

#21  
JUL 31 2008



**Chandler · Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning and Development – CC Memo No. 08-142**

**DATE:** JULY 17, 2008

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER   
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR   
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR 

**FROM:** KEVIN MAYO, ACTING PLANNING MANAGER 

**SUBJECT:** DVR08-0001/PDP08-0002/PPT08-0008 TRE VICINO

**Request:** Action on the existing Planned Area Development (PAD) Low-Medium Density Residential zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former General Industrial District (I-2) and Regional Commercial District (C-3) zoning districts

In addition, request Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for site layout and building architecture for a residential development

**Location:** South and east of the southeast corner of Knox Road and Arizona Avenue

**Project Info:** Approximately 50-acres, 315 total housing units, net density of 6.7 dwelling units per acre

**Applicant:** Stephen Anderson  
Gammage & Burnham

**RECOMMENDATION**

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of extending the timing condition for an additional three (3) years. Additionally, upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan and Preliminary Plat subject to conditions.

**EXTENSION OF THE TIMING CONDITION**

The subject site received a General Plan amendment in November 2004 re-designating the site from Employment and Strip Commercial to Low-Medium Density Residential. The Low-Medium Density Residential category permits residential developments with an allowed density of 3.5-12 dwelling units per acre. Following the General Plan Amendment, the property received Conceptual PAD zoning approval in December 2004 rezoning the site from General Industrial District (I-2) and Regional Commercial District (C-3) to Planned Area Development (PAD), with conceptual PDP approval for a Low-Medium Density Residential Development. The approval established an aggregate maximum density of 9 dwelling units per acre, with the potential to increase the density to 12 dwelling units per acre subject to approval through the Preliminary Development Plan (PDP) process. This PAD zoning expired on February 13, 2008, development has not commenced. The current application includes a request to extend the PAD zoning for an additional 3 years.

The City has the following options when a zoning district's timing condition expires. The City could, through administrative action, extend the timing condition for another period of time, eliminate the timing condition, or by legislative action revert the zoning to its former zoning classification. If the City should approve the timing condition extension, all other conditions in the original approval would remain in effect.

Staff supports the requested time extension for the PAD Low-Medium Density Residential zoning finding it to continue to represent a compatible land use with the developmental evolution of the surrounding area. In addition, the future residents will positively contribute to the revitalization of the surrounding area.

**BACKGROUND**

The second aspect of the application requests Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for the site layout and building architecture for a residential development. The approximate 50-acre infill subject site is located south and east of the southeast corner of Knox Road and Arizona Avenue, and physically wraps around the existing U-Haul Center. East of the U-Haul center is a vacant parcel zoned I-2. The site is surrounded to the north by an existing mobile home subdivision, and to the south by a retail shopping center and vacant land zoned for industrial uses. Adjacent to the west is Arizona Avenue, and to the east is the Union Pacific-Southern Pacific Railway Line. To the east of the railroad tracks is an approximate 40-acre existing residential subdivision Festiva Court. The Festiva Court site was also the subject of a General Plan amendment adopted by the Council in 2001, which re-designated that property from Employment to Low-Medium Density Residential. Subsequent

zoning and preliminary development plans were approved for the 4.3 dwelling units per acre subdivision in 2003.

The current PDP and plat proposal includes a total of 315 homes comprised of three different "for-sale" housing product types with a density of 6.7 dwelling units per acre, consistent with the site's PAD zoning. The three housing product types include 78 single-family homes, 117 Traditional-Neighborhood-Design (TND) homes, and 120 units comprised within 40 multi-family tri-plex buildings. The site plan has been designed locating the 40 tri-plex buildings at the site's center, with the TND homes located to the north, and the single-family homes located at the site's southern end. The three different product types are organized around a strong community-wide pathway system that encourages a pedestrian-friendly environment. Two community pools with accompanying clubhouses are provided in addition to multiple multi-use ramadas, tot lots, and a sport court. The extensive pathway even includes a Life-Trails Kiosk system providing the residents with additional healthy lifestyle opportunities. The gated subdivision provides two enhanced decorative entrances, one off Arizona Avenue and one off Knox Road. Both entrances lead to a community pool/recreation space providing for a nice sense of arrival.

The site design adequately addresses potential impacts from the adjacent Southern Pacific Railway line and employment land uses. The single-family homes along the site's southern boundary provide deeper rear yards for additional separation from the commercial center and future employment uses. All product types along the site's eastern end have been oriented so as to not 'back-up' to the tracks. In fact, the future Delaware Street has been located adjacent to the tracks to provide a physical buffer in addition to the 24-foot deep landscaped tract along the eastern property line. Finally, an open-space/retention basin has been located at the site's northwestern corner to buffer the homes from the vacant I-2 zoned parcel.

The housing product for Tre Vicino provides a diverse mix of product types. The single-family homes provide 3 single-story and 2 two-story plans with 3 elevations each. The housing product is very similar to the product constructed by the developer within the Festiva Court subdivision east of the railroad tracks. The single-family homes range in size from 1,574 square-feet to 2,258 square-feet.

The Traditional Neighborhood Design (TND) housing product also includes a combination of one and two-story homes that range in size from 1,175 Square-feet to 2,134 square-feet. The TND product features the homes pulled closer to the street with large front porches utilized along the streetscape. Garages are located at the lot's rear with access provided by a private alleyway. TND homes do not feature a traditional rear-yard; instead provide a larger and longer private side yard through a use-and-benefit easement. The TND product includes 8 different floor plans with 3 distinct elevations for each plan.

Finally the multi-family tri-plex buildings include 3 individual dwelling units with each two-story structure. The two larger units within each building provide separate fenced yards, while the third smaller unit provides a large covered balcony. Three building types are provided that include floor plans that range in size from 1,083 square-feet to 1,783 square-feet. Enhanced side and rear elevations are included for buildings that face any of the private residential streets. All

three housing product types comply with the intent of the Residential Development Standards. The product types comply with the 9 required elements and 13 of the optional elements. The Subdivision Diversity and Architectural Diversity Element point lists are attached to this memo and within the Development Booklet.

### **DISCUSSION**

Staff supports the PDP and plat requests finding the proposed infill subdivision to represent a quality addition to north Chandler. The site layout provides a curvilinear street system with an integrated pedestrian and recreational amenity network. The three different housing product types have been carefully designed and arranged to provide an integrated uniform neighborhood. The site design adequately addresses potential impacts from the surrounding uses while maintaining an internal transition of building heights and densities. Chandler's subdivision diversity guidelines are intended to promote and ensure subdivision diversity and viability. While the Tre Vicino development proposes non-traditional housing product types that cannot directly apply to or conform to the Residential Diversity guidelines, the proposal does meet the intent and spirit of the City's subdivision and architectural standards. The development booklet provides the required and optional element lists explaining how the site design and housing product, where applicable, is consistent with the required and optional elements.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on 01/17/08 at the Chandler Community Center. Various neighboring property owners attended the meeting. No one offered opposition to the proposal.

At the time of this writing, Staff has not received any letters or phone calls from citizens opposing this project.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 6    Opposed: 0    Absent: 1 (Creedon)

### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval to extend the timing condition for an additional three (3) years with all of the conditions in the original approval remaining in effect.

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan (PDP) for a Low-Medium Density Residential development, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "TRE VICINO" kept on file in the City of Chandler Current Planning Division, in file number PDP08-0002, except as modified by condition herein.

2. Compliance with original stipulations adopted by the City Council as Ordinance No. 3641, except as modified by condition herein.
3. Corner lots within the single-family portion shall be limited to single-story only.
4. No more than 2 (two) two-story homes shall be located side-by-side along the arterial street.

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Director of Planning and Development with regard to the details of all submittals required by code or condition.

**PROPOSED MOTION**

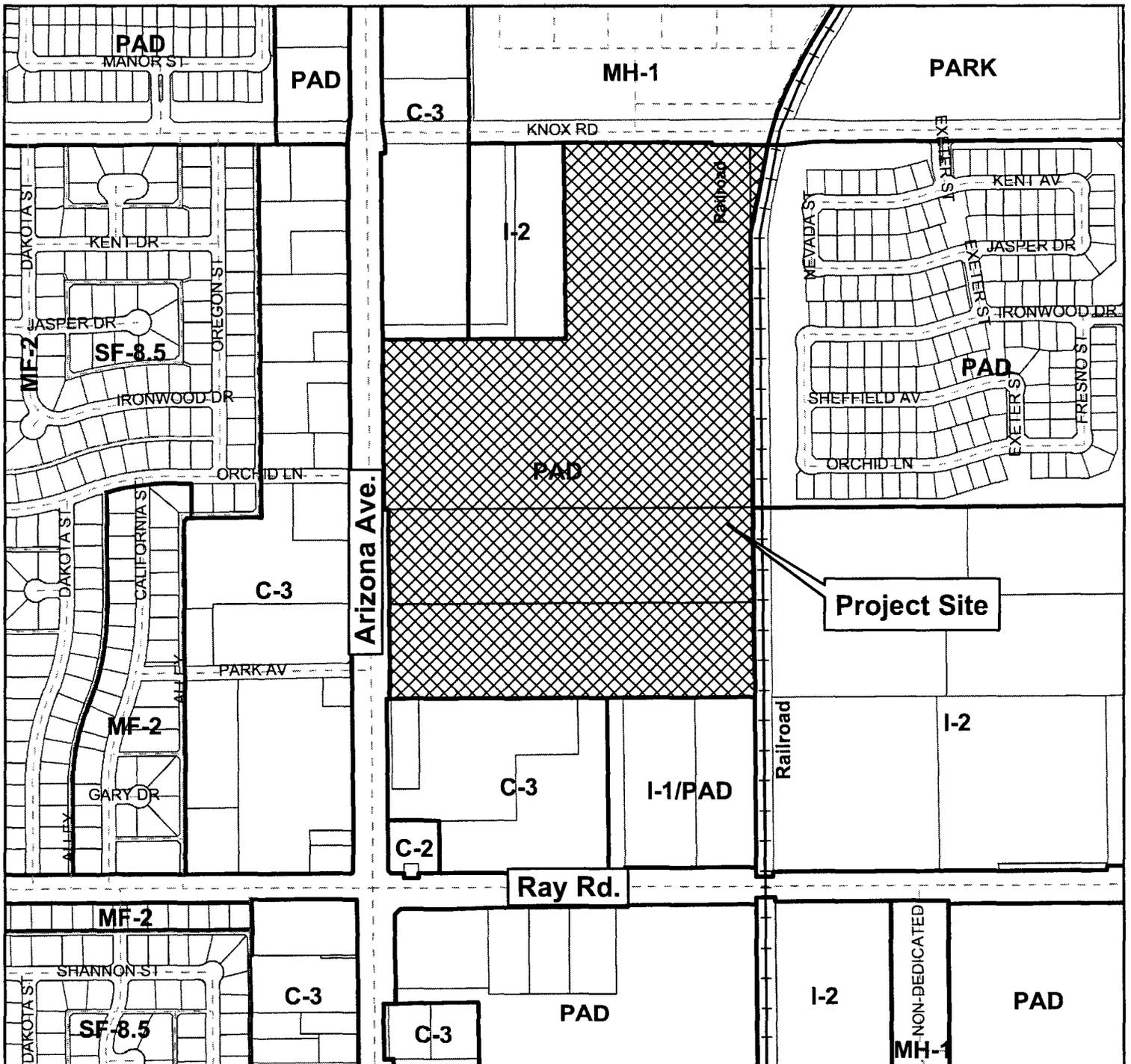
Move to approve the extension of the timing condition for case DVR08-0001 TRE VICINO for an additional three (3) years, as recommended by Planning Commission and Staff.

Move to approve the Preliminary Development Plan for case PDP08-0002 TRE VICINO, subject to the conditions recommended by Planning Commission and Staff.

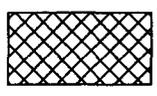
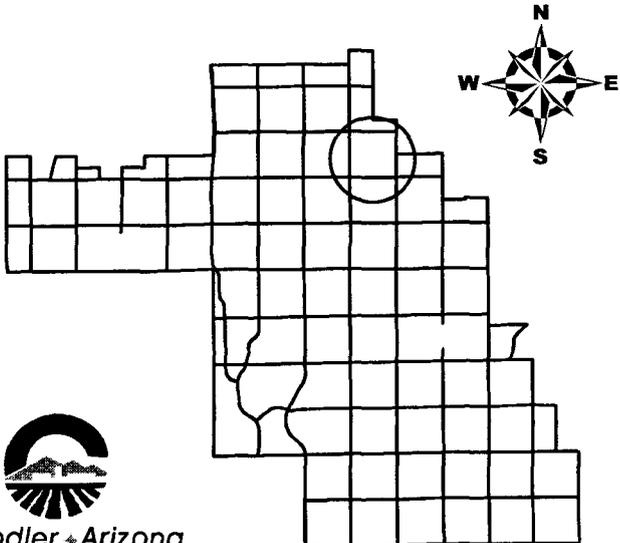
Move to approve the Preliminary Plat PPT08-0008 TRE VICINO, as per Planning Commission and Staff recommendation.

**Attachments**

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Preliminary Plat
5. Building Elevations
6. Diversity Checklists
7. Ordinance No. 3641
8. Development Booklet, Exhibit 'A'



## Vicinity Map



PDP06-0038

Tre Vicino



Arizona Ave.

Project Site

Ray Rd.

**Vicinity Map**



PDP06-0038

Tre Vicino





**PROJECT NARRATIVE:**  
 THE "TRE VICINO" RESIDENTIAL PROJECT IS A 100% GROSS DEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL UNITS. THE PROJECT IS SCHEDULED TO BE COMPLETED IN PHASES. THE PROJECT IS SCHEDULED TO BE COMPLETED IN PHASES. THE PROJECT IS SCHEDULED TO BE COMPLETED IN PHASES.

**PROJECT DATA**  
 ADDRESS: 4500 S. LAKESHORE DRIVE, TEMPE, ARIZONA 85286  
 OWNER: CHANDLER ARIZONA (TEMP. ARIZONA 85286)  
 CONTACT: 480-944-4444  
 GROSS SITE AREA: 143.4 ACRES (1,210,523 SQ. FT.)  
 ZONING: M-1.5  
 PROPOSED USE: RESIDENTIAL DENSITY (ALLOWED)  
 UNIT MIX: 315 DU / 4,831 SQ. AC = 6.52 DU/AC  
 SINGLE FAMILY: 78 DU / 117 SQ. AC = 0.67 DU/AC  
 TOTAL DENSITY UNITS: 393 DU

Building Height: 2 STORIES +/- 3'-0"  
 Common Area Space: 41,233 SF / 10.88 AC  
 Private Open Space (7M-RS UNITS): 14,916 SF.  
 RECORDS:  
 SINGLE FAMILY: 390 R.S.  
 MULTI-FAMILY: 150 U. 200 = 240 R.S.  
 TOTAL RECORDS: 630 R.S.  
 BIDDING:  
 SINGLE FAMILY (GARAGE): 390 R.S.  
 MULTI-FAMILY (GARAGE): 150 R.S.  
 TOTAL PROVIDED: 540 R.S.  
 EXCESSUAL PARKING PROVIDED: 9 R.S.

CONTRACTOR GROUP:  
 V-B WYNNMILLER SYSTEMS  
 2001 187 W. WASHINGTONS  
 2002 187 W. WASHINGTONS  
 2002 N.E.C. WASHINGTONS  
 2001 F.C.  
 V-B WYNNMILLER SYSTEMS



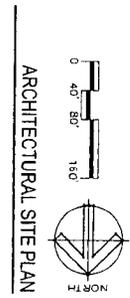
biltform architecture  
 2184 W. WASHINGTON AVENUE, SUITE 108  
 TEMPE, ARIZONA 85286  
 PHONE: 480-944-4444  
 FAX: 480-944-4444

**TRE VICINO**  
 Residential Community  
 S.E.C. OF ARIZONA AVENUE & KNOX ROAD CHANDLER, ARIZONA

**D-R HOKON**  
 America's Builder  
 Urban Living Series

4500 S. Lakeshore Drive, Suite 601  
 Tempe, Arizona 85282

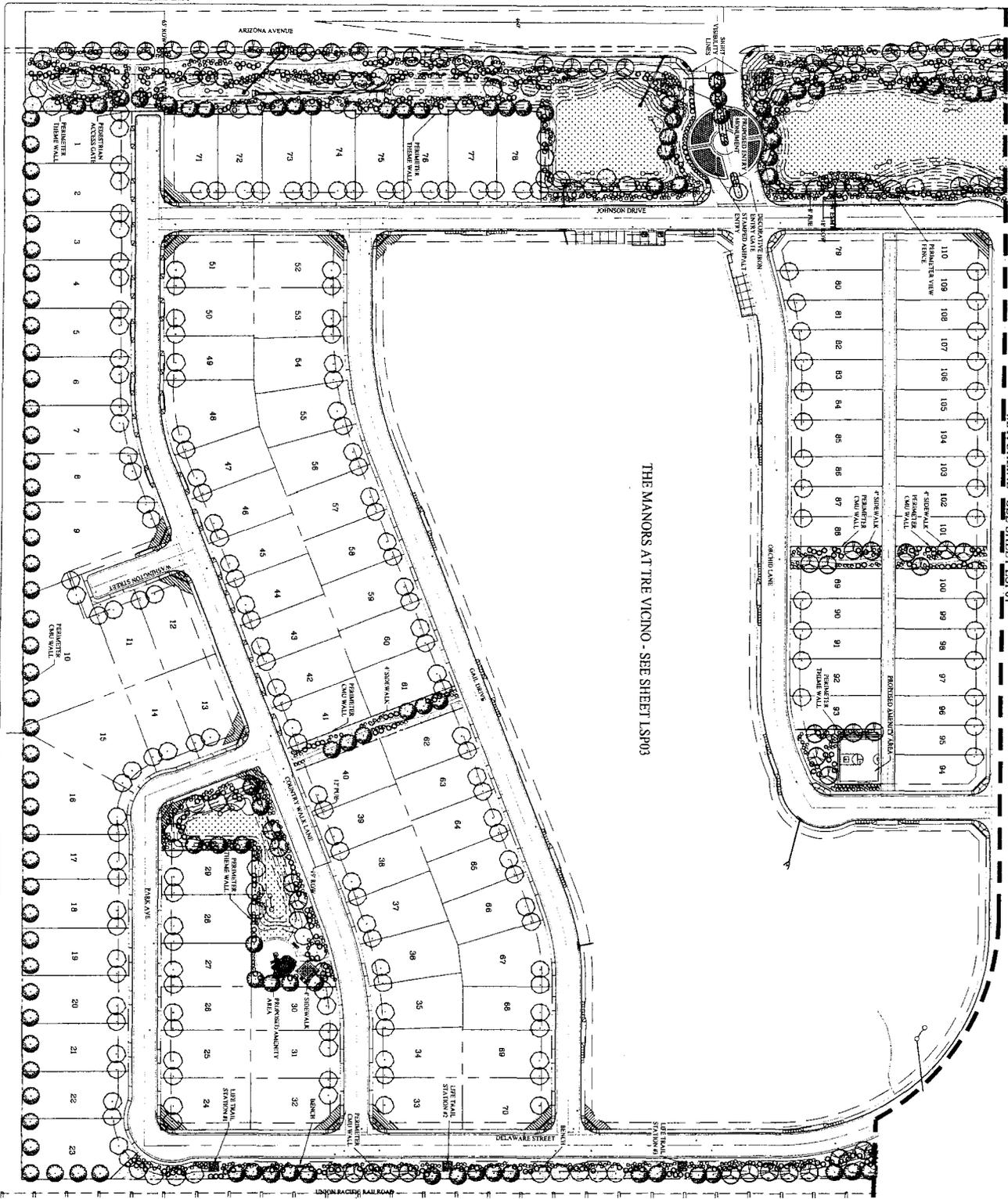
Phone: (480) 491-4323  
 Fax: (480) 756-2858



**ARCHITECTURAL SITE PLAN**  
 SHEET NO. A1.1  
 DATE: 11.18.07  
 SCALE: AS SHOWN  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



MATCHLINE - SEE SHEET LSP01



THE MANORS AT TRE VICINO - SEE SHEET LSP03

CONCEPT PLANT SCHEDULE

- DECIDUOUS  
 1. Ginkgo biloba  
 2. Quercus macrocarpa  
 3. Quercus agrifolia  
 4. Quercus laevis  
 5. Quercus muhlenbergii  
 6. Quercus prinus  
 7. Quercus robur  
 8. Quercus serotina  
 9. Quercus texanensis  
 10. Quercus virginiana
- EVERGREEN  
 1. Pinus strobus  
 2. Pinus taeda  
 3. Pinus resinosa  
 4. Pinus mitis  
 5. Pinus edulis  
 6. Pinus strobus  
 7. Pinus taeda  
 8. Pinus resinosa  
 9. Pinus mitis  
 10. Pinus edulis
- PALM  
 1. Phoenix palm  
 2. Sabal palm  
 3. Washingtonia palm  
 4. Livistona palm  
 5. Cycas palm  
 6. Sago palm  
 7. Cycas palm  
 8. Sago palm  
 9. Cycas palm  
 10. Sago palm
- SHRUBS  
 1. Calluna vulgaris  
 2. Calluna vulgaris  
 3. Calluna vulgaris  
 4. Calluna vulgaris  
 5. Calluna vulgaris  
 6. Calluna vulgaris  
 7. Calluna vulgaris  
 8. Calluna vulgaris  
 9. Calluna vulgaris  
 10. Calluna vulgaris
- TREES  
 1. Calluna vulgaris  
 2. Calluna vulgaris  
 3. Calluna vulgaris  
 4. Calluna vulgaris  
 5. Calluna vulgaris  
 6. Calluna vulgaris  
 7. Calluna vulgaris  
 8. Calluna vulgaris  
 9. Calluna vulgaris  
 10. Calluna vulgaris

HADLEY DESIGN  
 GROUP  
 277 E. WILSON STREET, SUITE 111  
 MESA, ARIZONA 85206  
 PHONE (480) 216-8651  
 FAX (480) 630-4885

CONCEPTUAL LANDSCAPE PLAN

PROJECT: TRE VICINO  
 CHANDLER, ARIZONA

ATWELL-HICKS  
 DEVELOPMENT CONSULTANTS  
 Engineering Planning Ecological  
 Surveying Environmental Water Resources

4700 E. SOUTHERN AVE.  
 MESA, ARIZONA 85206  
 PHONE (480) 216-8651  
 FAX (480) 630-4885

DATE: 07/01/05  
 SHEET NO. 2 OF 5  
 LSP02

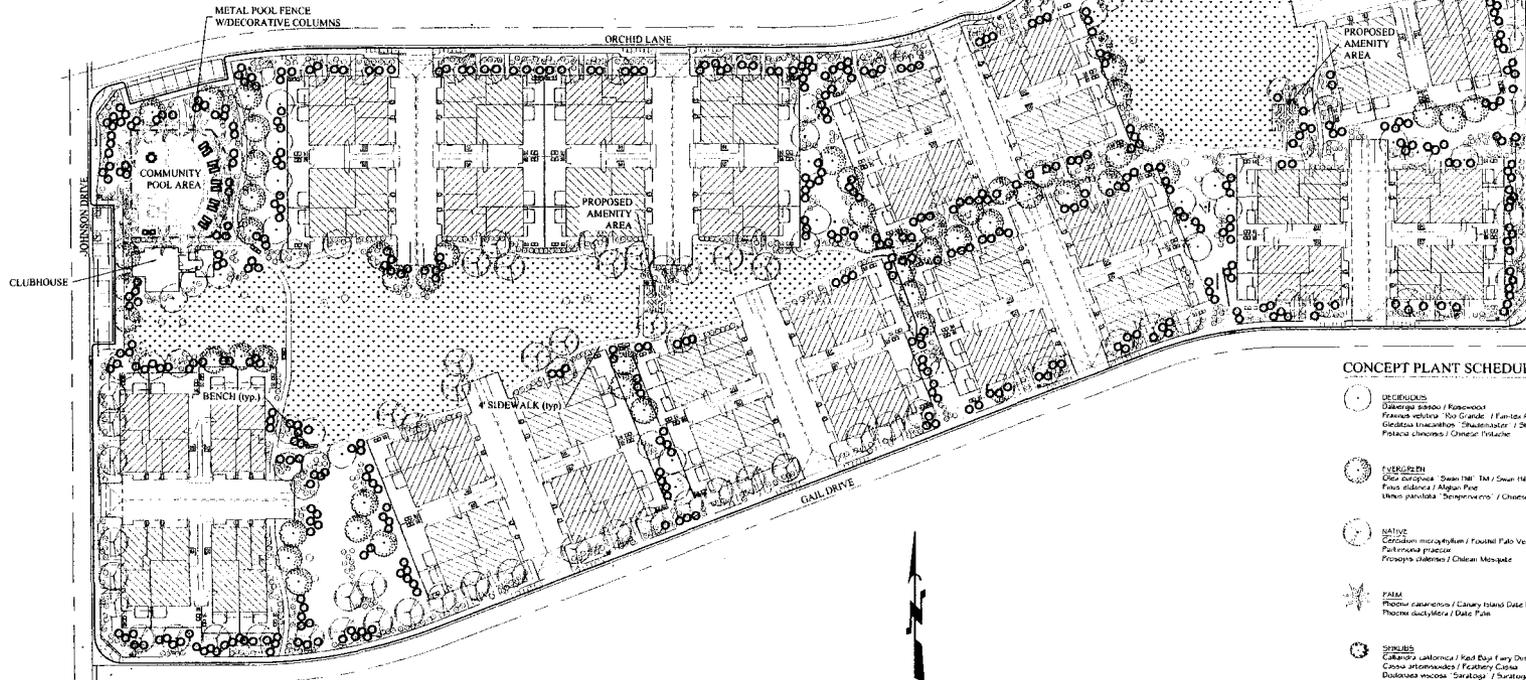
CALL FOR MORE INFO  
 802-263-1100  
 1-800-STAKE-IT  
 SOURCE: www.stake-it.com



# CONCEPTUAL LANDSCAPE PLAN FOR "THE MANORS AT TRE VICINO"

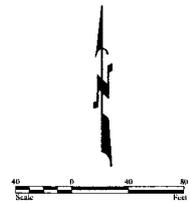
**HADLEY DESIGN GROUP**

7772 E. Indian School Rd. Suite 472  
Mesa, Arizona 85206  
Phone (480) 218-4831  
Fax (480) 530-4888



## CONCEPT PLANT SCHEDULE

	<b>DECIDUOUS</b> Dalea sp. / Rosewood Fraxinus velutina / No. Gracile / F. flor-lob. Rab. Gleditsia triacanthos / Shumacher / Shumacher Locust Pistacia chinensis / Chinese Pistache	15 gal / 24" Dia.
	<b>EVERGREEN</b> Olea europaea / Sweet Olive / Sweet Olive Ficus religiosa / Algod. Pine Wrightia religiosa / Tempurwre / Chinese Evergreen Elm	15 gal / 24" Dia.
	<b>NATIVE</b> Cercocarpus microphyllum / Fossilized Palo Verde Panicum prairie Prosopis juliflora / Chisos Mesquite	15 gal / 24" Dia.
	<b>PALM</b> Phoenix canariensis / Canary Island Date Palm Phoenix dactylopera / Date Palm	Min. 10'
	<b>SHRUBS</b> Calliandra salicifolia / Red Bay Fairy Duster Cassia artemisioides / Feathery Cassia Dialium guianense / Starlight / Starlight / Starlight Eucalyptus laevis / Orange Bush Erythrina maculata / Viceroy / Viceroy / Viceroy Leucosiphon canariensis / Thistle / Thistle / Thistle Leucosiphon canariensis / Green / Green / Green Leucosiphon canariensis / Red / Red / Red Nerium oleander / Ficus / Ficus / Ficus Ruellia brittaniana / Purple / Purple	Min. 5 gal.
	<b>GROUNDCOVER</b> Dalea sp. / Desert Marigold Lantana camara / Gold Medal / Gold Medal Lantana montevidensis / Purple / Purple Ruellia brittaniana / Purple / Purple Salvia greggii / Autumn Sage Yucca filifera / Common Yucca	Min. 1 gal.
	Soil	
	Decomposed Granite	



**ATWELL-HICKS DEVELOPMENT CONSULTANTS**  
Engineering, Planning, Environmental Water Resources  
Surveying

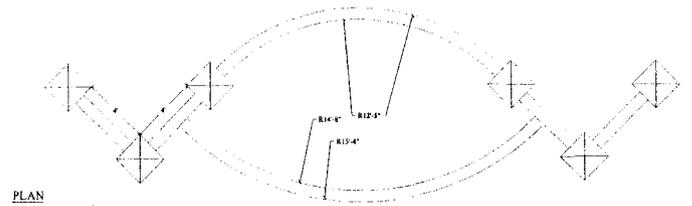
**CONCEPTUAL LANDSCAPE PLAN**  
PROJECT: THE MANORS AT TRE VICINO  
CHANDLER, ARIZONA

CALL FOR MORE INFO  
602-283-1100  
1-800-STAKE-IT  
(contact website owner)

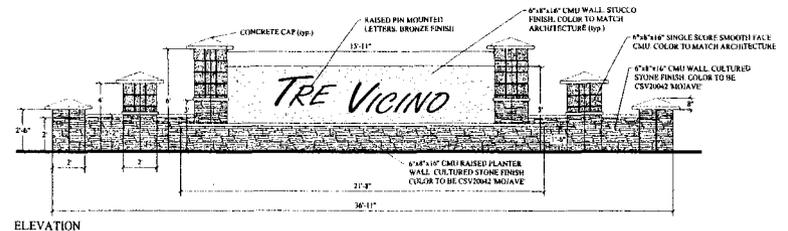
**ROBERT A. BECKWITH**  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
NO. 15083  
DOB NO. 0700155  
BIRMINGHAM, AL 35202

**LSP03**

SHEET NO.  
**3 OF 5**



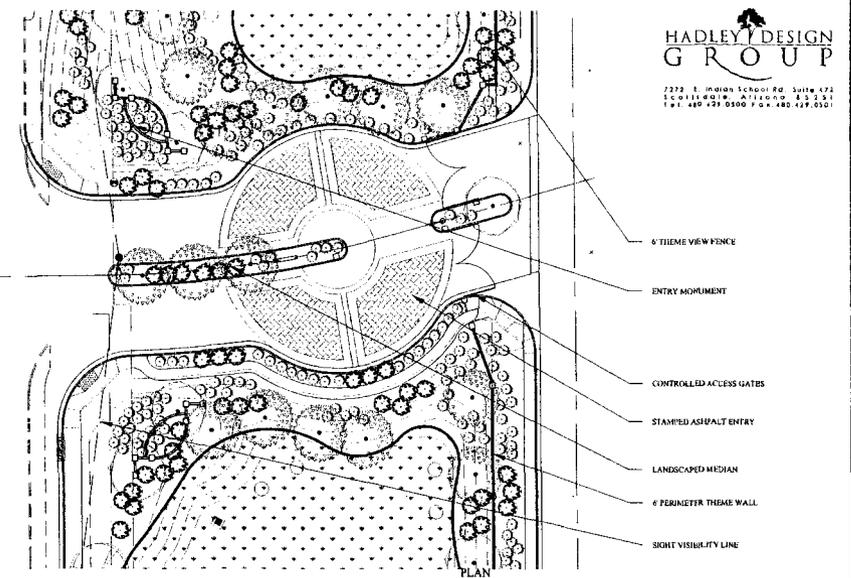
PLAN



ELEVATION

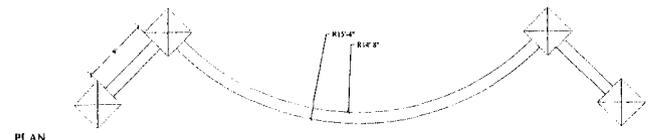
**A** ENTRY MONUMENT

N.T.S.

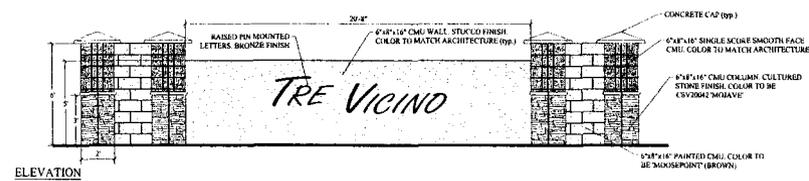


**B** DECORATIVE ENTRANCE

N.T.S.



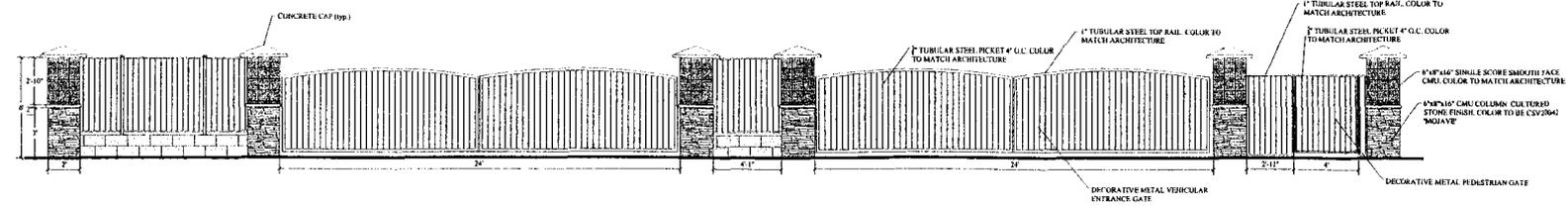
PLAN



ELEVATION

**C** SECONDARY ENTRY MONUMENT

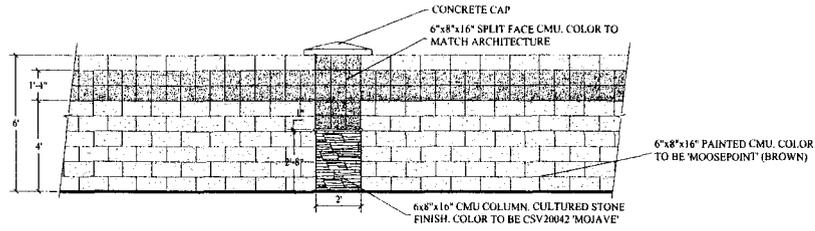
N.T.S.



**D** VEHICULAR & PEDESTRIAN ENTRY GATES

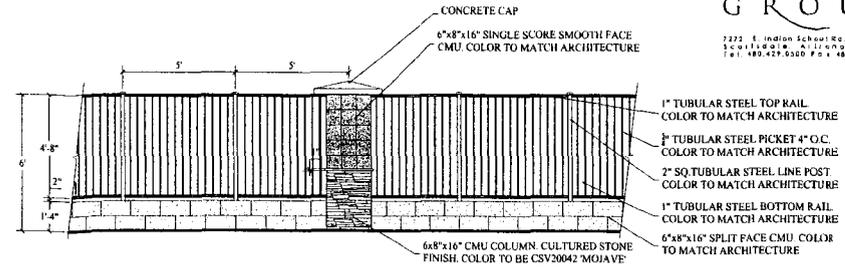
N.T.S.

CONCEPTUAL LANDSCAPE PLAN  
 PROJECT: TRE VICINO  
 CHANDLER, ARIZONA  
 ATWELL-HICKS DEVELOPMENT CONSULTANTS  
 Engineering Planning Ecological Surveying  
 Environmental Water Resources  
 4700 E. Southern Ave. Suite 200  
 Mesa, Arizona 85206  
 Phone: (480) 741-4881  
 Fax: (480) 741-4880  
 602-263-1100  
 1-800-STAKE-IT  
 (OUTSIDE ARIZONA, CALIFORNIA)  
 45541  
 ROBERT A. BECHTOLD  
 JOB NO. 07021155  
 DATE: 07/05/15  
 LSP04  
 SHEET NO. 4 OF 5



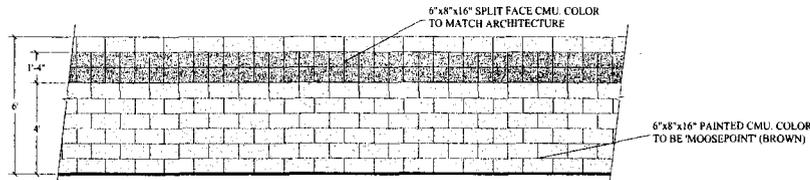
**A** PERIMETER THEME WALL

N.T.S.



**B** PERIMETER VIEW FENCE

N.T.S.

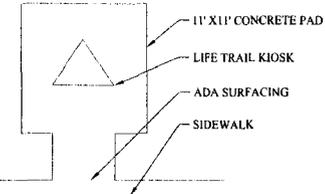


**C** PERIMETER CMU WALL

N.T.S.



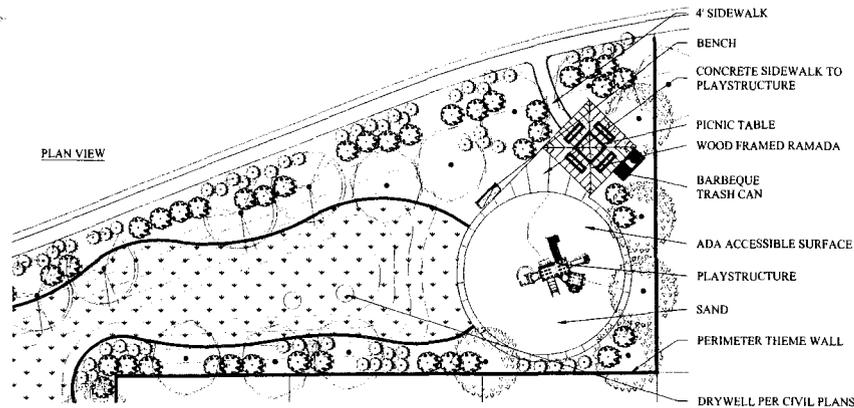
ELEVATION VIEW



PLAN VIEW

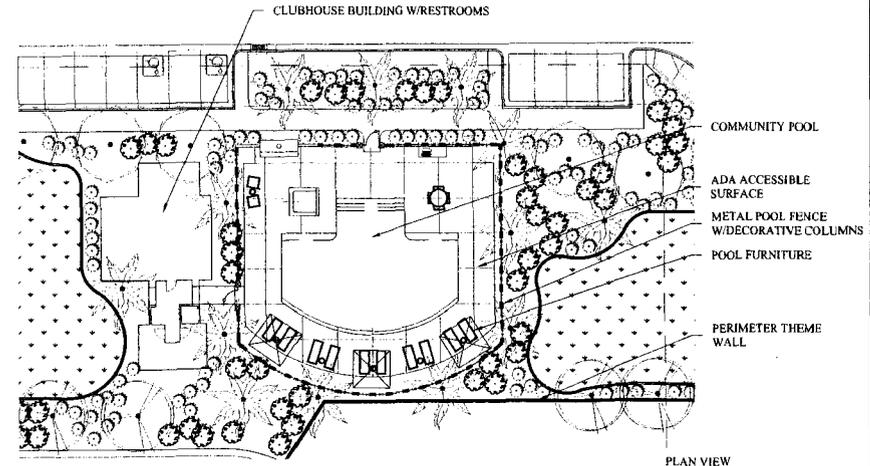
**D** TYPICAL LIFE TRAIL EXERCISE KIOSK

N.T.S.



**E** TYPICAL AMENITY AREA

N.T.S.



PLAN VIEW

**F** TYPICAL COMMUNITY POOL AREA

N.T.S.

4700 E. SOUTHERN AVE MESA, ARIZONA 85206 PHONE (480) 718-8831 FAX (480) 830-8888
---

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Surveying  
Environmental Water Resources

CONCEPTUAL LANDSCAPE PLAN

TRE VICINO  
CANADLER, ARIZONA

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602-263-1100  
1-800-STAKE-IT  
(outside arizona, calif.)



608 NO  
0700155  
0700155-05P01

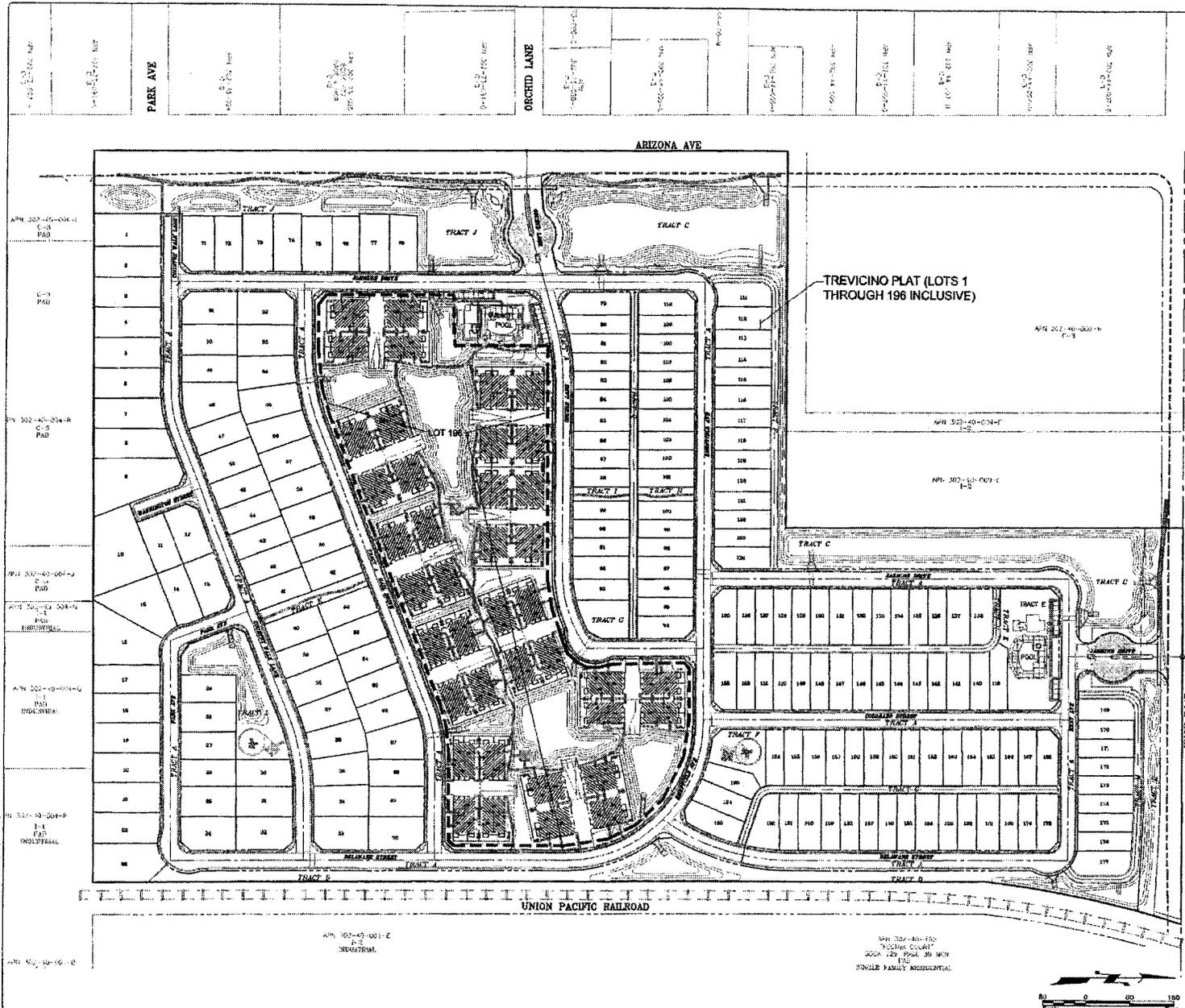
LSPO5

SHEET NO.  
5 OF 5









NOTE: "TREVICINO" SUBDIVISION INCLUDES LOTS 1 THROUGH 196 AND A POOL/REC BUILDING IN TRACT B AND TRACT E.

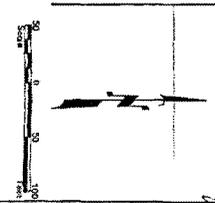
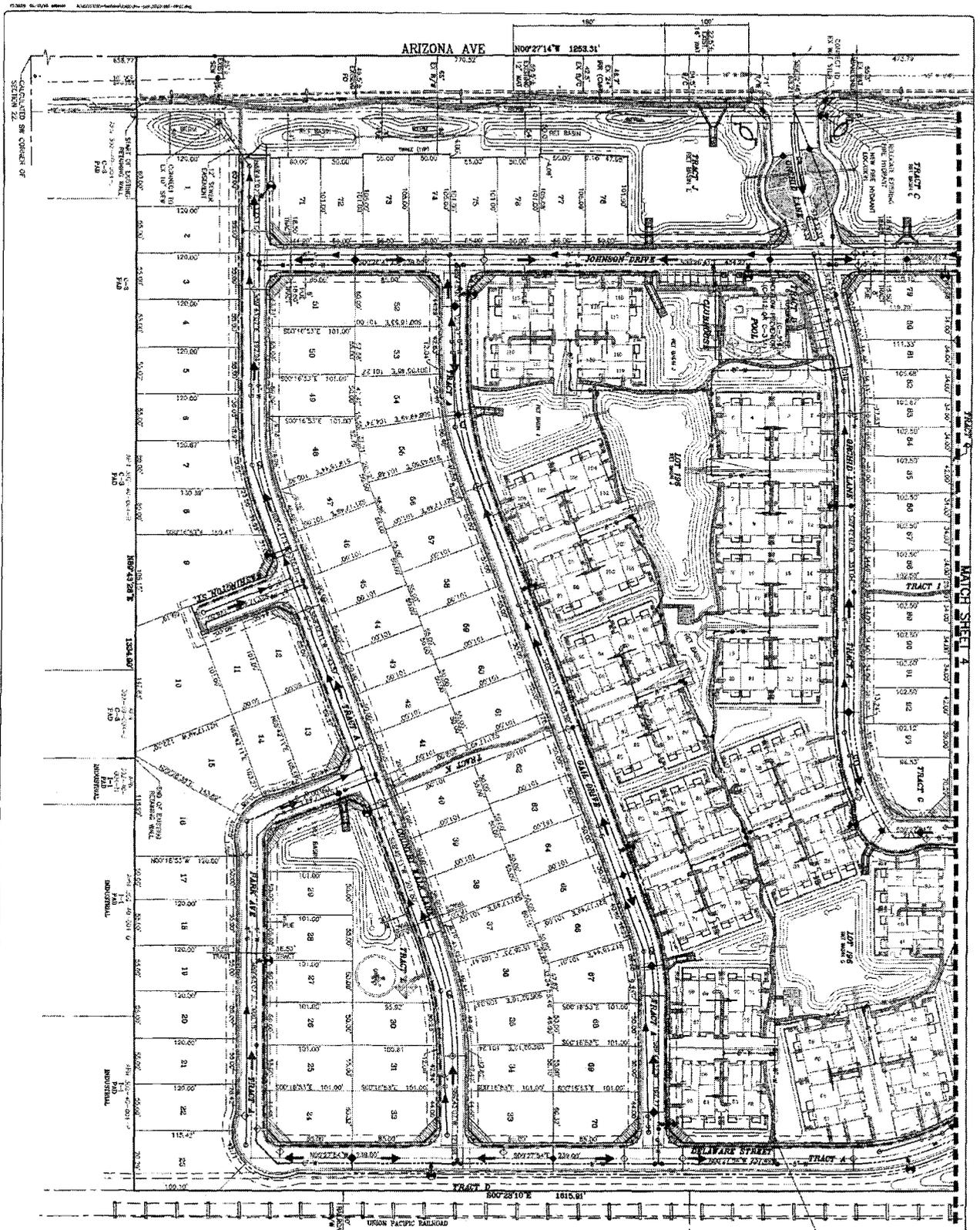
"THE MANORS @ TREVICINO" WILL BE A CONDOMINIUM PLAT, A RESUBDIVISION OF LOT 196 OF "TREVICINO"

PROJECT: **TREVICINO**  
 CHANDLER, ARIZONA  
 SUBDIVISION PLATTING LIMITS

ATWELL-HICKS  
 DEVELOPMENT CONSULTANTS  
 ENGINEERS  
 1700 E. BUCKLEY AVE., SUITE 200  
 CHANDLER, AZ 85226  
 PH: 482-7118 FAX: 482-7119

JOB NO. 07001555  
 DATE: 07/01/01  
 CAD FILE NO. 07001555P01  
 SHEET NO. 2 OF 5

C.C.C. LOG NO. P2108-008B



**LEGEND**

- 52 LOT NUMBER
- PROPOSED 8" AND 12" SEWER LINE
- PROPOSED SEWER MANHOLE
- SEWER FLOW DIRECTION
- SEWER SERVICE
- PROPOSED CLEAN OUT
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- NO PAVING ON THIS SIDE OF STREET
- INTERSECTION OF EXISTING OR PROPOSED DRIVE OR STREET WITH EXISTING OR PROPOSED DRIVE OR STREET
- RAISED DRIVE
- RAISED DRIVE C-101
- STREET FLOW DIRECTION

**CENTER LINE CURVE TABLE**

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
1+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
2+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
2+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
3+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
3+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
4+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
4+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
5+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
5+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
6+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
6+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
7+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
7+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
8+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
8+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
9+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
9+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
10+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
10+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
11+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
11+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
12+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
12+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
13+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
13+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
14+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
14+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
15+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
15+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
16+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
16+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
17+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
17+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
18+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
18+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
19+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
19+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
20+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
20+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
21+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
21+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
22+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
22+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
23+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
23+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
24+00.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00
24+50.00	S 89° 58' 00" W	100.00	100.00	N 89° 58' 00" E	100.00	100.00

**ATWELL-HICKS DEVELOPMENT CONSULTANTS**

Professional Engineers  
 1501 E. SOUTHVIEW AVENUE, SUITE 400  
 PHOENIX, ARIZONA 85032  
 PHONE: 482-218-8831 FAX: 482-430-4554

**TRAVICINO**  
 CHANDLER, ARIZONA

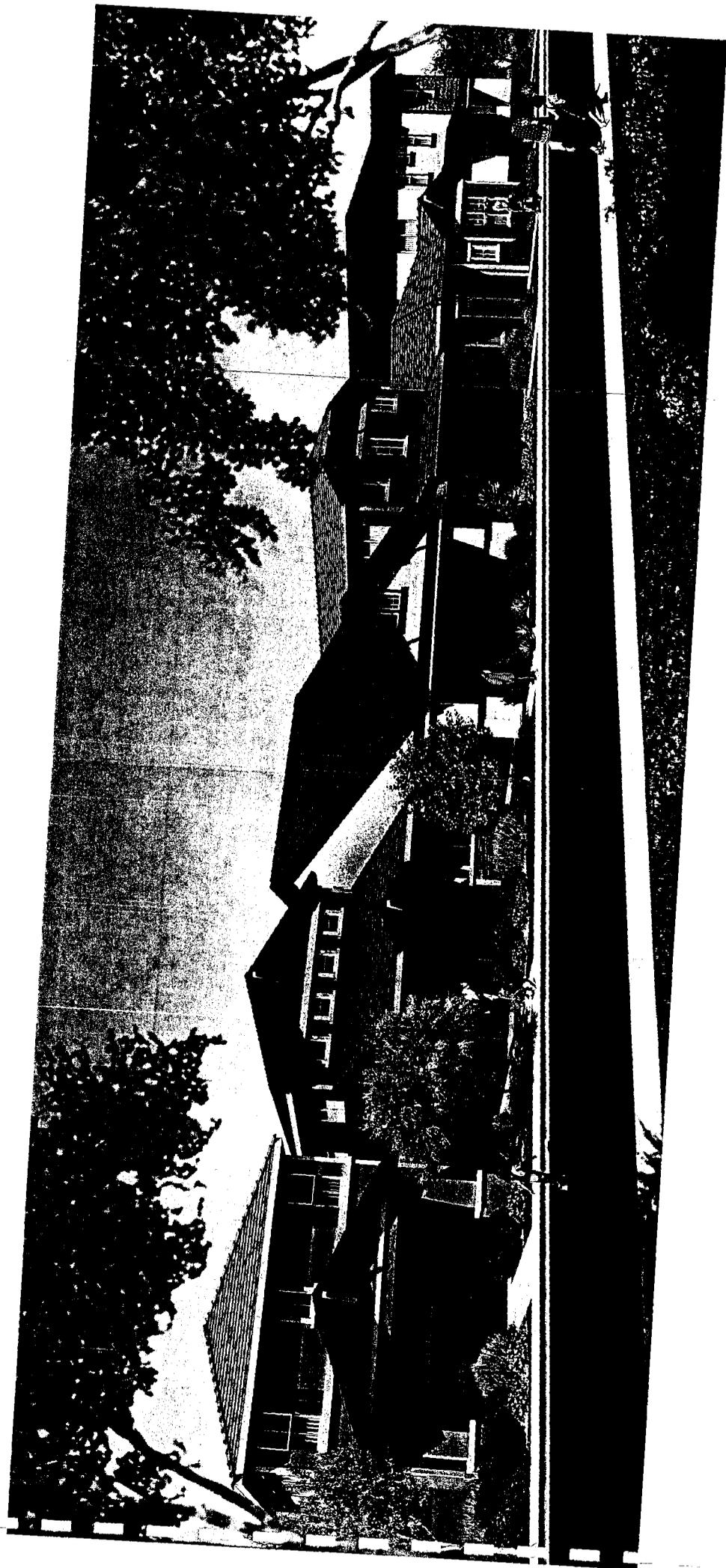
**LOT DIMENSION, WATER, SEWER AND GRADING PLAN**

**811**

Call before you dig

C.O.C. LOG NO. EPTQR-0008







Alpha Building

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### **Required Elements (8 of 8)**

1. **Sense of Neighborhood Arrival:** Tre Vicino's monument entries on Arizona Avenue and Knox Road frontages set the character for the community.
2. **Distinctive Project Themes:** The use of specialized fencing, accent wall details, light fixtures, plant palette and signage will provide distinctive character to this community.
3. **Vehicular access to rear yards:** Vehicular access will be provided to the rear of all Single family homes. TND and Triplex homes do not have rear yards precluding application of this element.
4. **Deeper rear yard setbacks:** Two Story Single Family homes will be provided with an average 30 ft. rear yard not including covered patios and pop-outs. TND homes have their garage access from the rear of the home precluding them from application of this element. The Triplex homes are provided with a 15 ft. deep rear yard. Covered patios encroach into this rear yard.
5. **Irregular shaped retention basins (throughout the development):** Irregular shaped retention basins are placed in multiple common landscape areas throughout the site.
6. **Useable retention areas above 10-year storm:** Site amenities designated for the benefit of the entire community are included in some of the retention areas, including Par courses, Tot Lots with ramada, Sports Court and Barbeques and benches. All are above the 10 year storm level.
7. **Landscaped parkway:** Tre Vicino exceeds the 10 ft. and 5 ft. minimums set forth by the Diversity Guidelines. Arizona Avenue provides a landscaped 50 ft. building setback area, and a landscaped 30 ft. building setback along Knox Road.
8. **Staggers and other breaks in perimeter wall along arterial:** Fences located along Arizona Avenue and Knox Road will be staggered or variegated.

### **Optional Elements (21 additional):**

1. **Curvilinear Street System:** Curvilinear streets are provided where possible and appropriate throughout the community.
2. **Cul-de-sacs/diversity feature:** Stub streets are provided in lieu of cul-de-sacs with-in the Single-family neighborhood. Cul-de-sacs are not included in the Traditional Neighborhood Design as such a configuration is not in character with the product type.
3. **View fencing:** View fencing will occur along Arizona Avenue and Knox Road to provide views into the community and to create relief from solid walls.
4. **Provide wider side yards:** 50% or more of the Single Family homes will be provided with a 15 ft. wide side yard setback. TND homes will be provided with one 10 ft. wide minimum side yard including the use benefit easement.
5. **Group wider side yards:** The lot configuration and product mix of Tre Vicino naturally avoids endless rows of identical homes.
6. **Provide different lot widths:** Varying lot widths are provided throughout the community.
7. **Widen Corner Lots:** Wider corner lots have been provided throughout the site.
8. **Angled corner buildings:** Building envelopes are parallel with side property lines in this neo-traditional setting.

- 
9. **Mix of garage orientation:** Mixture of garage orientation have been provided via the unique design of the TND homes and Triplex homes. All floor plans have a garage access via private access ways or drives, allowing the private streets to be non-garage dominated. The Single Family homes offer varying garage setbacks and accents forward of the garage to avoid endless rows of garage doors.
  10. **Stagger front yard setbacks:** The product mix provided will naturally result in staggered front yard setbacks and provide for a pleasing diversity of streetscapes.
  11. **Stagger rear yard setbacks:** The product mix provided will naturally result in staggered rear yards. Homes with rear yards facing Arizona Avenue are provided with a 50'-0" landscape buffer to the ROW in addition to a 15'-0" minimum rear yard setback. Homes with rear yards facing Knox Road are provided with a 30'-0" landscape buffer to the ROW in addition to a 15'-0" wide private access drive and a 20'-0" building setback.
  12. **Landscape space visible from Arterial Street:** Extensive landscaping is provided along all perimeter street frontages and incorporates a dominant tree species for cohesive design and plant material accenting the entrances.
  13. **Provide a differential of at least 2,000 s.f. between minimum lot size:** +/- 2,000 s.f. lot size differential is provided through the unique mixture of Single Family homes and TND homes.
  14. **Credit for another element:** Credit does not apply to the design of this community.
  15. **Provide common area lakes:** Credit does not apply to the design of this community.
  16. **Provide common area lakes:** Credit does not apply to the design of this community.
  17. **Maximum lot coverage provided:** Lot coverage of Single Family & TND Homes will range from 32% to 46% maximum.
  18. **Provide a minimum 30-foot total side yard:** Credit does not apply to the design of this community.
  19. **Enlarged landscape tracts along arterials/collectors:** An enlarged landscaped open space equal to the width of the minimum lot size is provided along Arizona Avenue. A 30'-0" wide landscape setback has been provided on Knox Road.
  20. **Landscape Parkway:** A landscaped building setback of 50 ft. along Arizona Avenue, 30 ft. setback on Knox Road will be provided.
  21. **Additional subdivision features provided:**
    - Gated Community with Private Streets
    - 2 Swimming pools
    - 2 Clubhouses
    - 2 Park areas with Playground Equipment and Ramadas
    - Multipurpose Sports Court
    - Life Trail system running through perimeter open space/retention basins

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### **Architectural Diversity Compliance:**

Tre Vicino's housing products are one and two-story plans offered with stucco exteriors, accents at many of the front doors, and concrete tile roofs offered in a variety of colors and textures. Tre Vicino's design satisfies the City's required architectural diversity and optional architectural elements, as follows:

#### **Required Elements (9 of 9):**

1. **Provide four-sided architecture:** All buildings feature four-sided architecture, which includes window pop-outs and deliberate design considerations for the front, side and rear of each building.
2. **De-emphasize garage fronts:**
  - **Single-Family homes:** Most plans incorporate an entry feature element that extends beyond the face of the garage. Other elements include enhanced garage doors styles and low courtyard walls.
  - **Traditional Neighborhood Design:** Garage fronts are completely de-emphasized by their location on the private rear access way, rather than the front of each home.
  - **Triplex:** Garage fronts are completely de-emphasized by their location on short private drives, rather than the through streets.
3. **Front door or courtyard entry to be visible from street:** Entry doors for Single Family and TND homes face the private street. Triplex home entry doors face a common courtyard, private street or open space.
4. **Single-story or combination one and two-story homes on all corner lots:** A combination of Single-story and Two-story home will be placed on the corner lots throughout the project.
5. **Enhanced rear elevations along arterial/collector streets and open spaces:** Enhanced elevations are provided at all locations, including those visible from arterial streets and open spaces.
6. **Variety of roofing colors, textures and shapes:** Eight different color and texture of flat roofs are provided. Additional barrel tile is provided on the single-family homes.
7. **Variety of durable exterior materials / finishes:** All homes will have stucco exteriors, many with stone or brick accents at the front door locations. The TND homes also incorporate fiber cement board siding.
8. **Eliminate box-on-box design:** All the 2-story Single Family and TND homes include a single-story element at either the front or the rear. Triplex buildings include pop-outs on the first and second floor and deep second floor overhangs.
9. **Covered Patios:** The Single Family and Triplex homes include covered patios on all floor plans. The TND homes do not have rear yards due to their unique design, however covered front porches are provided on many of the floor plans.

#### **Optional Elements (13 additional):**

1. **Provide at least 3 significant architectural style differences:** Each Single Family and TND home is offered with 3 distinctive elevations. The 3 Triplex home buildings are offered with 2 different elevations for each building including enhanced side and rear elevations. Triplex buildings also offer 4 different colors schemes.

- 
2. **Prohibit the same front elevation on adjoining homes:** The product mix within Tre Vicino naturally results in varying elevations, but in any event the same front elevation shall be prohibited on adjacent homes.
  3. **Accent facade feature:** Optional accents are provided at front doorways of selected home plans.
  4. **Distinctive architectural details in front elevation:** Distinctive architectural details are provided on all elevations. These details include covered front entries or front porches, different door styles and window patterns, pop-out details, roof line features and dormers.
  5. **Screening for refuse containers:** All refuse containers will be stored in the garages or behind a side yard wall.
  6. **Standard front porches:** All TND homes are offered with front porches. Although not all floor plans in Tre Vicino will offer a front porch, a total of 125 homes (40%) will come standard with this type of outdoor spaces.
  7. **Limited two-story homes along arterial & collector streets:** A mixture of one and two story homes will be provided long Arizona Avenue & Knox Road.
  8. **Break up main roof ridgelines:** Roofs are designed with breaks to give variety to massing so that at least 25% of the ridgeline includes multiple roof elevations or plane changes.
  9. **Prohibit roof slope series visible from arterial streets:** Roof line diversity occurs due to the mix of products and variety of architectural styles and elevations however, Tre Vicino has been designed so that a limited number of rear yards face arterial/collector streets (5%).
  10. **Variety of front yard landscape packages:** A variety of front yard landscape packages will be offered on the Single Family and TND homes. All landscaping surrounding the Triplex homes will be in common ownership, the developer will install the initial landscaping in compliance with the conceptual landscape plan submitted with this PDP and maintained by the Home Owners Association.
  11. **Flat roof on at least one elevation/floor plan:** A limited number of single-family homes will have an optional flat roof element on a portion of the home.
  12. **Four-sided architecture above walls:** Four-sided architecture is provided on all three products lines on all portions of each building throughout the development.
  13. **Any other architectural feature:** Tre Vicino's site plan and architecture produce a neighborhood, as opposed to a subdivision, where residents are encouraged to walk and socialize and depend less on their automobiles. There are three distinctly different product lines of different housing types: detached Single-Family homes with driveways (1-story and 2-story), detached TND homes with driveways and garage access at the rear of the home (1-story and 2-story), attached multi-family Triplex homes with garage access on private drive (2-story).

#8  
JAN 13 2005

APPROVED BY  
CHANDLER CITY COUNCIL

JAN 13

**ORDINANCE NO. 3641**

CITY CLERK'S OFFICE

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM GENERAL INDUSTRIAL DISTRICT (I-2) AND REGIONAL COMMERCIAL DISTRICT (C-3) TO PLANNED AREA DEVELOPMENT (PAD) (DVR04-0005 TRE VICINO) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

SEE ATTACHMENT 'A'

Said parcel is hereby rezoned from I-2 and C-3 to PAD, subject to the following conditions:

1. Right-of-way dedications to achieve full half widths for Arizona Avenue and Knox Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

2. Undergrounding, if applicable, of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
4. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals. The developer shall be required to install landscaping in the arterial street median adjoining this project to meet current City standards. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
5. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development, or take legislative action to cause the property to revert to its former zoning classification.
6. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Tre Vicino" kept on file in the City of Chandler Current Planning Division, in file no. DVR04-0005, except as modified by condition herein.
7. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
8. The landscaping in all open spaces and rights-of-way as well as all perimeter fences and view walls, shall be maintained by the adjacent property owner or homeowners' association.
9. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls, and by the Public Works Director for arterial street median landscaping.
10. The homes shall have all copper plumbing lines for those lines under pressure.

- 11. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department.
- 12. The applicant shall work with Staff through the Preliminary Development Plan process to insure the site plan will provide adequate sound attenuation to buffer the future homes from the existing railway line through the use of mitigation measures such as but not limited to retention and/or street rights-of-way, as well as minimize the number of homes adjacent to the tracks.

SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2004.

ATTEST:

_____	_____
CITY CLERK	MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2005.

ATTEST:

_____	_____
CITY CLERK	MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3641 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2005, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

          D.C.            
CITY ATTORNEY

PUBLISHED:

## **LEGAL DESCRIPTION**

### **PARCEL NO. 1:**

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### **PARCEL NO. 2:**

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### **PARCEL NO. 3:**

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

**EXCEPT** THE WEST 687.77 FEET OF THE NORTH 723.00 FEET.

### **PARCEL NO. 4:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WEST RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD, DESCRIBED AS FOLLOWS:

**BEGINNING** 1334.7 FEET EAST AND 45.0 FEET SOUTH OF THE WEST QUARTER CORNER OF SECTION 22;

THENCE NORTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, 62.7 FEET;

THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD ON A 3 DEGREES 9 MINUTES CURVE TO THE LEFT (THE CURVE HAVING A RADIUS OF 1818.91 FEET AND A CENTRAL ANGLE OF 10 DEGREES 09 MINUTES 20 SECONDS), A DISTANCE OF 322.4 FEET;

THENCE NORTH 0 DEGREES 27 MINUTES 20 SECONDS WEST, 316.0 FEET TO THE **POINT OF BEGINNING**;

**EXCEPT** THAT PART OF THE ABOVE DESCRIBED PARCEL NOS. 3 AND 4, AS CONVEYED TO THE CITY OF CHANDLER BY DEED RECORDED AT DOCUMENT NO. 87-668407 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR A TIE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 22, A DISTANCE OF 130.11 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 20 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, PARALLEL WITH AND 40.00 FEET SOUTH OF THE EAST-WEST MIDSECTION LINE OF SAID SECTION 22, TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 130.00 FEET MORE OR LESS;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 5.00 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, PARALLEL WITH AND 45.00 FEET SOUTH OF THE EAST-WEST MIDSECTION LINE OF SAID SECTION 22, TO THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, A DISTANCE OF 63.00 FEET, MORE OR LESS;

THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD TO THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 5.00 FEET, MORE OR LESS;

THENCE WESTERLY, A DISTANCE OF 192.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; AND

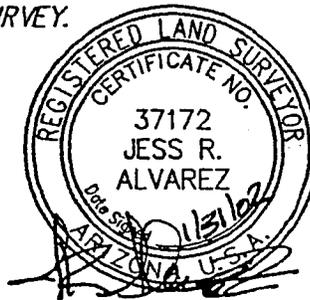
EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PARCEL NOS. 1, 2, 3, AND 4, LYING WITHIN THAT CERTAIN STRIP OF LAND AS CONVEYED TO THE ARIZONA EASTERN RAILROAD COMPANY AND MORE PARTICULARLY DESCRIBED IN DEED RECORDED IN BOOK 101 OF DEEDS, PAGE 256.

## **CERTIFICATE OF SURVEY**

TO:

- 1) DRHI, INC., A DELAWARE CORPORATION
- 2) FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 10 AND 11A OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN CLASS SURVEY.



JESS R. ALVAREZ, R.L.S. 37172

DATE