

2333 THOMAS PUD

2333-2335 E Thomas Road, Phoenix

**Planned Unit Development
Development Narrative**
Case No. Z-41-22-8



1st Submittal: May 12, 2022
2nd Submittal: August 17, 2022
Hearing Draft: September 23, 2022
City Council Adoption: December 7, 2022

PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (“PUD”) is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PUD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics and location. It does not modify other City Codes or requirements.

This PUD will provide the set of regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein shall amend the various noted provisions of the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

PRINCIPALS & DEVELOPMENT TEAM

Owner

THOMAS 24 JL LLC
1775 Tysons Blvd, 7th Floor
McLean VA 22102

Developer

Unified CRE Partners, LLC
Contact: Roberto Buenaver
6990 E. Main St., #202
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Harc Holdings

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Applicant/Representative

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A. PURPOSE AND INTENT

1. PROJECT OVERVIEW & GOALS

The intent of this application is to rezone approximately 3.79 gross acres from Intermediate Commercial (C-2) to Planned Unit Development (PUD) to allow for the conversion of an Embassy Suites hotel to multifamily residential units. See Area Vicinity Map and Site Aerial in **Exhibit 1**. To the north, east and west of the site are commercial uses. South of the property is the Arizona Grand canal and beyond that is a single-family home neighborhood.

The City of Phoenix 2015 General Plan Land Use Map indicates that the Property has a Commercial land use designation. See General Plan Map at **Exhibit 2**. The subject site is currently zoned C-2. See Zoning Map at **Exhibit 3**. In addition, the Property is along the future Bus Rapid Transit (BRT) route of Thomas Road, where residential opportunities are critical. The proposed bus rapid transit line will run from 91st Ave to 44th Street along Thomas Road. See Map of proposed BRT route at **Exhibit 4**.

The Property consists of two parcels, one of which is currently a parking lot and will remain as such. The larger parcel has an Embassy Suites hotel building on it that will be renovated to residential units.

The approval of the PUD will benefit the Property and the surrounding community as follows:

- Convert an outdated and struggling hotel into multifamily residential which will provide necessary workforce housing, consistent with the Housing Phoenix Plan.
- Provide additional housing options along the future Bus Rapid Transit corridor of Thomas Road.
- Enhance an existing property with lush new landscaping, façade improvements, and new amenities.
- Provide canal connections to and from the Arizona Grand Canal and the subject site.

The proposal will provide additional housing options along Thomas Road, a proposed bus rapid transit route. The bus rapid transit route will provide a practical transportation option for the residents, and it is important to have people living adjacent to these bus lines. In

addition, this proposal provides an outdated building with a much needed renovation and facelift to create an appealing and desirable place to live.

2. OVERALL DESIGN CONCEPT

The purpose of this project is to convert an existing outdated and poor performing hotel into a newly renovated multifamily development with 200 units, consisting of 194 one-bedroom units (< 600 square feet each) and 6 two-bedroom units.

The project will consist of updating the exterior of the building with new paint and other non-structural elevation improvements to modernize and enhance the overall appearance of the property.

All units will be upgraded into rental apartment units with new paint, flooring, bathrooms, air conditioning and kitchens. The applicant will provide updates to the common space and amenities such as the club house, pool area and fitness center.

Additionally, the developer will create outdoor areas for communal gathering for the residents. Parking will be located west and south of the building, and the existing access points will be maintained on the site from Thomas Road.

The conceptual site plan can be found at **Exhibit 5**.

See the conceptual renderings at **Exhibit 6**.

The conceptual landscape plan can be found at **Exhibit 7**.

B. LAND USE PLAN

1. LAND USE CATEGORIES

The approximately 3.79 gross acre site is designed to allow multifamily residential, and any future commercial uses on the Property.

2. CONCEPTUAL SITE PLAN

The project is a conversion of an existing outdated and poor performing hotel to multifamily residential. The project will consist of updating the exterior of the building with new paint and other non-structural elevation improvements to modernize and enhance the overall appearance of the property. In addition, new amenities will be included to provide common space, pools, fitness center, rooftop deck, and other spaces for residents to enjoy. There are no expansions proposed to the existing building or its footprint at this time.

C. LIST OF USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this section, as authorized by Zoning Ordinance Section 307.A.3.

1. PERMITTED USES

- Multifamily residential, as regulated by the PUD
- Uses listed in Intermediate Commercial (C-2), per Section 623 of the Phoenix Zoning Ordinance.

2. ACCESSORY USES

- Accessory uses to the residential uses shall be subject to Section 608 of the Phoenix Zoning Ordinance.
- Accessory Uses permitted in Intermediate Commercial (C-2), per Section 623 of the Phoenix Zoning Ordinance.

3. TEMPORARY USES

- Temporary uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.

4. PROHIBITED USES

- Adult oriented uses listed in Section 623.D.1.
- Special Permit uses in the Intermediate Commercial (C-2), per Section 623 of the Phoenix Zoning Ordinance.

D. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PUD to promote the development of a quality multifamily development. The provisions of this PUD will ensure compatibility with surrounding properties. The development standards and design guidelines are reflective of the environment envisioned for the project for multifamily uses within the existing building.

Commercial uses shall be subject to the development standards of Section 623 of the Zoning Ordinance. Multifamily residential development shall be subject to Section 618 of the Zoning Ordinance, as modified below.

1. DEVELOPMENT STANDARDS TABLE

GENERAL REQUIREMENTS – MULTIFAMILY RESIDENTIAL	
Maximum Building Height	5 stories, not to exceed 48 ft
Maximum Lot Coverage	50%
Maximum Density	200 units
Minimum Building Setbacks	
Thomas Road	30 feet
Canal	30 feet
West Interior	10 feet
East Interior	2 feet
Minimum Open Space	5%
Detached sidewalk (Thomas Rd)	Sidewalks along Thomas Road shall be a minimum of 5 feet in width and detached from the curb with a minimum 11-foot-wide landscape area between the sidewalk and back of curb.

2. LANDSCAPE STANDARDS TABLE

GENERAL REQUIREMENTS – MULTIFAMILY RESIDENTIAL	
Minimum Landscape Setbacks	
Thomas Road	0 feet
Canal	5 feet
Interior	0 feet

Planting Standards	
Plant Type	Minimum Planting Size
Streetscape (Thomas Road) sidewalk to back of curb	Minimum 2-inch caliper drought tolerant shade trees planted 20 feet on center or in equivalent groupings. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.
Canal Landscape Setback	Minimum 2-inch caliper (50 percent of required trees). Minimum 3-inch caliper (25 percent of required trees). Minimum 4-inch caliper or multi-trunk tree (25 percent of required trees). Planted 20 feet on center or in equivalent groupings. Minimum five 5-gallon shrubs per tree.
Parking Lot Area Landscape standards: Interior surface area (exclusive of perimeter landscaping and all required setbacks)	Minimum 14% shade coverage at maturity. Planting Standards per C-2 standards (Section 623)

3. PARKING STANDARDS

Multifamily Residential Uses within existing building:

- For this use, there will be 198 parking spaces provided.
- Bicycle Parking shall comply with Section 1307.H of the Zoning Ordinance.
- One indoor secure bicycle storage room will be offered for residents.
- One bicycle repair station will be installed in the bicycle storage room.

For any future development or redevelopment that modifies the cumulative floor area of the existing building footprint by more than 50 percent, including demolition, it will require the following parking requirements:

- Parking Standards will comply with Section 702 of the Phoenix Zoning Ordinance.
- Bicycle Parking shall comply with Section 1307.H of the Zoning Ordinance.

4. LOADING

For multifamily residential uses, no loading areas will be required.

5. FENCES AND WALLS

Fences and Walls shall comply with all applicable requirements in Section 703 of the Zoning Ordinance.

6. LIGHTING

Lighting standards from Section 507 Tab A.II.A.8 and Section 23-100 of the City Code shall apply.

7. SHADE

A minimum of 75 percent of public sidewalks shall be shaded at tree maturity.

E. DESIGN GUIDELINES

The development on the site will meet Section 507 Tab A of the Phoenix Zoning Ordinance, and the following:

A. SITE LAYOUT

1. The development shall 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.
2. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, ADA parking spaces, amenity areas, the canal and public sidewalks, using the most direct route for pedestrians.
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces.
4. A minimum 2,000-square-foot open space area shall be provided a maximum of 70 feet from the canal at the closest point. The open space shall contain passive recreation elements, such as seating, and shall be shaded a minimum of 75 percent by landscaping at maturity, shade structures, or a combination of the two. There shall be a pedestrian walkway connecting the open space area to a canal pedestrian gate, using the most direct route for pedestrians.
5. A minimum 36-inch-high perimeter wall shall be provided along the northern edge of the property, adjacent to the back of the Thomas Road sidewalk easement, except where vehicular entry/exit or pedestrian walkways are proposed. The perimeter wall and the building shall exhibit a cohesive architectural theme and style with regard to color, texture, and materials.

B. BUILDING ARCHITECTURE

1. The primary building entry shall be provided with special architectural features properly scaled so that they are distinctive and easily identified. They should also include a shade element such as an awning or other feature. The principal building entrance occurs at the main lobby off Thomas Road.
2. Building elevations shall include four-sided architecture.
3. All structural elements such as buildings, walls, fences, accessory structures, and signs shall exhibit a cohesive architectural theme and style throughout the development.

C. LANDSCAPE

1. Tree lined streets and internal walkways shall be provided with trees evenly spaced (20 foot on center) to provide visual corridors while also shading the pedestrian walkway.
2. The landscaping palette shall be desert, low water use plants with enhanced features, such as palm trees and other vegetation, along Thomas Road.

D. CANALSCAPE

1. Walkways shall be provided connecting the canal pedestrian gate to a building entrance. The walkways shall be constructed of decorative pavers, stamped or colored concrete. These connections are important to encourage ease of use of the canal trails from the site.
2. Any fence along the canal shall consist of open view fencing. No solid walls shall be located along the canal.
3. A pedestrian gate shall be provided from the Property to the Canal for residents to easily access the canal.

E. COMPLETE STREETS

The City of Phoenix Complete Streets Design Guidelines, adopted October 17, 2018, include a number of suggestions for new development, some of which are applicable to this project:

Comfort and Convenience:

The project provides a detached sidewalk and landscaping along the streetscape and throughout the project that will provide thermal comfort for pedestrians and cyclists alike. In addition, there are direct pathways from our project to the sidewalk and canal areas for convenience.

Sustainability:

Bicycle facilities are proposed outside and inside the building for residents and guests in order to encourage bicycling to and from the project.

Connectivity:

As noted above, there are direct pathways from our project to the sidewalk and canal areas for convenience and connectivity.

Green Infrastructure: The proposed project will provide shade trees throughout the parking lot area, streetscape, and open space areas. This will enhance the sustainability of the project and help to reduce the urban heat island effect.

F. SIGNS

Multifamily Residential Signage

Signage for residential development shall be governed by Section 705 applicable to residential uses.

Commercial Signage

Signage for commercial development shall be governed by Section 705 applicable to commercial uses.

G. SUSTAINABILITY

This project will include many design features that help increase energy efficiency:

1. City Enforced Standards:

- a. High efficiency HVAC units
- b. High-performance LED building lighting
- c. Low-voltage LED landscape lighting

2. Developer Enforced Standards:

- a. Low E insulated glass
- b. Recycling program for residents and office/common areas
- c. Low-flow water fixtures
- d. Energy Star appliances
- e. An irrigation design that employs low flow drip irrigation to maximize efficiency, and an art controller with weather sensing technology
- f. Encourage healthy air quality with low-VOC or no-VOC paints.
- g. Encourage water conservation with low-flow water fixtures.

H. INFRASTRUCTURE

1. CIRCULATION

Access to the subject site will be provided from driveways from Thomas Road, as approved by the Planning and Development Department.

2. GRADING AND DRAINAGE

Development shall conform to the City of Phoenix regulations and design guidelines, as approved by the Planning and Development Department.

3. WATER AND SEWER

Development of the site may require infrastructure improvements based on proposed uses and capacity demand at that time. The improvements will be designed and constructed in accordance with city Code requirements and Water Service Department Design Standards and Policies.

I. COMPARATIVE ZONING TABLE

	R-5 (Multifamily Residence District) PRD	PROPOSED PUD
Maximum Building Height	4 stories or 48 feet	5 stories, not to exceed 48 ft
Density (du/acre)	45.68; 52.20 with bonus	52.6 du/gross acre / 200 units
Minimum Lot Coverage	50%	50%
Perimeter Standards, Building Setbacks	20' adjacent to a public street 10' adjacent to property line	Thomas Road: 30 feet Canal: 30 feet West Interior: 10 feet East Interior: 2 feet
Landscape Setback	15' average, 10' minimum	Thomas Road: 0 feet Canal: 5 feet Interior: 0 feet
Open Space	Minimum 5% of gross area	Minimum 5% of gross area
Parking Landscaping	Minimum 5%	Minimum 14%

J. EXHIBITS

Area Vicinity Map and Site Aerial	1
Phoenix General Plan Map	2
Phoenix Zoning Map	3
BRT Route Map	4
Conceptual Site Plan	5
Conceptual Elevations/Renderings	6
Conceptual Landscape Plan	7
Legal Description (Gross Acreage)	8

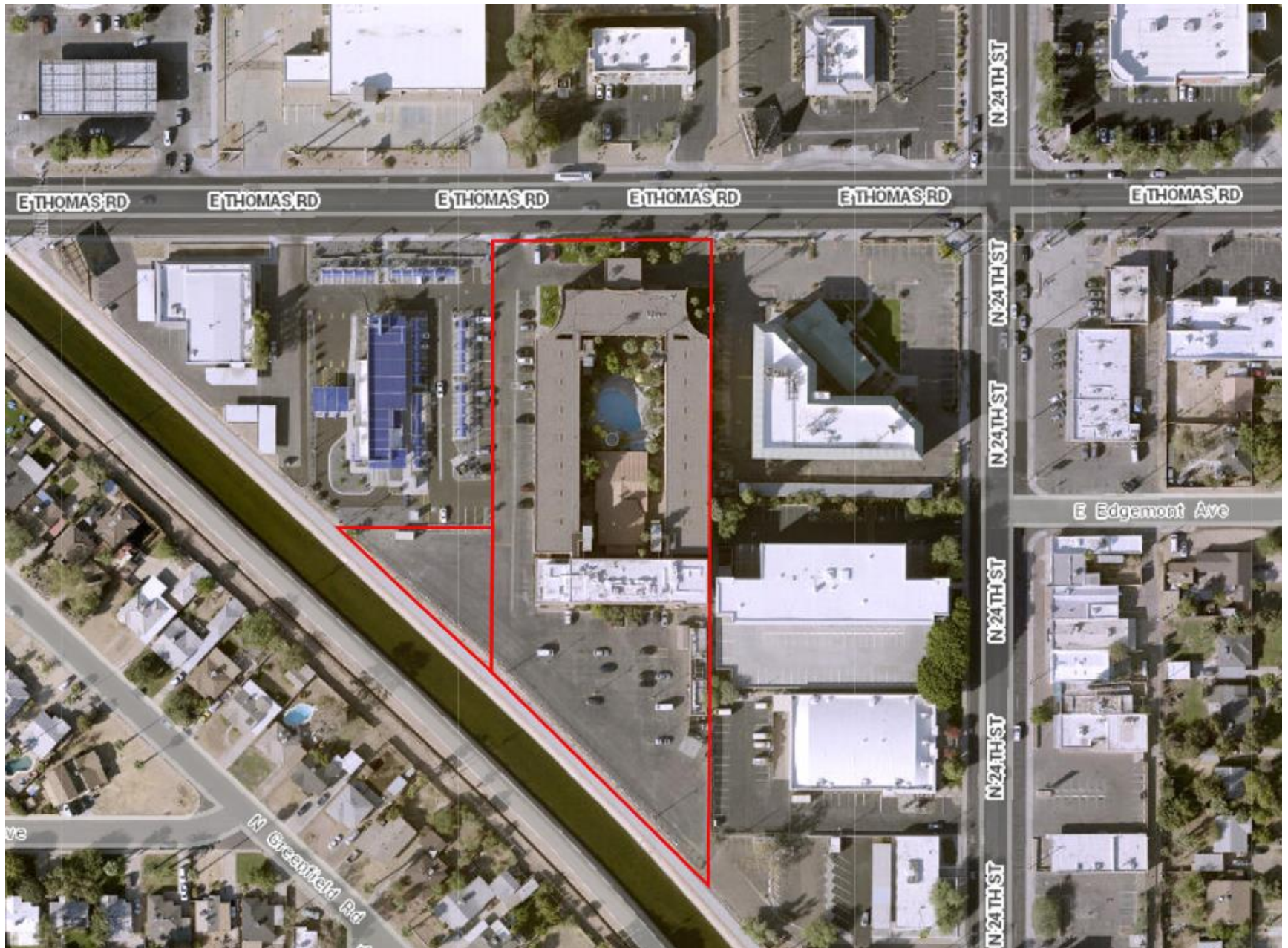
Exhibit 1

Vicinity Map



2333 E Thomas Rd

Aerial Map



2333 E Thomas Rd

Exhibit 2

Phoenix General Plan Map



LAND USE

- 0 to 1 du/acre - Large Lot
- 1 to 2 du/acre - Large Lot
- 2 to 3.5 du/acre - Traditional Lot
- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 10 to 15 du/acre - Higher density attached townhouses, con
- 15+ du/acre - Higher density attached townhouses, condos,
- 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
- Mixed Use (MU)
- Mixed Use (Areas C, D and Northwest Area only)
- Industrial
- Commerce / Business Park
- Public/Quasi-Public
- Floodplain
- Undesignated Area

Exhibit 3

Zoning Map



2333 E Thomas Rd

Exhibit 4



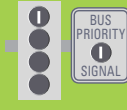
BRT 101

Bus Rapid Transit—or BRT—is a high capacity bus service that provides a fast, reliable and convenient transit experience . . . and this new transit option is coming to Phoenix.

BRT is part of our commitment to you in the Transportation 2050 plan (T2050).



Advanced Fare Collection



Transit Spot Improvements



Enhanced Stations

BRT Elements



Dedicated Lanes



Custom Buses



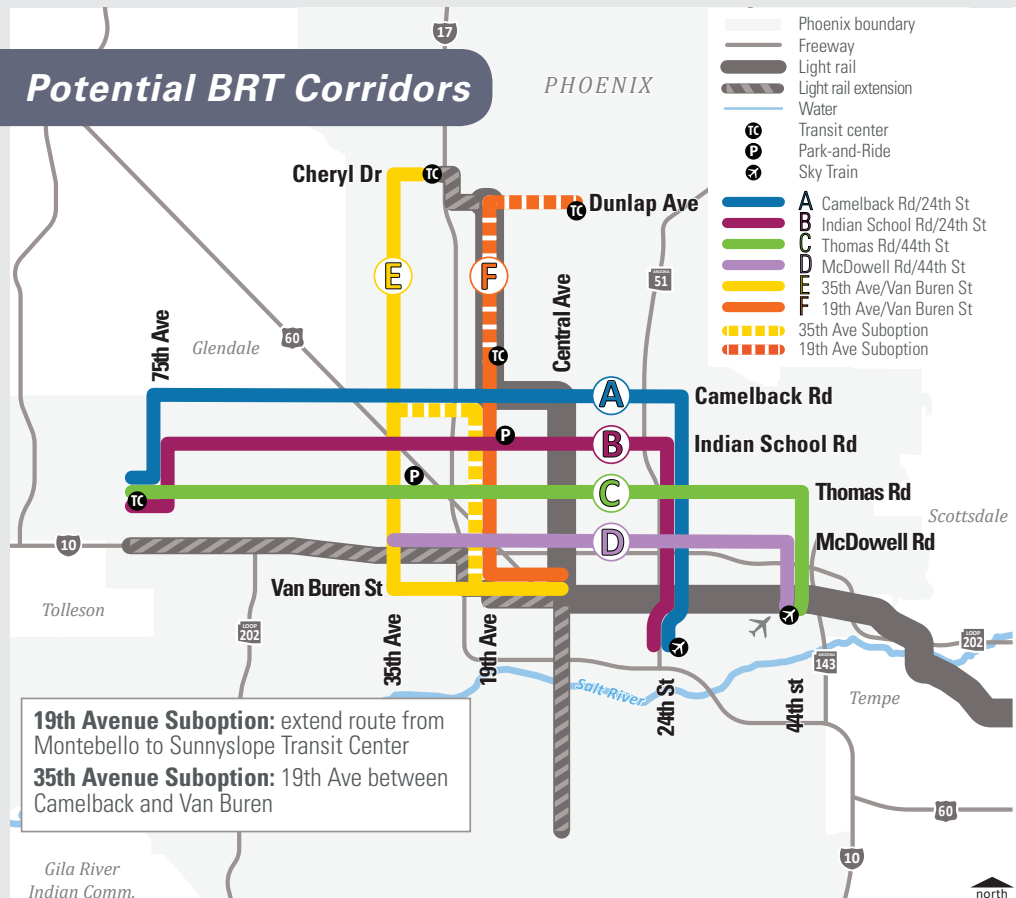
Unique Branding

Background

At the direction of Phoenix’s Citizens Transportation Commission and City Council, the project team reevaluated the BRT corridors in the T2050 plan. As a result, six potential corridors were identified using demographic and socioeconomic data, and current and forecasted (future) transit ridership. Ultimately, Phoenix’s goal is to identify the BRT foundation network in fall 2020, which will consist of three corridors.

To determine this foundation network, we need input from you!

Potential BRT Corridors



- A** Camelback Road and 24th Street
- B** Indian School Road and 24th Street
- C** Thomas Road and 44th Street
- D** McDowell Road and 44th Street
- E** 35th Avenue and Van Buren Street
- F** 19th Avenue and Van Buren Street

Get involved, visit Phoenix.gov/BRT



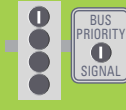
BRT 101

Autobús de Transporte Rápido (Bus Rapid Transit)—o BRT—es un servicio de autobús que proporciona una experiencia de transporte rápido, confiable y conveniente . . . y esta nueva opción de transporte pronto llega a Phoenix.

BRT es parte de nuestro compromiso con usted en el Plan de Transporte de Phoenix 2050 (T2050).



Cobro avanzado de tarifas



Prioridad de señal de tráfico



Estaciones mejoradas

Elementos del BRT



Carriles exclusivos para autobuses



Autobuses adaptados

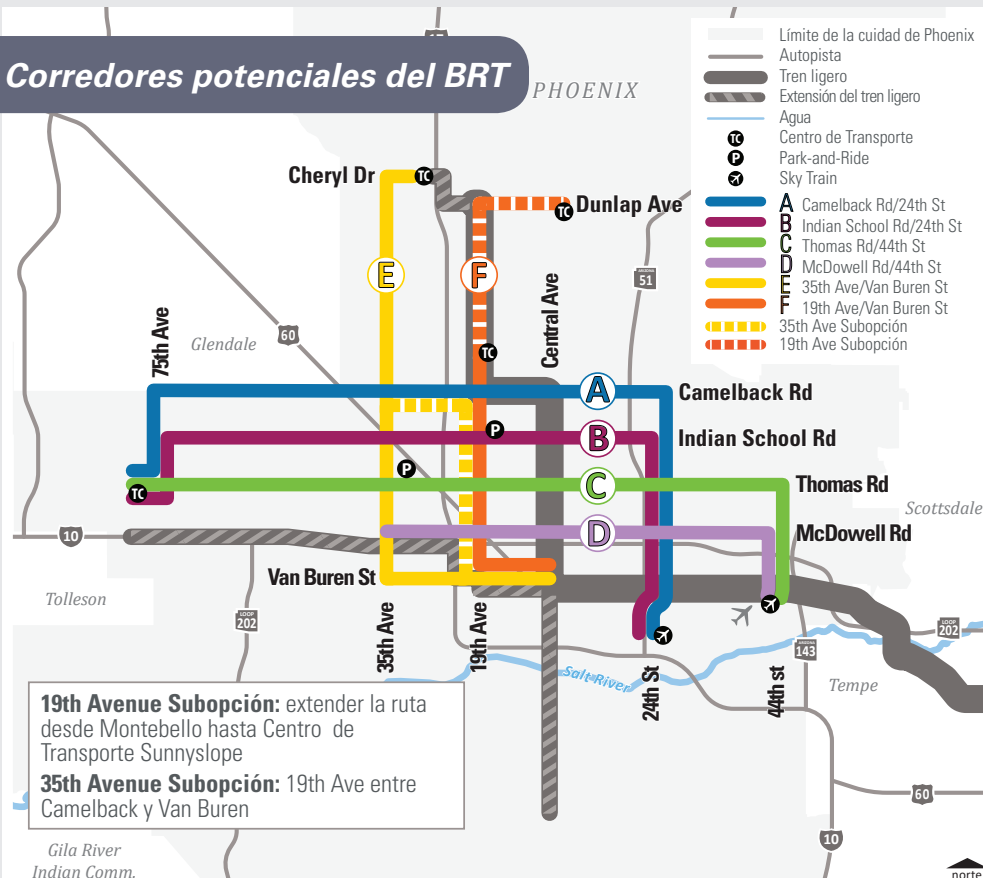


Publicidad exclusiva

Trasfondo

Bajo la dirección de la Comisión de Transporte de Ciudadanos de Phoenix y el Consejo Municipal de Phoenix, el equipo del proyecto reevaluó los corredores de BRT del plan T2050. Como resultado, se identificaron seis corredores potenciales utilizando datos demográficos y socioeconómicos junto con el sistema de transporte actual y la cantidad pronosticada de pasajeros. El objetivo es identificar la base del sistema de BRT, que consistirá de tres corredores. **iPara determinar la base del sistema de BRT, necesitamos su contribución!**

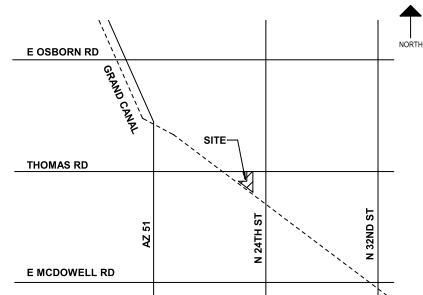
Corredores potenciales del BRT



- A** Camelback Road y 24th Street
- B** Indian School Road y 24th Street
- C** Thomas Road y 44th Street
- D** McDowell Road y 44th Street
- E** 35th Avenue y Van Buren Street
- F** 19th Avenue y Van Buren Street

Participe, visite Phoenix.gov/BRT

Exhibit 5



PROJECT BUILDING DATA:

ADDRESS:	3225 E Thomas Rd, Phoenix, AZ 85016
PARCEL NUMBER:	117-01-117R 117-01-117N
ZONING:	C-2
LOT ACREAGE:	142,614 S.F. = 3.27 ACRES NET 379 ACRES GROSS
BUILDING AREA:	55,482 SF 38.50%
BUILDING FOOTPRINT:	38,584 SF 26.99%
LANDSCAPE AREA:	10,185 SF 7.14%
OPEN SPACE:	5,753 SF 4.03%
PARKING AREA:	87,132 SF 61.10%
PARKING LOT:	73,734 SF 51.70%
PARKING LANDSCAPE AREA:	13,398 SF 9.40%
OPEN SPACE:	2,328 SF 1.63%
TOTAL LANDSCAPE AREA:	20,845 SF 14.62%
TOTAL OPEN SPACE:	8,099 SF 5.66%
SETBACKS:	FRONT SETBACK = 30'-0" EAST SIDE SETBACK = 0' WEST SIDE SETBACK = 10' CANAL SETBACK = 30'-0"

PROPOSED USES:

DWELLING, MULTIFAMILY

EXISTING BUILDING CONSTRUCTION TYPE:

TYPE 5

LOT SALE:

NO

UNIT MIX:

154 1 BR
6 2 BR
200 TOTAL UNITS

ONE PARKING SPACE PER UNIT, PER PUD

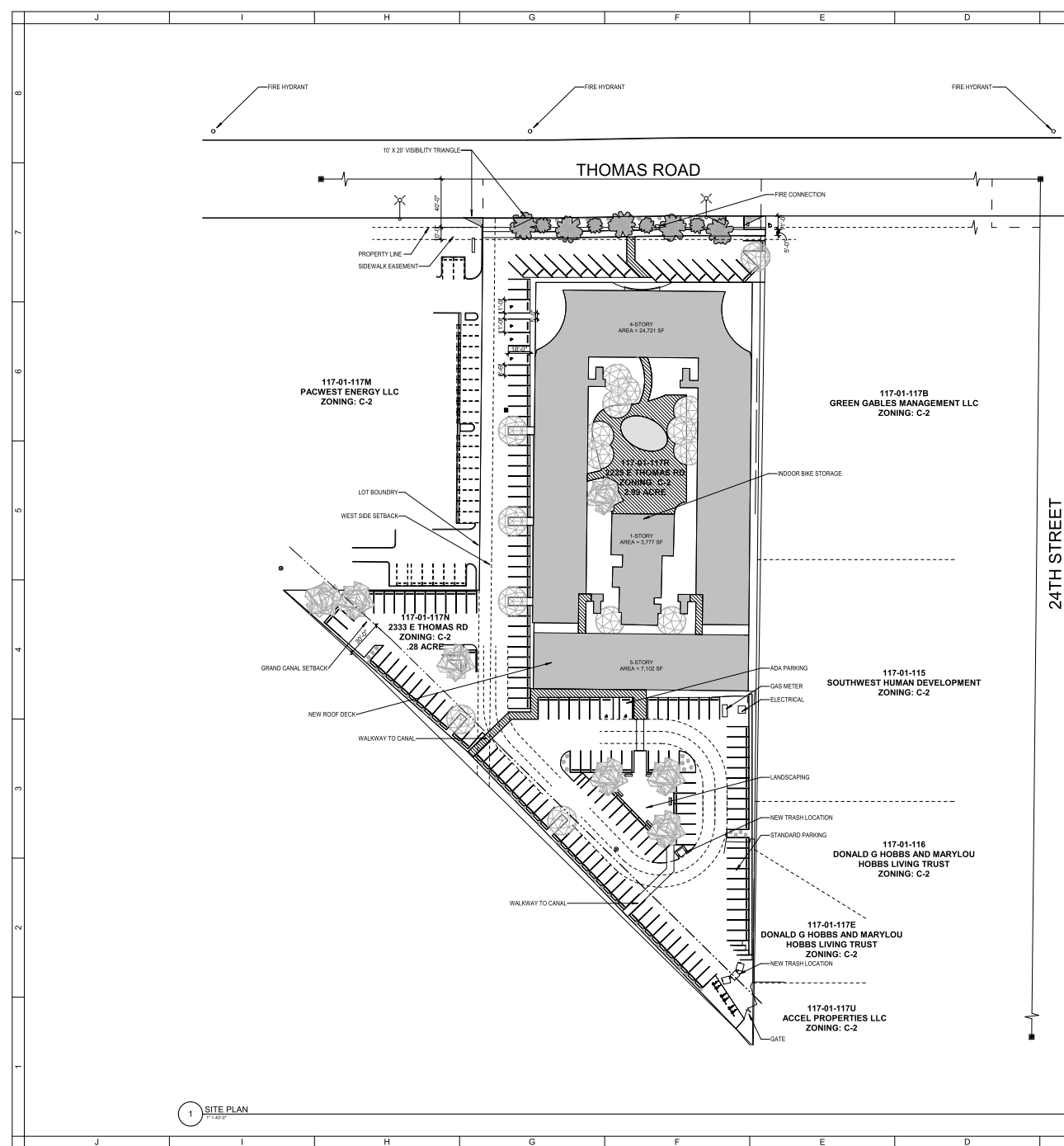
PROJECT TEAM

OWNER:	THOMAS 24, LLC JORDAN SCOTT 2201 E. CAROLBACK ROAD 9090 SCOTTSDALE, AZ 85251 602.70.8407
DEVELOPER:	UNIFIED CRE LLC ROBERTO BUENAVIA 6906 E. MAIN ST. 4202 SCOTTSDALE, AZ 85251 480.681.0520
ARCHITECT OF RECORD:	CCBG ARCHITECTS, INC. BRYAN CASSIDY 102 E. BUCHANAN STREET PHOENIX, AZ 85004 602.288.2211

Parking Schedule

PARKING TYPE	Count
STANDARD PARKING 45	14
ADA PARKING	6
STANDARD PARKING	153
MOTORCYCLE PARKING	8
EASEMENT	25
Grand total: 206	

KIVAF#: 21-5228
SDEV#: 2100520
OSR#: 14-32
PAPP#: 2202405



1 SITE PLAN

Exhibit 6

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GRAPHIC SCALES:
1/8" = 1'-0"
24"
16"
8"
4"
0

1/2" = 1'-0"
6"
5"
4"
3"
2"
1"
0

3/4" = 1'-0"
4"
3"
2"
1"
0

1" = 1'-0"
3"
2"
1"
0

1-1/2" = 1'-0"
2"
1"
0

1 WEST ELEVATION



4 VIEW FROM STREET



5 VIEW FROM CANAL



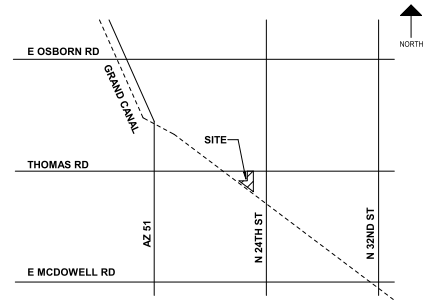
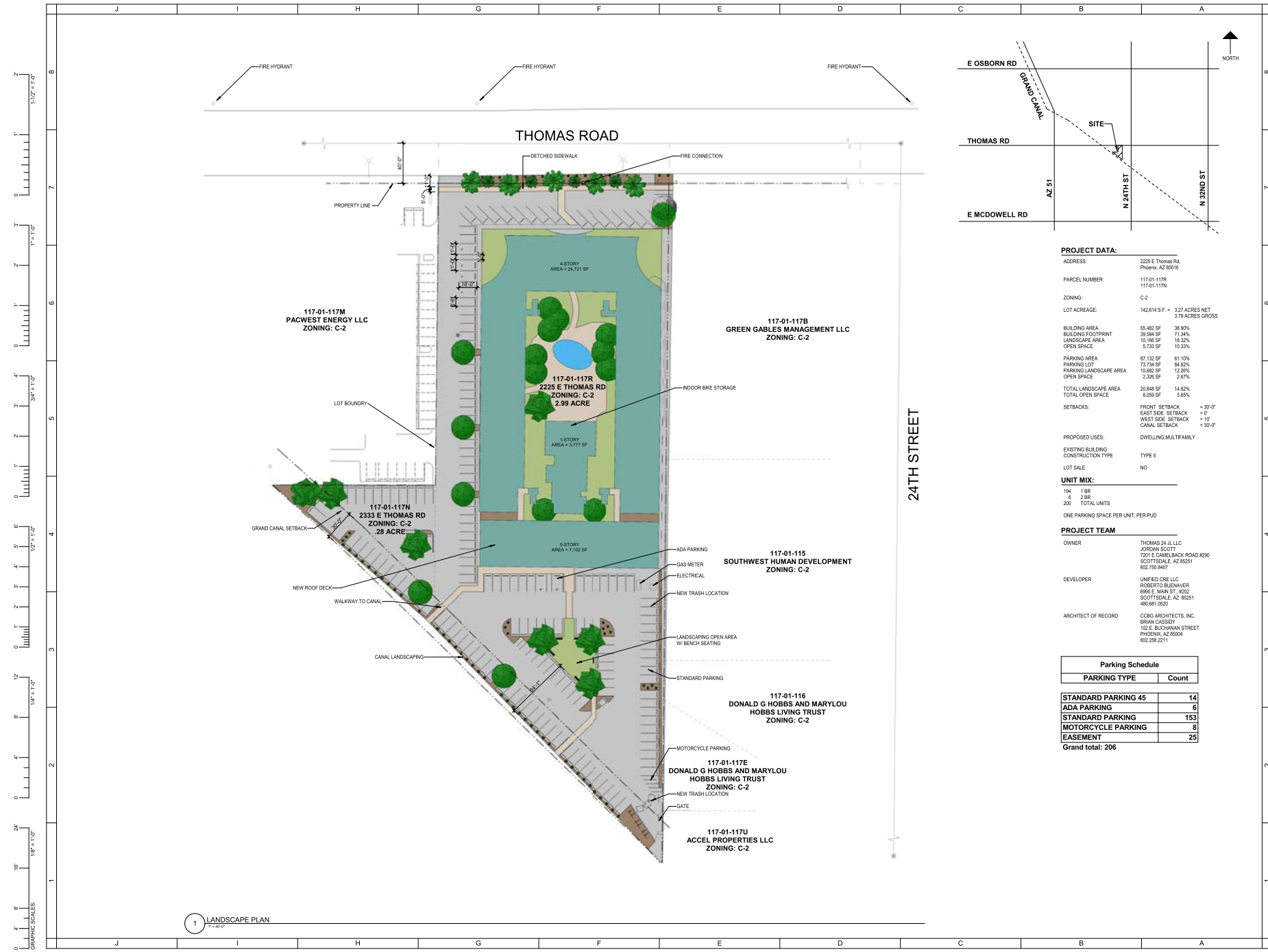
2 NORTH ELEVATION



3 SOUTH ELEVATION



Exhibit 7



PROJECT DATA:

ADDRESS: 2225 E Thomas Rd, Phoenix, AZ 85016

PARCEL NUMBER: 117-01-117R, 117-01-117N

ZONING: C-2

LOT ACREAGE: 142,814 S.F. = 3.27 ACRES NET, 3.79 ACRES GROSS

BUILDING AREA: 58,462 SF 38.90%

BUILDING FOOTPRINT: 30,396 SF 21.24%

LANDSCAPE AREA: 10,189 SF 7.13%

OPEN SPACE: 5,733 SF 4.00%

PARKING AREA: 87,132 SF 61.10%

PARKING LOT: 23,728 SF 16.62%

PARKING LANDSCAPE AREA: 10,662 SF 7.46%

OPEN SPACE: 2,309 SF 1.62%

TOTAL LANDSCAPE AREA: 20,848 SF 14.62%

TOTAL OPEN SPACE: 8,059 SF 5.65%

SETBACKS: FRONT SETBACK = 30'-0", EAST SIDE SETBACK = 0'-0", WEST SIDE SETBACK = 12'-0", CANAL SETBACK = 30'-0"

PROPOSED USES: DWELLING MULTIFAMILY

EXISTING BUILDING CONSTRUCTION TYPE: TYPE 5

LOT SALE: NO

UNIT MIX:

194 1BR
6 2BR
200 TOTAL UNITS

ONE PARKING SPACE PER UNIT, PER PUD

PROJECT TEAM

OWNER: THOMAS 24-LLC, JORDAN SCOTT, 7201 E CAMELBACK ROAD #290, SCOTTSDALE, AZ 85251, 602.740.8407

DEVELOPER: UNIFIED CRE LLC, ROBERTO BUBAWER, 6990 E MAIN ST, #202, SCOTTSDALE, AZ 85251, 480.981.0520

ARCHITECT OF RECORD: CCBG ARCHITECTS, INC., BRIAN CASSIDY, 102 E BUCHANAN STREET, PHOENIX, AZ 85004, 602.285.2211

Parking Schedule

PARKING TYPE	Count
STANDARD PARKING 45	14
ADA PARKING	6
STANDARD PARKING	153
MOTORCYCLE PARKING	8
EASEMENT	25
Grand total:	206

2225 E. Thomas Road - Yield Study
United CRE Partners:
2225 E. Thomas Road

ISSUANCE
DATE REV FOR

Drawn
JPB
Checked
BC
Job Number
2212
Drawing
LANDSCAPE PLAN

Sheet
A1.01

Exhibit 8

August 30, 2022
3 Engineering Job No. 1589

Zoning Legal Description

That portion of the Northeast quarter of Section 34, Township 2 North, Range 3 East, Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Northeast corner of said Section 34;

Thence North 90 Degrees 00 Minutes 00 Seconds West along the North line of said Northeast quarter a distance of 300.12 feet to the **TRUE POINT OF BEGINNING**;

Thence South 00 Degrees 35 Minutes 05 Seconds West a distance of 718.69 feet to the Northeast line of the Grand Canal as shown on Book 1225 of Maps, Page 38, records of said county;

Thence South 47 Degrees 50 Minutes 24 Seconds West a distance of feet 25.01 feet;

Thence North 40 Degrees 52 Minutes 20 Seconds West a distance of feet 20.24 feet;

Thence North 45 Degrees 30 Minutes 49 Seconds West a distance of 299.07 feet;

Thence North 45 Degrees 29 Minutes 04 Seconds West a distance of 128.32 feet;

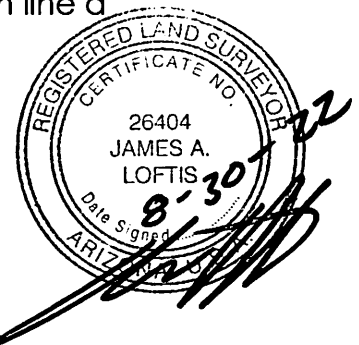
Thence North 47 Degrees 47 Minutes 23 Seconds West a distance of 92.72 feet;

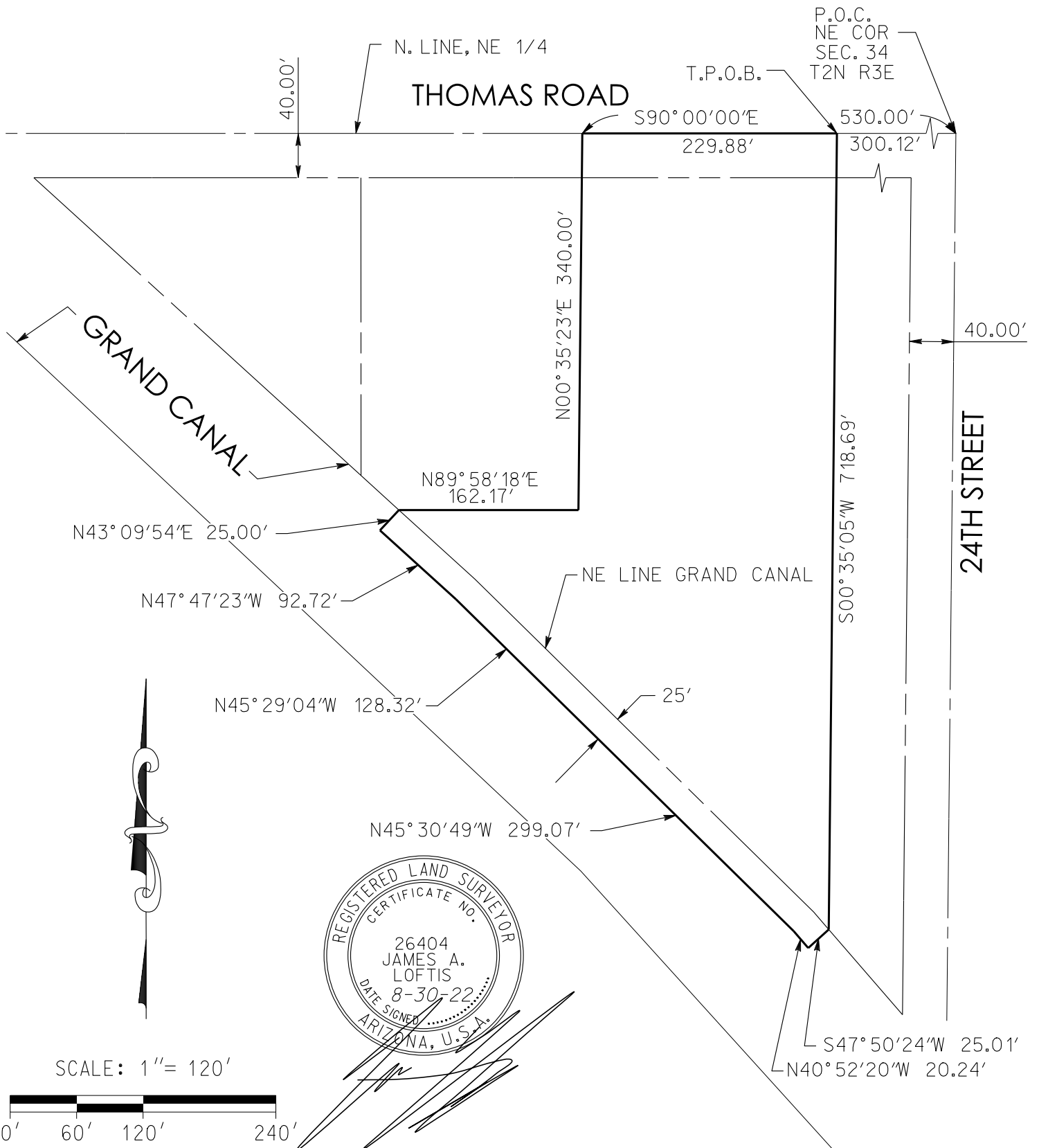
Thence North 43 Degrees 09 Minutes 54 Seconds East a distance of 25.00 feet to said Northeast line;

Thence North 89 Degrees 58 Minutes 18 Seconds East a distance of 162.17 feet;

Thence North 00 Degrees 35 Minutes 23 Seconds East a distance of 340.00 feet to said North line;

Thence South 90 Degrees 00 Minutes 00 Seconds East along said North line a distance of 229.88 feet to the **POINT OF BEGINNING**.





C:\My Securisync\Projects\1589_Glacier_House_24th_Thomas\1589_Legal_Exp_Zoning.dgn

EXHIBIT "A"

3e engineering
 planning civil engineering surveying

ZONING AREA

3 ENGINEERING, LLC
 6370 E. THOMAS ROAD, SUITE # 200 - SCOTTSDALE, ARIZONA 85251
 PHONE: (602) 334-4387 - FAX: (602) 490-3230
 WWW.3ENGINEERING.COM

DATE:	PROJECT NO.
08/30/22	1589