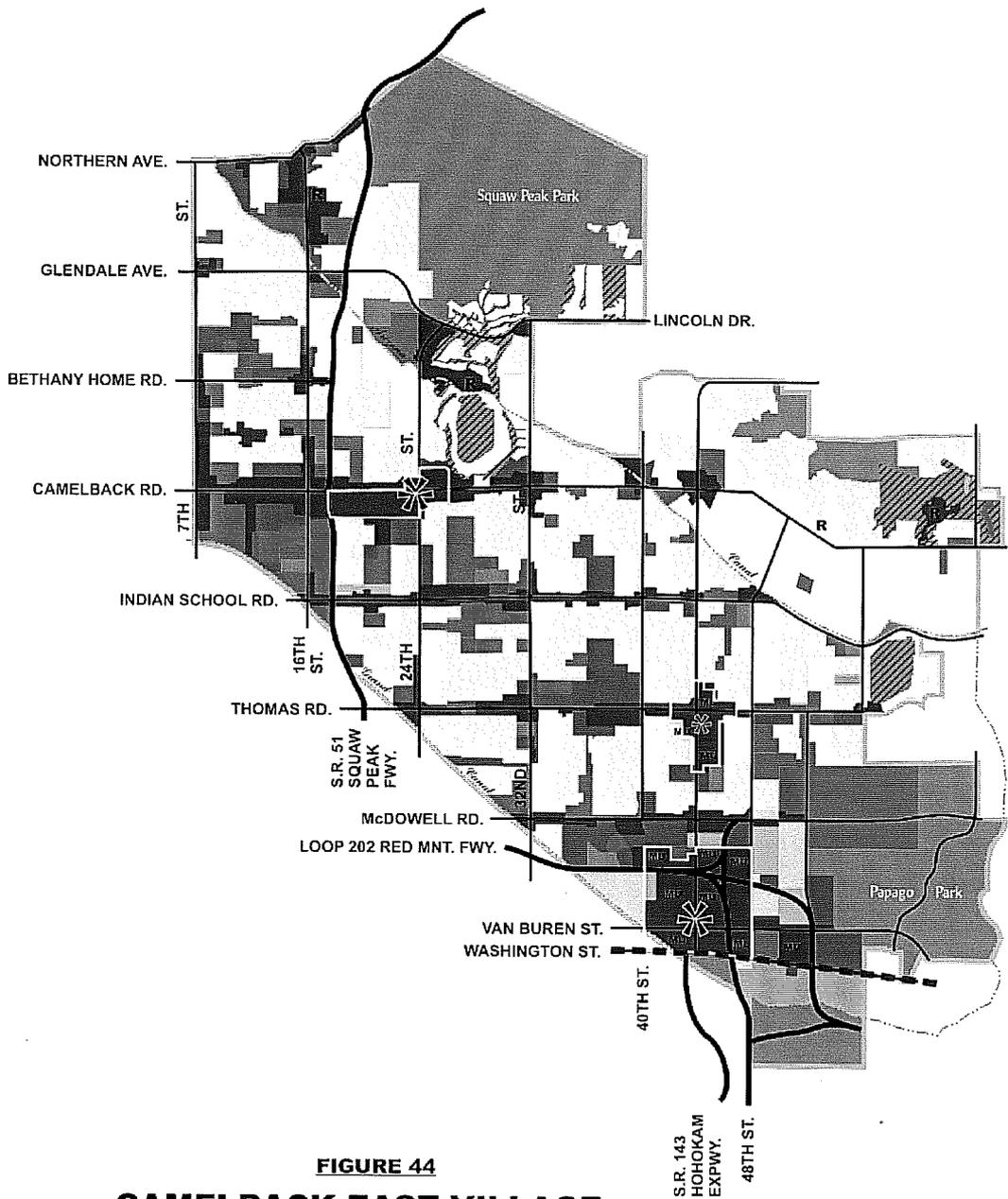


FIGURE 44
CAMELBACK EAST VILLAGE
GENERAL PLAN LAND USE

- | | |
|---|-----------------------------|
| 1 to 2 du/acre - Large Lot | Commercial |
| 2 to 3.5 du/acre - Traditional Lot | Commerce/Business Park |
| 3.5 to 5 du/acre - Traditional Lot | Industrial |
| 5 to 10 du/acre - Traditional Lot | Public/Quasi Public |
| 10 to 15 du/acre - Higher density attached townhouses, condos or apartments | Canal, Watercourse, Wash |
| 15+ du/acre - Higher density attached townhouses, condos or apartments | Major and Collector Streets |
| Mixed Use | * Primary Core |
| | # Secondary Core |
| | R Resort |
| | - - - Light Rail |



FIGURE 69

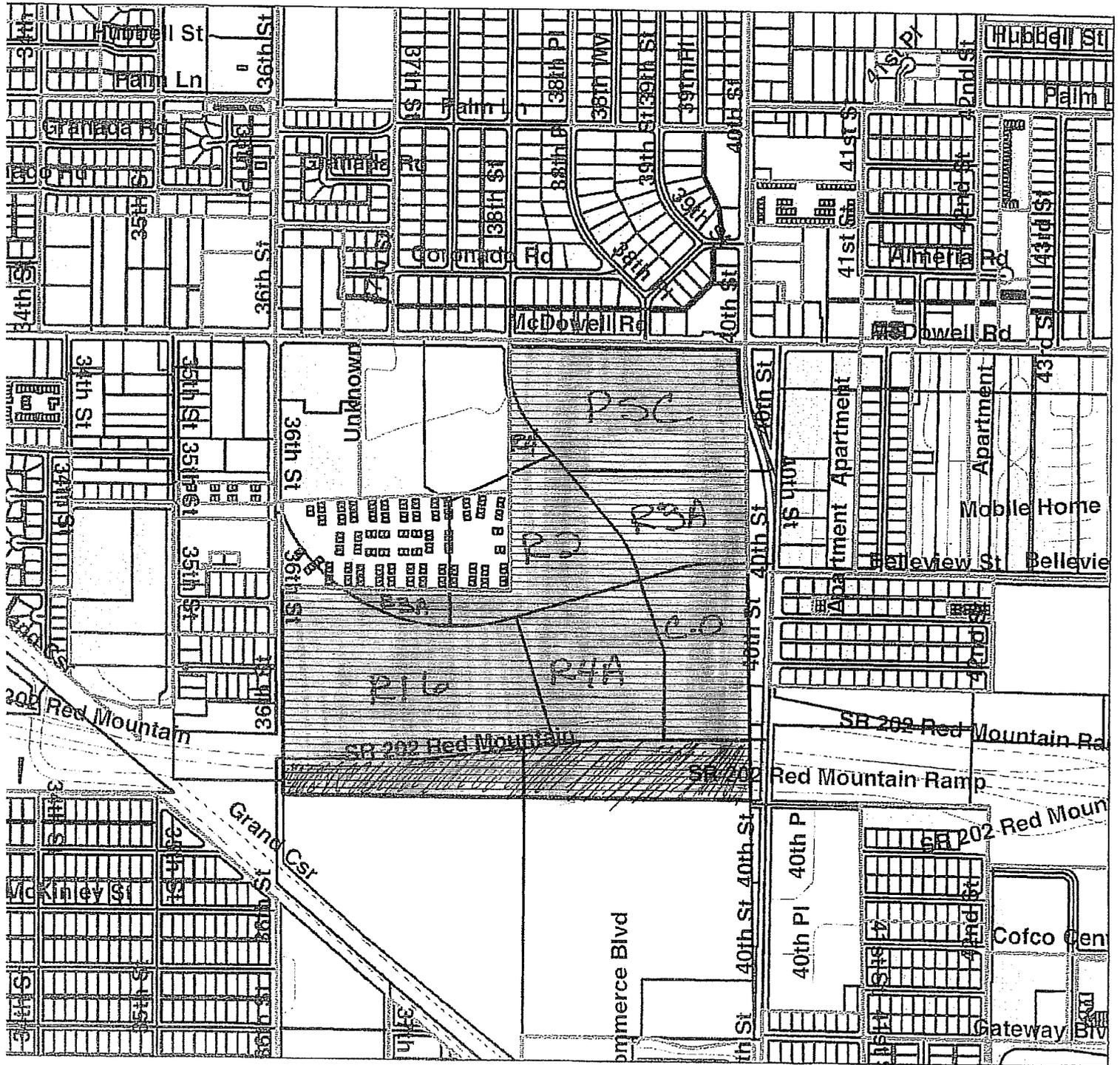
**CAMELBACK EAST VILLAGE
TABLE OF EXISTING AND GENERAL PLAN LAND USES**

<u>Land Use Category</u>	<u>EXISTING LAND USE</u>		<u>GENERAL PLAN</u>	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
Large Lot Residential (0-2 du/acre)	1,828	9.0%	2,567	11.0%
Small Lot Residential (2-5 du/acre)	5,659	29.0%	8,004	34.0%
Medium Density Residential (5-15 du/acre)	1,761	9.0%	1,671	7.0%
High Density Residential (15+ du/acre)	496	3.0%	1,435	6.0%
Commercial	1,965	10.0%	2,655	11.0%
Industrial	134	1.0%	259	1.0%
Commerce Park	174	1.0%	263	1.0%
Public/Quasi-Public	1,011	5.0%	993	4.0%
Transportation/Airport	612	3.0%	448	2.0%
Parks-Open Space	5,129	26.0%	4,932	21.0%
Agriculture				
Vacant	702	4.0%		
Undesignated				
Total	19,471	100.0%	23,227	100.0%

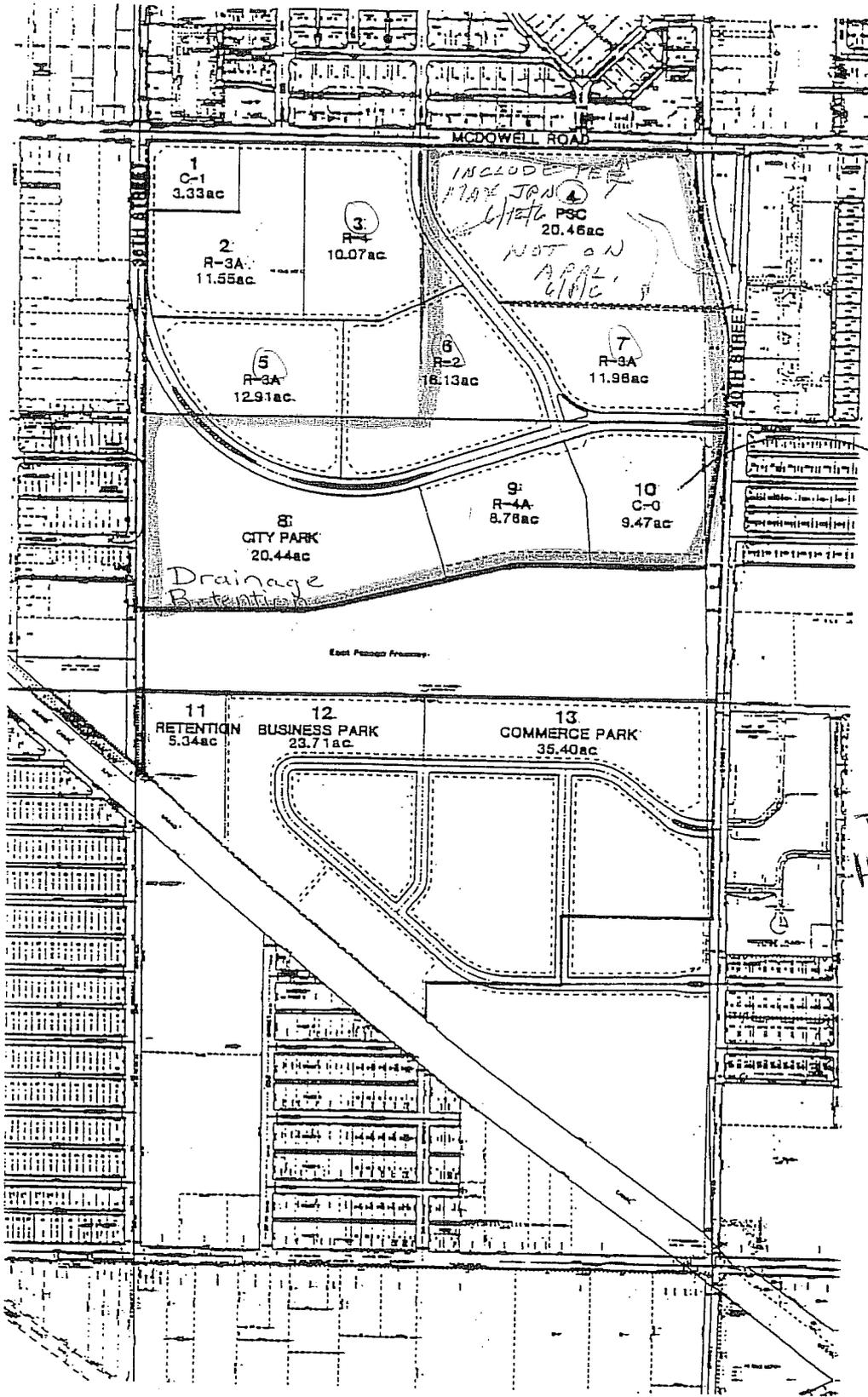
NOTES:

1. The existing land use categories in developed areas of the city do not include street right-of-way.
2. Acres and percentages may not sum due to rounding.

40th Street & Loop 202 NWC



W



Zoning?

Trammel
Crow
Higgin Group

23

PREPARED BY:
PETER A. LENDRUM ASSOCIATES
 ARCHITECTS ENGINEERS PLANNERS

PROPERTY DEVELOPMENT RESOURCES - MARKET ANALYSIS
 GAMMAGE & BURHAM - LEGAL COUNSEL
 JHC & ASSOCIATES - TRANSPORTATION
 TISHMAN WEST MANAGEMENT CORP. - DEVELOPMENT FEASIBILITY
 SPEEDING ENGINEERING - SOILS/SURVEY

 Approved by: _____
 Planning Director

 Approved by: _____
 Planning Director

Master Plan for State Trust Land

40th street & McDowell road

APPENDIX B
SWC 40th St & McDowell
ZONING VERIFICATION LETTER



City of Phoenix

PLANNING DEPARTMENT

December 19, 2006

V3 Companies of Arizona, Ltd.
Attn: Edward Packard
1048 North 44th Street, Suite 100
Phoenix, Arizona 85008

RE: Zoning Verification of 3705 East McDowell Road (Parcel No. 121-01-001B)

Dear Sir:

This letter is in response to your request for zoning verification of the legally described property at 3705 East McDowell Road (Parcel No. 121-01-001B). Please be advised that the property is zoned R1-6 (Single Family Residence District), R-2 (Multiple Family Residence District), R-3A (Multiple Family Residence District), R-4 (Multiple Family Residence District), R-4A (Multifamily Residence District – General), C-O (Commercial Office District – Restricted Commercial), CP/BP (Commerce Park District – Business Park Option), CP/GCP (Commerce Park District – General Commerce Park Option), PSC (Planned Shopping Center District). Rezoning Case Nos. 341-85 and 166-87 established the R1-6, R-2, R-3A, R-4, R-4A, C-O, CP/BP, CP/GCP and PSC zoning on the site, subject to stipulations. On June 5, 2002 Phoenix City Council concurred with the recommendation of the Planning Hearing Officer and approved an additional stipulation regarding density, subject to stipulations. The R1-6 zoning district allows single-family residential development subject to the provisions outlined in Section 613 of the Zoning Ordinance. The R-2 district allows multi-family developments subject to the provisions outlined in Section 614 of the Zoning Ordinance. The R-3A zoning district allows for multi-family residential at a density of 22.0 dwelling units per gross acre, subject to the provisions outlined in Section 616 of the Zoning Ordinance. The R-4 zoning district allows for multi-family residential at a density of 29.0 dwelling units per gross acre, subject to the provisions outlined in Section 617 of the Zoning Ordinance. The R-4A district allows for multi-family residential at a density of 43.5 dwelling units per gross acre, subject to the provisions outlined in Section 619 of the Zoning Ordinance. The C-O zoning district allows for professional and administrative offices as permitted uses, subject to the provisions outlined in Section 621 of the Zoning Ordinance. The CP/BP zoning district allows offices, wholesaling, warehousing, distribution, restaurants and hotels as some permitted uses, subject to the provisions outlined in Section 626.E. The CP/GCP zoning district allows offices, wholesaling, warehousing, restaurants and hotels as some permitted uses, subject to the requirements outlined in Section 626.F of the Zoning Ordinance. With respect to applicable parking requirements, please refer to section 702 of the Zoning Ordinance.

Enclosed, please find copies of:

- A portion of Zoning Map G-10, with subject property highlighted;
- Approval Letters from Rezoning Case Nos. 341-85 and 166-87;
- Official Supplementary Zoning Map No. 797;
- Summaries of Zoning Adjustment Case Nos. 100-61, 804-86, 316-90, 260-01 and 178-02.

The City of Phoenix reviews for compliance with the Zoning Ordinance, zoning stipulations, and improvement obligations through the site plan review process. Any development on the subject site would require final site plan approval through the Site Planning Division of the Development Services Department. For further information on the site planning process, please contact the Site Planning Division of the Development Services Department at 602-495-0302. To obtain copies of an approved site plan, please contact the Development Records Center at 602-262-7800.

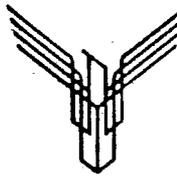
The Planning Department does not conduct on site inspections, and therefore can not verify that the subject site is in compliance with all of the requirements set forth in the Zoning Ordinance. There are no pending rezoning cases, variances/use permits or General Plan amendments applicable to the subject property on file with the City of Phoenix. The subject site is not located within a special planning area or overlay district.

Should you require additional zoning information, please contact Aubrey Anaya at 602-495-0383.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth DeMichael".

Elizabeth DeMichael
Zoning Administrator



City of Phoenix
City Clerk Department

July 23, 1986

Mr. Grady Gammage, Jr.
222 North Central Avenue
Suite 670
Phoenix, Arizona 85004

Subject: Rezoning -
Application 341-85

Dear Mr. Gammage:

The Phoenix City Council, at its meeting held on July 2, 1986, considered your request, on behalf of the State of Arizona, to rezone the southwest corner of 40th Street and McDowell Road, (approximately 236.29 acres) from R1-6 to R-2 (16.16 acres), R-3A (25.34 acres), R-4 (22.8 acres), R-4A (13.26 acres), C-0/M-0 (15.17 acres), C-1 (4.08 acres), PSC (22.49 acres), C.P./B.P. (36.01 acres), C.P./G.C. (52.07 acres), R1-6 (28.91 acres).

The Council voted that the request be denied as filed, and approved subject to the following schedule and stipulations:

Mr. Grady Gammage, Jr.
Application 341-85
July 23, 1986
Page Two

1. Parcel 1, approved C-1.
2. Parcel 2, denied as filed, and approved R-3A.
3. Parcel 3, approved R-4.
4. Parcel 4, approved PSC.
5. Parcel 5, approved R-3A.
6. Parcel 6, approved R-2.
7. Parcel 7, approved R-3A.
8. Parcel 8, approved R1-6 for city park.
9. Parcel 9, approved R-4A.
10. Parcel 10, approved C-0.
11. Parcel 11, approved CP/BP.
12. Parcel 12, approved CP/BP.
13. Parcel 13, approved CP/GCP.

Stipulations

1. That all development be subject to Development Coordination Office site plan review and approval in accord with Section 511 of the Zoning Ordinance.
2. That a minimum 25-foot landscaped setback be provided along McDowell Road and 40th Street. Such landscaping is to include 24-inch box-size, drought-resistant shade trees placed 20 feet on center or in equivalent groupings.
3. That additional right-of-way be dedicated as may be required by Development Coordination Office review.
4. That any parking areas along 36th Street be screened with combination of walls and/or berms as approved by the Development Coordination Office.
5. That approval of the rezoning for Parcels 12 and 13 be conditioned upon commencement of construction on either parcel within 24 months of disposition of Parcels 12 and 13 by the Arizona State Land Department.

Mr. Grady Gammage
Application 341-85
July 23, 1986
Page Three

6. That buildings within Parcels 2, 3 and 7 not exceed two stories within fifty (50) feet of McDowell Road and/or 40th Street.
7. That the main entrance to the Commerce Park District access be located at the quarter-mile point aligned with Fillmore to allow continuous traffic progression along 40th Street. That this access be shared with the parcel to the south.
8. That a park improvement district be formed, as approved by the Parks, Recreation and Library Department, in order to provide the funds necessary for development of the park site.

The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a Supplementary Zoning Map has been adopted.

If you require further assistance or information, please contact the Planning Department, located on the third floor of the Plaza Municipal Building, 125 East Washington, or call 262-7131.

Sincerely,



Donna Culbertson
City Clerk Director

DC/jms/0878j/1067j

cc: Planning Department (2)
Streets and Traffic (1)
Parks, Recreation and Library (Jim Burke) (1)



City of Phoenix

PLANNING DEPARTMENT

June 7, 2002

Joseph
Indigo Palms & 36th Street / McDowell
2198 E Camelback Rd, #200
Phoenix, AZ 85016

Dear Applicant:

RE: Rezoning Application No. Z-341-85-8- (approximately 17.23 acres).

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.1 of the Zoning Ordinance, has on June 5, 2002, concurred with the recommendation of the Planning Hearing Officer and recommended approval of a request to add a stipulation to allow a transfer of dwelling units within R-3A Zone District (west of 38th Street ext) subject to maximum density of 586 units for a property located on the southwest corner of 38th Street and McDowell Road, subject to stipulations.

STIPULATIONS:

1. That all development shall be subject to Development Services Department site plan review and approval in accordance with Section 507 of the Zoning Ordinance.
2. That a minimum 25-foot landscaped setback shall be provided along McDowell Road and 40th Street. Such landscaping shall include 24-inch box-size, drought-resistant shade trees, placed 20 feet on center, or in equivalent groupings.
3. That additional right-of-way shall be dedicated, as may be required by the Development Services Department review.
4. That any parking areas along 36th Street be screened with combination of walls and/or berms as approved by the Development Services Department.
5. That approval of the rezoning for parcels 12 and 13 be conditioned upon commencement of construction on either parcel within 24 months of disposition of Parcels 12 and 13 by the Arizona State Land Department.
6. That buildings within Parcels 2, 3 and 7 not exceed two stories within fifty (50) feet of McDowell Road and/or 40th Street.
7. That the main entrance to the Commerce Park District access be located at the quarter-mile point aligned with Fillmore to allow continuous traffic progression along 40th Street. This access shall be shared with the parcel to the south.

8. That a park improvement district be formed, as approved by the Parks, Recreation and Library Department, in order to provide the funds necessary for development of the park site.
9. That the density within the R-3A portion of the property west of 38th Street (extended) shall be transferred with the R-3A zoning to projects west of 38th Street (extended). Total number of units for the R-3A properties shall not exceed 586.

The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a Supplementary zoning Map has been adopted.

Sincerely,



Sandra Zwick
Principal Planner

SEZ;lawh:\data\hearings\pho\rat\Z-341-85-8.doc

- c: City Clerk
Bernadine Alling (sent electronically)
Jay Neville (sent electronically)
Dave Barrier, Development Services/Building Safety (sent electronically)
Kelly Walker (sent electronically)
E. J. Hyncik, Public Transit (sent electronically)
Case File
Book
Mike Curley; Earl, Curley and Lagarde; 3101 North Central Avenue, #1000; Phoenix, AZ 85012



City of Phoenix
Planning Department

October 9, 1987

Ms. Melinda Lewis
State of Arizona Land Dept.
1624 West Adams
Phoenix, Arizona 85007

RE: Application No. 166-87-8

Dear Ms. Lewis:

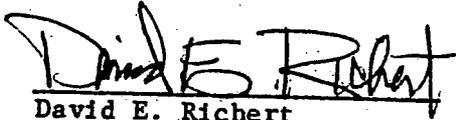
Please be advised that the Phoenix City Council in accordance with Section 108P of the Zoning Ordinance has on October 7, 1987 concurred with the recommendations of the Planning Commission and Zoning Hearing Officer and approved PSC zoning (1.4 acres) and R-3A zoning (1.54 acres) on the above referenced application subject to stipulations. This parcel is located on the west side of 40th Street beginning 755 feet south of McDowell Road, (approximately 2.94 acres). The granting of this application will increase the permitted number of dwelling units from 37 to 40, approximately. The stipulations are as follow:

Stipulations

1. That all development be subject to Development Coordination Office site plan review and approval in accordance with Section 511 of the Zoning Ordinance.
2. That a minimum 25-foot landscape setback be provided along McDowell Road and 40th Street. Such landscaping is to include 24-inch box drought resistant shade trees, placed 20-feet on center or in equivalent groupings.
3. That additional right-of-way be dedicated, as may be required by the Development Coordination Office review.
4. That buildings within Parcels 2, 3, and 7 not exceed two-stories within fifty (50) feet of McDowell Road and/or 40th Street.

5. That a park improvement district be formed, as approved by the Parks, Recreation and Library Department, in order to provide the funds necessary for development of the park site.

Sincerely yours,



David E. Richert
Deputy Planning Director

DER:are:5343N

cc: City Clerk
File (2)
Mr. Neville
Mr. Muenker
Neighborhood Improvement & Housing

February 8, 1961

Case No. 100-61

Appellant: B. E. Lamb

Subject: Variance requested for temporary use of house trailer for caretaker's quarters. Not permitted in R-2 zone.

Premises: 1302½ North 40th Street Residence 2

Mr. McDaniel asked Mr. Katz to be Acting Chairman during discussion of this case.

Mr. B. E. Lamb appeared.

There was no opposition.

Motion was made by Mr. Fields that the request be denied.

Motion died for lack of a second.

Motion was then made by Mrs. Carollo, seconded by Mr. Hirshberg, that the permit be granted for a period of six months.

ROLL CALL: Mrs. Carollo, yes; Mr. Hirshberg, yes; Mr. Fields, no; Mr. Katz, yes.

Due to lack of four affirmative votes, discussion followed. Mr. Fields then stated he would be willing to change his vote since the permit would be only for six months time. A vote was again taken.

ROLL CALL: Mrs. Carollo, yes; Mr. Hirshberg, yes; Mr. Fields, yes; Mr. Katz, yes.

SIX MONTH PERMIT GRANTED

Case No. 102-61

Appellant: Paul J. Godfrey

Subject: Request for variance to construct four units on lot with no street frontage; referred by City Attorney to Board of Adjustment due to right of way owned by others. Ordinance requires street frontage.

Premises: 1032 East Townley Residence 4

Mr. Paul Godfrey appeared.

There was no opposition.

Motion was made by Mr. Hirshberg, seconded by Mrs. Carollo, that the request be granted.

ROLL CALL: Mr. Hirshberg, yes; Mrs. Carollo, yes; Mr. Katz, yes; Mr. Fields, yes; Mr. McDaniel, yes.

PERMIT GRANTED

October 23, 1986

Case No.: 804-86

APPROVED - STIPULATIONS

Applicant:

Med Quirion (Owner: American Pacific Builder)

Subject:

VARIANCE requested to allow a second model home/sales office complex in a subdivision. One model home sales/office complex allowed per subdivision.
Sec. 500-C-1

Premises:

3632 South Fork Drive

PCD

Present was Med Quirion.

There was no opposition present.

DECISION:

The request for a VARIANCE to allow a second model home/sales office complex in a subdivision is approved for a period of 18 months.

FINDINGS OF FACT:

Unusual circumstances result from the extensive size of original platting within this subdivision which is a part of a very large Planned Community Development project, such that a literal compliance of the terms of the ordinance would result in inadequate and inappropriately restrictive opportunities for normal model home sales activities. This is a newly developing area and there are no adjacent residential areas existing at this time to be adversely impacted by the applicant's reasonable use of a model home complex, which under the normal scale of development, platting would have been approved as a separate subdivision outside of this Planned Community Development.

SUMMARY:

The applicant stated that they are requesting a Variance to allow a second model home and sales complex. Mr. Atonna reviewed the plat to determine the number of lots being built. The applicants stated that they would like to have approximately 18 months and that they are developing 91 lots in this subdivision. Mr. Atonna agreed that this is a very large plat and could have been platted into two different subdivisions and, therefore, would support this request.

* * * *

May 31, 1990

Case No.: 316-90-8 APPROVED - STIPULATIONS
Applicant: Centre Real Estate Group (Owner: 40th St. &
 McDowell Venture)
Subject: VARIANCE requested to reduce the required setback to
 60' from the boundary of a residential district.
 75' setback required.
 Sec. 415-C-3
Premises: SWC 40th Street/McDowell Road PSC

Speaking in support of this request was Mr. Harvey Unti. Also present in support were Mr. Charlie Civer, the developer of the project; and Ms. Melinda Lewis, AICP, representing the State Land Department. There was no one else present who wished to speak on this case. There were two other people present in interest.

DECISION: This request for a VARIANCE to reduce the required setback to 60' from the boundary of a residential district for a Planned Shopping Center building is approved subject to a plan signed by this Hearing Officer.

FINDINGS OF FACT: This site which was designed and released by the State Land Department for private development lacks sufficient depth to accommodate a typical Planned Shopping Center development. Because the rest of the property is under the control of the State Land Department it cannot be acquired by the abutting owner, except through a public auction at which any other lawful bidder could likewise acquire the additional property. For all practical purposes the site is locked in in its present state. The State Land Department chose not to give the applicant additional land in order to preserve the size of the residential parcel to the south. Therefore, the applicant is left with a parcel that not only lacks approximately 15-20' in normal depth for a center of this nature, but also must dedicate additional right-of-way on the McDowell Street frontage for bus bays and turn lanes. The applicant represents that the main building of this center will have the loading bays placed at the east and west ends, so that there will be no loading next to the residential area. Furthermore, there will be no employee parking behind the building and the applicant will place additional landscaping along the south property line to buffer the residential property. These proposed improvements will mitigate the impact of the loss of the 15' setback. We further note that the developer represents that the top of the building will be no more than 25' above grade. This too will reduce the apparent bulk of the building next to the residential properties.

It is because the State Land Department was unable to release a property of sufficient depth to meet full Ordinance requirements that property hardship exists on this parcel. Since the bidding process to acquire additional land does not assure the applicant that he could obtain any additional land, in other words there is not a willing seller-willing buyer relationship available to the applicant, the site as a practical matter must be developed in its present configuration. The applicant has done everything in his control to mitigate any possible negative impact of the 15' reduction in the setback on the adjacent residential property and so long as the property is developed in accordance with a plan signed by this Hearing Officer, it is our judgement that the granting of this variance will not have a detrimental impact on the abutting properties.

May 31, 1990

SUMMARY: Mr. Harvey Unti appeared on this request. Mr. Charles Civer, the developer, was also present; and Ms. Melinda Lewis, representing the State Land Department was present. Mr. Unti said they are requesting a reduction in setbacks along the south edge of this development. Ms. Lewis explained that this commercial site was kept shallow to allow more residential development to the south. The applicant said they will move the loading docks away from the south edge of the property and that will help minimize the impact of this development on the adjacent property to the south. Mr. Brookhart explained that this parcel also lost property to the widening of McDowell Road and also for the provision of bus bays. In addition, this is part of a master plan development and the applicant is not in a position to acquire additional land. Therefore, he would approve this request with stipulations.

* * * *

Application #: ZA-260-01-8 APPROVED
Existing Zoning: R-4A
Location: 3777 East McDowell Road
Block Location: 3700 E. - 1600 N.
Quarter Section: 12-36
Proposal: Variances to: 1) permit two ground signs with 65 feet of spacing - minimum spacing between ground signs is 150 feet; and 2) permit three ground signs with 50 square feet of sign area - maximum sign area is 32 square feet with design review approval.
Ordinance Sections: 705.D.TableD1, 705.D.2
Applicant: Summit West Signs
Representative: Dana Duncan
Owner: Indigo Palms, LLC

Hearing Officer: Ted Brookhart, AICP
Planner: Karen Stovall

Speaking in support of this request was Mr. Dana Duncan, 451 East Juanita, Mesa, representing Summit West Signs. Present representing the Development Services Department was Ms. Kelly Kvetko.

DECISION: These requests for variances to: 1) permit two ground signs with 65 feet of spacing; and 2) permit three ground signs with 50 square feet of sign area are both approved.

FINDINGS OF FACT: This apartment project is being developed on an infill site on a very busy street. The only point of access to the project is at the main entry. The speed and volume of traffic on McDowell Road is such that a single sign placed as required by the ordinance would not be readable. Furthermore, due to design of the site and the necessity to maintain a greater setback for buildings on the site, the placement of the signs would be substantially removed from the traveled way of McDowell Road. These conditions require relief from ordinance requirements so that the signs can be allowed to perform their stated purpose.

Placement of signs on each side of the entrance will allow traffic in both an east west direction and moving southward from 37th Street to be able to readily identify the name of this project so they can get into the appropriate traffic lane to enter the site. A single sign in the middle of the driveway would not be visible at a distance sufficient to allow such a turning movement and would not be readable at all to southbound traffic on 37th Street. These are conditions unique to the site and are a result of preexisting development patterns and traffic volumes and are wholly outside the control of the applicant. The relief granted is the minimum necessary to allow reasonable use of this site.

Application ZA-260-01-8

SUMMARY: Mr. Duncan explained that this property is in a less developed area and is in need of upscaling. He wants signs to be visible from both directions of traffic. McDowell is a busy street and he would like the signs to be visible from both sides. Putting a sign on the wall instead of in the median would increase the visibility of the sign.

Mr. Brookhart stated that the landscaping in the front of the property also requires the sign to be set back quite a bit from the sidewalk. A 32 square-foot sign would be lost due to the massive apartment buildings, so he sees why they are requesting the 50 square-feet. He will approve this request.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audio tape or computer diskette. Contact Theresa Damiani, 262-6368/v or 534-5500 TDD.

Hearing Date

ZA: 4/25/2002

B.O.A.:



City of Phoenix, Arizona

Z.A. CASE# ZA-178-02-8
Council District: 8

APPLICATION FOR ZONING ADJUSTMENT

LOCATION/ADDRESS 3777 East McDowell Road

LEGAL DESCRIPTION Indigo Palms, Book 541 of Maps, Page 34 MCR

CASE TYPE Variance

PROPERTY OWNER'S NAME	ADDRESS	ZIP	PHONE #
Joseph E. Meyer, Indigo Palms, LLC	2198 E. Camelback Rd., Ste. 200 Phoenix AZ	85016	(602)-954-0109
	E-MAIL ADDRESS		

APPLICANT'S NAME	ADDRESS	ZIP	PHONE #
Joseph E. Meyer, Indigo Palms, LLC	2198 E. Camelback Rd., Ste. 200 Phoenix AZ	85016	(602)-954-0109
	E-MAIL ADDRESS		

REPRESENTATIVE'S NAME	ADDRESS	ZIP	PHONE #
Michael J. Curley, Earl, Curley & Lagard	3101 N. Central Ave., Ste. 1000 Phoenix AZ	85012	(602)-265-0094
	E-MAIL ADDRESS		

In making this application, I understand that the filing of this application and payment of fees does not entitle me to the relief requested. (See Sec. 307 of City of Phoenix Zoning Ordinance for standards by which the hearing officer will review the application.) I understand the approval of this request does not replace the need for acquiring the appropriate building permits, site plan approval, liquor license or any other licenses required by governmental agencies. I also understand that in the case of liquor request approval of a use permit does not guarantee the CITY OF PHOENIX will recommend approval of the liquor license.

APPLICANT'S SIGNATURE: _____ **DATE:** _____

NOTE TO APPLICANT: SUCH USE PERMITS AND VARIANCES AS ARE GRANTED BY THE ZONING ADMINISTRATOR SHALL BE VOID IF THE USE IS NOT COMMENCED OR IF A BUILDING PERMIT IS NOT OBTAINED WITHIN 60 DAYS OF SUCH GRANTING OR WITHIN THE TIME STIPULATED BY THE ADMINISTRATOR

APPEALS OF DECISIONS OF THE ZONING ADMINISTRATOR MAY BE MADE BY ANY PERSON TO THE BOARD OF ADJUSTMENT WITHIN 15 DAYS AFTER THE DATE OF ACTIONS.

*** FOR OFFICE USE ONLY***

ZONING ORD. SECTIONS

608.B

REQUEST Variance to change development option from Subdivision to PRD. Subdivision development option required.

HEARING LOCATION:

Assembly Room, 200 West Washington Street, Phoenix, AZ 85003

EXISTING ZONING R-3A

ADDITIONAL INFORMATION

ZONING MAP:

G-10

Q.S MAP:

12-36

TAKEN BY:

kstovall

FEE:

350.00

Update Zoning Adjustment: Stipulation Data - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites Media Print Back Forward

Address <http://plnf14/zaweb/updatesip.asp?za=ZA-178-02-8&hn=01&an=01> Go Links

Update Zoning Adjustment

Back Search Print Map Help Main Page

ZA Applicant ZA Property ZA Request **ZA Hearing** BOA Hearing Additional Info

Cancel Stip Update Hearing #01 Stipulations for ZA: **ZA-178-02-8** Action Cancel

Description

Add Stip One year to apply for permits

Update Stipulations

* This application requires Internet Explorer 5.5 or higher

Done Local intranet

Start Search Results 3705 East McDowell... Update Zoning Adju... 8:37 AM

APPENDIX C
SWC 40th St & McDowell
QUARTER SECTION MAPS

APPENDIX D
SWC 40th St & McDowell
NATURAL RECOURSES CONSERVATION SERVICE SOIL MAP

