

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 10, 2025
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Cavasson North Retail and MOB 34-DR-2024

Request for approval of the site plan, landscape plan, and building elevations for a new +/- 12,800 square foot one-story retail and restaurant building and a new 37,000 square foot two-story medical office building on a +/- 6.58-acre site located at the northwest corner of E. Cavasson Boulevard and N. Hayden Road.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- No community input received as of the date of this report

BACKGROUND

Location: Northwest corner of E. Cavasson Boulevard and N. Hayden Road

Zoning: Planned Community District, Planned Airpark Core Development (P-C PCP)

Adjacent Uses

North: Vacant, commercial pad located within Planning Unit V of Crossroads East Development Plan

East: Vacant, owned by the Arizona State Land Dept

South: Existing 6-story hotel located within Planning Unit V of the Crossroads East Development Plan

West: Vacant, commercial pad located within Planning Unit V of Crossroads East Development Plan



Property Owner

Nationwide Realty Investors LTD, LLC
Jim Rost
614-857-2330

Architect/Designer

Butler Design Group, Inc
Kenneth O. Miller Jr.
602-361-1106

Applicant

Butler Design Group, Inc,
Kenneth O. Miller Jr
(602) 361-1106

Engineer

Hubbard Engineering
Teagun Wolf
480-892-3313

DEVELOPMENT PROPOSAL

The applicant is requesting approval of the site plan, landscape plans and building elevations for a new one-story retail and restaurant development with approximately +/- 12,800 square feet of building area and a new 37,000 square foot, two-story medical office building, all of which is part of the larger Cavasson Planning Unit V development.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Seating areas and decorative pavers incorporated into the site design
- Mature trees added throughout the site

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including deep roof overhangs, use of low water use plant species and electric vehicle charging stations.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Cavasson North Retail and MOB development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Greater Airpark Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

STAFF CONTACTS

Planning and Development Services
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Traffic Engineering

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Principal Traffic Engineer
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Email: Staylor@scottsdaleaz.gov

APPROVED BY



Meredith Tessier, Senior Planner, Report Author

06/17/2025

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

6/27/2025

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Landscape Plan
9. Medical Office Building Elevations
10. Retail/Restaurant Building Elevations
11. Medical Office Perspectives
12. Retail/Restaurant Perspectives
13. Materials and Colors Board
14. Exterior Lighting Plan/Cutsheets
15. Zoning Map
16. City Notification Map



Q.S.
39-46

Google Earth Pro Imagery

Context Aerial

ATTACHMENT 1

34-DR-2024



Close-up Aerial



October 25, 2024

Nationwide Realty Investors' Cavasson, a 134-acre mixed-use development in Scottsdale, includes approximately 1.8 million square feet of market leading commercial office space, 1,600 multifamily units, hotels, retail, restaurants, services and amenities. The walkable community includes tree-lined sidewalks, bike paths, green spaces and community gathering places with ample parking. The project includes an infrastructure investment of approximately \$30 million—delivering new roads, sidewalks, improved connectivity and flood mitigation improvements benefiting the property and significant acreage surrounding the development. Cavasson is located along the north side of Loop 101, at Hayden Road.

This development review package presents Cavasson Retail North, a single-story 12,800 SF building of restaurant and retail suites, and a two-story 37,000 SF Medical Office Building with parking, landscape, and pedestrian pathways linking adjacent sites.

High quality design is exemplary of the character of the development. Evocative materials in natural tones and textures seamlessly blend architecture and environment. Substantial use of glass on both buildings carries natural light to all parts of the interior and frames views of the McDowell Mountains to the east. Well-proportioned overhangs on the east and west retail elevations protect the nearly all-glass facades from harsh solar exposure and shade exterior gathering areas. Unifying the overall design of the Cavasson development, the retail and MOB buildings share select stone and metal exterior materials with existing buildings, while establishing unique identities through smart application of finish materials, colors and textures. Common site wall, landscape and hardscape materials and design strategies further connect building sites across Cavasson.

The project site is accessed via full-movement ingress-egress drives along its northern and western boundaries, and internal circulation pathways are easily discerned by service vehicles and patrons alike. Pedestrian routes are numerous and provided in contrasting featured materials that aid wayfinding and contribute to compliance with solar reflectance requirements of the IgCC. Landscape islands at the parking lot are well-appointed to ensure asphalt areas are shaded, and to enhance views within the site. Electric Vehicle Parking (current and future) is provided in compliance with Scottsdale Electric Vehicle Infrastructure requirements.

All surface accessible utility and building service equipment is concealed within the architecture, buried within landscape beds, or blended into hardscape and landscape screening elements. In anticipation of roof-mounted mechanical and kitchen equipment to be installed by future tenant improvements at the retail building, screened rooftop areas are ample and integrated into the building's core architecture.

There are no specific tenant commitments for the buildings.

This proposed development complies with the General Plan, Zoning Ordinance requirements, Commercial Design Guidelines, Design Standards and Policies Manual and other applicable standards of the City of Scottsdale.

James K Rost
Vice President, Development & Construction
Nationwide Realty Investors, LTD

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Columbus, OH 43215

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ATTACHMENT 3

34-DR-2024
10/31/2024

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *The applicant states that the proposal for this development fulfills the GACAP goals and policies by bringing major employment uses of regional significance to an area that is envisioned as a national and international center for commerce and tourism. The proposed development achieves a range of goals including developing underutilized, vacant land, integrating high quality architect and site planning that will bring economic energy to the freeway corridor and creating a pedestrian oriented setting that will improved connectivity and access.*
 - *Staff finds that the proposed development complies with the applicable guidelines, the amended development standards to Planning Unit V of the Crossroads East Master Development Plan, Design Standards and Policy Manual, and the Greater Airpark Character Area Plan.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states that the project is a high-quality design comprised of evocative materials in natural tones and textures seamlessly blend architecture and environment. Substantial use of glass on both buildings carries natural light to all parts of the interior and frames views of the McDowell Mountains to the east. Overhangs on the east and west retail elevations protect the glass facades from solar exposure and shade exterior gathering areas. The retail and medical office buildings share select stone and metal exterior materials with existing buildings, while establishing unique identities through the application of finish materials, colors and textures. Common site walls, landscape and hardscape materials and design strategies further connect building sites across Cavasson.*
 - *Staff finds that the Scottsdale Sensitive Design Principles encourage design that “responds to the desert environment” using “colors and coarse textures associated with the region” and “a variety of textures and natural materials” that “provide visual interest and richness”. The proposed architectural design is consistent with the existing buildings that are within the Cavasson Unit V development.*

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states that the project site is accessed via full-movement ingress-egress drives along its northern and western boundaries, and internal circulation pathways are discerned by service vehicles and patrons. Pedestrian routes are provided in contrasting featured materials that aid wayfinding and contribute to compliance with solar reflectance requirements of the IgCC. Landscape islands at the parking lot are well-appointed to ensure asphalt areas are shaded, and to enhance views within the site.*
 - *Staff finds that Planning Unit V that is within the Cavasson Development plan is bounded by the Loop 101 to the south, N. Hayden Road to the east, E. Legacy Boulevard to the north, and N. Miller Road to the west. Access to the site is provided by two new driveways located along N. Claret Drive and N. Saddler Drive.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states that all surface accessible utility and building service equipment is concealed within the architecture, buried with landscape beds, or blended into hardscape and landscape screening elements. In anticipation of roof-mounted mechanical, screen rooftop areas are provided and will be integrated into the building's architecture.*
 - *Staff finds that the mechanical equipment is integrated into the building design and rooftop units are fully screened by the parapet walls.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site is part of the Crossroads East Master Planned community, which encompasses approximately 1,000 acres, and was originally approved in 2002(19-ZN-2002). Currently, the Crossroads East development is zoned Planned Airpark Core Development (P-C PCP) with amended development standards under case 19-ZN-2002#6. As properties are acquired, the developer coordinates with the Arizona State Land Department, who owns the land, to select a P-C comparable zoning district from the Cavasson Development Plan Land Use Budget table.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

Located at the northwest corner of E. Cavasson Boulevard and N. Hayden Road, this site is located within Planning Unit V of the Cavasson Development Plan (19-ZN-2002#6).

Project Data

- Existing Use: Vacant
- Proposed Use: Medical Office and Retail
- Parcel Size: 307,125 square feet / 7.0 acre (gross)
286,574 square feet / 6.58 acre (net)
- Medical Office Building Area: 37,000 square feet
- Retail Building Area: 6,500 square feet
- Restaurant Building Area: 6,280 square feet
- Total Building Area: 49,780 square feet
- Floor Area Ratio Allowed: 0.7
- Floor Area Ratio Provided: 0.17
- Building Height Allowed: 84 feet (inclusive of rooftop appurtenances)
- Building Height Proposed:
 - Medical Office Building: 36 feet 2 inches (inclusive of rooftop appurtenances)
 - Retail Building: 23 feet (inclusive of rooftop appurtenances)
- Parking Required: 233 spaces
- Parking Provided: 290 spaces
- Open Space Required: 20 percent of the net Development Plan (+/- 1,184,832 square feet – overall site)
- Open Space Provided: 43,152 square feet / 0.99 acre (this site)

**Stipulations for the
Development Review Board Application:
Cavasson North Retail and MOB
Case Number: 34-DR-2024**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Butler Design Group, Inc, with a city staff date of 05/23/2025.
 - b. The location and configuration of all site improvements shall be consistent with the Site Plan submitted by Hubbard Engineering, with a city staff date of 02/10/2024.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Greey and Pickett, with a city staff date of 02/10/2024.
 - d. Streetlighting improvements shall be consistent with the Street Light Photometrics plan submitted by Wright Engineering dated 1/10/2025.
 - e. The case drainage report submitted by Hubbard Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - f. The water and sewer basis of design report submitted by Hubbard Engineering and approved as noted by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning case for the subject site was 19-ZN-2002#2 and 19-ZN-2002#6.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details and the Site Plan.

LANDSCAPE DESIGN:

Ordinance

- C. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.

DRB Stipulations

6. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
7. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
8. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTERIOR LIGHTING:

Ordinance

- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 9. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line.
- 10. All fixtures and associated hardware, including poles, shall be painted dark bronze or black.
- 11. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

- 12. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
- 13. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

STREET DEDICATIONS:

Ordinance

- F. Prior to the issuance of any building permit for the development project, the property owner shall create a full width N. Saddler Drive street tract, via the recordation of a final plat, dedicated to a Property Owner's Association and in conformance with case number 3-MD-2025.

STREET INFRASTRUCTURE:

Ordinance

- G. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- H. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. N. Saddler Drive

CASE NO. 34-DR-2024

- i. Construct full-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with case number 3-MD-2025.
- b. N. Claret Drive
 - i. Median at site driveway shall be restriped for right in right out access of site driveway only.

DRB Stipulations

- 14. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- 15. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

WATER AND WASTEWATER:

Ordinance

- I. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- J. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of construction documents to construct booster pumps for buildings greater than two stories in height, assuring structure's compliance with city pressure requirements.

DRB Stipulations

- 16. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 17. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 18. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

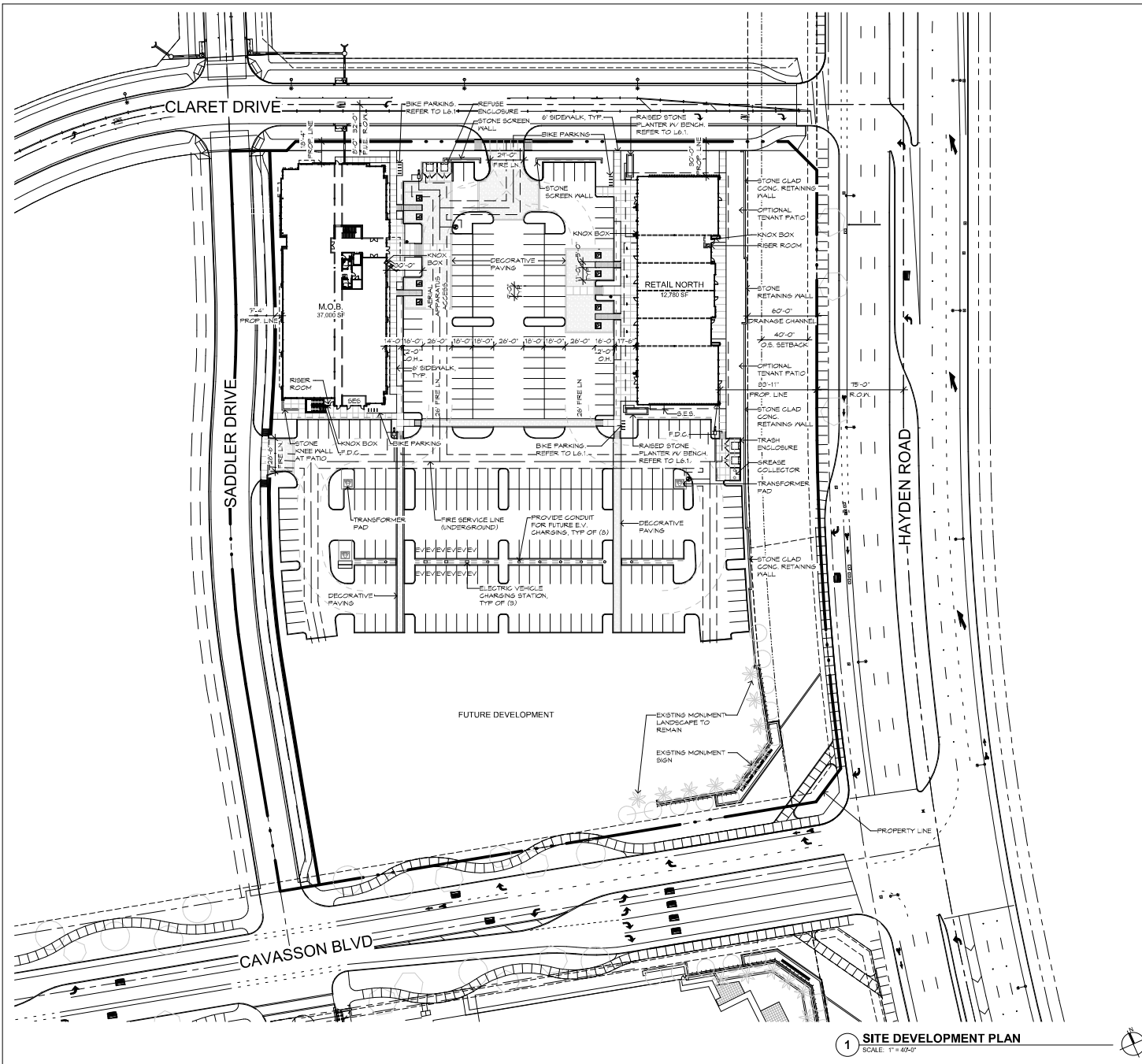
DRB Stipulations

- 19. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - c. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

ADDITIONAL ITEMS:

DRB Stipulations

20. All signs require separate staff review and approval.

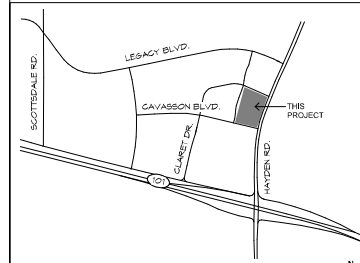


1 SITE DEVELOPMENT PLAN
SCALE: 1" = 40'-0"

SITE DATA

APN: 312-91-120T
ADDRESS: T.B.D.
SITE AREA: GROSS LOT AREA 307,125 SF (11.0 AC) PROPOSED
NET LOT AREA 286,574 SF (6.58 AC) PROPOSED
EXISTING ZONING: FCP
ADJACENT SITE ZONING: FCD
BUILDING AREA: TOTAL AREA 37,000 GSF TOTAL FOOTPRINT 18,000 SQFT
M.O.B.: 37,000 GSF RETAIL: 12,780 GSF
F.A.R.: ALLOWABLE: 0.17 PROVIDED: .17
GROSS FLOOR AREA / NET LOT AREA = TOTAL 49,780 GSF / 286,574 NSF = .17
LOT COVERAGE: 45,111 SF OPEN SPACE PROVIDED (91%) > 51,430 SF REQUIRED (20%)
BUILDING HEIGHT: ALLOWABLE 6'-4" PROVIDED: M.O.B. 26' / 2-STORIES RETAIL 23' / 1-STORY
BUILDING SETBACKS: FRONT: 25' REAR: 15' STREET SIDE: 15'
LANDSCAPE SETBACKS: REQUIRED: 25' FRONT, 20' REAR, 15' SIDE REQUIRED PROVIDED: AS DIMENSIONED ON LANDSCAPE PLANS
PARKING: TOTAL PARKING: (233) SPACES REQUIRED*, (210) PROVIDED
ADA PARKING: (7) SPACES REQUIRED, (5) PROVIDED
E.V. PARKING*: 4% (12) REQUIRED, (13) PROVIDED
E.V. READY PARKING: 10% (24) REQUIRED, (30) PROVIDED
BIKE PARKING: 1 BIKE SPACE / 10 VEHICLE SPACES = (24) REQUIRED, (32) PROVIDED
ENCLOSURES PROVIDED PER CITY OF SCOTTSDALE DETAILS:
TRAINING CALCULATION
MEDICAL: (1/250 SF) = 37,000/250 = 148
RETAIL: (1/250 SF) = 6,500/250 = 26
RESTAURANT: (1/120 SF) = 1,380 SF PATIO = 6,200/120 + 2,300/250 = 60

VICINITY MAP



CAVASSON
RETAIL NORTH & M.O.B.
Scottsdale, Arizona

Current Submittal 3RD DRB
05/23/2025

Revisions:
Project No.: 15148
Issue Date: 05/23/2025
Drawn By: -
Project Manager: -
Title: SITE DEVELOPMENT PLAN

DR24



PLANT MATERIALS LEGEND

Sym. Plant Name Size Qty Remarks

	<i>Acacia aneura</i> Wuiga Acacia	48" box	38	ADWR
		48 box: 10.7'-12.0' Hgt, 5.6' Dia, 9" Caliber		
	<i>Casahuate cactaceo</i> 'Smoother' Thornless Coccolate	36" box	5	Single trunk
		38 box: 12'-12" Hgt, 5.6' Dia, 1.525" Caliber		
	<i>Prosopis velutina</i> Native Mesquite	36" box	4	Multiple trunk
		38 box: 6'6"-11.0' Hgt, 5.5'-5.0' Dia, 1.75'-2.5' Caliber		
	<i>Quercus virginiana</i> Southern Live Oak	36" box	23	Single trunk
		36 box: 11.0'-12.0' Hgt, 4.8'-7.2' Dia, 1.75'-2.5' Caliber		

Shrubs

	<i>Andropogon distachyus</i> Triangle Leaf Buriage	5 gal.	35	
	<i>Bougainvillea 'Rosenha'</i> Roserita Bougainvillea	5 gal.	3	
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	4	
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	8	
	<i>Dalea frutescens</i> Bac-Dalea	5 gal.	32	
	<i>Encelia farinosa</i> Biltmore	5 gal.	17	
	<i>Eriogonum fasciculatum</i> Tupelinia Bush	5 gal.	26	
	<i>Justicia californica</i> Chuparosa	5 gal.	9	
	<i>Justicia californica 'Yellow'</i> Yellow Chuparosa	5 gal.	8	
	<i>Larrea tridentata</i> Creosote	5 gal.	15	
	<i>Leucophyllum laurifolium</i> 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	58	
	<i>Leucophyllum xyzophyllum</i> 'Cantaron' Cantaron Sage	5 gal.	8	
	<i>Rhus brittaniana</i> Ruellia	5 gal.	9	Purple Flower
	<i>Ruellia pentanervis</i> Desert Ruellia	5 gal.	22	
	<i>Salvia greggii</i> 'Alba' White Texas Sage	5 gal.	30	
	<i>Simmondsia chinensis</i> Jatropha	5 gal.	11	
	<i>Schottia ambigua</i> Clabe Milkwee	5 gal.	2	
	<i>Tecoma 'Spray'</i> Sandy Tecoma	5 gal.	17	

Groundcovers

	<i>Bouteloua curtipendula</i> Desert Matgrass	1 gal.	83	
	<i>Chrysanthemum 'American'</i> Doronicum	1 gal.	10	
	<i>Dryandra penicillata</i> Golden Dryad	5 gal.	2	
	<i>Eriogonum glaberrimum</i> 'Magnum Gold' Orchard Sunrise Eru	3 gal.	165	
	<i>Glandularia goodii</i> Goodii Verbena	1 gal.	22	
	<i>Glandularia rigida</i> Sandpaper Verbena	5 gal.	62	
	<i>Lantana montevidensis</i> Purple Trailing Lantana	5 gal.	120	
	<i>Lantana montevidensis</i> 'White' White Lantana	5 gal.	181	
	<i>Lantana 'New Gold'</i> New Gold Lantana	5 gal.	3	

Cacti

	<i>Agave deserti</i> Desert Agave	5 gal.	10	
	<i>Agave 'Blue Glow'</i> Blue Glow Agave	5 gal.	6	
	<i>Aschysia subulata</i> Desert Milkweed	1 gal.	9	
	<i>Cylindropuntia verticillata</i> Saghorn Cholla	5 gal.	7	
	<i>Echinocactus grusonii</i> Golden Barrel Cactus	5 gal.	8	
	<i>Euphorbia resinifera</i> Moroccan Mound	15 gal.	1	
	<i>Portulacaria serotina</i> Cactus	bare root	8	

	<i>Hesperaloe parviflora</i> 'Purp' Bottlebrush	109	
	<i>Brotidia Red Yucca</i>	3 gal.	
	<i>Hesperaloe parviflora-red</i> Red Hesperaloe	5 gal.	32
	<i>Opuntia basilaris</i> Beavertail Prickly Pear	5 gal.	9
	<i>Opuntia engelmannii</i> Engelmann's Prickly Pear	5 gal.	17
	<i>Feddesia macrocarpa</i> Lacy's Spinec	5 gal.	9
	<i>Yucca baccata</i> Serrano Yucca	5 gal.	4
	<i>Yucca rostrata</i> Beaked Yucca	5 gal.	4

INERTS

Sym.	Description
	ALL LANDSCAPE AREAS TO RECEIVE 2" SCREENED SUPERIOR GOLD DECOMPOSED GRANITE FROM ROCK PROS USA 480-591-5151. (2" DEPTH MINIMUM)

NOTES:

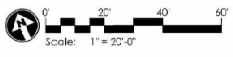
- THE CONTRACTOR SHALL INSTALL NDS ROOT BARRIER PANELS AVAILABLE IN 20' ROLLS (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. INSTALL PER ROOT BARRIER DETAIL. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHIPPING / DELIVERY COSTS ASSOCIATED TO HAVE PLANT MATERIAL SHIPPED TO THE SITE FOR ANY OUT OF STATE MATERIALS. THIS INCLUDES, BUT IS NOT LIMITED TO, SATISFYING ALL DEPT. OF AGRICULTURE REQUIREMENTS ASSOCIATED WITH OBTAINING APPROVAL.
- LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
- LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR HAS OPTION TO FLAG LOCATIONS OR PLACE CONTAINER MATERIAL.
- DUE TO SEASONAL AND/OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
- ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
- LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
- ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION. METHODS: 5-IN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.
- ALL CACTI OR ACCENT MATERIAL WITH SHARP THORNS TO BE PLANTED A MINIMUM OF 3'-0" CLEAR FROM SIDEWALKS.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE OR SEND BACK ANY PLANT MATERIAL THAT DOES NOT MEET QUALITY STANDARDS.

SALVAGE PLANT MATERIALS LEGEND

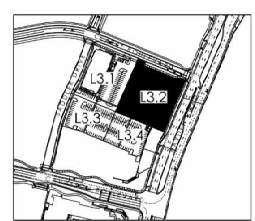
Sym. Plant Name Size Qty Remarks

Trees Trees noted in plan with 'S' are salvage trees to be protected from site nursery.

	<i>Oliva emarginata</i> 'Shan Hill' Shan Hill Olive	Salvage	5	Single trunk 54 box minimum, 12'-14' Hgt, 8.0'-10.0' Dia, 7" Caliber
	<i>Olneya tesota</i> Ironwood	Salvage	1	Multi-trunk 56 box minimum, 6'-10' Hgt, 10.7'-12.0' Dia
	<i>Parkinsonia florida</i> Blue Palo Verde	Salvage	8	Single trunk 48 box minimum, 10'-12' Hgt, 8.0'-10.0' Dia, 2.75'-3.5' Caliber
	<i>Parkinsonia eriophylla</i> Footfall Palo Verde	Salvage	2	Single trunk 48 box minimum, 8'-10' Hgt, 8.0'-10.0' Dia, 2.75'-3.5' Caliber
	<i>Prosopis velutina</i> Native Mesquite	Salvage	3	Multi-trunk 48 box minimum, 12'-14' Hgt, 10.0'-12.0' Dia, 2.75'-3.5' Caliber
	<i>Carnegiea gigantea</i> Saguaro	Salvage	14	



KEY MAP



GREY PICKETT
 Landscape Architecture
 1000 N. 10th Street, Suite 200
 Scottsdale, Arizona 85257
 480-989-8899 | 480-689-0884

Cavasson
 Retail and Medical Office Building
 Scottsdale, Arizona

project ID: NRK25
 scale: 1" = 20'-0"
 issue for: DR
 date: 2.3.25
 drawing: Planting Plan
L3.2
 of



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
	<i>Acacia acutata</i>	48" box	38	ADWR
	Mugo Acacia	48 box 10.3'-10.0' Hgt. 5.6'70" Wds. 9" Caliber		
	<i>Cassia/pinia cacahu</i> "Snoothie"	36" box	5	
	Thornless Cassia	38 box 10-10" Hgt. 5.6' 6.6" Wds. 1.5x2.0 Caliber		
	<i>Prosopis juliflora</i>	36" box	4	
	Native Mesquite	35 box 6.6'11.0' Hgt. 5.0-5.0 Wds. 1.7x2.5 Caliber		
	<i>Quercus virginiana</i>	36" box	23	
	Southern Live Oak	36 box 11.0-12.0' Hgt. 4.8-7.2' Wds. 1.75x2.5 Caliber		

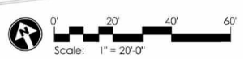
Sym.	Plant Name	Size	Qty	Remarks
	<i>Androsida deltoidea</i>	5 gal.	35	
	Triangle Leaf Burroge			
	<i>Boegartia</i>	5 gal.	3	
	Rosera Boegartia			
	<i>Calliandra californica</i>	5 gal.	4	
	Red Foxy Duster			
	<i>Calliandra eriophylla</i>	5 gal.	8	
	Pink Foxy Duster			
	<i>Dalea praevenens</i>	5 gal.	32	
	Bac-Dalea			
	<i>Encelia farinosa</i>	5 gal.	17	
	Billecart			
	<i>Eriogonum fasciculatum</i>	5 gal.	26	
	Turpentine Bush			
	<i>Justicia californica</i>	5 gal.	9	
	Chuparosa			
	<i>Justicia californica</i> 'Yellow'	5 gal.	8	
	Yellow Cupressa			
	<i>Larrea tridentata</i>	5 gal.	15	
	Creosote			
	<i>Lanceophyllon laevis</i>	5 gal.	58	
	Lynn's Legacy Sage			
	<i>Lanceophyllon</i>	5 gal.	8	
	Cinereus Sage			
	Ruellia	5 gal.	9	Purple Flower
	<i>Ruellia brittaniana</i>			
	Ruellia			
	<i>Ruellia pentanervis</i>	5 gal.	22	
	Desert Fuelcell			
	<i>Salvia greggii</i> 'Alba'	5 gal.	30	
	White Texas Sage			
	<i>Sarcocolla</i>	5 gal.	11	
	Joboc			
	<i>Sarcocolla umbigua</i>	5 gal.	21	
	Clabe Milkwe			
	<i>Tecomis</i> 'Sparks'	5 gal.	17	
	Sandy Tecoma			

SALVAGE PLANT MATERIALS LEGEND

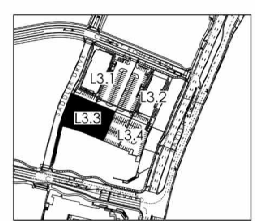
Sym.	Plant Name	Size	Qty	Remarks
	Trees	Trees related to plan with 'S' are salvage trees to be selected from on site nursery.		
	<i>Olea europaea</i> Swan Hill	Single tree	2	
	Swan Hill Olive	54 box minimum, 10.0-14.0' Hgt. 5.0-7.0' Wds. 2" Caliber		
	<i>Olneya</i>	Single tree	1	
	Ironwood	54 box minimum, 11.0-12.0' Hgt. 10-11.0' Wds.		
	<i>Percniconia florida</i>	Single tree	3	
	Blue Palo Verde	48 box minimum, 10.0-12.0' Hgt. 8.0-10.0' Wds. 2.5x3.0' Caliber		
	<i>Percniconia eriophylla</i>	Single tree	2	
	Foothill Palo Verde	48 box minimum, 6.0-10.0' Hgt. 6.0-9.0' Wds. 2.5x3.0' Caliber		
	<i>Prosopis juliflora</i>	Single tree	3	
	Native Mesquite	48 box minimum, 12.0-14.0' Hgt. 7.0-9.0' Wds. 2.5x3.0' Caliber		
	Cacti			
	<i>Carnegiea</i>	Single tree	1x	
	Saguaro			

Sym.	Plant Name	Size	Qty	Remarks
	<i>Baileya</i>	1 gal.	83	
	Desert Marigold			
	<i>Chrysanthenum</i>	1 gal.	10	
	Doronicum			
	<i>Dioscorea</i>	5 gal.	21	
	Garden Dipsosad			
	<i>Eriogonum</i>	3 gal.	165	
	Cinereus			
	<i>Glandularia</i>	1 gal.	22	
	Coccoloba			
	<i>Glandularia</i>	5 gal.	62	
	Sardappier Verbena			
	<i>Lanena</i>	5 gal.	120	
	Purple Trailing Lantana			
	<i>Lanena</i>	5 gal.	181	
	White Lantana			
	<i>Lanena</i>	5 gal.	31	
	New Gold Lantana			

Sym.	Plant Name	Size	Qty	Remarks
	Cacti			
	<i>Agave</i>	5 gal.	10	
	Desert Agave			
	<i>Agave</i>	5 gal.	6	
	Blue Glow Agave			
	<i>Agave</i>	1 gal.	9	
	Desert Milkweed			
	<i>Agave</i>	5 gal.	7	
	<i>Cylindropuntia</i>	5 gal.	8	
	Garden Barrel Cactus			
	<i>Echinocactus</i>	15 gal.	1	
	Miracorn Mound			
	<i>Poinsettia</i>	base root	8	
	Ocalillo			



KEY MAP
 SCALE: NTS



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SALVAGE PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
Trees 10' diameter with 'S' are salvage trees to be selected for an on-site nursery.				
	<i>Olea europaea</i> Silver Hill Swallow Olive	Single tree 54 inch minimum, 10.0-10.0 High, 10.0-10.0 Wide	2	
	<i>Olneya tesota</i> Ironwood	Single tree 54 inch minimum, 10.0-10.0 High, 10.0-10.0 Wide	1	
	<i>Parsonsia florika</i> Blue Palo Verde	Single tree 48 inch minimum, 10.0-10.0 High, 10.0-10.0 Wide, 1.75-3.75" Caliber	3	
	<i>Parsonsia serotina</i> Footbills Palo Verde	Single tree 48 inch minimum, 10.0-10.0 High, 10.0-10.0 Wide, 1.75-3.75" Caliber	2	
	<i>Prosopis juliflora</i> Native Mesquite	Single tree 48 inch minimum, 10.0-10.0 High, 10.0-10.0 Wide, 1.75-3.75" Caliber	3	
	<i>Cercocarpus grahamii</i> Saguaro	Single tree 48 inch minimum, 10.0-10.0 High, 10.0-10.0 Wide, 1.75-3.75" Caliber	14	
Cacti				

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
	<i>Azadirachta indica</i> Neem	48" box 42 box 10.0-12.0 High, 5.0-6.0" Wide, 9" Caliber	38	ADWR
	<i>Casahuate</i> Thornless Coccoloba	36" box 38 box, 10-12" High, 5.0-6.0" Wide, 1.5-2.0 Caliber	5	
	<i>Prosopis juliflora</i> Native Mesquite	36" box 38 box, 10-12" High, 5.0-6.0" Wide, 1.75-3.75" Caliber	4	
	<i>Quercus virginiana</i> Southern Live Oak	36" box 38 box, 11.0-12.0 High, 4.0-5.0" Wide, 1.75-3.75" Caliber	23	
Shrubs				
	<i>Andropogon distachyoides</i> Triangle Leaf Burrograss	5 gal.	35	
	<i>Bougainvillea</i> Rosa de Indes	5 gal.	3	
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	4	
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	8	
	<i>Dalea serotina</i> Black Dalea	5 gal.	32	
	<i>Eriogonum fasciculatum</i> Bottlebrush	5 gal.	17	
	<i>Eriogonum fasciculatum</i> Turpentine Bush	5 gal.	26	
	<i>Justicia californica</i> Chuparosa	5 gal.	9	
	<i>Justicia californica</i> 'Yellow' Yellow Chuparosa	5 gal.	8	
	<i>Larrea tridactyla</i> Creosote	5 gal.	15	
	<i>Leucophyllum laurifolium</i> 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	58	
	<i>Leucophyllum xanthophyllum</i> 'Cinnamon' Cinnamon Sage	5 gal.	8	
	<i>Ruellia brittaniana</i> Ruellia	5 gal.	9	Purple Flower
	<i>Ruellia brittaniana</i> Desert Pencil	5 gal.	22	
	<i>Salvia greggii</i> 'Alba' White Texas Sage	5 gal.	30	
	<i>Simmondsia chinensis</i> Jatropha	5 gal.	11	
	<i>Schottia palmeri</i> Cane Milkweed	5 gal.	2	
	<i>Tecoma 'Sparky'</i> Sparky Tecoma	5 gal.	17	
Groundcovers				
	<i>Bouteloua curtipendula</i> Desert Matgrass	1 gal.	83	
	<i>Chrysanthemum</i> Daisy	1 gal.	10	
	<i>Dryandra</i> Golden Dryad	5 gal.	2	
	<i>Eriogonum fasciculatum</i> 'Magnum Gold' Ornamental Bottlebrush	3 gal.	165	
	<i>Glandularia</i> Candytuft	1 gal.	22	
	<i>Glandularia</i> Sardappaper Verbena	5 gal.	62	
	<i>Lantana montevidensis</i> Purple Trailing Lantana	5 gal.	120	
	<i>Lantana montevidensis</i> 'White' White Lantana	5 gal.	181	
	<i>Lantana 'New Gold'</i> New Gold Lantana	5 gal.	3	
Cacti				
	<i>Agave deserti</i> Desert Agave	5 gal.	10	
	<i>Agave 'Blue Glow'</i> Blue Glow Agave	5 gal.	6	
	<i>Achillea millefolium</i> Desert Milkweed	1 gal.	9	
	<i>Cylindropuntia verticillata</i> Sagharon Cholla	5 gal.	7	
	<i>Echinocactus grusonii</i> Golden Barrel Cactus	5 gal.	8	
	<i>Euphorbia resinifera</i> Miracorn Mound	15 gal.	1	
	<i>Portulacaria</i> Cockle	base root	8	

	<i>Hesperaloe parviflora</i> 'Tropics' Bottlebrush	10 gal.	109	
	<i>Hesperaloe parviflora</i> Red Yucca	3 gal.		
	<i>Hesperaloe parviflora</i> Red Yucca	5 gal.	32	
	<i>Opuntia basilaris</i> Beavertail Picky Pear	5 gal.	9	
	<i>Opuntia engelmannii</i> Engelmann's Picky Pear	5 gal.	17	
	<i>Fouquieria macrocarpa</i> Lion's Tail	5 gal.	9	
	<i>Yucca baccata</i> Serrano Yucca	5 gal.	4	
	<i>Yucca rostrata</i> Beaked Yucca	5 gal.	4	

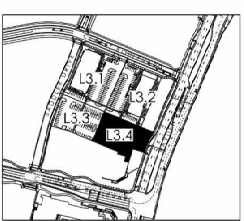
INERTS

Sym.	Description
	ALL LANDSCAPE AREAS TO RECEIVE 2" SCREENED SUPERIOR GOLD DECOMPOSED GRANITE FROM ROCK PROS USA 480-591-5151, (2" DEPTH MINIMUM)

NOTES:

- THE CONTRACTOR SHALL INSTALL NDS ROOT BARRIER PANELS AVAILABLE IN 20' R.O.S. FOR APPROVED EQUALS AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING BUT NOT LIMITED TO SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. INSTALL PER ROOT BARRIER DETAIL. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
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- METHODS: 5-IN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.
- ALL CACTI OR ACCENT MATERIAL WITH SHARP THORNS TO BE PLANTED A MINIMUM OF 3'-0" CLEAR FROM SIDEWALKS.
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KEY MAP
SCALE: NTS



GREY PICKETT
 Landscape Architecture
 4800 N. Scottsdale Road, Suite 200
 Scottsdale, Arizona 85251
 480.989.8889 | 480.689.0888

CAVASSON
 Retail and Medical Office Building
 Scottsdale, Arizona

project #: NRE25
 scale: 1" = 20'-0"
 issue for: DR
 date: 2.3.25
 drawing: Planting Plan
L3.4
 of

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Current Submittal: 2ND DRB
02/07/2025
Revisions:

Project No.: 15148
Issue Date: 02/07/2025
Drawn By: --
Project Manager: --
Title: BUILDING ELEVATIONS



1 EAST ELEVATION
SCALE: 1" = 10'-0"



2 NORTH ELEVATION
SCALE: 1" = 10'-0"



3 SOUTH ELEVATION
SCALE: 1" = 10'-0"

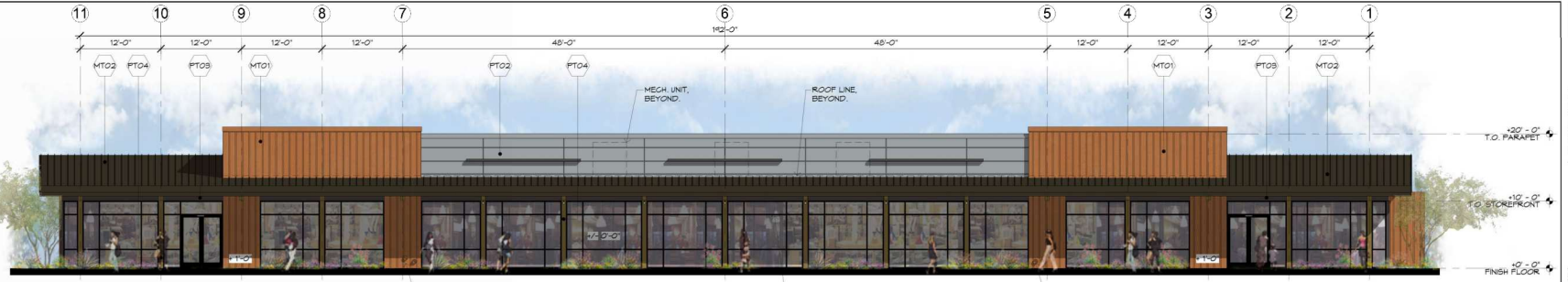


4 WEST ELEVATION
SCALE: 1" = 10'-0"

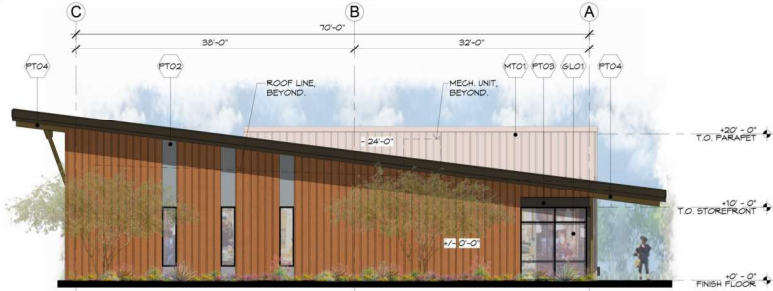
NOTE:
BUILDING ELEMENTS BEHIND THE ELEVATION PLANE
APPEAR HALF-TONED. THE MATERIAL DOES NOT CHANGE.

MATERIAL FINISH SCHEDULE

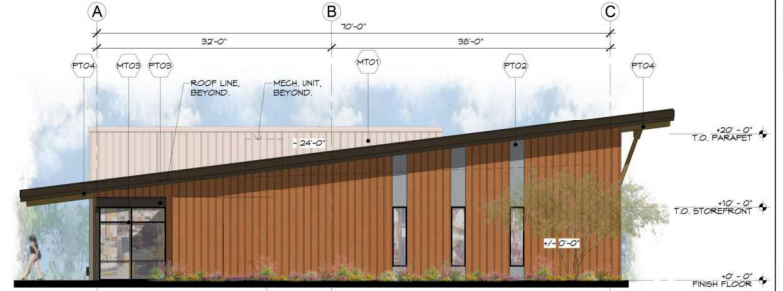
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
GLAZING	GL01 LOW-E GLAZING	CRYSTAL GREY	SNX 51/28	GUARDIAN GLASS	
MASONRY	ST01 STONE VENEER	MOJAVE LEDGE STONE	---	SOLISTICE STONE	
METAL	MT01 METAL PANEL	COPPER PENNY	---	LORIN	
PAINT	PT01 PAINTED EPS	CALICO ROCK	DE6229	DANN EDWARDS	
	PT02 PAINTED METALS	DOWNPOUR	1010-B	PPG	
	PT03 PAINTED METALS	MINK	DE6942	DANN EDWARDS	



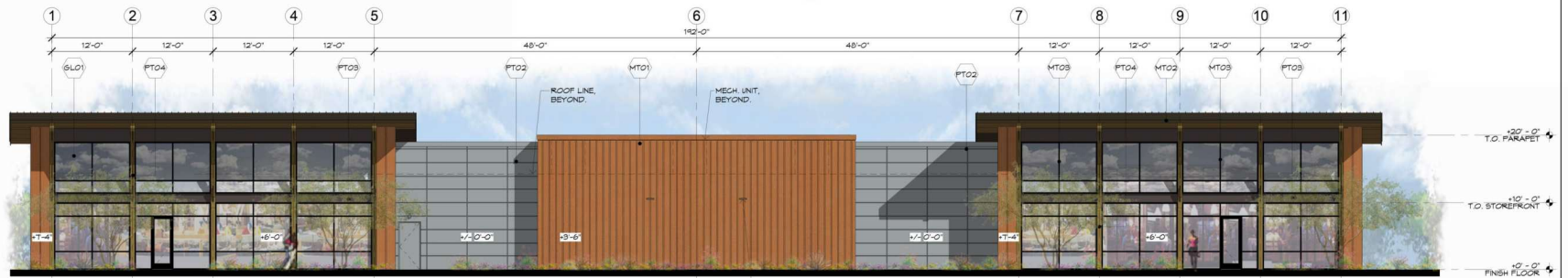
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
S.E.S. GLAZ IN SAME MATERIAL ADJACENT WALL



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL FINISH SCHEDULE

MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
GLAZING					
GL01	LOW-E GLAZING	CRYSTAL GREY	5N3	GUARDIAN GLASS	
METAL					
MT01	METAL PANEL	COPPER PENNY	---	LORIN	
MT02	STANDING SEAM METAL ROOF	BURNISHED SLATE	WESTERN LOGG	WESTERN STATES METAL ROOFING	
MT03	ALUMINUM WINDOW FRAME SYSTEM	BLACK ANODIZED	AB7	ARCADIA	
PAINT					
PT02	PAINTED METALS	DOWNPOUR	1010-B	PPS	
PT03	PAINTED METALS	MINK	DE692	DUNN EDWARDS	
PT04	PAINTED METALS	GOLDEN HARMONY	DE6160	DUNN EDWARDS	
PK00	WOOD PANEL	WOOD	TBD	TBD	

NOTE: BUILDING ELEMENTS BEHIND THE ELEVATION PLANE APPEAR HALF-TONED. THE MATERIAL DOES NOT CHANGE.



ATTACHMENT 11

1 M.O.B. - LOOKING SOUTHWEST



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CAVASSON

RETAIL NORTH & M.O.B.
Scottsdale, Arizona

Current Submittal 3RD DRB
05/23/2025

Revisions: -

Project No.: 15148
Issue Date: 05/23/2025
Drawn By: -
Project Manager: -
Title: PERSPECTIVES

DR41A



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CAVASSON

RETAIL NORTH & M.O.B.
 Scottsdale, Arizona

Current Submittal: SRD DRB
 05/23/2025

Revisions:

Project No.: 15148
 Issue Date: 05/23/2025
 Drawn By: --
 Project Manager: --
 Title: PERSPECTIVES

1 M.O.B. - LOOKING SOUTHEAST

DR41B



Butler Design Group Inc.
 architects & planners
 5013 East Washington St. #100
 Phoenix, Arizona 85034
 Phone 602-957-1800

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Architectural rendering is not a contract document. It is a visual representation of the proposed project and is subject to change without notice. It is not intended to be used for construction purposes.



CAVASSON

RETAIL NORTH & M.O.B.
 Scottsdale, Arizona

Current Submittal: 3RD DRG
 05/23/2025
 Revisions:

Project No.: 15148
 Issue Date: 05/23/2025
 Drawn By: -
 Project Manager: -
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① RETAIL NORTH - LOOKING NORTHEAST

DR41C



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RETAIL NORTH & M.O.B.
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Revisions: 05/23/2025

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1 RETAIL NORTH - LOOKING NORTHWEST

DR41D

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CAVASSON
RETAIL NORTH & M.O.B.
Scottsdale, Arizona

Current Submittal: 2ND DRB
02/07/2025

Revisions:

Project No.: 15148
Issue Date: 02/07/2025
Drawn By: -
Project Manager: -
Title: -

COLOR & MATERIAL BOARD

DR73

PAINT COLORS



PTO1
DUNN EDWARDS
CALICO ROCK
DE6229



PTO2
PPG
DOWNFOUR
1010-5

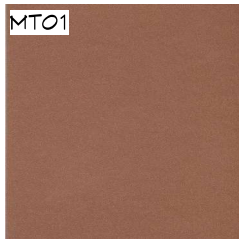


PTO3
DUNN EDWARDS
MINK
DE6342



PTO4
DUNN EDWARDS
GOLDEN HARMONY
DE6169

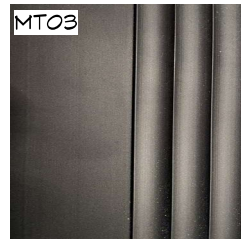
METALS



MT01
LORIN
COPPER PENNY



MT02
TBD
STANDING SEAM METAL ROOF



MT03
ARCADIA
BLACK ANODIZED
ABB

GLAZING

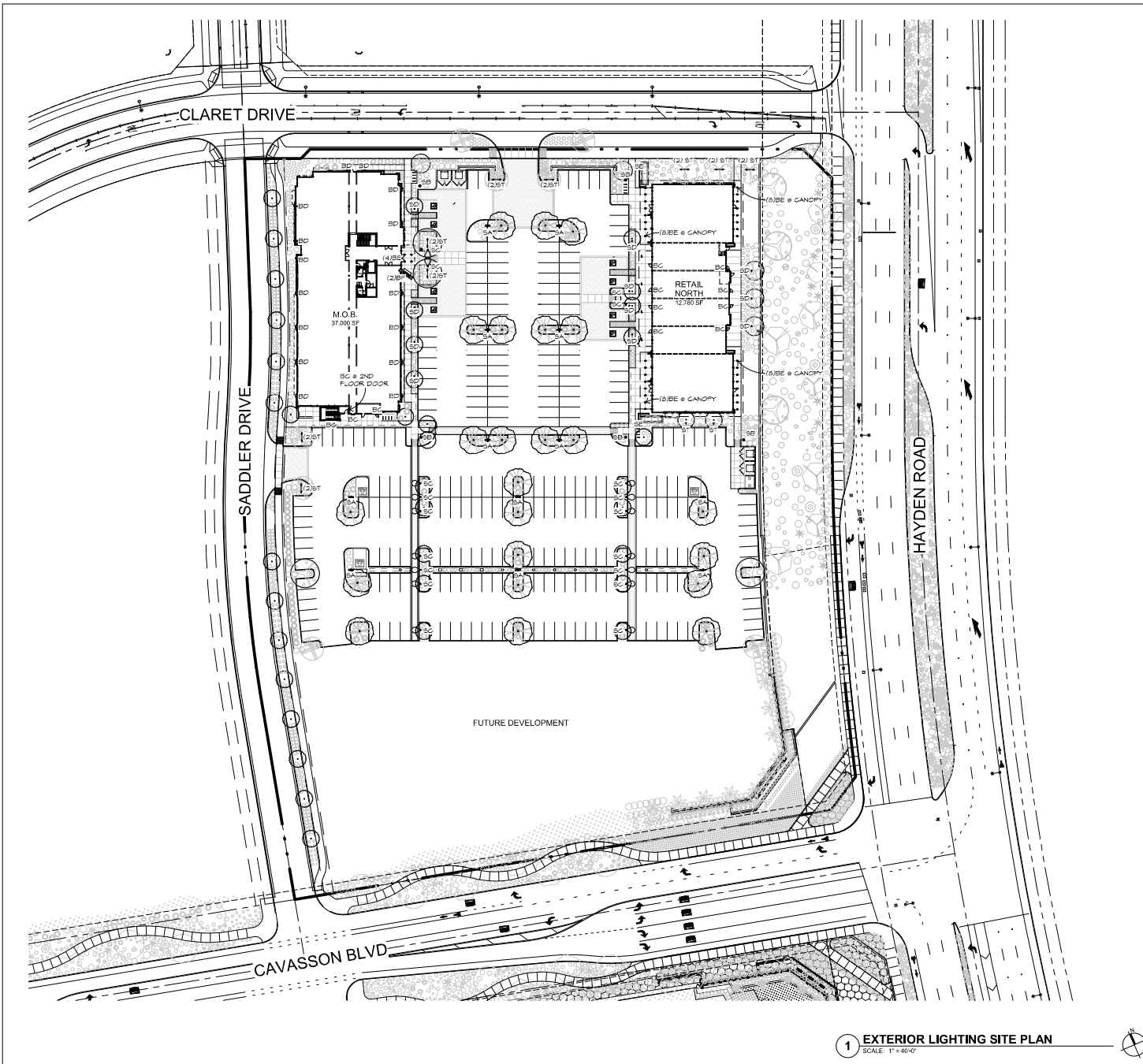


GLO1
GUARDIAN GLASS
CRYSTAL GREY
SNX 51/23

STONE



STO1
SOLSTICE STONE
MOJAVE LEDGE STONE



LIGHTING SCHEDULE

- 8A** 25FT PARKING POLE LIGHT
MCGRAW EDISON GALILEO
6L50M-SA3A-722-U-SMG-BZ / 55P22.5-4.0-11-BRZ-DV2180-BC
- 8B** 12FT PEDESTRIAN POLE LIGHT
LITONIA
MRP-LED-42C-550-27K-SR5-MVOLT-MRPT20-025XHD
- 8C** 30\"/>

1 EXTERIOR LIGHTING SITE PLAN
SCALE: 1" = 40'-0"

Bdg
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Scottsdale, Arizona

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02/07/2025

Project No.: 15148
Issue Date: 02/07/2025
Drawn By: -
Project Manager: -
Title: EXTERIOR LIGHTING SITE PLAN

DR49

SA



McGraw-Edison GLEON Galleon

Area / Site Luminaire

Product Features

Interactive Menu

- Ordering Information
Mounting Details
Optical Distributions
Product Specifications
Energy and Performance Data
Control Options

Quick Facts

- Lumens packages range from 4,200 - 80,800 (30W - 140W)
Efficacy up to 156 LPW
Options to meet Bay American and other domestic preference requirements

Dimensional Details

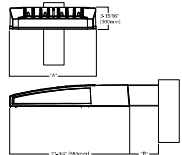


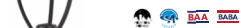
Table with columns: Number of Lumens, Height, Width, Depth, etc. for various luminaire models.

2700K Color Temperature

2700K Color Temperature

SB

MRP LED Area Luminaire



Specifications

EPA: 1.125 ft.
Luminaire Height: 6.31ft.
Overall Height: 32"
Diameter: 18"
Weight (incl. 1/2" pipe): 37.5 lbs.



Color Selection form with 2700K Color Temperature (Custom) selected.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability. All configurations of this luminaire meet the Acuity Brands specification for chromatic consistency.

- 1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire, sold separately. Link to Roam: Link to DTL, DTL.

Ordering Information

EXAMPLE: MRP LED 42C 70K 40K 5V MOLT DORBO

Table with columns: Luminaire, Color Temperature, Lumens, Voltage, etc.

Table with columns: Color Temp, Lumens, Voltage, etc. for various configurations.

SC



Lumiere 1900-0A Aspen

LED / Halogen

Typical Applications

Product Certification



Product Features

- 3.5" diameter machined aluminum housing
Integral LED line-of-voltage options
Line or low voltage halogen options
Patented Lumal level mounting / leveling system
Open aperture, fixed low glare optics

Interactive Menu

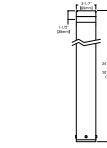
- Order Information
Product Specifications
Mounting Details

Top Product Features

- 3.5" diameter machined aluminum housing
Integral LED line-of-voltage options
Line or low voltage halogen options
Patented Lumal level mounting / leveling system
Open aperture, fixed low glare optics

2700K Color Temperature

Dimensions



SD

MODEL 1182-AL | Specification Sheet

Commercial Series • II-2 Grade • LED

Form with fields for TYPE, MODEL, PROJECT, etc.

PRODUCT FEATURES

Voltage: 120V
V-Bay: 120V or 277VAC
Lumens: 201 to 1500 (E-04) Lumens
Distribution: NEMA Type (ENX) 1x1 (4x), 1x1 (4x), 4x1 (4x), 5x6 (4x)
CRI: 80-90+
Dimming: 0-10V or Phase Cut (0-10V) or DALI (0-10V)
Driver: DALI or 0-10V or 277VAC with thermal dimming capabilities
Dimensions: 5.1" Dia. x 4" D.



ORDERING INFORMATION

EXAMPLE: 1182-AL-QM-MF-27-BV-DV-CC-PC1-BT-1010

Table with columns: MODEL, DOOR COVER, FINISH, DET, TEMP, LUMENS, VOLTAGE, LENS, DIMMING, ENTRIES, ACC.

Table with columns: MODEL, DOOR COVER, FINISH, DET, TEMP, LUMENS, VOLTAGE, LENS, DIMMING, ENTRIES, ACC.

Table with columns: DELIVERED LUMENS, VOLTAGE, LENS, DIMMING, CONDUIT ENTRIES, ACCESSORIES.

SE

DESIGN SERIES

This architectural-grade, 90+ CRI LED strip light ensures proper execution of design intentions for a variety of applications.



NOVA FLEX



Physical

Operating Temp: IP65: 15° to 140° F (25° to 60° C)
Environment: IP65 (Dust splash proof)
Mounting: 3M Adhesive (Clips / Channels)
Cut Length: Varies by series, see page 2

Quality Assurance

Lumen Maintenance: 50,000 hrs
Warranty: 5 years
CTC Binning: 3-step MacAdam

Electrical

Voltage: 24V
Wire Size: 20 AWG, 2 Wires
Lead: Default: 120 inch
Jumper: IP65 & IP68: 3 inch Minimum
Dimming: MLV (0-10V) / S3: Series Controller

Complete Solution

- Step 1: Build the LED order code
Step 2: Select channel
Step 3: Select power and controls
Step 4: Select accessories
Step 5: Contact your Agent or Nova Flex

Performance

Table with columns: CCT, CRI, Lumens/ft, Efficacy, Power, Max Run.

Data listed is for IP65 LED strip. Lumens have a tolerance of +/- 10%.

ST



Lumiere Cambria 203

LED / Halogen Accent / Flood

Typical Applications

Product Certification



Product Features

- 240° tilt, 360° rotation
Precision-machined aluminum, brass, bronze, copper or stainless steel
Stainless steel hardware
Siphon Protection System (S-PS)
Holds up to three optical accessories
Three-year warranty

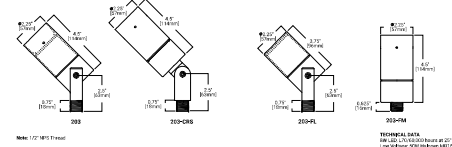
Interactive Menu

- Order Information
Cambria 203 MR16 Halogen Photometric Data
Cambria 203 LED Photometric Data
Product Warranty

Top Product Features

- 240° tilt, 360° rotation
Precision-machined aluminum, brass, bronze, copper or stainless steel
Stainless steel hardware
Siphon Protection System (S-PS)
Holds up to three optical accessories
Three-year warranty

Dimensions



Minimum Data: See page 2 for details on how to use this data.

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5013 East Washington St. #100
Phoenix, Arizona 85034
Phone: 602-957-1800

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Nationwide logo

CAVASSON
Retail North & M.O.B.
Scottsdale, Arizona

Current Submittal: DRB
19/25/2024

Revisions:

Project No.: 15148
Issue Date: 10/25/2024
Drawn By:
Project Manager:
Title: EXTERIOR LIGHTING CUT SHEETS

DR51

BC



BLADE BLD
Vandal Resistant
BU LED

SPECIFICATIONS

Description
The Blade BLD combines a sleek, patent pending design with high performance, full cut off optics to achieve extraordinary illumination of a space or path of egress. When mounted over a doorway or mullion, the fixture is perceived as an element of the building structure, and, additionally, provides water protection in the form of a lip cast over the entrance. Multiple lengths are available to match a given door opening and our quick-mount system facilitates installation and maintenance.

Housing
Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat.

Wall Mount
Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat. Designed to provide quick mounting to housing and secured with (2) captive stainless steel TORX® head screws.

Lens Frame
Marine grade heat treated extruded aluminum. Secured to fixture (4) captive stainless steel TORX® head screws.

Lens
Excluded UV stabilized cast polycarbonate with integral prism. Maximum wall thickness 0.160". Secured to housing with the cast aluminum clamps and stainless steel TORX® head screws.

End Plate
Die-cast marine grade aluminum. Chemically primed and finished with robotically applied polyester powder coat.

Drivers
Dimming to 1%, 10%, or Programmable Lumen Output driver options. Non-Dimming Driver is also available. Samsung LM561B, series of 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CPH wired in parallel-series. L70 projected life of over 100,000 hours at 25 C.

Gaskets
Closed cell self-adhesive neoprene to provide watertight seal between fixture and mounting surface.

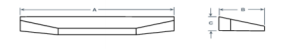
UL Listing
UL, CUL, Wet Location Listing standard.

Government Procurement
BAA - Buy American Act Product qualifies as a domestic and product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA - Buy America Buy American Product qualifies as produced in the United States under the definitions of the Buy America, Buy American Act.
Please refer to www.buyusa.gov/buy-america for additional information.

Warranty
Lifetime warranty. Luminaire LED incorporated will repair or replace any fixture damaged due to vandalism for the lifetime of the installation.
10 year warranty on LED drivers against operational defects. Tested in accordance with LM-80. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.

Note
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured in a standard laboratory conditions at 25 °C.
The product images shown are for illustration purposes only and may not be an exact representation of the product. Specifications subject to change without notice.

DIMENSIONAL DATA



BD

ASPEN 36 OUTDOOR WALL
VISUAL COMFORT & CO.

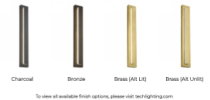
PRODUCT FEATURES

- Powerful, long lasting (L70, 70,000 hour) dimmable LED tested against the highest quality standards to ensure a delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Universal 120-277 volt driver with integral transient surge protection at 2.5kV per American National Standards and IEEE standards.
- Wet listed, IP65 (optional) Protection rating indicating resistance to dust and water. Suitable and safe for commercial use.
- This luminaire is made of natural brass. It is a living finish that will patina and warm with age which adds richness. It gets an uneven patina over spots, a brass cleaner can restore the finish.



LAMPING

Wall sconce needs to be mounted with a full size junction box. Not compatible for pancake box installation.



ORDERING INFORMATION

2000MMP	CR	COLOR TEMP	LENGTH	FINISH	VOLTAGE	FEATURES
2000	CR	3000K	36"	BR	120/277V	UL LISTED/UNIVERSAL
				CH		NONE
				BR		UL LISTED/UNIVERSAL
				BR		UL LISTED/UNIVERSAL

BE

Type: _____ Cat. No.: _____
Project: _____
Notes: _____

Extreme Low Profile with No Compromises

- 2000 lumens delivered with less than 2" fixture depth
- 4000 lumens delivered with less than 2.5" fixture depth
- Maximum ambient light in the illuminated space
- Patented Reflective (US Patent No. 10,728,712) Parabolic and Wall Mount Light Guide and Lens
- Patented mechanical design (US Patent No. 10,728,712)
- Low maintenance, minimal and simple cleaning
- Change Planes 11, 14, 18, 24, 30, 36, 42"
- Change and Replaces
- UL LISTED, IEC of zero fire hazard rated with a copper rod or less than wiring per CE 117-195 Standard listed in luminaire listing.

NEW CONSTRUCTION **REMODEL**

As low as 2" * fixture height may vary due dimensional drawing for details.

ORDERING INFORMATION - COMPLETE FIXTURE

Series	Light Output	CR	Height	CR	Beam	Depth	Weight
2000	2000	90	1.8"	90	30°	1.8"	0.8 lbs
4000	4000	90	2.5"	90	30°	2.5"	1.2 lbs

BF

Junco
Project: _____
Location: _____
Fixture Type: _____
Finish: _____
Color: _____
Contact/Phone: _____

2" IC 600 AND 1000 LUMENS LED ROUND ADJUSTABLE 2LEDTRIM G2 ADJ

PRODUCT DESCRIPTION
2 inch optical recessed down light fixture for indoor and commercial applications. Luminaire produces up to 1000 lumens and is available with optical distribution options that offer 270° beam to 40 degree beam.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- High or energy, RoHS compliant
- Comparable light output up to 2.5W/AR to halogen lamp



PRODUCT SPECIFICATIONS

- Available with full interchangeable optics in 18° Spot, 24° Narrow Flood, or 40° Flood distribution • Control provides up to 35° vertical aiming and 360° horizontal aiming.
- Available in 18° Spot, 24° Narrow Flood, or 40° Flood distribution • Control provides up to 35° vertical aiming and 360° horizontal aiming.
- Available in 18° Spot, 24° Narrow Flood, or 40° Flood distribution • Control provides up to 35° vertical aiming and 360° horizontal aiming.

ELECTRICAL DATA (6000)

Model	Dedicated 120V (VOLT)	Universal Voltage (VOLT)
2000	1.8	1.8
4000	2.5	2.5

ELECTRICAL DATA (1000)

Model	Dedicated 120V (VOLT)	Universal Voltage (VOLT)
2000	1.8	1.8
4000	2.5	2.5

BG

LUMENLINEAR™ ASYMMETRIC
Another Luminaire® Component for Life Safety and Light

PROJECT NAME: _____
REP AGENCY: _____
APPROX LINEAR FT: _____

SERVICE OPTIONS: Field Measure Job Site Support System Installation

SCAN QR CODE for technical information, downloads and instructions.

PART NUMBER BUILDER **WHITE LED HANDRAIL LIGHT**

EXAMPLE	FIXTURE TYPE	COLOR TEMP	FIXTURE WATTAGE	BEAM ANGLE	LENS OPTION	LENGTH
LUL54K60070A24	LINEAR	3000K	60W	30°	None	70"

ELECTRICAL SPECIFICATIONS

24VDC	ETL LISTED WET, UL 1808/CSA 22.2	0-10V INPUT (PWM)	-40°F TO +120°F
INPUT VOLTAGE	CERTIFICATIONS	DIMMING	OPERATING TEMP.
CLASS 2 REQUIRED	5 YEARS	UP TO 77 LM/W LED	UP TO 88 lm/w (LED)
DRIVER	WARRANTY	EFFICIENCY	CRI
			WIRE LENGTH

CONSTRUCTION **PHOTOMETRICS**

All extended aluminum housing and gasketed assembly mount to standard 1.5" diameter hole. Luminaire is designed for easy installation and longevity.

The beam angle is the angle between the center of the beam and the vertical axis. The beam angle is measured at the 50% illuminance level.

LUMENGEAR™ LED DRIVER & NEMA ENCLOSURE OPTIONS

Upgrade offers multiple ETL listed options for your lighting power applications. All options are designed to meet your specific needs. Additional specifications are available upon request. Not all options apply to all products, please verify compatibility with luminaire.

CLASS 2 DRIVER:
• ETL LISTED
• Full DIM, DALI, DALI Dimming Protocol
• Full Dim, Voltage
• Made in USA/USA Available

NEMA ENCLOSURES:
• 6x 6x 6 Aluminum Enclosed Hood or Stainless Steel
• 6x 6x 6 Aluminum Enclosed Hood or Stainless Steel
• LUMENGEAR™
• Integrated 120V/240V/480V

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DR51



Q.S.
39-46

Aerial

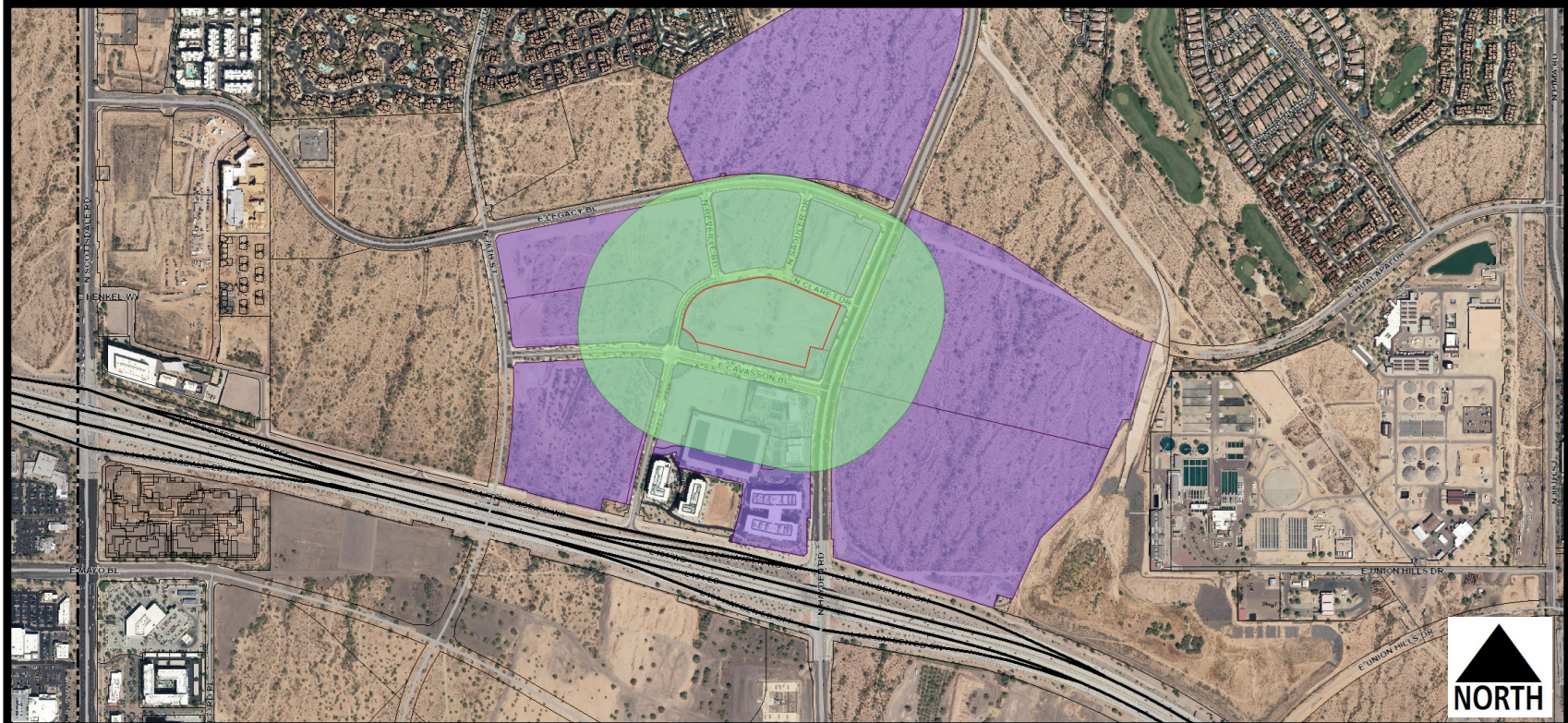
Zoning Aerial

34-DR-2024

ATTACHMENT 15

City Notifications – Mailing List Selection Map

Cavasson North Retail and MOB



Labels Pulled
October 31, 2024

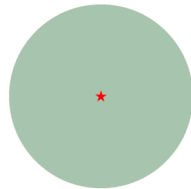
Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 36

34-DR-2024