Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 10/25/05 Project No.: 387 - PA - 04

Coordinator: AL WARD Case N 51-DR-1999#2 10/26/05

Project Name:

Project Location: 124th ST. & GOLD DUST.

Property Details:

☑ Single-Family Residentail (CHURCH IN DIST) ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-43 ESL. Proposed Zoning: R1-43

Number of Buildings: 1. Parcel Size: 2 AC.

Gross Floor Area/Total Units: 6,709 Floor Area Ratio/Density: .11 (.2 ALLOWED)

Parking Required: 43 SPACES Parking Provided: 50 SPACES

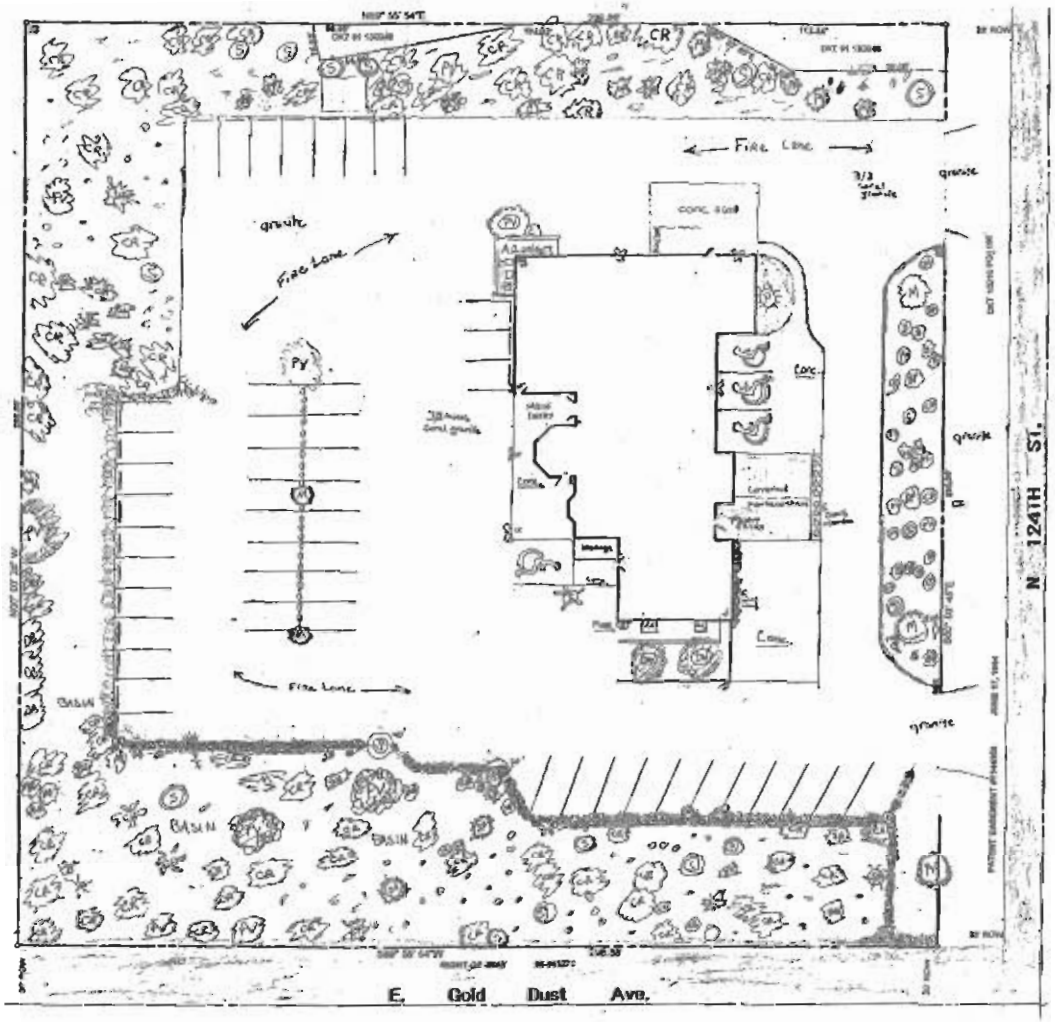
Setbacks: N - 50+ S - 50+ E - 50+ W - 150+

Description of Request:

REQUEST MODIFICATION OF STIPULATION OF ORIGINAL DRB (51-DR-99) CASE,

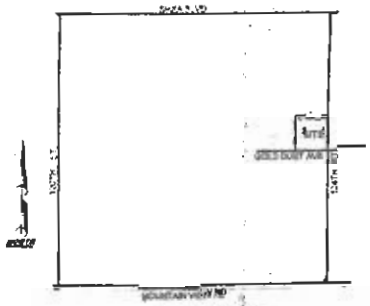
1. MODIFY STIP #4, P.1, TO ALLOW A PARKING LOT BERM IN PLACE OF A SCREENWALL
2. MODIFY STIP #3, P.5, TO ALLOW "D.G" PARKING LOT IN PLACE OF "ASPHALT" SURFACE.
3. MODIFY STIP #1 P.12 BY DELETING CASH-IN-LIEU REQUIREMENT FOR 124TH ST.
4. APPROVE REVISED LANDSCAPE PLAN.
5. APPROVE MINOR SITE PLAN REVISIONS FOR PARKING LOT, ETC.

THE CHURCH HAS CONFORMED WITH FIRE AND SAFETY CODE REQUIREMENTS.



Plant Legend

M = Mesquite
DW = Desert Willow
PV = Palo Verde
CR = Creosote
S = Saguaro
FH = Fishhook Barrel
SH = Staghorn Cactus
Ch = Cholla
CC = Cactus Cluster
P = Palm
DB = Desert Broom
BB = Brittle Bush
FD = Feather Duster
BV = Bouganville
BP = Bird of Paradise
DO = Dwarf Oleander
WLP = Wax Leaf Privet



51-DR-1999#2
10/26/05

RESULT OF A SURVEY