

CITY OF PHOENIX

OCT 18 2021

**Planning & Development
Department**

The Paisley

Southeast corner of 31st Street and Clarendon Avenue
Planned Unit Development Case No. Z-16-21-6



First Submittal: March 17, 2021

Second Submittal: August 27, 2021

Public Hearing Draft Submittal: October 18, 2021

PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements.

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THE PAISLEY PLANNED UNIT DEVELOPMENT NARRATIVE

A. PURPOSE AND INTENT

1. PROJECT OVERVIEW

This rezoning request is to develop vacant, infill lots into a new and vibrant residential community at the southeast corner of 31st Street and Clarendon Avenue in the Camelback East Village. The approximately 1.5-acre property consists of Assessor Parcel Numbers 119-08-369, 119-08-370, 119-08-371, 119-08-375, 119-08-372, 119-08-373, and 119-08-374 (the “Property”). See **Exhibit 1: Area Vicinity Map** and **Exhibit 2: Parcel Aerial View**.

A majority of the Property has never been developed and sat vacant despite development of all property surrounding the site and the site’s desirable location. The proposal is to develop the vacant Property into an elegant and sophisticated residential community limited to 24 single-family attached homes and more than 3,500 square feet of open space. The development proposal is for a townhome-style community with each home featuring a private, side-by-side two-car garage for future residents that is accessible through the internal circulation of the community. The living space will be distributed between the first and second floors, with the first floor featuring an outdoor living space along the frontage of the property to enhance the streetscape. The proposed development will improve and revitalize this long-vacant lot in an otherwise fully developed area, beautifying the surrounding landscape, and providing luxury amenities such as a pool, ramada, and barbeque area.

The Property is currently zoned R1-6 Single Family Residence (“R1-6”). See **Exhibit 3: Zoning Map**. There are multiple zoning districts in the area, which reflects the urban nature of this specific area of the Camelback East Village. Much of the surrounding area is zoned R1-6, R-2, R-4, and R-5 Multifamily Residence District and several multifamily developments and a church are located nearby. Additionally, the Property is located approximately 430 feet (less than a tenth of a mile) west of 32nd Street, which the City’s Street Classification Map designates as an arterial street.

The PUD zoning designation will allow for lot sales of this specific housing product, allowing a brand new ownership opportunity for those already living or wishing to live in this desirable area. The PUD is designed to allow flexibility in developing this infill community, providing development standards that will allow creation of individual lots at a density appropriate for the area and with features consistent with current buyer preferences and demands.

The proposed development will positively impact the surrounding area. The proposal represents a significant investment in a long-vacant property that is essentially the last remaining undeveloped property in this well-established neighborhood. Moreover, the proposal is consistent with existing and continuing growth in the area, and will complement the existing uses and activate a property that is not currently utilized.

2. OVERALL DESIGN CONCEPT

The proposed development will consist of single-family attached homes strategically placed on the Property to maximize privacy and circulation, as well as provide a recreational area for future residents.

The overall design of the townhouse community will elevate the area's character while seamlessly blending into the area's community feel. A sophisticated and modern style is envisioned for the Property, consistent with many new developments in and around the popular Arcadia neighborhoods east of the Property. Anticipated architectural embellishments include brick/stone veneer, a neutral color palette with black and gray accents, siding, stucco, and decorative garage doors. See **Exhibit 5: Conceptual Renderings**. The Property will be landscaped according to the City's landscaping requirements and as set forth in this PUD proposal. Through a mixture of hardscape and vegetation, landscaping will beautify the vacant, infill Property and enhance the development's character and overall streetscape. See **Exhibit 7: Conceptual Landscape Plan**.

Consistent with the current housing market within the area, the individual homes will be limited to two-stories (approx. 30') and will have a 2-car, side-by-side garage on the first floor. The development will include shared common areas and community space, and each home will have an individual front patio area as described below. Additionally, the community will feature three distinct amenities, including a pool, barbeque area, and ramada.

Each of the homes on the Property's northern, western and southern perimeters will be oriented towards the street, with the front doors opening to a patio area between the home and the sidewalk. This will provide for visual interest along the streetscape, as well as create a sense of urbanity and connectivity to the neighborhood promoting walkability and "eyes on the street." Further, by orienting and placing a majority of the homes along the Property's perimeter, circulation can be kept entirely internal to the site with all garages inward facing to minimize pedestrian conflicts. Similarly, homes on the eastern portion of the site will have front doors oriented towards each other into a courtyard-like community area.

The amenity area is located in the heart of the future community where residents may enjoy the pool, barbeque and ramada areas, and also utilize the centrally located bicycle racks. The location of the amenity area also respects the existing residences along the Property's eastern perimeter by placing the community's amenity space where it is easily accessible by all future residents, but also not immediately adjacent to the single-family residence that borders the eastern perimeter.

3. PROJECT COMPATIBILITY

The surrounding land uses around the Property are multifamily residential, a church and commercial uses to the east of the Property along 32nd St., but within the same block. There are four, single family residences zoned R1-6 to the southeast of the property, and an R1-6 single-family residential subdivision, Santo Tomas East, to the west of the Property. Together, the area has an urban feel with several multifamily properties in the immediate vicinity and the Santo Tomas East neighborhood featuring zero lot lines and traditional front yard areas reimagined as backyard living space.

The General Plan designates the Property as Residential 3.5 to 5 du/acre. See **Exhibit 4: General Plan Map**. A General Plan Amendment is not necessary because the parcel is less than ten acres. The proposed development will consist of 15.86 du/acre, which is consistent with the adjacent multifamily and condominium developments located in proximity to the Property. For instance, the condominium project immediately east of the Property, Villa North Townhomes, is also designated as Residential 3.5 to 5 du/acre, but is approximately 25 du/acre and is zoned R-4, which would allow 34.8 du/ac with bonus by right.

The surrounding land uses and zoning districts are as follows:

Direction	General Plan Designation	Zoning Designation	Existing Use
Site	3.5 - 5 du/ac - Traditional Lot	R1-6	Vacant
North	Residential 10 – 15 du/ac	R-4	Condominiums
South	3.5 - 5 du/ac - Traditional Lot	R1-6	Church
East	Residential 10 – 15 du/ac	R-4	Condominiums
	3.5 - 5 du/ac - Traditional Lot	R1-6	Single-Family Residential
West	3.5 - 5 du/ac - Traditional Lot	R1-6	Single-Family Residential

The Property is located within the recently adopted Camelback East Village Character Area Plan. As stated in the Plan, “[t]he Village’s geographical placement is central eastern and provides urban amenities with a variety of land uses that include a mix of housing types and a highly successful commercial and office corridor located within the village core at 24th Street and Camelback Road.” One of the Land Use Principles is to “[s]upport new compatible land uses that remove extremely deteriorated structures, excessive trash and debris, and other blight in neighborhoods.” The townhome-inspired proposal meets the objectives of the Camelback East Village Character Plan by bringing a new residential opportunity and associated street and landscape improvements to this long-vacant property.

The development also supports the missions and goals of the Housing Phoenix Plan. The Housing Phoenix Plan seeks to create or preserve 50,000 homes by 2030 and increase the overall supply of market, workforce, and affordable housing. The Housing Phoenix Plan intends to achieve this goal by increasing the number of housing options for all Phoenix residents at all income levels. The proposed development will help the City achieve the creation or preservation of 50,000 homes by 2030 milestone because the development will produce additional housing in the City of Phoenix. Additionally, the Housing Phoenix Plan notes the City of Phoenix housing market has not grown proportionately to the City’s population. This proposal will help close the gap by developing more homes and strengthening the housing market.

Further, a stated goal of Housing Phoenix is to “prioritize new housing in areas of opportunity.” The Property is located close to the Indian School Corridor near 32nd Street, which is a vibrant area with a diverse mixture of commercial and residential uses. The corridor is capable of supporting new development and presents an exciting growth opportunity. Therefore, the City could satisfy one of Housing Phoenix’s goals by allowing new housing to develop in the vibrant and opportunity rich Indian School Corridor.

B. LAND USE PLAN

The approximately 1.5 gross acre site will allow for a total of 24, single-family attached for-sale lots. The housing product is a modern, townhome-style home, each appointed with a 2-car side-by-side garage and front patio area. The community will also feature an internal circulation and include a minimum of 5% open space, featuring a pool, barbecue area with ramada, and bicycle repair station. See **Exhibit 6: Conceptual Site Plan**.

C. LIST OF USES

Uses allowed within this PUD include the following:

- All permitted uses in Section 616 (R-3A Multifamily Residence District) in addition to all permitted uses Section 608 of the Phoenix Zoning Ordinance. All Accessory and Temporary uses shall adhere to Zoning Ordinance Sections 706 and 708, respectively.

D. DEVELOPMENT STANDARDS

The proposed PUD includes tailor-made development standards in order to bring The Paisley into fruition, reflective of a high-quality site and development. These standards permit greater flexibility in the development of a higher quality living environment, as well as benefit public health, safety, and the general welfare of the citizens of the City of Phoenix. They also promote an appropriate transition and compatible land use relationships with the adjacent properties.

Development Standards Table	
Density Maximum Density	15.86 du/ac
Minimum Lot Dimensions	Individual lot: 16' width No minimum depth
Perimeter Setbacks	<u>Min. Building Setbacks</u> <ul style="list-style-type: none"> • North: 10'-0" • South: 10'-0" • West: 10'-0" • East: 5'-0"
Landscape Setbacks	<u>Min. Landscape Setbacks</u> <ul style="list-style-type: none"> • 5'-0" adjacent to Clarendon Avenue. This area to be in common ownership or management. • 5'-0" adjacent to 31st Street. This area is to be in common ownership or management. • 5'-0" adjacent to Weldon Avenue. This area is to be in common ownership or management. • 5'-0" adjacent to eastern perimeter; Min. 0'-0" permitted for up to 70% of eastern perimeter.
Maximum Lot Coverage (%)	100% individual lot
Maximum Height (feet/stories)	2 Stories and 30-feet
Minimum Building Setbacks	Individual lot: none

Minimum Open Space/Common Area	5%
Minimum Parking	<p><u>Reserved Parking Spaces</u></p> <p>2 spaces per residence</p> <p>The required spaces for each residence must be located within the garage of each residence.</p> <p><u>Unreserved Parking Spaces</u></p> <p>Additional unreserved parking is required as follows: 0.25 spaces per residence</p> <p>One (1) accessible space shall be reserved for use by persons with disabilities.</p>
Bicycle Parking	0.25 spaces per residence

Landscape Standards Table	
Streetscape – Clarendon Ave., 31st St., Weldon Ave.	<p>Streetscape plantings shall be located between the sidewalk and privacy walls of private patios in accordance with the following standards:</p> <p><u>Rows</u> Minimum 1 row of trees</p> <p><u>Spacing</u> 20' on center or equivalent groupings, except for within driveways or sidewalks and except where easements or utility conflicts restrict tree plantings</p> <p><u>Tree Size</u> Minimum 2-inch caliper single-trunk shade trees (100% of required trees) except where easements or utility conflicts restrict tree plantings</p> <p><u>Shrubs</u> Minimum five (5) 5-gallon shrubs per tree</p> <p><u>Groundcover</u> Hardscape for private patio area</p>

	Minimum 75% coverage of living plants in all landscape (non-hardscape) areas
Eastern Perimeter Property Line	Landscape along the eastern perimeter shall be planted with vegetation, such as ficus trees or oleanders, at a sufficient frequency to create a vegetative screen of not less than 12 feet in height at maturity, except within driveways, sidewalks, or parking areas that restrict tree plantings.

1. FENCES/WALLS

The Paisley is not a gated community; however, perimeter fencing is needed along the north, west and southern perimeters of the Property to create the front porch areas. This fencing should be of an appropriate height to create defined front patio areas and enclosed pedestrian pathway along the eastern perimeter, while still engaging the streetscape. Screen walls should also be used within Paisley to providing screening for adjacent land uses and privacy for future residents.

All screen walls and fences shall comply with the Phoenix Zoning Ordinance, Section 703, Fences and Walls, except as noted below:

Perimeter Walls & Fences

- Fencing along the street perimeters shall not exceed a height of 40 inches to create defined front patio areas while still engaging the streetscape
- Fencing along the eastern perimeter property line shall have a maximum height of 6 feet

Interior Walls & Fences

- Fencing that surrounds the common open space/amenity area shall not exceed a height of 6 feet, and all points higher than 40 inches shall be a minimum of 50 percent open.

2. AMENITIES.

Outdoor amenity areas are essential to cultivating health, community interaction, and enjoyment of the outdoors. The Paisley shall provide a minimum of three (3) amenities. Amenities may include features such as, but not limited to, the following: pool, ramada, barbecues, shaded seating areas, bicycle repair station and other similar amenity features.

3. SHADE

The project will incorporate shading elements such as vegetated front balconies and shaded pathways. Pedestrian walkways along 31st Street, Clarendon Avenue and Weldon Avenue and gathering areas shall be shaded a minimum of 75% (at maturity), excluding areas where there is a conflict preventing shading.

4. LIGHTING PLAN

The project proposes a lighting plan providing both safety and comfort while also enhancing the building's architectural features, contextual landscaping and other unique project features. Lighting will be used onsite to create a safe and secure environment for residents and guests.

E. DESIGN GUIDELINES

The Paisley is a contemporary single-family attached community. The design choices will create a modern, yet warm and inviting atmosphere, reflective of many new developments in the adjacent Arcadia and Arcadia Lite neighborhoods. The intent of the guidelines and standards is to ensure that development is consistent with the character and context of the area. The City's general design review guidelines (Section 507 Tab A) within the Zoning Ordinance shall apply to the development to the extent the design guidelines do not conflict with the following standards.

1. SITE LAYOUT

Development of the vacant Property will enhance and beautify the site, which has never been developed despite its prime location and adjacency to several multifamily communities. This is done through orientation, placement, vegetation, open space, and shall include the following elements:

- a. The Paisley will include at least three (3) amenities, which may include but are not limited to a pool, barbecue area with ramada, and bicycle repair station, for future resident use.
- b. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, amenity areas, and public sidewalks, using the most direct route for pedestrians.
- c. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking.
- d. Pedestrian "way finding" will be provided and will be very clear and direct through dissimilar coloring or stamping of asphalt or concrete.
- e. The development will include decorative signage and decorative site lighting to enhance the landscaping and architecture.

2. ARCHITECTURAL DESIGN

The architectural design guidelines are intended to ensure an attractive, high-quality community that will integrate into the existing surrounding community while providing an improved entrance into the neighborhood.

Quality elevations complete a truly four-sided holistic architecture and contribute to the streetscape. The PUD will include the following design materials and elements throughout the community and individual homes:

- a. All homes shall have individual patios to be maintained by common ownership.
 1. Individual patio areas shall be defined by CMU walls that do not exceed 40 inches in height.
- b. All homes along the northern, western and southern perimeter shall have front patios facing the right of way along Clarendon Ave., 31st St., and Weldon Ave respectively.
- c. 4-sided architecture shall be required for all residential buildings.
- d. At least three (3) finish materials are required for the exterior of all residential buildings. Finish materials may include brick or brick veneer, stone, siding, metal or aluminum cladding, cementitious composite panels, large expanses of glass, wood, etc. Stucco shall cover no more than 60% of each elevation, and at least two (2) other finish materials must cover at least 10% of each elevation. Exposed concrete will not be considered an accent material.
- e. Building mass for residential buildings should be broken into smaller elements. Reduction of the building mass may be achieved using a combination of the following techniques:
 1. Use of a mix of building materials
 2. Use of accent architectural features
 3. Use of focal points and vertical accents
 4. Use of pronounced wall plane offsets and projections
- f. The front facades of residential buildings facing a street shall employ sun shading elements such as projecting canopies or awnings that provide cover and shade, thereby reducing solar heat gain.
- g. There will be a minimum of four (4) different exterior colors throughout the development enhancing the change in elevation of the various elements of the residential buildings façades.
- h. Decorative on-site lighting shall be provided.

F. SIGNS

Signage onsite will be utilized in respect to the walkable theme of the site, and match the overall design of the corresponding project. All permanent signs shall be compatible with the design of buildings and sites, reflecting the architectural style, building materials, textures, colors, and landscape elements of the project. Signage will also be utilized for the purpose of wayfinding onsite. All signage shall comply with Section 705 of the Phoenix Zoning Ordinance.

G. SUSTAINABILITY

The Paisley will incorporate a number of voluntary standards where practical. The concept of sustainability recognizes that projects should seek to integrate within and conform to the character of the surrounding area. Fundamental principles of energy efficient building design and indoor environmental quality will be considered for the development.

1. CITY ENFORCED STANDARDS INCLUDE:

- a. Shaded open space areas and public spaces with vegetation, building design and/or overhangs.
- b. Landscaped walkways.
- c. Bike Racks.
- d. LED Lighting.

2. DEVELOPER ENFORCED STANDARDS INCLUDE:

- a. Shaded open space areas with vegetation, building design and/or overhangs.
- b. Utilize LED type light fixtures for common area lighting.
- c. Provide recycling for residents.
- d. Practice efficient waste management in the use of materials in the course of the work.
- e. Use all reasonable means to divert construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials.
- f. Design for effective use of energy efficient appliances and HVAC systems.
- g. Provide a variety of housing opportunities within the same community.
- h. To the extent possible, The Paisley landscaping shall utilize the Phoenix AMA Low Water Use/Drought Tolerant Plants list of approved low water use plants, subject to any utility conflicts or development constraints. Although not all inclusive, the Phoenix AMA Low Water Use/Drought Tolerant Plants list is a substantial guide and may be supplemented, as approved by the City.

H. INFRASTRUCTURE

1. WATER AND SEWER

Water and wastewater service will be provided by City. The infrastructure requirements will be determined at the time of the Preliminary Site Plan, when the final land-use and design of the property in question have been clearly identified and proposed water demands and wastewater generation and infrastructure locations have been clearly established. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies.

2. CIRCULATION

With just 24 homes, the proposed development is not anticipated to generate significant traffic. The 24 homes are strategically placed on the site to create internal circulation, with two points of ingress and egress onto 31st Street. Each of the garages will be oriented along the internal, private accessway for future homeowners to pull into their garages and to activate the street frontage with entryways and patio space. Because of this, no access is proposed along Clarendon or Weldon Avenues.

On-site development will include clearly defined accessible routes including pathways constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces. Pedestrian connectivity throughout the project will facilitate access to the property's perimeter improvements, including new sidewalks.

In 2018, the City of Phoenix adopted the Complete Streets Guidelines with the goal of promoting health and safety through active streetscapes. In accordance with the goals and policies of the Complete Streets Design Guidelines adopted by the City, project improvements for each of the site's street frontages will include curb, sidewalk and landscaping improvements, where none exist today. Streetscape improvements shall conform to the following elements of the Complete Streets guidelines:

- The unique character of neighborhoods shall be considered during the design of street projects;
- Complete Streets should be applied using a context-sensitive approach and may vary in their design, function and appearance throughout the City based on community input, surrounding land uses, available right-of-way, street type, adopted general and specific plans and overall intent of the corridor in coordination with other city codes and ordinances; and,
- Streets shall be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users and more vulnerable modes (walking, bicycling, transit).

I. COMPARATIVE ZONING STANDARDS TABLE

STANDARDS	R-3A SFA OPTION	PUD Zoning
Density Maximum Dwellings Maximum Density	39.93 units 26.4 du/ac	24 15.86 du/ac
Maximum Lot Coverage (%)	100%	100% individual lot
Maximum Height (feet/stories)	Maximum three stories or 40 feet for first 150 feet; then 1 foot in 5 foot increase to 48 foot high, four story maximum	2 Stories and 30-feet
Perimeter Setbacks	10'-0" for units fronting street rights-of-way. This area is to be in common ownership or management. 15'-0" for units siding street rights-of-way. This area is to be in common ownership or management.	North: 10'-0" South: 10'-0" East: 5'-0" West: 10'-0"
Minimum Building Setbacks	Individual unit lot: none.	Individual unit lot: none.
Minimum Open Space/Common Area	A minimum 5% of gross acreage	5%
Street Standards	Public street or private accessway	Private accessway

J. LEGAL DESCRIPTION

Lots 1 through 7, inclusive, of Clarendon Square, according to the Plat of record in Book 1491 of Maps, Page 29, records of Maricopa County, Arizona.

APNs: 119-08-369; 119-08-370; 119-08-371; 119-08-372; 119-08-373; 119-08-374; 119-08-375

APPENDIX

EXHIBIT 1



Subject Property

Context Aerial
SEC 31st St. and Clarendon Ave.

EXHIBIT 2

Subject Property

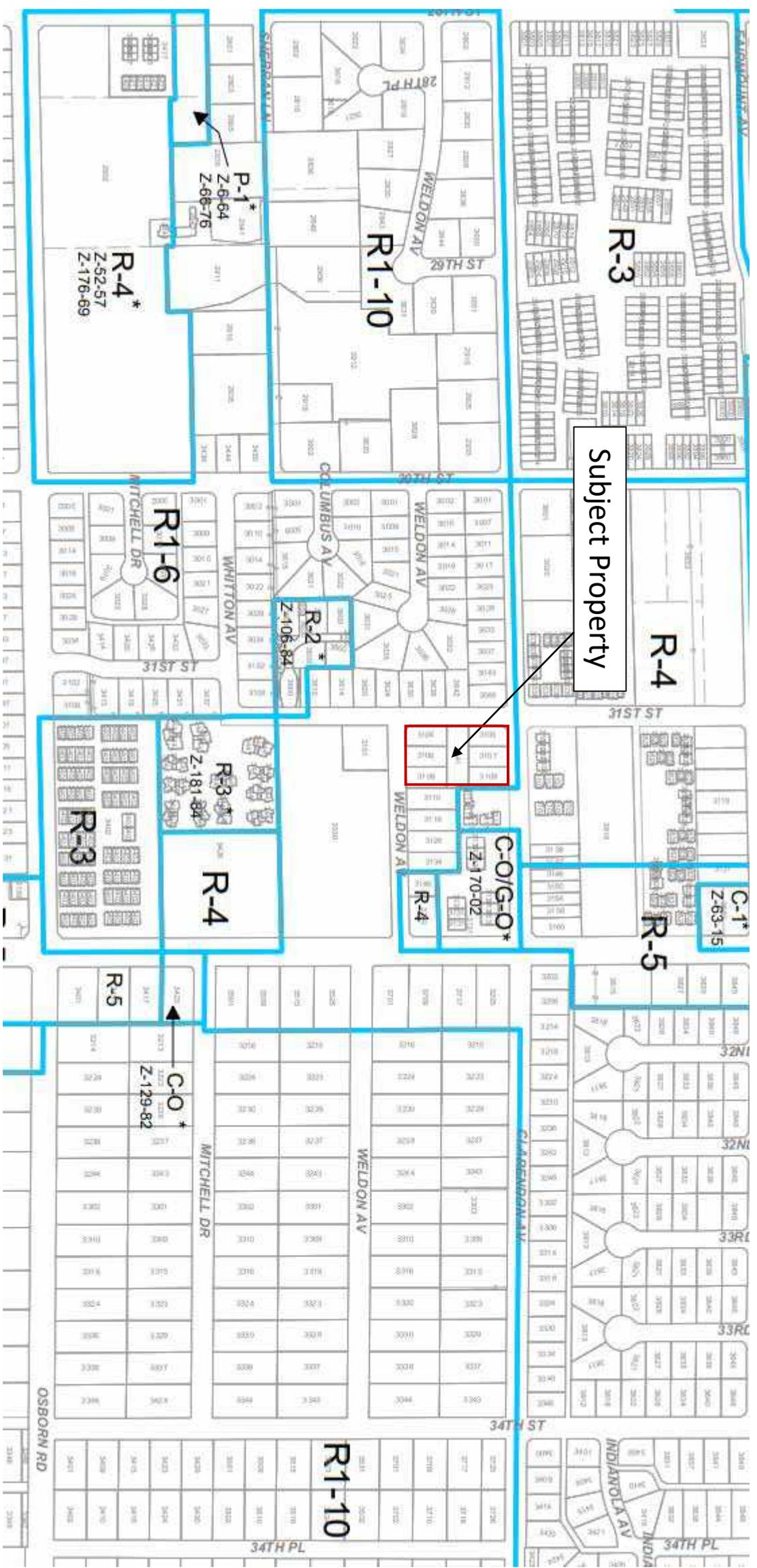


Parcel Aerial

SEC 31st St. and Clarendon Ave.

EXHIBIT 3

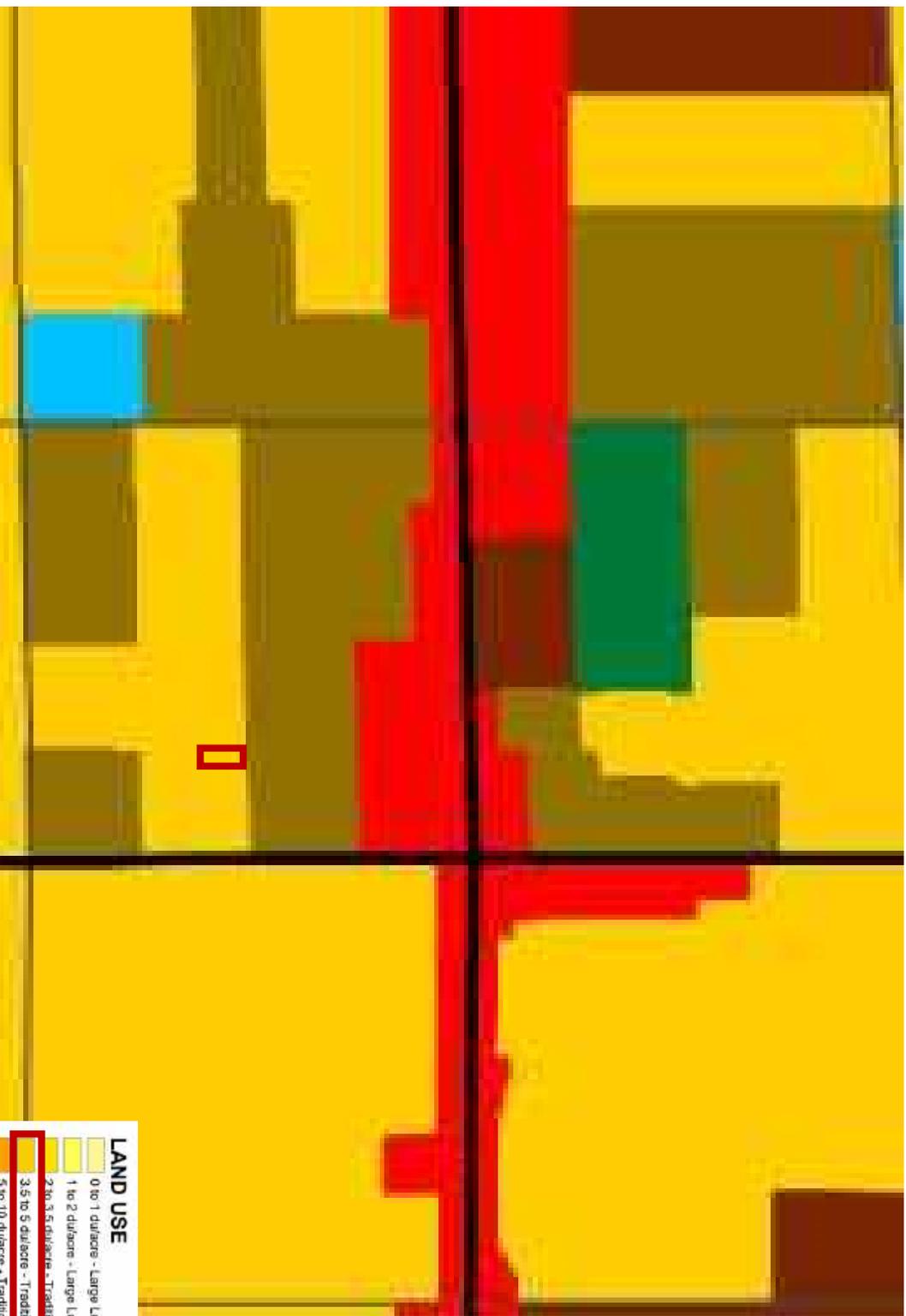
Subject Property



Zoning Map

SEC 31st St. and Clarendon Ave.

EXHIBIT 4



LAND USE		NOTE	
0 to 1 du/acre - Large Lot		Minimum with minimum lot and higher density residential	Proposed Park in Area
1 to 2 du/acre - Large Lot			Proposed School in Area
2 to 3.5 du/acre - Traditional Lot		Minimum with minimum lot and higher density residential	Resort (See NOTES below)
3.5 to 5 du/acre - Traditional Lot		Minimum with minimum lot and higher density residential	Density Cap
5 to 10 du/acre - Traditional Lot		Minimum with minimum lot and higher density residential	Density Cap Limit
10 to 15 du/acre - Higher density attached townhouses, condos, or apartments			
15+ du/acre - Higher density attached townhouses, condos, or apartments			
Parks/Open Space - Publicly Owned			
Parks/Open Space - Privately Owned			
Future Parks/Open Space or 1 du/acre			
Mixed Use Agricultural			
Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre			
Commercial			

General Plan Map

SEC 31st St. and Clarendon Ave

EXHIBIT 5

THE PAISLEY



THE PAISLEY



EXHIBIT 6

EXHIBIT 7

THE PAISLEY

PLANNED UNIT DEVELOPMENT (P.U.D.)

TOWNHOMES
N.31st St. & E. Clarendon Ave.
Phoenix, AZ. 86016



SITE PLAN

SCALE: 1" = 30'-0"



NORTH



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EXPIRES: 12/31/2021