

CITY OF SCOTTSDALE

42. POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
43. POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND. (ZO SEC. 6.1100.B.1.; AND DS&PM 2-2.501.D.4.C.)
44. ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP. ETC.) SHALL BE SCREENED A MINIMUM OF 1 FOOT ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.
45. A GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT. (ZO SEC. 5.012.A.6.C. AND SEC. 5.102.A.6.C.)
46. A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOT PRINT SIZE OF THE PRINCIPAL BUILDING. (ZO SEC. 5.012.A.6.B. AND SEC. 5.102.A.6.B.)
47. EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSEL BOOK OF COLOR ON FILE IN THE CITY OF SCOTTSDALE'S PLANNING & DEVELOPMENT DEPARTMENT. THE CITY MAY REQUIRE COLOR SAMPLES TO VERIFY COMPLIANCE. (ZO SEC. 6.1070.G.1.H.)
48. MATERIALS USED FOR EXTERIOR SURFACES OF ALL STRUCTURES SHALL BLEND IN COLOR, HUE, AND TONE WITH THE SURROUNDING NATURAL DESERT SETTING TO AVOID HIGH CONTRAST. (ZO SEC. 6.1070.G.1.C.)
49. SURFACE MATERIALS OF WALLS, RETAINING WALLS OR FENCES SHALL BE SIMILAR TO AND COMPATIBLE WITH THOSE OF THE ADJACENT MAIN BUILDINGS. (ZO SEC. 6.1070.G.1.D.)
50. PLANT MATERIALS NOT INDIGENOUS TO THE ESL AREA SHALL BE LIMITED TO ENCLOSED YARD AREAS AND NON-INDIGENOUS PLANTS THAT HAVE THE POTENTIAL OF EXCEEDING TWENTY (20) FEET IN HEIGHT ARE PROHIBITED. TURF SHALL BE LIMITED TO ENCLOSED AREAS NOT VISIBLE FROM A LOWER ELEVATION. (ZO SEC. 6.1070.G.1.I-J.)
51. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED. (DS&PM 2-2.501.A.2.)
52. REFLECTIVE BUILDING AND ROOFING MATERIALS (OTHER THAN WINDOWS AND SOLAR PANELS) INCLUDING MATERIALS WITH HIGH GLOSS FINISHES AND BRIGHT, UNTARNISHED COPPER, ALUMINUM, GALVANIZED STEEL OR OTHER METALLIC SURFACES, SHALL BE TEXTURED OR HAVE A MATTE OR NON-REFLECTIVE SURFACE TREATMENT TO REDUCE THE REFLECTIONS OF SUNLIGHT ONTO OTHER PROPERTY. (ZO SEC. 6.1070.G.1.B.)
53. MIRRORED SURFACES OR ANY TREATMENTS THAT CHANGE ORDINARY GLASS INTO A MIRRORED SURFACE ARE PROHIBITED. (ZO SEC. 6.1070.G.1.A.)
54. THE OWNER SHALL INCORPORATE DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES THAT BLEND IN SCALE, FORM AND VISUAL CHARACTER TO MINIMIZE EXPOSED SCARS TO THE SATISFACTION OF THE PLANNING & DEVELOPMENT DEPARTMENT. (ZO SEC. 6.1070.G.1.E.)
55. ANY PROPOSED MODIFICATIONS TO NATURAL WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE SCOTTSDALE REVISED CODE. (ZO SEC. 6.1070.G.1.L.)
56. LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS. (ZO SEC. 6.1060.A.3-4 AND SEC. 6.1100.B.1.)
57. ALL EXTERIOR LIGHTING BELOW 3 FEET IN HEIGHT SHALL BE FULLY SHIELDED. ALL EXTERIOR LIGHTING ABOVE 3 FEET IN HEIGHT SHALL CONSIST OF HORIZONTAL FULL- CUTOFF FIXTURES AND DIRECTED DOWNWARD, EXCEPT LIGHTS UTILIZED FOR SECURITY PURPOSES. (ZO SEC. 6.1070.G.1.F.)
58. EXTERIOR LIGHTING SHOULD BE LOW SCALE AND DIRECTED DOWNWARD, RECESSED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM RESIDENTIAL DEVELOPMENTS IN THE AREA OR FROM A PUBLIC VIEWPOINT. EXTERIOR FIXTURES SHALL NOT GENERALLY EXCEED A HEIGHT OF 6 FEET MEASURED FROM THE NEAREST ADJACENT GRADE TO THE TOP OF THE FIXTURE (LOWER HEIGHTS MAY BE REQUIRED BY THE INSPECTION OR CODE ENFORCEMENT STAFF). (ZO SEC. 6.1070.G.1.F.)
59. WHERE ON-SITE WALLS ARE PLACED ADJACENT TO NAOS AREAS AT LEAST 50 PERCENT OF THE WALL SURFACE SHALL BE A VIEW FENCE. (DS&PM 2-2.501.B.2.B.)
60. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL. (ZO SEC. 7.700 AND SEC. 6.1071.A.6, AND DS&PM 1- 1.407)
61. IN ACCORDANCE WITH THE ZONING ORDINANCE, A REGISTERED SURVEYOR SHALL STAKE AND ROPE THE MOST RESTRICTIVE AREA DEFINED BY THE CONSTRUCTION ENVELOPE AND NAOS EASEMENT AS SHOWN ON THE SITE PLAN. (ZO SEC. 6.1070.A.5)
62. NO PAINT COLOR OR SURFACE TREATMENT SHALL BE USED WHICH HAS A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 35%. (ZO SEC. 6.1070.G.1.G.&k)

PROPERTIES THAT ARE EXEMPT FROM THE ESL AREAS IN ACCORDANCE WITH THE 2004 AMENDMENT TO THE ESL OVERLAY (ESL EXEMPTIONS SCHEDULE SEC. 6.1022.B.) SHALL REPLACE # 62 AND # 63 WITH #64 AND #65 RESPECTIVELY.

63. A REGISTERED SURVEYOR SHALL STAKE AND ROPE OR FENCE THE NAOS EASEMENT IN ACCORDANCE WITH THE SITE PLAN AND THE EASEMENT LEGAL DESCRIPTION.
64. NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 40%.
65. SITE WALLS MUST BE SETBACK 15 FEET FROM SIDE AND REAR PROPERTY LINES. THIS APPLIES ONLY TO RESIDENTIAL PARCELS CONTAINING AN AREA OF 35,000 SQ FT OR LARGER. (SEC. 6.1071.A.4.)
66. WASHES OF 50 CFS OR GREATER FLOW SHALL BE IDENTIFIED AND WATERCOURSE(S) SHALL BE UNALTERED. IF WATERCOURSE(S) ARE ALTERED, PROVIDE A COPY OF THE WASH MODIFICATION APPROVAL LETTER AND REFERENCE THE CASE NUMBER ON THE SITE PLAN. (ZO SEC. 6.1070.G.1.L. AND 6.1091.A.4.B.)
67. APPLICATIONS THAT HAVE RECEIVED A HARSHIP EXEMPTION SHALL PROVIDE THE CASE NUMBER ON THE SITE PLAN. (ZO SEC. 6.1022.D)
68. SITE WALLS SHALL NOT BE PROVIDED IN NAOS AREAS OR DISRUPT THE CONTINUITY OF NAOS CORRIDORS. (ZO SEC. 6.1071.A.2.A.)
69. IDENTIFY THE SPECIFIC LOCATION OF THE CONSTRUCTION ENVELOPE ON SITE PLAN. THE CONSTRUCTION ENVELOPE CONSISTS OF AN AREA ENCLOSED BY A LINE EXTENDING 15 FEET OUT FROM ALL DISTURBANCES ON LOT. (ZO SEC. 6.1071.A.6. AND SEC. 6.1070.A.3, FIGURE 6.1070.B)

BENCHMARK:

UNIQUE POINT ID: 5349
FND 3" BRASS CAP 0.1" DN STAMPED "1/4 T5N R4E S26 S35 LS 33307 2002" AT THE NORTH QUARTER CORNER OF SECTION 35, T5N, R4E.
ELEVATION=2137.68" (NAVD88)

BENCHMARK CERTIFICATION:

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA

NOTES:

IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.

ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.

THIS SITE PLAN IS NOT A BOUNDARY SURVEY.

BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.

ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.

ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION, CALL BLUE STAKE AT 602-659-7500.

ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.

THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE. CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.

ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.

TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).

VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.

ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR ANY OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR OTHER PROPERTIES FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURES BEING BUILT.

ALL STORM DRAINAGE FACILITIES, INCLUDING WASHES, THAT EXIST PRIOR TO CONSTRUCTION MUST REMAIN OPEN AND FUNCTIONAL WITHOUT DIMINISHED CAPACITY FOR THE DURATION OF CONSTRUCTION AND UNTIL FINAL DRAINAGE FEATURES ARE COMPLETED.

HYDROLOGIC ANALYSIS OF THIS SITE INCLUDES SURFACE RUNOFF ONLY.

ANY PROPOSED PIPES ON THIS PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

LEGEND:

- A/C AIR CONDITIONING EQUIPMENT
BAR BARREL CACTUS
BLDR BOULDER
BU BOULDER JUMBLE
BSL BUILDING SETBACK LINE
C/CABLE TELEVISION
CFS CUBIC FEET PER SECOND
(C) DENOTES CALCULATED
(M) DENOTES MEASURED
(R) DENOTES RECORDED
DIRECTION OF DRAINAGE
DE DRAINAGE EASEMENT
EDA EDGE OF DISTURBED AREA
E/P EDGE OF PAVEMENT
(EXIST)
ELEC. ELECTRIC
-00- EXISTING CONTOUR
(00.0) EXISTING ELEVATION
EXISTING FIRE HYDRANT
FND FOUND
◇ FOUND BUILDING ENVELOPE STAKE
◇ FOUND MONUMENT
GPE GENERAL PURPOSE EASEMENT
IW IRONWOOD
[CV] IRRIGATION CONTROL VALVE
L.F. LOWEST FINISHED FLOOR
MCR MARICOPA COUNTY RECORDS
MESQ MESQUITE
NAOS NATURAL AREA OPEN SPACE
OCO OCOTILLO
PV PALO VERDE
PMUT PALO VERDE MULTI-USE TRAIL
"o" POWER LINE
PROPOSED CONTOUR
PROPOSED ELEVATION
PUBLIC UTILITIES EASEMENT
RECORD MONUMENT
RO ROCK OUTCROP
SAG SAGUARO CACTUS
(EXIST)
TR TELEPHONE RISER
T/B/C TOP BACK OF CURB
TF TOP OF FOOTING
TR TOP OF RAIL
TW TOP OF WALL
TOF TOP OF FENCE
VNAE VEHICULAR NON-ACCESS EASEMENT
① WALL OPENING FOR DRAINAGE (8"x16")
[WM] WATER METER BOX
[WMS] WATER METER BOX WITH SERVICE
WV WATER VALVE
WSL WATER SURFACE ELEVATION

CIVIL GRADING & DRAINAGE PLAN

APN# 212-20-004F

SITUATED IN NW 1/4 OF SECTION 35
TOWNSHIP 5 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SCOTTSDALE, MARICOPA COUNTY, ARIZONA.

SCOTTSDALE FIRE DEPARTMENT ACCESS REQUIREMENTS:

ACCESS GRADES FROM 0% TO 12% FOR SINGLE FAMILY RESIDENCE						
DRIVE LENGTH	DRIVE WIDTH	DRIVE SURFACE	TURN-A-ROUND REQUIRED	HOSE LAY	SPRINKLER REQUIREMENTS MOD-13D	ATTIC PILOT HEADS & PATIO SPRINKLERS
LESS THAN 200 FEET	12	AW	NO	< 200 FEET	YES	NO

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
045012	1306 7/20/2021	M	7/20/2021	X	N/A

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100 YEAR STORM, AND ARE IN ACCORDANCE SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.

PLANT SALVAGE NOTE:

ON-SITE PLANT SALVAGE INFORMATION SHOWN HEREON IS FOR CITY OF SCOTTSDALE PLAN APPROVAL PURPOSES ONLY. ENGINEER ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGE ABILITY, REMOVAL AND/OR RELOCATION OF ON-SITE PLANT MATERIALS. CONTACT SALVAGE CONTRACTOR FOR MORE INFORMATION.

GUEST HOUSE NOTE:

GUEST HOUSE SHALL NEVER BE OFFERED FOR RENT. GUEST HOMES ON LOTS UNDER 35,000 SQ. FT. MAY NOT PROVIDE COOKING FACILITIES.

A GUESTHOUSE OR ACCESSORY STRUCTURE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOT PRINT SIZE OF THE PRINCIPAL BUILDING.

UTILITIES NOTE:

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN IN THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ 811 OR Arizona811.com

LOT DATA:

AREA= 83,088 S.F. / 1.91 ACRES ±
SLOPE= PRE-ENGINEERED 0 S.F.
NAOS REQUIRED= 0 S.F.
NAOS PROVIDED= 20,590.52 S.F.
LANDFORM= LOWER-DESERT

WALL INFO:

RETAINING WALLS= 0.00 L.F.
NON-RETAINING WALLS 0.00 L.F.

WALL LENGTHS SHOWN ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR/OWNER IS RESPONSIBLE FOR VERIFYING ACCURACY OF THE WALL QUANTITIES AS SHOWN.

POOL ENCLOSURES:

AN OUTDOOR SWIMMING POOL, INCLUDING AN IN-GROUND, ABOVEGROUND OR ON-GROUND POOL, HOT TUB OR SPA SHALL BE PROVIDED WITH A BARRIER MEETING THE REQUIREMENTS OF SCOTTSDALE ORDINANCE #3096 ADOPTED BY THE SCOTTSDALE CITY COUNCIL ON MARCH 18, 1998. POOL SHALL BE SECURED FROM UNWANTED ACCESS AND APPROVED THROUGH SEPARATE PERMIT.

SITE PLAN

APPROVED

BY THE CITY OF SCOTTSDALE PLAN REVIEW DEPARTMENT

75-21 PLAN CHECK NUMBER GA STAFF INITIALS 03/02/2022 DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL

ENGINEERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



CITY OF SCOTTSDALE BUILDING PLANS

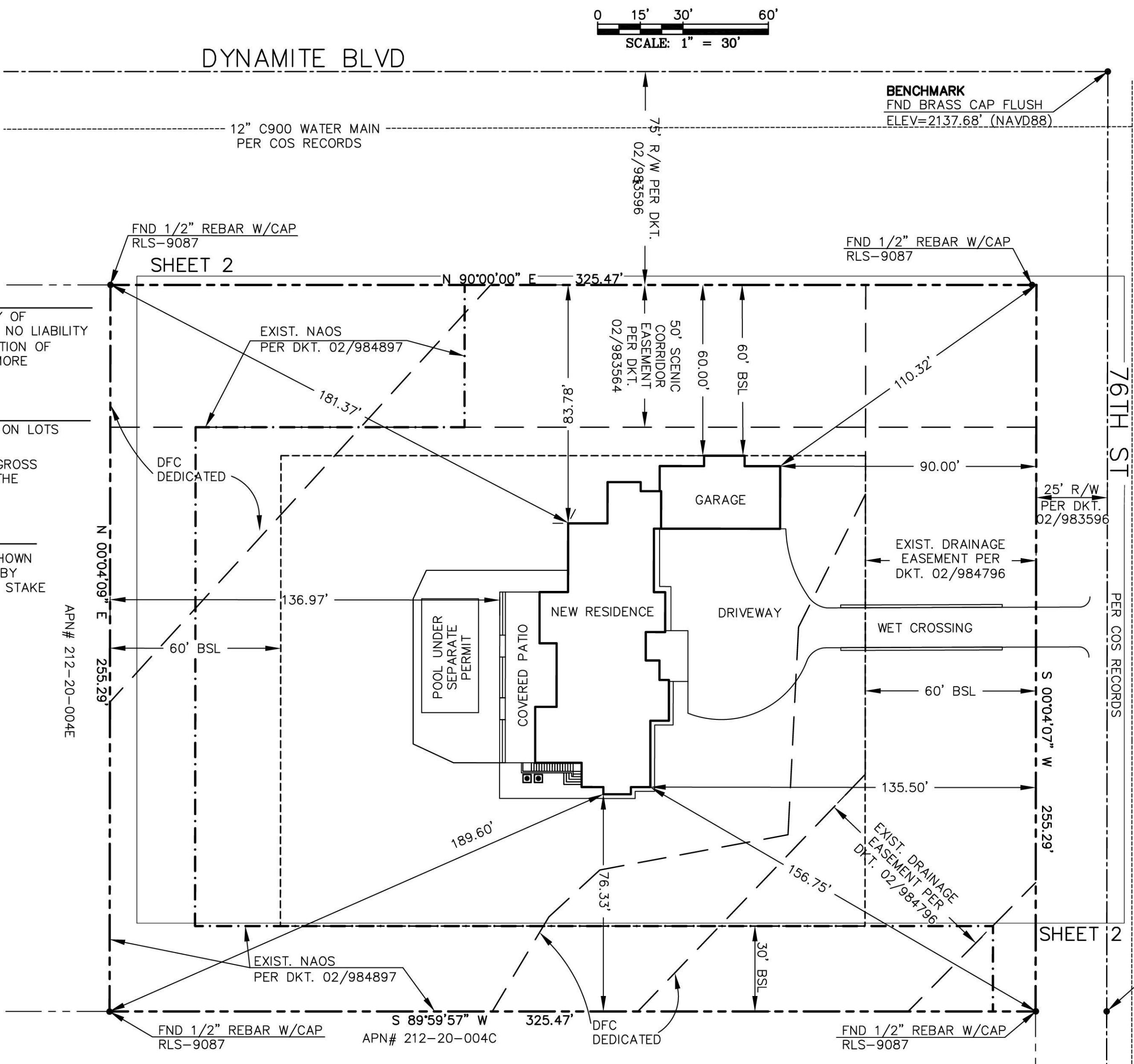
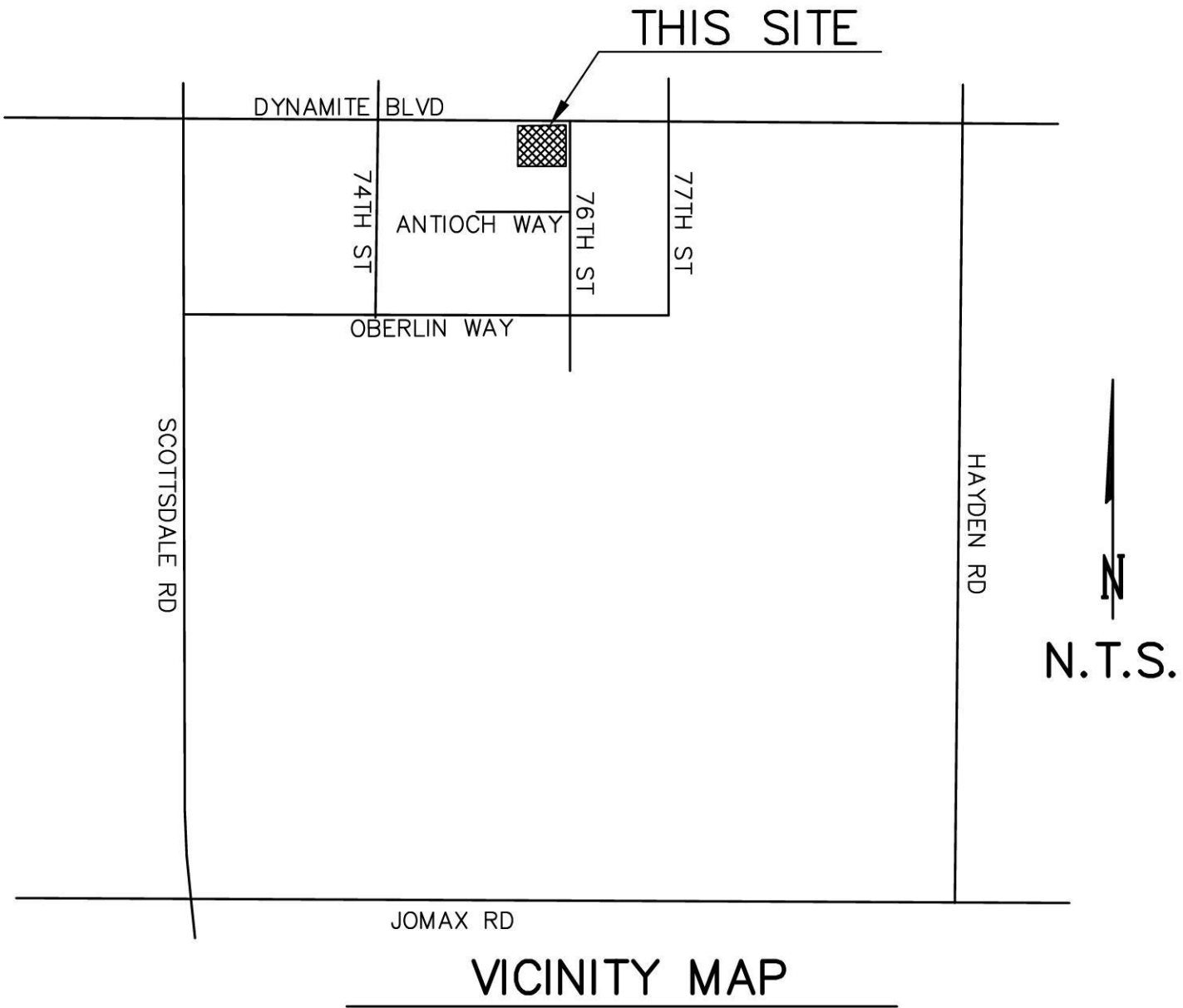
THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE.



GRAHAM SURVEYING & ENGINEERING INC.

Civil Engineers & Land Surveyors
P.O. BOX 1240, Carefree, Arizona 85377
(480) 488-4393

APN# 212-20-004F, SHT. 1 OF 3, JOB #21-211P21



CLIENT:

BARRY NELSON
602-549-1997

SITE ADDRESS:

28170 N. MILLER RD
SCOTTSDALE, AZ 85266

ASSESSORS PCL. NO.:

212-20-004F

ZONING:

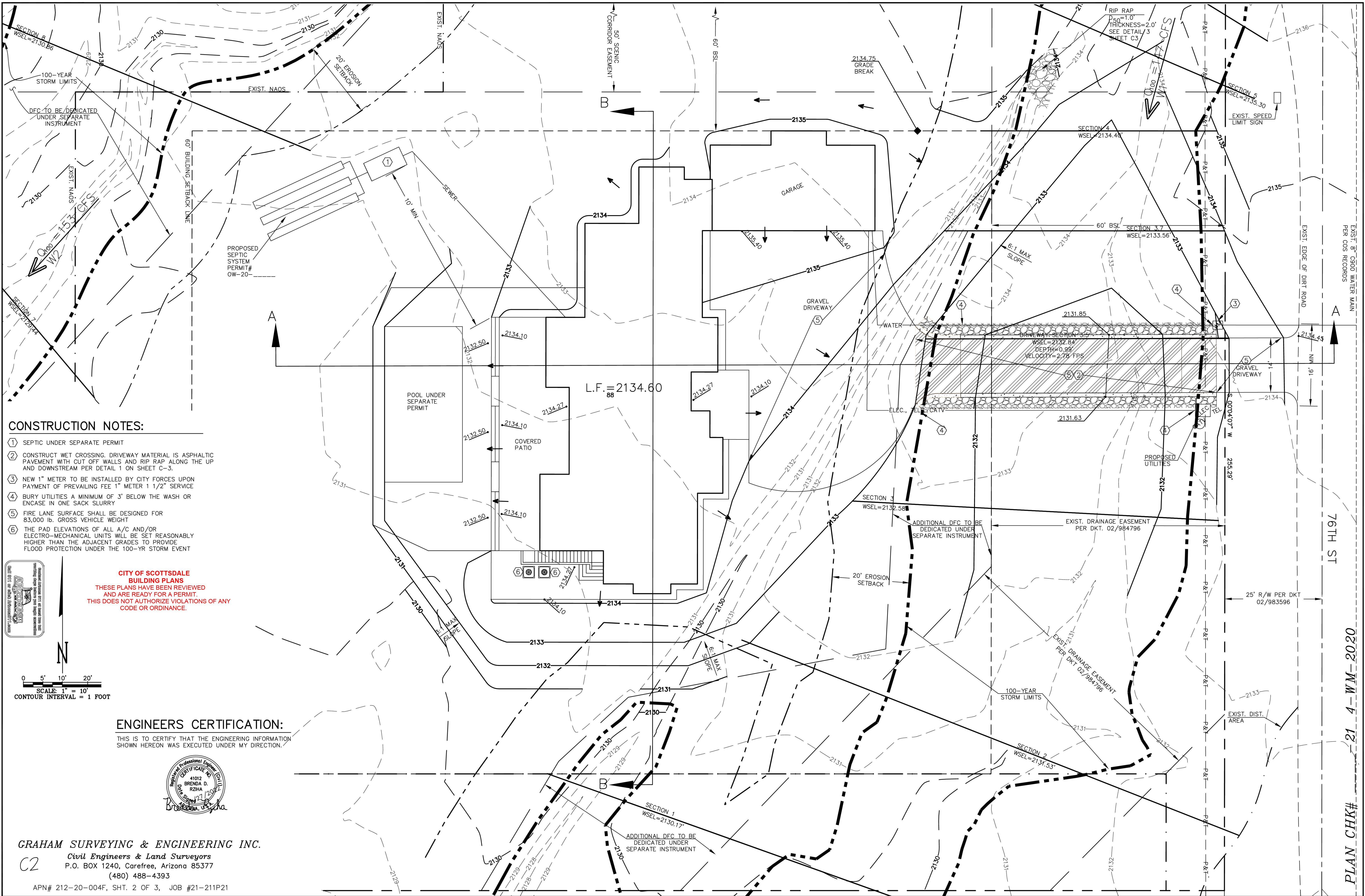
R1-70 ESL FO

C.O.S. QUARTER SECTION NO.:

50-45

DATE:

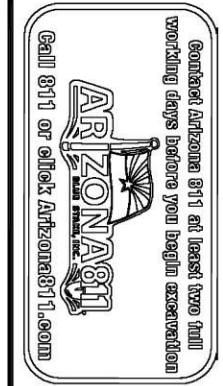
PHASE 1	8/20/19	MP
PHASE 2	10-30-19	PS
PHASE 2	9/2/2021	NAW
PHASE 2	9/10/2021	NAW
COS 1ST COM	12/9/2021	NAW
COS 2ND COM	1/27/2022	NAW



CONSTRUCTION NOTES:

- 1 SEPTIC UNDER SEPARATE PERMIT
- 2 CONSTRUCT WET CROSSING. DRIVEWAY MATERIAL IS ASPHALTIC PAVEMENT WITH CUT OFF WALLS AND RIP RAP ALONG THE UP AND DOWNSTREAM PER DETAIL 1 ON SHEET C-3.
- 3 NEW 1" METER TO BE INSTALLED BY CITY FORCES UPON PAYMENT OF PREVAILING FEE 1" METER 1 1/2" SERVICE
- 4 BURY UTILITIES A MINIMUM OF 3' BELOW THE WASH OR ENCASE IN ONE SACK SLURRY
- 5 FIRE LANE SURFACE SHALL BE DESIGNED FOR 83,000 lb. GROSS VEHICLE WEIGHT
- 6 THE PAD ELEVATIONS OF ALL A/C AND/OR ELECTRO-MECHANICAL UNITS WILL BE SET REASONABLY HIGHER THAN THE ADJACENT GRADES TO PROVIDE FLOOD PROTECTION UNDER THE 100-YR STORM EVENT

CITY OF SCOTTSDALE
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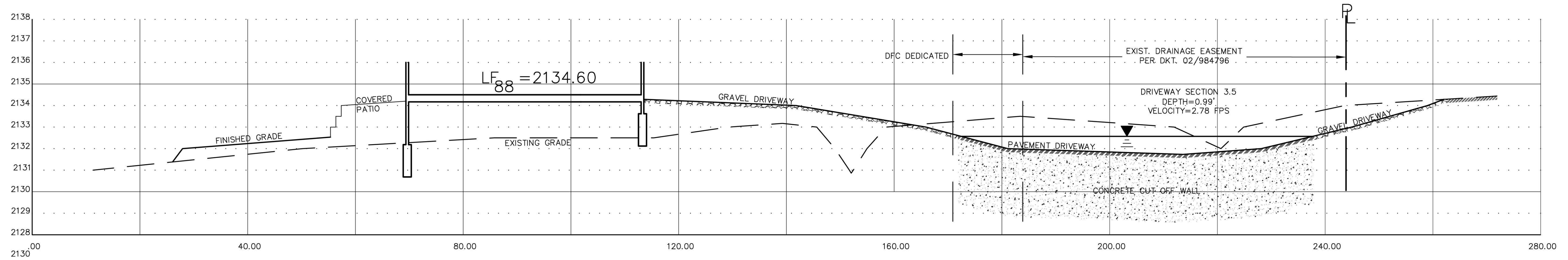


N
0 5' 10' 20'
SCALE: 1" = 10'
CONTOUR INTERVAL = 1 FOOT

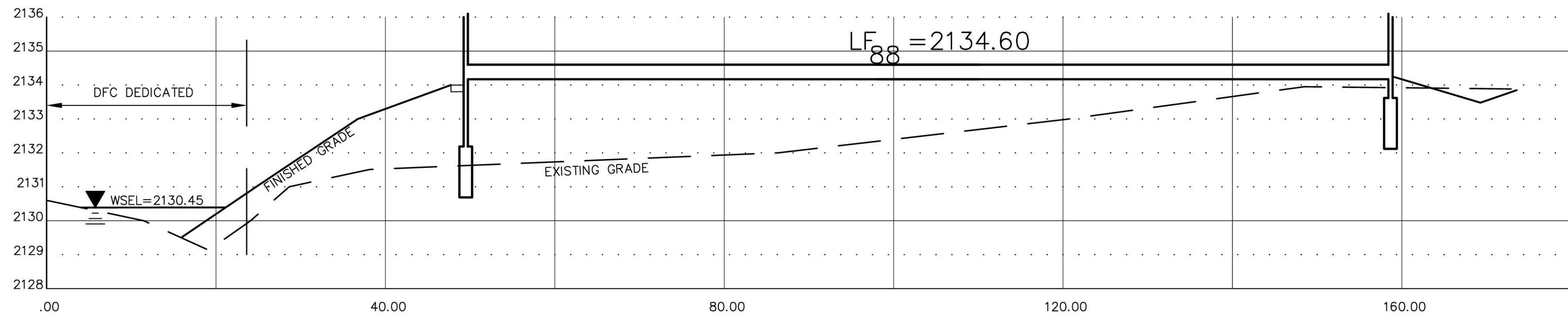
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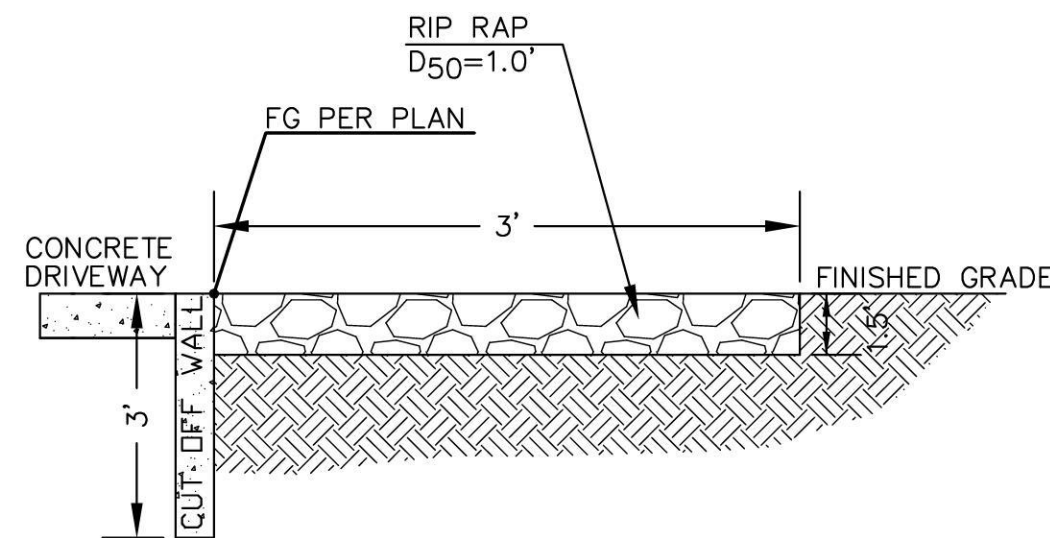




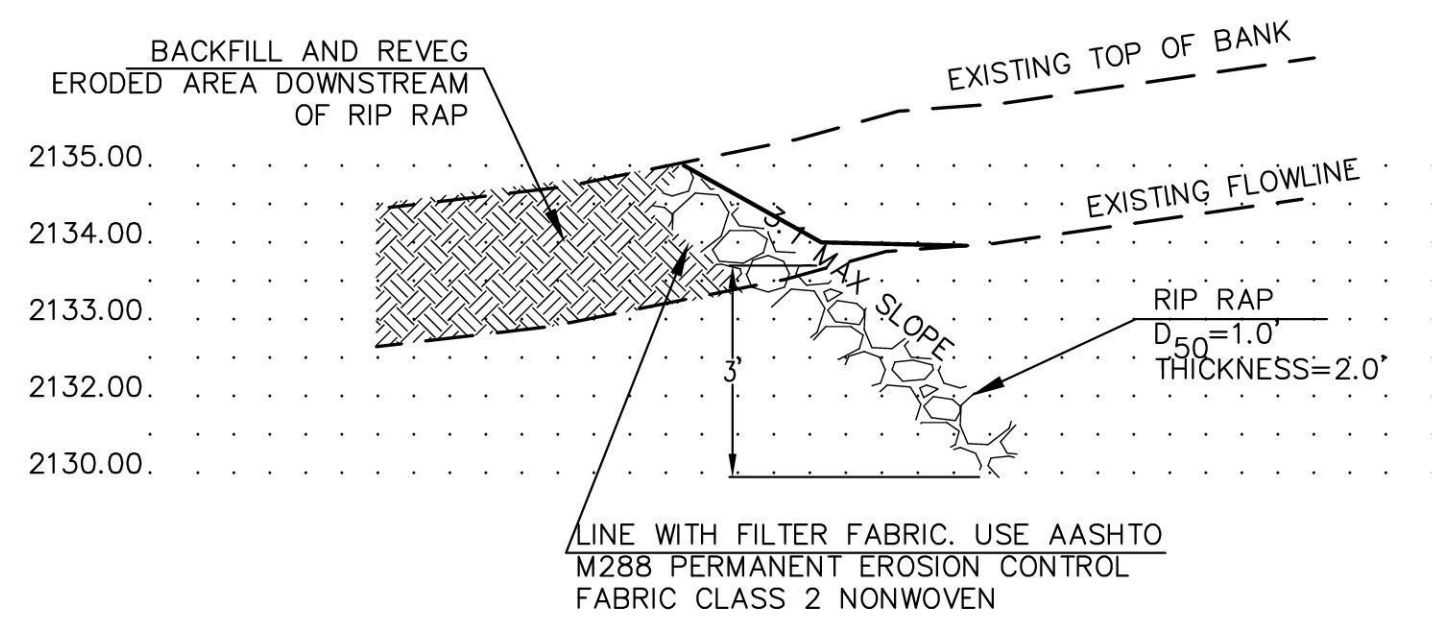
SECTION A-A
SCALE: VERT. 1"=2.5'
HORIZ. 1"=10'



SECTION B-B
SCALE: VERT. 1"=2.5'
HORIZ. 1"=10'



1 DRIVEWAY APRON UPSTREAM AND DOWNSTREAM EDGES
N.T.S.



2 RIP-RAP DETAIL
N.T.S.

RIP-RAP NOTES:
STONE SHOULD BE ANGULAR AND LOCK TOGETHER WITH NO LARGE VOIDS.
OVEREXCAVATE SOIL SO THAT THE TOP OF STONE IS EVEN IS FINISHED GRADE OR ANY ADJACENT PIPE INVERT OR DRAINAGE STRUCTURE.

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