

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

608B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 11, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 876 / CHANGE OF ZONE NO. 7529 / PLOT PLAN NO. 22845 - EA NO. 41413 - Applicant: Zaky Wafick F & Amal Engineer/Representative: Robert Ricciardi- Fourth Supervisorial District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) - Location: Northerly of Avenue 41, easterly of Washington Street, and westerly of Yucca Lane - Zoning: Residential One-Family Dwellings, 20,000 Sq. Ft. (R-1-20,000) Zone - 4.5 Gross Acres - REQUEST: The general plan amendment proposes to amend the Western Coachella Valley Area Plan designation from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to Community Development: Commercial Office (CD:CO) (0.25-1.0 FAR); the change of zone proposes to change the zoning classification from the Residential One-Family Dwelling, 20,000 Sq. Ft. Minimum, (R-1-20,000) zone to the Commercial Office (C-O) zone; and the plot plan proposes to construct and operate an approximate 40,000 square foot professional office complex consisting of two one-story office buildings equaling about 20,000 square feet apiece, at a building height of approximately 24 feet, with parking and landscape areas.

BACKGROUND: General Plan Amendment No. 876 / Change of Zone No. 7529 / Plot Plan No. 22845 was heard and unanimously approved (5-0) by the Planning Commission on November 19, 2008.

The Planning Commission discussed adaptations to the design that were made that brought the professional suites into better compatibility with residential surroundings, including the re-design from a two-story building to a single-story, "garden office complex," with landscaping on the perimeter of the building and elevation variations to the façade of the building to create compatibility with surrounding residential. The Planning Commissioners commented that the

Ron Goldman
Planning Director

RG:mb

REVIEWED BY EXECUTIVE OFFICE

DATE 3/5/09 TMA

Tina Grande
Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

03/02/07 11:18:10

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.1

The Honorable Board of Supervisors
RE: General Plan Amendment No. 876
RE: Change of Zone No. 7529
RE: Plot Plan No. 22845
Page 2 of 2

project appeared well-designed and attractive. Commissioner Porras indicated there is a mixture of land uses in the surrounding area, but stated the basis of his recommendation was the Airport Land Use Commission (ALUC) finding that commercial uses were safer and more compatible at this location than residential uses. A minor adaptation was made at the hearing to conform the conditions of approval to a height limitation of twenty-seven (27) feet for structures located on the property.

RECOMMENDED MOTION: The Planning Department recommended approval; and,

THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41413 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 876, amending the Western Coachella Valley Area Plan land use designation from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to Community Development: Commercial Office (CD:CO) (0.25-1.0 FAR); and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7529, from the Residential One-Family Dwelling, 20,000 Sq. Ft. Minimum, (R-1-20,000) zone to the Commercial Office (C-O) zone, and,

APPROVAL of PLOT PLAN NO. 22845, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER NOVEMBER 19, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 5.3: GENERAL PLAN AMENDMENT NO. 876 / CHANGE OF ZONE NO. 7529 / PLOT PLAN NO. 22845** – Intent to Adopt a Mitigated Negative Declaration– Applicant: Zaky Wafick F & Amal – Engineer/Representative: Robert Ricciardi– Fourth Supervisorial District - Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) – Location: Northerly of Avenue 41, easterly of Washington Street, and westerly of Yucca Lane – Zoning: Residential One-Family Dwellings, 20,000 Sq. Ft. (R-1-20,000) Zone – 4.5 Gross Acres - APN(s): 607-040-055. (Legislative)

II. **PROJECT DESCRIPTION**

The general plan amendment proposes to amend the Western Coachella Valley Area Plan designation from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to Community Development: Commercial Office (CD:CO) (0.25-1.0 Floor Area Ratio). The change of zone proposes to change the zoning classification from the Residential One-Family Dwelling, 20,000 Sq. Ft. Minimum, (R-1-20,000) zone to the Commercial Office (C-O) zone. The plot plan proposes to construct and operate a one-story approximate 40,000 square foot office building, at a building height of 24 feet, with parking and landscape areas.

MEETING SUMMARY

The subject proposal did not require a presentation.

Project Planner, Judy Deertrack, at 760-863-8277 or e-mail jdeertra@rcitma.org.

The following spoke in favor of the subject proposal:

Robert Ricciardi, Applicant's Representative, 75-400 Gerald Ford Dr., Ste. 115, Palm Desert, Ca. 92211

The following spoke in opposition of the subject proposal:

Dave Adams, Neighbor, 78143 41st Ave., Bermuda Dunes, Ca. 92203

No one spoke in a neutral position to the subject proposal.

III. **CONTROVERSIAL ISSUES**

NONE

IV. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41413**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 876**, amending the Western Coachella Valley Area Plan land use designation from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to Community Development: Commercial Office (CD:CO) (0.25 – 1.0 Floor Area Ratio); and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7529**, from the Residential One-Family Dwelling, 20,000 Sq. Ft. Minimum, (R-1-20,000) zone to the Commercial Office (C-O) zone, and,

**PLANNING COMMISSION
MINUTE ORDER NOVEMBER 19, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 11/19/08
AGENDA ITEM NO. 5.3 PAGE 2

APPROVAL of PLOT PLAN NO. 22845, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

V. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisory District: Fourth
Project Planner: Judith Deertrack
Planning Commission: November 19, 2008

General Plan Amendment No. 876
Change of Zone No. 7529
Plot Plan No. 22845
E.A. Number: 41413
Applicant: Wafick Zaky
Engineer/Rep.: Robert Ricciardi

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The general plan amendment proposes to amend the Western Coachella Valley Area Plan designation from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to Community Development: Commercial Office (CD:CO) (0.25-1.0 FAR); the change of zone proposes to change the zoning classification from the Residential One-Family Dwelling, 20,000 Sq. Ft. Minimum, (R-1-20,000) zone to the Commercial Office (C-O) zone; and the plot plan proposes to construct and operate an approximate 40,000 square foot professional office complex consisting of two one-story office buildings equaling about 20,000 square feet apiece, at a building height of approximately 24 feet, with parking and landscape areas.

ISSUES OF POTENTIAL CONCERN:

The project site is located approximately one mile westerly of a flight runway at the Bermuda Dunes Airport. The applicant had originally proposed a residential project. The property lies within Zone C in the Airport Compatibility Zone, which restricts the usage of the property (persons per acre) to certain population limits for public health and safety reasons, and encourages uses of the land that reduce exposure at nighttime. Accordingly, the Airport Land Use Commission (ALUC) found a single-story professional office complex to be compatible with the proximity to the airport, but was not supportive of residential use. A more detailed account can be referenced herein in the environmental assessment for PP22845, at "Hazards," Section 21, "Airports," page 13.

The project applicant changed his request to a commercial project and met with the Bermuda Dunes Community Council on a number of occasions. The original proposed commercial design anticipated a two-story office building, but neighbors attended meetings and submitted letters of objection to commercial use on the basis of increased traffic, design considerations, noise, night time lighting, building height, and other similar considerations. In the early stages of review, approximately 15 opponent letters were received by the Planning Department, and at later stages, 10 proponent letters were received. The project was approved by the Community Council on November 8, 2007, by a 4-1 vote.

The applicant made a series of design adaptations to bring the professional suites into better compatibility with its residential surroundings, including the re-design to a single-story, "garden office complex." The design includes prolific landscaping on the perimeter of the building to soften its exterior, use of low-level Ballard lighting, materials and elevation changes to the façade of the building to create residential ambiance, elimination of parking spaces in locations where headlights would shine into residential neighborhoods, and the use of 8-foot high block walls with exterior landscaping where the project borders residences. Setbacks vary from 75 feet to 96 feet on each side of the building, with landscaping along exterior sidewalks. A more detailed account can be referenced herein in the environmental assessment for PP22845, at "Land Use / Planning," Section 25, "Land Use," pages 16-17.

The traffic study indicates poor levels of service exist under combined existing, ambient, plus project conditions at the signalized intersection of Washington Street (NS) and Avenue 42 on the southbound and eastbound legs. The study recommended a right-turn overlap at Washington Street (NS) and Avenue 42. The conditions of approval incorporate mitigation measures.

Primary access to the project is at Sparkey Way, with secondary access on Avenue 41, as provided for by the Riverside County Transportation Department and Fire Department. The conditions of approval provide for fee mitigation to improve the intersections of Washington Street and Avenue 41, and Sparkey Way and Avenue 41. Conditions of approval provide for curbs and gutters and a six-foot sidewalk adjoining both Sparkey Way and Avenue 41. A more detailed account can be referenced herein in the environmental assessment for PP22845, at "Transportation / Traffic," Section 41, "Circulation," pages 22-23.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Vacant |
| 2. Surrounding Land Use (Ex. #1): | Scattered single-family residences to the north, east, and south; a 17,000 sf church with accessory buildings to the west; multi-tenant buildings to the northwest; and JFK Memorial Hospital medical building to the southwest. |
| 3. Existing Zoning (Ex. #3): | R-1-20000 |
| 4. Surrounding Zoning (Ex. #3): | R-1-12000 to the north, east, and south; R-2A-3500 to the west; R-3 to the northwest; R-3-4000 to the southwest. |
| 5. Riverside County General Plan | Current Land Use: Very Low Density Residential (VLDR) |
| 6. Project Data: | Total Acreage: Approximately 4.5 gross acres |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41413** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 876**, amending the Western Coachella Valley Area Plan land use designation from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to Community Development: Commercial Office (CD:CO) (0.25-1.0 FAR); and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7398**, from the Residential One-Family Dwelling, 20,000 Sq. Ft. Minimum, (R-1-20,000) zone to the Commercial Office (C-O) zone, and,

APPROVAL of **PLOT PLAN NO. 22845**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with all elements of the Riverside County General Plan "Commercial Office" Land Use Designation, and with all the purpose and intent of the Western Coachella Valley Area Plan.
2. The proposed project is consistent with the Commercial Office (C-O) zoning classification of Ordinance No. 348 which is the most appropriate zone for the land use designation, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment after mitigation measures as outlined in the Environmental Assessment (EA) are incorporated into project design.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated "Community Development: Very Low Density Residential (CD: VLDR) on the Western Coachella Valley Area Plan.
2. The proposed use for administrative and professional offices is a conditionally permitted use in the Community Development: Commercial Office (CD: CO) land use designation.
3. The proposed use for administrative and professional offices is consistent with the development standards set forth in the Commercial Office (C-O) zone.
4. The zoning for the subject site is Very Low Density Residential (VLDR) with a recommendation to change to Commercial Office (C-O) zone.
5. The project site is surrounded by properties, which are designated Very Low Density Residential (VLDR) to the east, south, and north; High Density Residential (HDR) to the northwest; and Commercial Office (CO) to the west and southwest.
6. Staff has recommended a change to Commercial Office (C-O) zone because of the project's location and because the C-O zone allows for non-residential professional office uses in a sensitive airport compatibility zone (Zone C), within one-mile proximity to the Bermuda Dunes Airport. Furthermore, the project has incorporated design components to mitigate impacts to the scattered residential lots nearby, and fits with the commercial zone that borders nearby Washington Street.
7. The Riverside County Integrated Plan Land Use Designations-Zoning Consistency Guidelines find the proposed zone change highly consistent with the land use designation.

8. The project site is surrounded by properties, which are zoned R-1-12000 to the north, east, and south; R-2A-3500 to the west; R-3 to the northwest; and R-3-4000 to the southwest.
9. The proposed project is consistent with general plan Land Use Compatibility Policies, such as LU 6.4. To achieve this standard, the project incorporated characteristics such as exterior walls, landscape buffering, low intensity lights, adjusted parking design, and building height reductions.
10. The project will comply with circulation design and street improvement requirements of the general plan in that a traffic study was prepared and reviewed by county staff with improvement recommendations for Avenue 42, Avenue 41, and Sparkey Way, with related drainage improvements and two separate underground retention chambers on the east and west side of the project.
11. The project abuts Avenue 41 as a county maintained road that shall be improved with concrete curb-and-gutter and 6-foot wide concrete sidewalk located 20-feet from centerline, with a 30-foot half-width dedicated right-of-way, including standard corner cutback at Sparkey Way.
12. The project extends Sparkey Way, to be designed as a cul-de-sac with concrete curb-and-gutter and 6-foot wide concrete sidewalk located 25 feet from centerline within a 36-foot half-width right-of-way, modified to provide 50 feet of asphalt concrete pavement within a 72-foot full width right-of-way when fully constructed.
13. The Riverside County Airport Land Use Commission considered this project on September 13, 2007, and found the project conditionally consistent with the Airport Land Use Plan for the Bermuda Dunes Airport subject to conditions which have been incorporated into the recommended conditions of approval of the plot plan.
14. Existing domestic water and sewer will be supplied by the Coachella Valley Water District. Domestic water and sanitation shall be provided in conformance with the water and sewer policies of the General Plan.
15. Underground utility lines shall be placed underground as provided for in the recommended conditions of approval for the plot plan.
16. The project is located northerly of Avenue 41, easterly of Washington Street, and westerly of Yucca Lane and will provide appropriate street and off-site traffic mitigation such as Transportation Uniform Mitigation Fees (TUMF).
17. The project is approximately two miles from a fire station and will provide additional on-site fire protection improvements, such as water system and fire hydrant, in conformance with the fire services policies of the General Plan.
18. The findings of the initial study performed pursuant to Environmental Assessment No. 41413 are incorporated herein by reference and are attached to the staff report. The initial study concluded that the proposed project would not have a significant effect on the environment, that there is no evidence that the project will have a potential for adverse effects on wildlife resources, and incorporated a mitigation monitoring/reporting program.

19. Environmental Assessment No. 41413 identified the following potentially significant impacts:

- | | |
|----------------------------|----------------------------|
| a. Aesthetics | f. Noise |
| b. Air Quality | g. Public Services |
| c. Geology/Soils | h. Transportation/Traffic |
| d. Hydrology/Water Quality | i. Utility/Service Systems |
| e. Land Use/Planning | |

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

20. The project is not located in the sphere of influence of any City.
21. The project has gone through the General Plan Initiation Process (GPIP) with the Planning Commission commenting on May 14, 2008, and the Board of Supervisors issuing an order to initiate on September 2, 2008.
22. The project is in compliance with the Bermuda Dunes Design Guidelines in that specimen trees recommended along Avenue 41, such as Chitalpa and Chinese Pistache, have been added through conditions of approval.

INFORMATIONAL ITEMS:

1. As of this writing, no letter in opposition or in favor of this project has been received.
 2. The project site is not located within:
 - a. General Plan Policy Overlay Area
 - b. A conservation area
 - c. A redevelopment area
 - d. A specific plan area
 3. ~~The project site is located within:~~
 - a. The boundaries of the Desert Sands Unified School District
 - b. The Bermuda Dunes Community
 - c. ~~Airport Compatibility Zone C for the Bermuda Dunes Airport~~
 4. The subject site is currently designated as Assessor's Parcel Number 607-040-0055.
 5. The Bermuda Dunes Community Council approved the project on November 8, 2007, by a 4-1 vote.
-

**RESOLUTION
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 876**

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in La Quinta, California on November 19, 2008, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 19, 2008, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

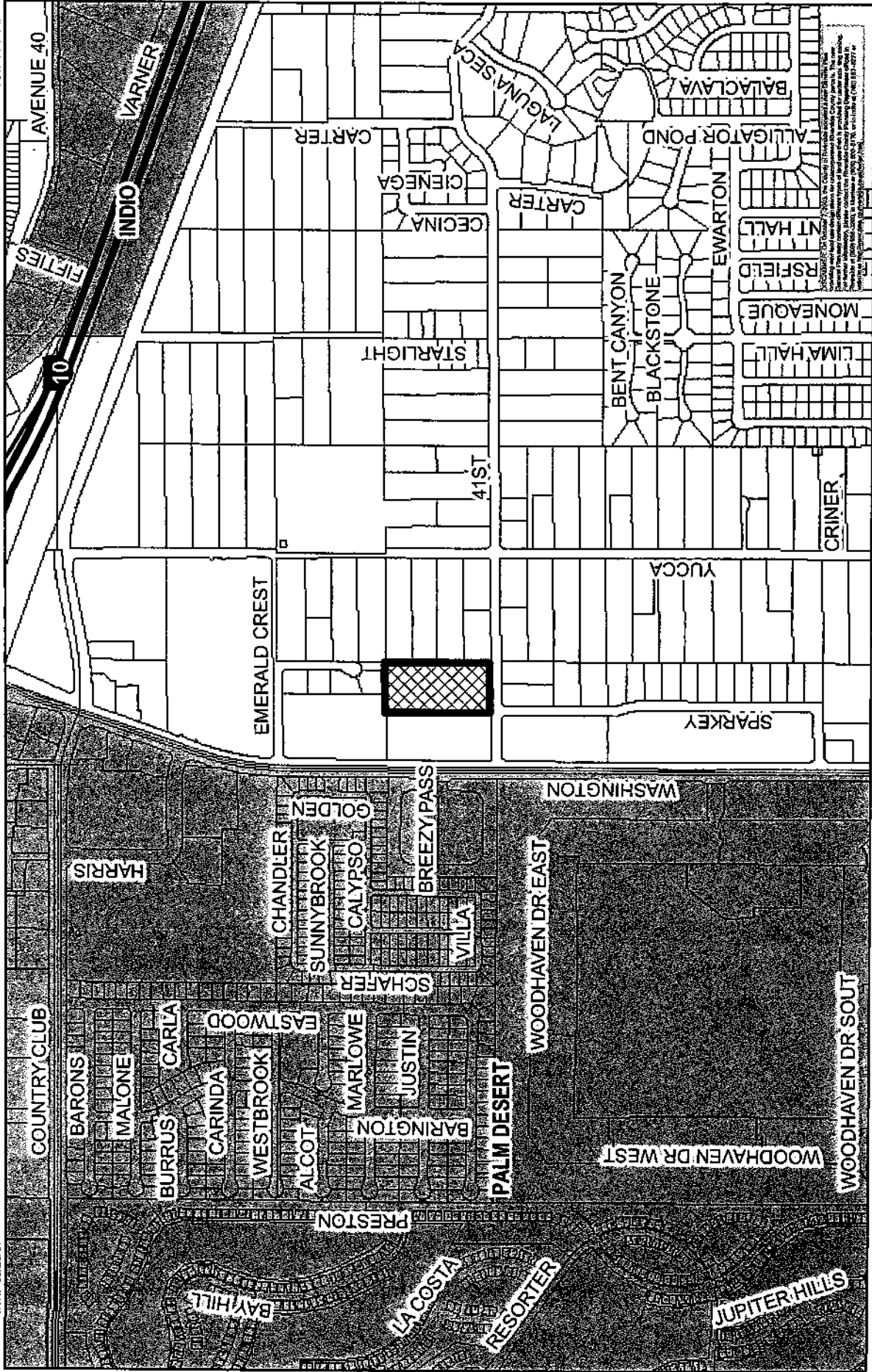
CERTIFICATION of the environmental document and ADOPTION of General Plan Amendment No. 876 from "Community Development: Very Low Density Residential" (CD:VLDR) (1-Acre Minimum) to "Community Development: Commercial Office" (CD:CO) (0.25-1.0 FAR).

CZ07529 PP22845 GPA00876
VICINITY MAP

Planner: Robert Powell
Date: 11/07/07
VICINITY MAP

Supervisor Wilson
District 4

DATE DRAWN: 09/26/07



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Bermuda Dunes
District: T5SR7E
Township/Range: T5SR7E
Section: 7

ASSESSORS: 607-04
BK. PG.: 819 F4
THOMAS
BROS.PG



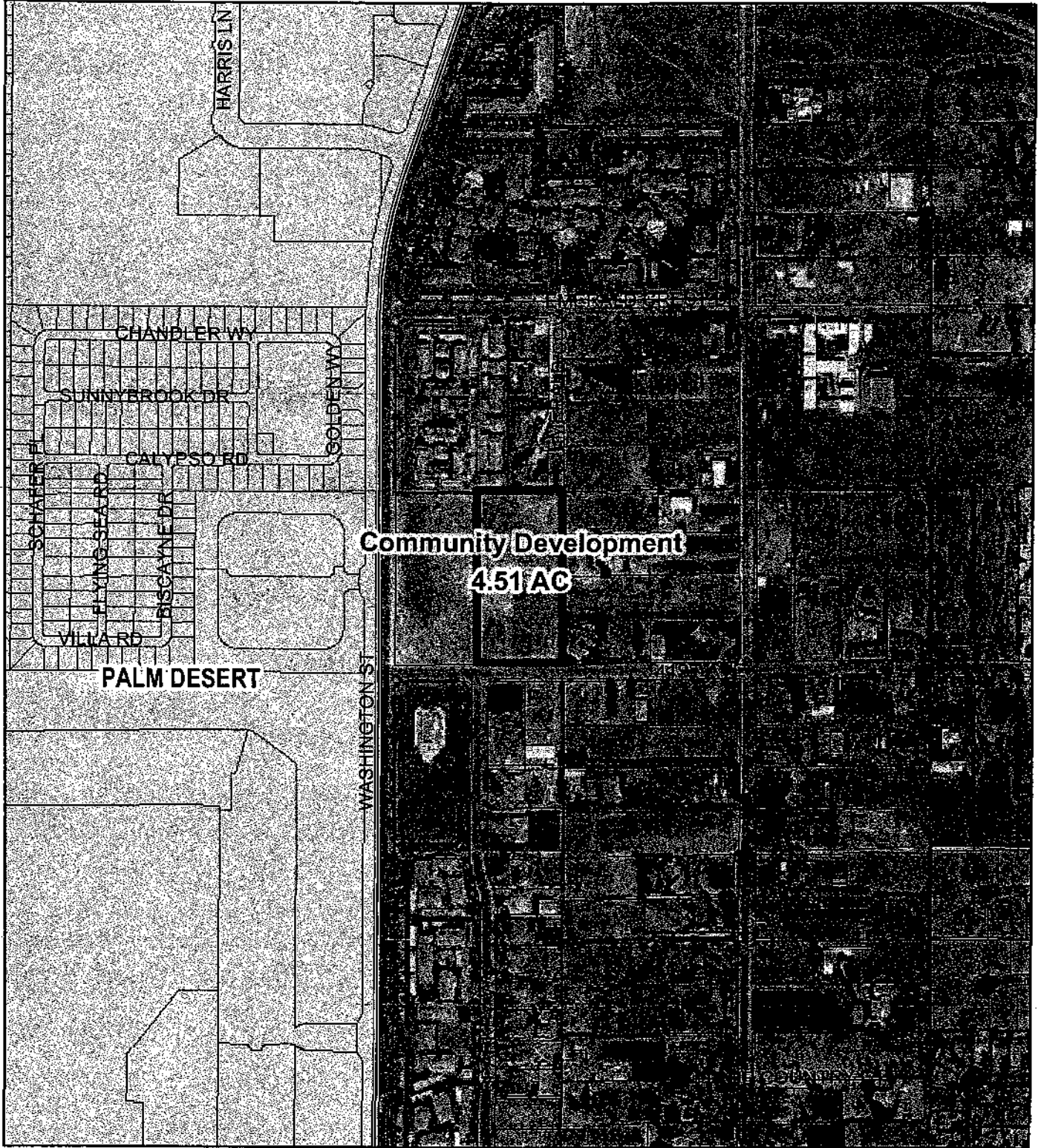
NOT TO SCALE. THIS MAP IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE PLANNING DEPARTMENT DOES NOT WARRANT THE ACCURACY OF THIS MAP. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

Supervisor Wilson
District 4

CZ07529 PP22845 GPA00876
DEVELOPMENT OPPORTUNITY

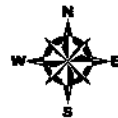
Planner: Robert Powell
Date: 11/07/07
Exhibits Overview

DATE DRAWN 09/25/07

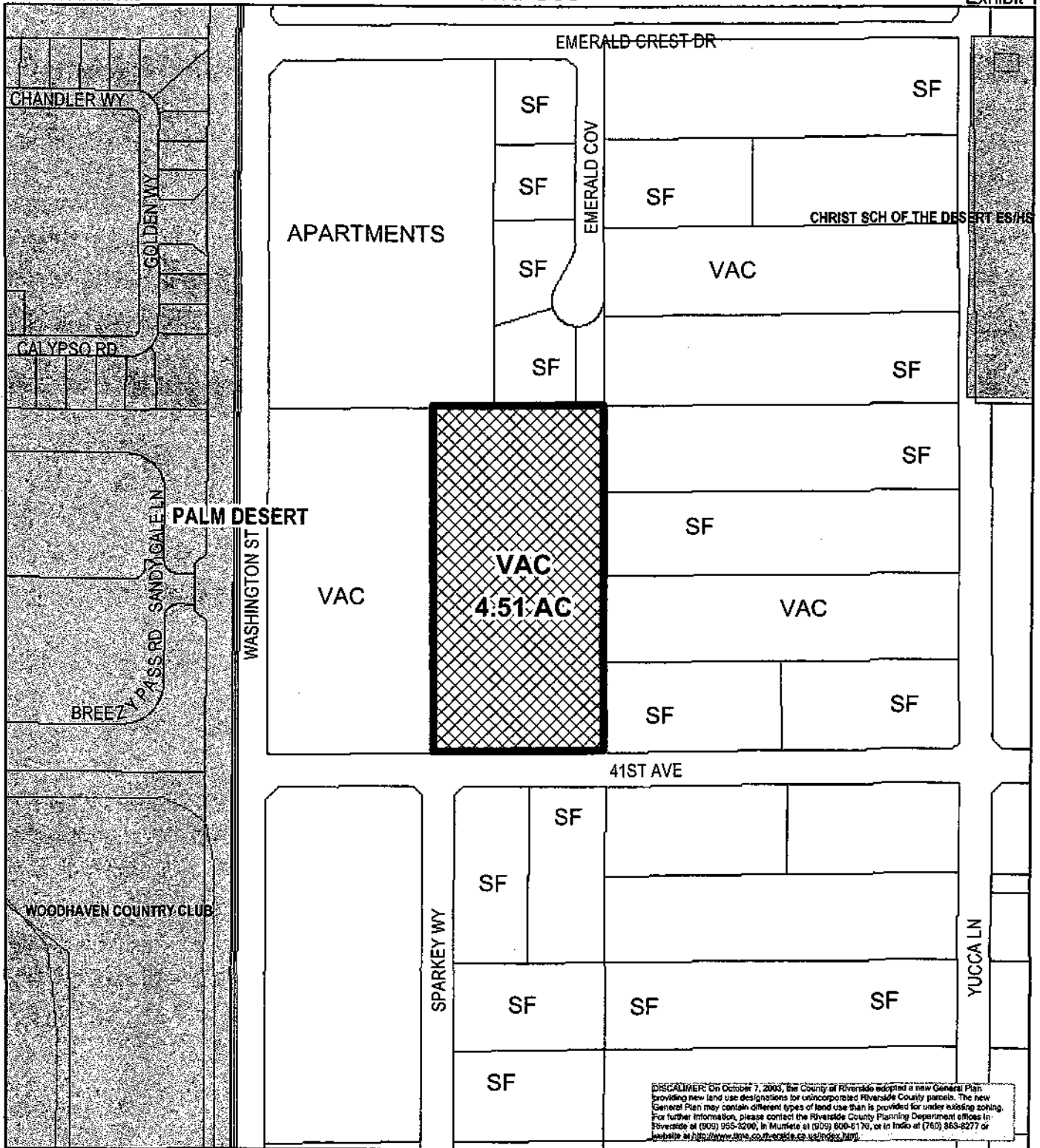


RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: **Bermuda Dunes**
Township/Range: **T5SR7E**
SECTION: 7



ASSESSORS
BK. PG. 607-04
THOMAS
BROS.PG 819 F4

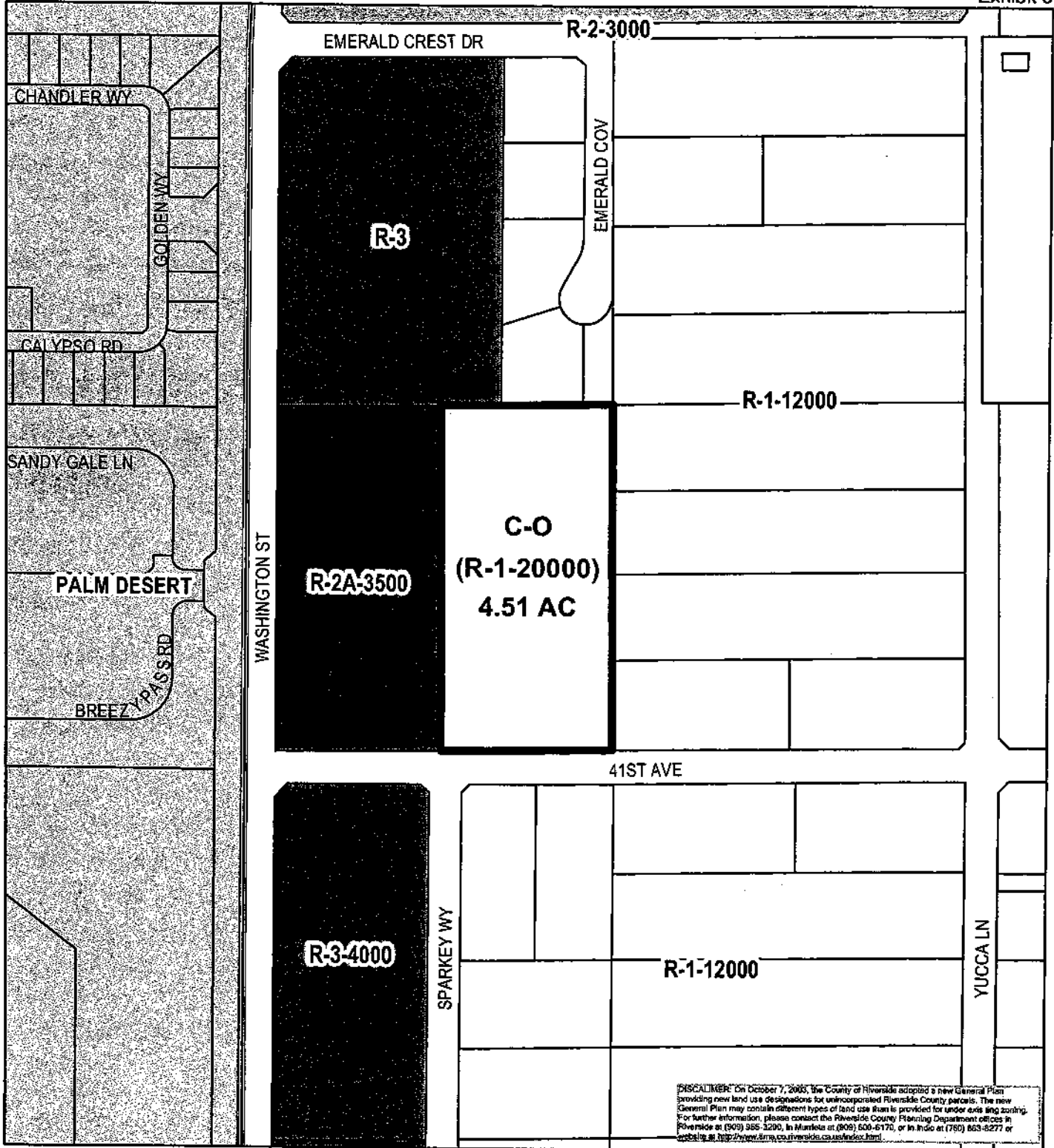


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Bermuda Dunes**
 Township/Range: T5SR7E
 Section: 7



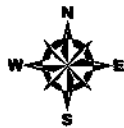
ASSESSORS
 BK. PG. 607-04
 THOMAS
 BROS.PG 819 F4



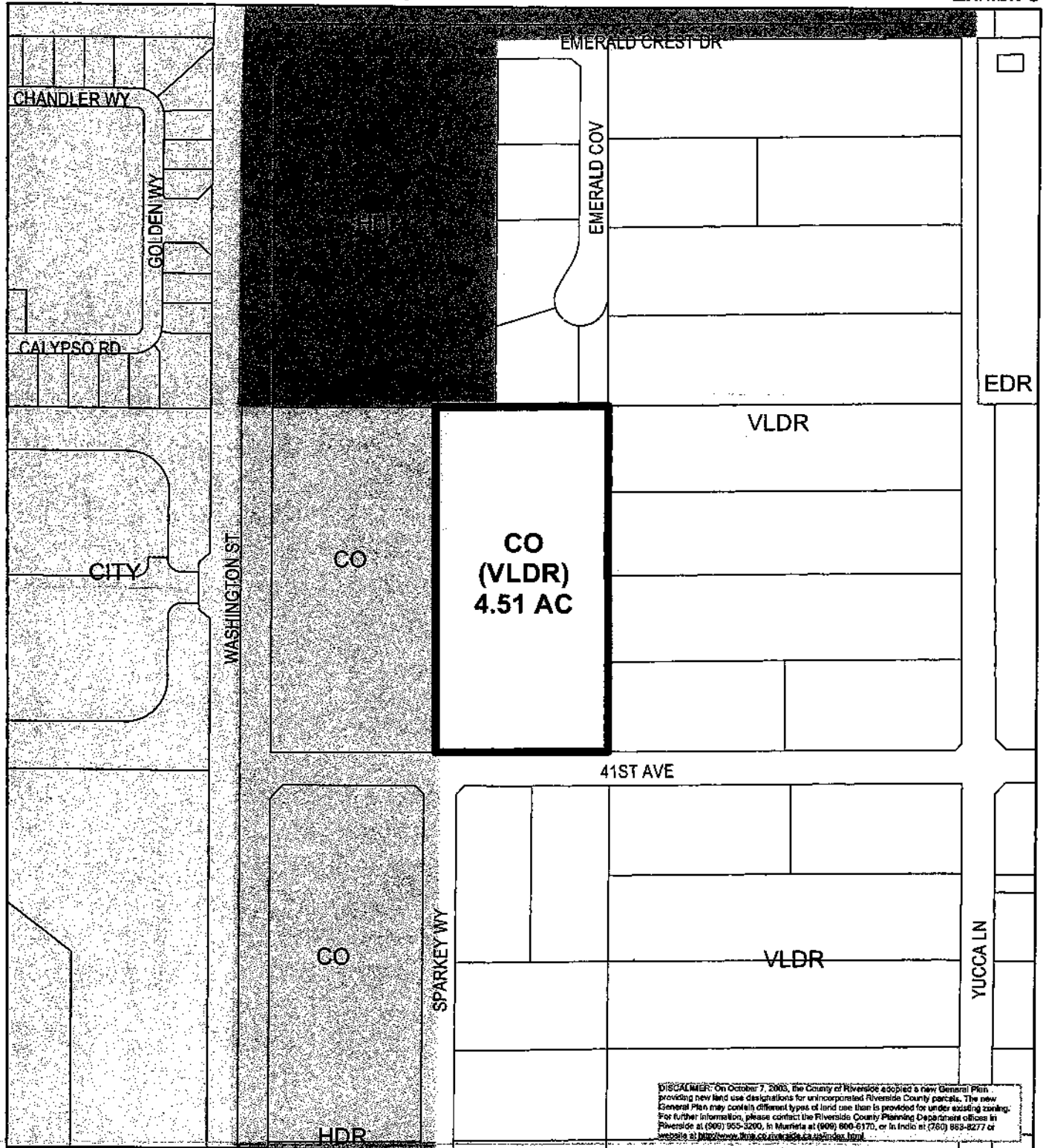
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 355-3290, in Murietta at (951) 500-6170, or in Indio at (760) 863-6277 or visit us at <http://www.farm.gov/riverside.co.us/plan/for.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Bermuda Dunes**
 Township/Range: **T5SR7E**
 Section : **7**



Assessors
 Bk. Pg. **607-04**
 Thomas
 Bros. Pg. **819 F4**



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 868-8277 or website at <http://www.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Bermuda Dunes**
 Township/Range: **T5SR7E**
 Section : **7**



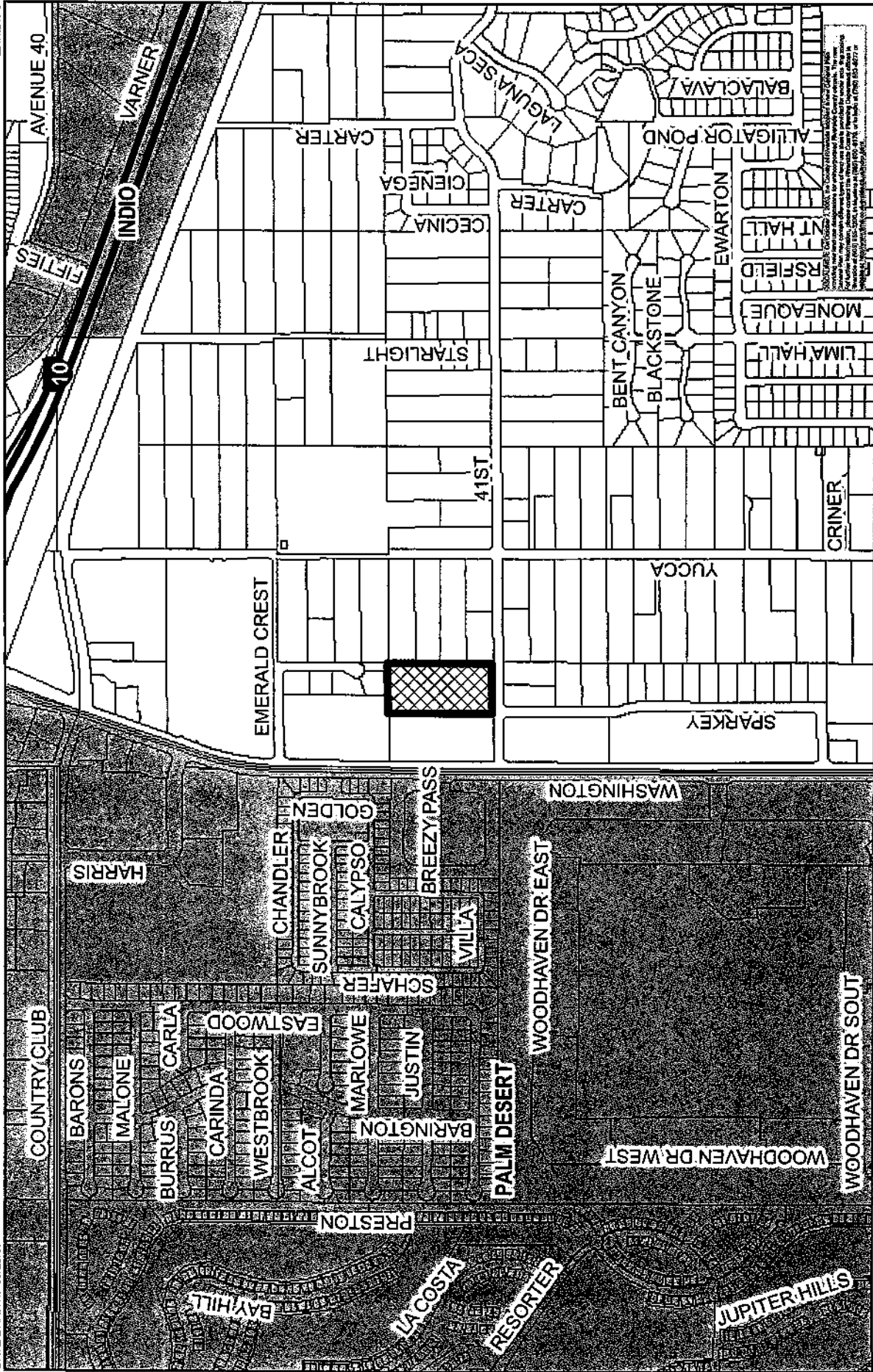
ASSESSORS
 BK. PG. **607-04**
THOMAS
 BROS.PG **819 F4**



CZ07529 PP22845 GPA00876 POLICY AREAS

Planner: Robert Powell
Date: 11/07/07
Exhibit 8

Supervisor Wilson
District 4
DATE DRAWN: 09/25/07



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Bermuda Dunes
District: T5SR7E
Township/Range: T5SR7E
Section: 7

ASSESSORS
BK. PG. 607-04
THOMAS 819 F4
BROS.PG



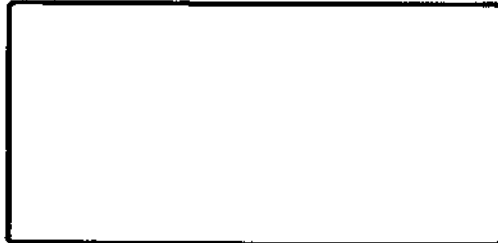
ARCHITECTURE PLANNING INTERIOR DESIGN

TT

ROBERT H. RICCIARDI ARCHITECT
A PROFESSIONAL CORPORATION

77-00 GLENDA ROAD DRIVE SUITE 101
FALCON COUNTRY, CALIFORNIA 92625

PHONE: 949-453-1100
FAX: 949-453-1101



| | | |
|-----|------|-----------|
| NO. | DATE | REVISIONS |
| | | |
| | | |
| | | |

PROJECT: A PROFESSIONAL OFFICE PARK FOR DELFINO DEVELOPMENT, LLC
7400 S. MARSHAL ROAD, SUITE 100
SCOTTSDALE, AZ 85260

TYPE: EXTERIOR ELEVATIONS & TABULATIONS & SECTIONS

DATE: JAN 20 2010
TIME: 10:00 AM
DRAWN BY: [Signature]
CHECKED BY: [Signature]

P2

BELOW BY HOOR AREA, 3400 SQ. FT. - 30% COVERAGE
CONTRACT REQUIREMENTS AND USE PERMITTED SPACE
FOR 200 SQ. FT. NET MARKET AREA FOR OFFICE BUILDING.

NET FLOOR AREA 3400 SQ. FT. - 30% COVERAGE
TOTAL FLOOR AREA 11300 SQ. FT. - 100% COVERAGE
LANDSCAPE AREA 1000 SQ. FT. - 10% COVERAGE
TOTAL SITE AREA 11300 SQ. FT. - 100% COVERAGE

ARCHITECT: ROBERT H. RICCIARDI ARCHITECT
COMPANYSITE: WWW.RHRI.COM

ADDRESS: 77-00 GLENDA ROAD DRIVE SUITE 101
FALCON COUNTRY, CALIFORNIA 92625

OWNER: DELFINO DEVELOPMENT, LLC
10000 W. BUCKLEBOURNE DRIVE SUITE 100
SCOTTSDALE, ARIZONA 85260

DATE: JAN 20 2010

AS A CONDITION OF THE PERMIT, THE APPLICANT SHALL
COMPLY WITH ALL CITY ORDINANCES AND REGULATIONS
GOVERNING THE USE OF THE LAND AND THE CONSTRUCTION
AND MAINTENANCE OF THE IMPROVEMENTS.

THE APPLICANT SHALL MAINTAIN ACCESS TO ALL ADJACENT
PROPERTIES AT ALL TIMES.

THE APPLICANT SHALL MAINTAIN ACCESS TO ALL ADJACENT
PROPERTIES AT ALL TIMES.

THE APPLICANT SHALL MAINTAIN ACCESS TO ALL ADJACENT
PROPERTIES AT ALL TIMES.

PLOT PLAN APPROVAL & ZONING CHANGE TO MATCH GENERAL PLAN DESIGNATION

APPLICANT INFORMATION:
1. PROJECT NAME: DELFINO DEVELOPMENT, LLC
2. PROJECT ADDRESS: 7400 S. MARSHAL ROAD, SUITE 100, SCOTTSDALE, AZ 85260
3. PROJECT CONTACT: [Name]
4. PROJECT PHONE: [Phone]
5. PROJECT FAX: [Fax]
6. PROJECT EMAIL: [Email]

DATE OF APPROVAL: [Date]

APPROVED BY: [Signature]

TABULATION

LEGAL DESCRIPTION: [Description]
ZONE: [Zone]
AREA: [Area]
TOTAL AREA: [Area]

LAND USE: [Use]

APPLICANT: [Name]

DATE: [Date]

LAND AREA: [Area]
TOTAL AREA: [Area]

APPLICANT: [Name]

DATE: [Date]

