



City of Phoenix
PLANNING DEPARTMENT

December 8, 1994

VMB Partners
1801 West 4th Street
Tempe, AZ 85252

Dear Applicant

Re Application No 98 92, To rezone a parcel located at the southwest corner of Dove Valley Road (extended) and 56th Street (extended) (approximately 60 acres)

The zoning approval by the City Council through this application has vested with the approval of Supplemental Map No 949 on November 2, 1994, as RE-35*

The effective date of this change of zone is 30 days following that date

Sincerely,

Mark A. Steele, AICP
Principal Planner

MS/dfr/949

enclosure



City of Phoenix
PLANNING DEPARTMENT

February 11, 1993

VMB Partners
1801 West 4th Street
Tempe, AZ 85252

Dear Applicant

RE Application No 98 92 2

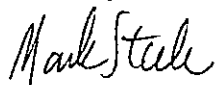
Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506 B 4 of the Zoning Ordinance, as amended, has on December 9, 1992, concurred in the recommendation of the Planning Commission and approved Application No 98 92-2 for RE 35 zoning on a parcel located at the southwest corner of 56th Street (alignment) and Dove Valley Road (alignment) (approximately 60 acres), subject to stipulations

- 1 That the maximum number of dwelling units permitted shall not exceed 69, and that development occur under the planned residential development (PRD) option
- 2 That zoning shall vest with final plat approval by the Site Planning Division of the Development Services Department
- 3 That a detailed topographical map of the property shall be submitted to the Site Planning Division of the Development Services Department through the plat approval process. Building sites shall be located on the highest points of elevation to the extent feasible as approved by the Development Services Department
- 4 That the area to be disturbed, including paving sidewalk, fencing pools, tennis courts, parking and structures within the parcel shall not exceed 10,000 square feet for each dwelling unit. Individual development sites will be situated so that otherwise non building envelope areas are easily aggregated and incorporated into the open space corridors along natural wash areas as approved by the Development Services Department. Areas outside of the building envelope shall be set aside as a permanent open space either by easement or common tract to be maintained by the Homeowners Association
- 5 That all existing vegetation outside of the building envelope areas shall be undisturbed. Walls, grass and non indigenous plant material shall not be permitted outside of the building envelope. Low water using and frost resistant plant material listed on the attached plant list is encouraged within the building envelope. However mesquite, desert broom and all Eucalyptus variety material shall not be used. Relocation of all mature desert plants from the building envelope area to other areas shall be required as approved by the City Landscape Architect

- 6 That a landscape conservation plan for the entire development including the building envelopes shall be submitted and approved by the City Landscape Architect prior to final plat approval
- 7 That the major washes remain undisturbed and that associated tributaries are to remain undisturbed to the extent feasible as determined by the Development Services Department A broad open space corridor or at least 30 feet on each side of each wash profile shall be maintained Wash corridors should link to other open space areas to the extent feasible as approved by the Development Services Department
- 8 That street improvements shall be kept to a minimum The maximum pavement width for a residential street within the development shall be of a rural standard and shall be the minimum feasible as determined by the Development Services Department Waivers to the Subdivision Ordinance should be considered if necessary to achieve this standard All utilities shall be below ground Grading for streets within the development shall be kept at a minimum and should follow the contours of the land Wash crossings shall be dip section with 2 year culvert crossing or if private roads are developed they may be dip section (without culvert) if the lots have alternative access as approved by the Development Services Department That street lights should be discouraged on residential streets and sidewalks should be eliminated in most cases Street lights as needed should be the shoe box style
- 9 That there will be no mass grading of the parcel Existing contours of the land will be altered to the minimum extent necessary Only the minimal disruption of the natural desert that is required to construct structures and roads is permitted with all construction areas to be fenced to prevent inadvertent grading of the natural desert, as approved by the Development Services Department
- 10 That building heights shall be limited to a maximum of 20 feet
- 11 That through the development review process the applicant shall dedicate right-of way for Dove Valley Road as per the attached alignment study by Erie and Associates Adjustments to the alignment study may be allowed upon mutual agreement of all parties involved
- 12 That right of way dedications and street alignments for local streets within the development will be determined by the Development Services Department
- 13 That the applicant shall record CC & Rs with the plat that reflect the development standards stipulated through this rezoning approval
- 14 That all building materials and construction techniques should be compatible in terms of scale, color and appearance with the natural and built surroundings
- 15 That the applicant agrees to work with area residents to seek termination of Tapekim Road at least 75 ft west of 56th Street and termination of 55th St at least 75 ft north of Dove Valley Road

- 16 That any planned trail designated as part of the General Plan shall be provided through the Development Review Process
- 17 The following individuals be notified of the Development Service Department review meetings
 - a The Chairperson of the Desert View Tri Villages Planning Committee
 - b Peter and Jennie Cure
 - c Jack and Laura Byers
 - d Leny and Will Williams

Sincerely,



Mark Steele, AICP
Principal Planner

MS dfr 9892

- c City Clerk
Ron Robinson
John Beall (2)
Victor Morrison Vega, NIH
Philip Hazlett Building Safety
Ben Leonard, Public Transit
Kelly Zak, Signs
Neal Pascoe, 10705 East Clinton, Scottsdale, AZ 85259
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