

CITY OF PHOENIX

MAR 04 2026

**Planning & Development
Department**



**2400 BILTMORE RESIDENTIAL
CASE NO. Z-44-25-6**

LOCATED AT THE NORTHEAST CORNER OF ARIZONA
BILTMORE CIRCLE AND 24TH STREET

DATE OF INITIAL SUBMISSION: APRIL 25, 2025
2ND SUBMITTAL: AUGUST 13, 2025
HEARING DRAFT SUBMITTAL: OCTOBER 10, 2025
CITY COUNCIL ADOPTED: FEBRUARY 4, 2026

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

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A. PURPOSE AND INTENT

A1: Project Overview and Goals

JDM Partners (“JDM”) presents the “2400 Biltmore Residential” project, a redevelopment plan to establish a new high-quality for sale condominium community at the northeast corner of 24th Street and Arizona Biltmore Circle (the “Site”). The 2400 Biltmore Residential project will provide up to 195 new luxury mid-rise homes in close proximity to the various employers and amenities of the Biltmore area. The primary goal of the project is to provide a modern, upscale, and amenity rich living experience catering to modern housing needs and preferences, providing a “lock and leave” lifestyle for those that are downsizing from larger single-family homes as well as second homeowners that desire to live at a premier location, building upon the access to golf, resort amenities, retail and easy access to Sky Harbor Airport and the overall region offered by this prime location, one of the major employment cores of the City.

Today, the Site is developed with three (3) dated office buildings, constructed in the early 1980’s, totaling approximately 64,000 square feet. The office market has changed significantly since the Covid-19 pandemic, with remote work allowing for many office-based positions to be done “off-site” by employees. This flexibility has reduced office space demand, particularly for older complexes that lack modern amenities (either on-site or nearby). Impacted as a location that is remote from restaurants and other service amenities, unlike Class A offices located along the Camelback corridor, the Site is no longer a prime office location. By reimagining the Site for residentially focused uses, there will be physical improvements to the surrounding community by improvement of the abutting streetscape (in particular the modernizing of the pedestrian experience along 24th Street and Arizona Biltmore Circle), the addition of a local service focused restaurant nearby homes that are not currently walkable to an off-resort dining option, and by providing a modern housing option for those that want to live/work/play in this part of the City.



The redevelopment proposal includes a singular concrete and steel constructed residential building containing up to 195 new residences with ample amenity spaces, as well as accessory ground floor office and restaurant space (the “Project”), reinvigorating this important access point into the larger Biltmore area.



The homes included in the Project will be a mix of one-, two-, three-, and four-bedroom units, appealing to a variety of housing preference and needs. Additionally, the Project will incorporate modern residential amenities, including air-conditioned indoor amenity space and useable outdoor open space comprised of pools, outdoor seating and lounging nodes, activity and fitness lawns, via a rooftop amenity area.



A2: Overall Design Concept

The Project is located on a unique prime, yet challenging, parcel, with a unique shape and physical conditions that includes a sloping transition from north to south. To best align the building with the natural topography (and to avoid the complexities and impacts of a “hard dig”), the Project utilizes a stepped down design, following the terrain as it steps down. Building height is limited to 66 feet across the property, following the topography. The proposed stepped down design results in a building massing that is contextually appropriate while also providing a transition in height allowing for a unique building that complements the natural conditions while allowing for a maximization of views for its future residents and the ability to make a modern architectural statement at this important intersection.

In addition to the sloped/stepped design of the overall structure, the design concept includes a number of key design features that are implemented by this PUD.

- **“Street Side” Activation.** There is a unique opportunity to engage with Arizona Biltmore Circle with the ground floor of the Project, specifically by the inclusion of restaurant and office spaces that are proximate to the roadway and the inclusion of a heavily landscaped parking area that will improve the walking environment by and to the Project.



- **Terrain Following Massing.** By providing a stepped down building design based on the topography of the Site the building will be visually interesting, allowing for breaks in the elevation that enhance the appearance while allowing for height to be focused to mimic the existing hillside.



- **Quality Materials.** All portions of the design will consist of high-quality materials complementing and elevating the surrounding built environment. The building massing is articulated by means of recesses in wall plane and projected additive geometries including shade structures and patio balconies to create depth and visual interest in the façade and a comfortable outdoor living experience for residents. A variety of building finishes are provided, as well as the use of significant trees for softening and buffering of the Project to its surrounding context. With its mix of glazing, overhanging shading elements and detail materials including metals, stone veneers and colors, the building will be of upscale appearance constant with other development in the Biltmore area.



In summary, the 2400 Biltmore Residential project will redevelop an outdated suburban office with new high quality residential building that will be a welcome update to this portion of 24th Street. In addition to the modernization of the Site, this Project will include a prime restaurant opportunity at the corner (providing a walkable amenity to area residents) and will update abutting roadways to enhance the walkability of this part of the Biltmore to the benefit of not only future residents, but to everyone that lives and works in the vicinity.



B. LAND USE PLAN

B1: Proposed Land Use Categories

The Project is a mixed-use, multifamily focused redevelopment comprised of up to 195 dwelling units (at a maximum of 25.39 du/ac) with associated private residential amenities, restaurant space of 5,000 sq.ft. and 7,000 sq.ft. of office space located on an approximately 7.68 gross acres (5.91 net acre) property.

B2: Conceptual Site Plan Summary

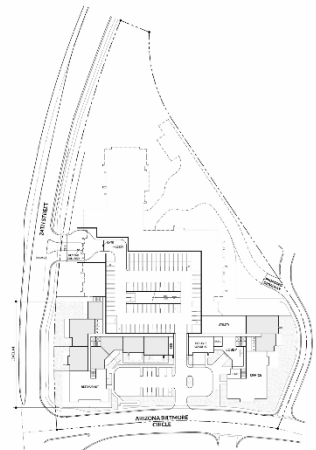
The conceptual site plan provided herein illustrates the proposed site design, subject to modifications that are consistent with the provisions of this PUD as the Project is processed through the City's site plan and building permit approval processes.

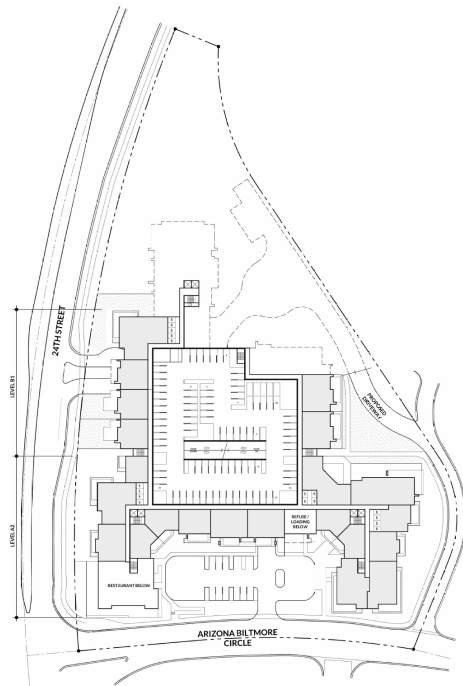
The following provides an overview of the conceptual site plan provided with this PUD:

Ground Level (level A1) consists of Site access, ground floor parking, service areas, the first level of residential units (located in the southwest corner of the Site), restaurant space, and office space.

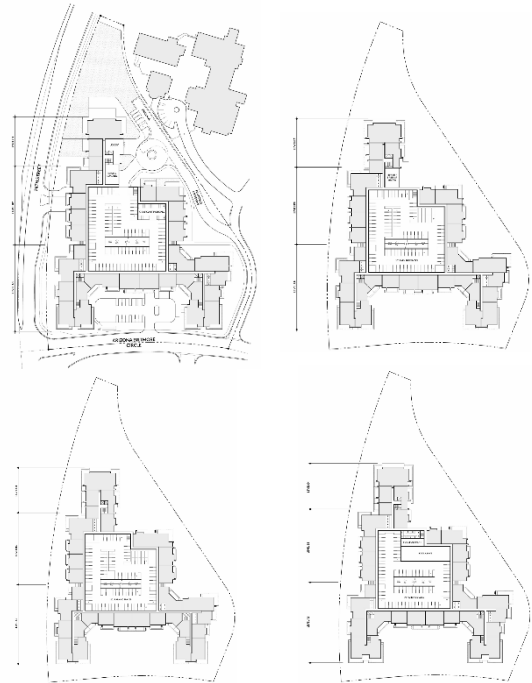
Site access occurs through driveways along Arizona Biltmore Circle and 25th Street (a private street). The driveway at Arizona Biltmore Circle will serve as the primary ingress/egress for the Project while the driveway off of 25th Street will accommodate secondary access for residents only. Parking areas are screened from public street view via the residential units, architectural screen walls, and live vegetation. Service areas including loading bays, delivery areas, and move-in service areas are deeply internalized to the Site, ensuring they are properly screened from public street view and neighbors.

The Project's residential lobby is concentrated at the south of the Property, fronting Arizona Biltmore Circle, near the Project's primary entrance.

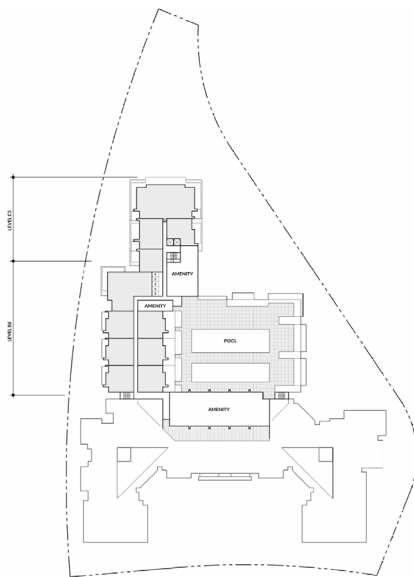




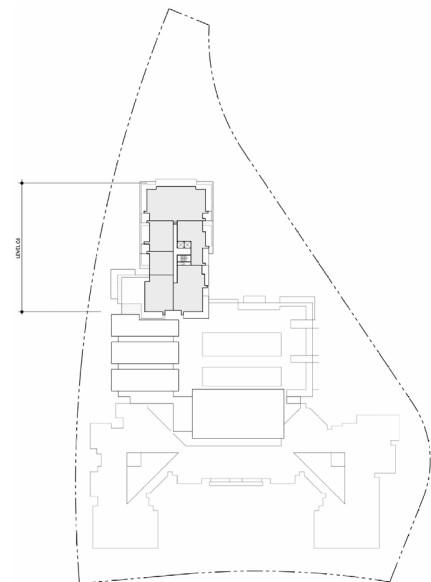
Levels A2/B1 will include a mix of one-, two-, three- and four-bedroom dwelling units (in the southern half of the Site), and upper levels of the parking garage.



Levels A3/B2/C1, A4/B3/C2, A5/B3/C3, A6/B5/C4 will include a mix of one-, two-, three- and four-bedroom dwelling units, and the upper levels of the parking garage. An additional residential lobby will also be provided on level 3 in the northern portion of the Site.



Level B6/C5 will include a mix of one-, two-, three- and four-bedroom dwelling units (in the middle and northern portion of the Site), and resident amenity areas.



Level C6 will include a mix of one-, two-, three- and four-bedroom dwelling units (located in the northern portion of the Site).

The Development includes ample open space in order to integrate the natural beauty of the surrounding mountain views around the Site. The proposed building height, massing and design will be responsive and sensitive to the property's unique context.

In summary, the overall site plan provides for multiple access locations, high-quality design and establishment of ownership condominiums developed in accordance with the provided design guidelines and development standards of the 2400 Biltmore Residential PUD.



C. LIST OF USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in Section C, as authorized by Zoning Ordinance Section 307.A.3.

C1: Permitted Uses

- Multifamily residential dwelling units and amenities, as governed herein
- C-2 uses as permitted by Section 623 of the City of Phoenix Zoning Ordinance

C2: Temporary Uses

- All temporary uses shall comply with Section 708 of the City of Phoenix Zoning Ordinance

C3: Prohibited Uses

The following land uses are not permitted:

- All Special Permit uses otherwise permitted in the C-2 Zoning District are prohibited.
- Auto Title Loan Establishments
- Automobile Parts and Supplies, New Retail and Wholesale
- Boats, Retail Sale
- Car Wash
- Compressed Natural Gas Retail Sales
- Data Centers
- Gas Stations
- Garage, Repair
- Hospital
- Motorcycles, Repair and Sales
- Non-Profit Medical Marijuana Dispensary Facility
- Pawn Shop
- Service Stations, Automobile
- Tobacco Oriented Retailers
- Veterinarian Offices
- Veterinarian Hospitals
- Window Glass Installation Shop

D. DEVELOPMENT STANDARDS

D1: Development Standards

The following development standards apply to any multifamily development of the Site. In the event that stand-alone non-multifamily development occurs, the development standards applicable to such development shall be those of Ordinance Section 623, the C-2 Intermediate Commercial, Zoning District.

D1: Development Standards	
a. Density (Maximum)	195 Dwelling Units (25.39 Dwelling Units per Gross Acre)
b. Minimum Lot Width/Depth	No Minimum
c. Building Setbacks	
North (Perimeter)	200' (Minimum)
East (Perimeter)	25' (Minimum)
South (Arizona Biltmore Circle)	25' (Minimum)
West (24 th Street)	25' (Minimum)
d. Building Height (Maximum)	66' (Measured from finished grade (based on three grade tiers, in general conformance with Exhibit 6), except as modified by the Building Height Step Plan shown in Exhibit 10).
e. Building Height Stepdown	The buildings shall step down in height from the north property line to Arizona Biltmore Circle. No portion of the building shall exceed an average of 66 feet (in general conformance with Exhibit 6).
f. Lot Coverage (Maximum)	Up to 50% of Total Net Site Area
g. Minimum Unit Size	1,500 square feet
D2: Landscape Standards	
a. Landscape Setbacks	
North (Perimeter)	40' (Average)
East (Perimeter)	0' & 25' (Average) ¹ For 25' (average) requirement (consistent with Exhibit 8), minimum 20' permitted
South (Arizona Biltmore Circle)	15' (Average) ² , minimum 10' permitted
West (24 th Street)	25' (Average), minimum 11' permitted
b. Landscape Requirements Adjacent to 24th Street (West Property Line)	<u>Landscape:</u> 50% 2-inch caliper trees; 50% 3-inch caliper trees; planted 20' on center or in equivalent groupings, except for within driveways or sidewalks and excludes any areas where existing or proposed easements restrict tree plantings. Five (5) 5-gallon drought-resistant shrubs per tree.

D2: Landscape Standards

¹ As generally shown on Exhibit 8. 0' landscape setback from north property line to southern point of driveway along private drive (25th Street). 25' average setback from southern point of driveway along private drive (25th Street) to Arizona Biltmore Circle (private Drive).

² Measured from back of curb of private accessway.

	Any open area not improved, hardscaped, or required for conveyance of drainage shall include landscaping materials at a minimum of 75% living Groundcover. <u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
c. Landscape Requirements Adjacent to Arizona Biltmore Circle (South Property Line)	<u>Landscape:</u> 50% 2-inch caliper trees; 50% 3-inch caliper trees; planted 20' on center or in equivalent groupings, except for within driveways or sidewalks and excludes any areas where existing or proposed easements restrict tree plantings. Five (5) 5-gallon drought-resistant shrubs per tree. Any open area not improved, hardscaped, or required for conveyance of drainage shall include landscaping materials at a minimum of 75% living Groundcover. <u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
d. Landscape Requirements Adjacent to North Perimeter Property Line	<u>Landscape:</u> 100% 2-inch Caliper Trees (or greater) planted 25' on center or in equivalent groupings, except for within driveways or sidewalks and excludes any area (i) along fire lane where landscape area is not able to support trees and (ii) where any existing or proposed easements restrict tree plantings. Five (5) 5-gallon drought-resistant shrubs per tree. Any open area not improved, hardscaped, or required for conveyance of drainage shall include landscaping materials at a minimum of 75% living Groundcover. <u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
e. Landscape Requirements Adjacent to East Perimeter Property Line	<u>Landscape:</u> 100% 2-inch Caliper Trees (or greater) planted 25' on center or in equivalent groupings, except for within driveways or sidewalks and excludes any area (i) along fire lane where landscape area is not able to support trees and (ii) where any existing or proposed easements restrict tree plantings. Five (5) 5-gallon drought-resistant shrubs per tree. Any open area not improved, hardscaped, or required for conveyance of drainage shall include landscaping materials at a minimum of 75% living Groundcover.

	Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
f. Minimum Common Open Space	A “Pool Courtyard” private common open space amenity shall be provided. Said amenity shall be a minimum of 5,000 square feet.
g. Rooftop Terrace Areas	If rooftop areas are provided and if the developer opts to provide organic shade (rather than structural shade), a minimum 20% landscaped area, planted to the following standards: • Minimum 2-inch caliper trees to achieve required shade in Shade Standards. • Shrubs, accents and ground covers to achieve a minimum of 75% living vegetative ground coverage at maturity for non-hardscape areas.
h. Plant Palette	Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized (except for resident courtyard/amenity areas), as approved or modified by the Planning and Development Department.

D3: Streetscape Standards

D3: Streetscape Standards	
a. 24th Street	Sidewalk (detached): 6’ minimum width. Landscape Strip: 10’ minimum located between back of curb and sidewalk, Planting Standards: The landscape strip shall be landscaped with minimum 2-inch to 3-inch caliper single-trunk, drought tolerant shade-trees to be planted 25’ on center or in equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree . Landscape planters shall be planted to achieve a minimum of 75% total live vegetative groundcover. Sidewalk Tree Shade Coverage: 75%, except areas where utilities, easements, and/or other required infrastructure and/or services that prevent installation of landscaping as are exempt for 75% coverage requirement.

D4: Parking

D4: Parking Standards	
a. Minimum Vehicle Parking Standards	
Residential	Per Section 702 of the Zoning Ordinance, expect as modified below. A minimum of 10% of the required parking spaces must be provided as unreserved spaces.
Restaurant	Per Section 702 of the Zoning Ordinance.
Office	1 space per 300 SF of leasable space.

Electric Vehicle Charging³	A minimum of 10% of the required parking spaces shall be available for electric vehicle (EV) charging. Of those, 50% shall be EV Installed ⁴ and 50% shall be Electric Vehicle (EV) Ready ⁵ .
Other C-2 Uses	Per Section 702 of the Zoning Ordinance.
b. Parking Location, Automotive	Parking spaces shall be distributed throughout the Site and may consist of structured garage parking or open surface parking. See Sections E1.g and E1.h for parking screening requirements. Ordinance Section 702.B.2.a.(2) shall not apply. The combined depth of the parking space and the aisle width shall equal sixty (60) feet for a double loaded aisle and forty-two (42) feet for a single loaded aisle.
c. Parking Stall Dimensions	Minimum parking stall dimensions shall be as follows: • Within Parking Garage: 8'-6" x 18'-0" • Surface Parking Lot: 8'-6" x 15'-6" with 2'-6" overhang and/or 8'-6" x 18'-0" • Tandem: Minimum of eight and one-half (8 1/2) feet by eighteen (18) feet for each parking space.
d. Bicycle Parking	
Residential	0.25 spaces per dwelling unit, maximum 50 spaces required
Commercial	All nonresidential uses over 5,000 square feet floor area shall provide one bicycle space per 25 vehicle parking spaces, with a maximum of 25 spaces (based on required parking calculations for each use).
e. Parking Location, Bicycle	One (1) area of secured bicycle parking will be provided on Site and be installed in conformance with Section 1307.H, except as follows: • Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided. Bike room shall include basic tools to perform bike maintenance. In addition, a minimum 10% of the required bicycle parking spaces shall include standard electrical receptacles for electrical bicycle charging capabilities.
f. Loading Bay	One (1) off-street loading space shall be provided internal to the Site and screened from public street view. Each space shall be at minimum 10' x 30' in size, exclusive of aisles and maneuvering space. Section 702.A.1.b. is not applicable to this PUD.

³ If a required parking space provides electric vehicle charging facilities, said space may be counted as a parking space for purposes of meeting the minimum required parking space totals of D4.a.

⁴ A parking space that includes access to an EV charger.

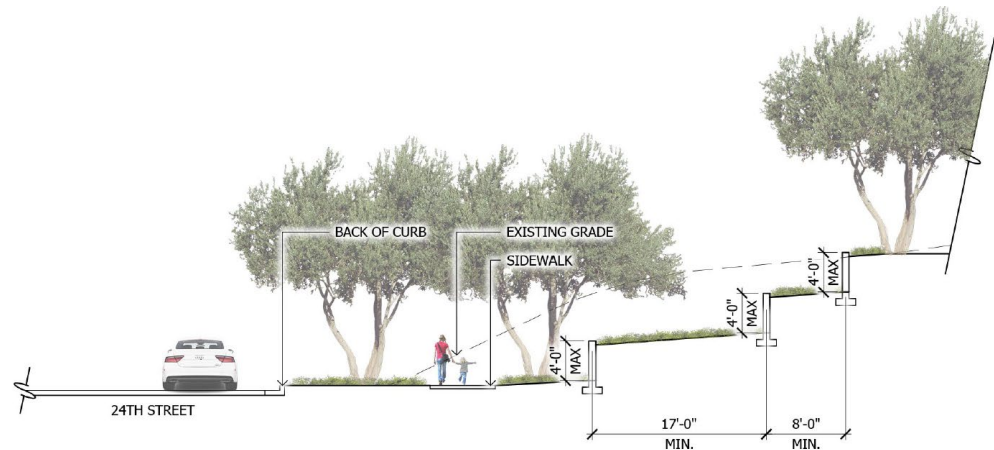
⁵ A parking space that has access to a junction box and an outlet with appropriate voltage for an outlet capable of charging an electric vehicle.

Based on the sloping topography of the Site and amount of drainage the Site is required to accommodate, retaining walls within easements and/or setbacks are permitted (without a Use Permit) and shall not exceed a height of 16 feet⁶ for any single wall, due to project drainage requirements (see Exhibit 9, Conceptual Wall Plan).⁷ Sections 703.A.4.c & 703.A.4.d shall not apply.

Retaining walls, fences, or freestanding walls may encroach into setbacks, public utility, drainage, or similar easements provided:

- The encroachment is necessary to meet grading, drainage, or flood control requirements as demonstrated in an engineering report or grading and drainage plan approved by the Planning and Development Department.
- The easement holder(s) and the City of Phoenix grant written approval for the encroachment.
- The encroaching structure is designed to be removable or modifiable without affecting the function of the easement, as specified by the approving agency.

Where applicable, retaining walls shall maintain a minimum horizontal separation of 1 foot for 4 foot of wall height, with a minimum of 2 feet between walls per Section 703 of the Phoenix Zoning Ordinance. If a privacy wall/fence/ or similar screening is provided on top of a retaining wall, height of wall/ fence/ similar screening shall not exceed 6'. Retaining walls over 8' in height are limited to the 24th Street side of the building and shall not exceed 600 total linear feet.



24th Street Section A

All Site fences and walls shall use materials and decorative accents, so the fences and walls complement or are compatible with the design of the primary building.

⁶ Measured from top of footer to top of retaining wall.

⁷ 16-foot-tall retaining walls shall only be permitted adjacent to the 24th Street and north property lines. Adjacent to the east and south Property lines, retaining walls should generally not exceed a height of 6-foot.

D6: Shade

D6: Shade	
a. General Shade Requirements	Shade shall be calculated at tree maturity and at summer solstice at noon. A shade study shall be submitted for review and approval by the Planning and Development Department.
b. Public Sidewalks & Public Walkways	Minimum 75% shade coverage.
c. Private Sidewalks & Private Walkways	Minimum 50% shade coverage.
d. Common Open Space Areas	Minimum 50% shade coverage.
e. Rooftop Terrace Areas	If rooftop areas are provided, minimum 50% shade coverage to be provided by structural shade (such as lattices, permanent umbrellas or the like), or organic shade (such as trees), or a combination of structural or organic shade.
f. Surface Parking Lots	Minimum 25% shade coverage.

Utility Conflict Resolution: Where utility and/or easement conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

D7: Lighting Plan

All lighting will be consistent with the standards of Section 704, Section 507.Tab A.II.A.8, and Section 23-100 of the Phoenix Zoning Ordinance and City Code.

Pedestrian lighting to be provided along private sidewalks to comply with the standards of Section 1304.D and Section 1304.H.5.

E. DESIGN GUIDELINES

E1: Design Guidelines

The following design guidelines shall apply to any multifamily development. Those standards not addressed herein, and for non-residential development, shall comply with Ordinance Section 507 Tab A:

E1. Design Guidelines	
a. Exterior Materials	The residential building façade shall include: • Minimum 40% glazing • Minimum of 25% other materials (from list below) • EIFS (maximum 15%) Other materials utilized (at least two): • Masonry • Brick • Non-reflective coated Metal • Decorative wrought iron railing • Wood • Simulated wood • Composite paneling • Metal Panels • Metal • Wood Textured Aluminum • Flagstone • Concrete • Aluminum • Tile
b. Façade Restrictions	Blank walls shall not exceed 50' without a variation in texture, material, color, or building fenestration.
c. Private Balconies	80% of all residential units shall contain at least one (1) private balcony or patio space measuring a minimum of 50 square feet with a depth of 5'.
d. Screen Walls	Screen walls shall utilize architectural detailing, materials, and colors consistent with or complementary to the building façade.
e. Structured Parking Screening	The structured parking garage shall be fully screened from the public right-of-way and adjacent neighborhoods by residential units and/or architecturally integrated facade.
f. Surface Parking Screening	All surface parking shall be buffered from direct view of public right-of-way and adjacent neighborhoods through architectural or vegetative screening.
g. Pedestrian Circulation	All on-site and off-site pedestrian pathways that cross over driveway entrances and parking lot surfaces shall feature enhanced materials, such as stamped or colored concrete, bricks, or other pavement treatments, that visually contrast with the adjacent parking and drive aisle surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles and parking fields.
h. Natural Turf	Natural turf shall only be utilized for required retention areas (bottom of basin), and functional turf areas located on properties for uses such as residential common areas due to proximity to a golf

	course, edge treatments abutting a golf course hole may include limited turf use to transition from golf areas to more formalized landscaping.
i. Green Infrastructure	A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management ⁸ .
j. Retaining Walls	All retaining walls and fences, including the 16-foot wall, should utilize architectural detailing, materials, and colors consistent with or complementary to the building façade. Retaining walls shall be terraced, consistent with the renderings date stamped January 8, 2026 (Exhibit 5).
k. Pedestrian Entrances	All public building entrances (public main points of entry, i.e. main lobby, restaurant, etc.) should be defined by the use of distinctive materials and architectural elements.
E2. Landscape Design Guidelines	
a. Uniform Streetscape Design (24th Street)	The perimeter property lines will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover. At minimum, this landscape will be comprised of: • Trees planted a minimum of 20' on center, or equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree . • Three (3) different shrub species • Two (2) different accent species • Three (3) different groundcover species • Minimum 75% live ground coverage • A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department. <u>Utility Conflict Resolution:</u> Where utility conflicts exist the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
b. Uniform Streetscape Design (Arizona Biltmore Circle)	The perimeter property lines will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover. At minimum, this landscape will be comprised of: • Trees planted a minimum of 20' on center, or equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree . • Three (3) different shrub species • Two (2) different accent species • Three (3) different groundcover species • Minimum 75% live ground coverage

⁸ <https://globalfutures.asu.edu/sustainable-cities/greater-phoenix-green-infrastructure-and-lid-handbook/>

	• A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department. <u>Utility Conflict Resolution:</u> Where utility conflicts exist the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
c. Uniform Interior Perimeter (North and East Property Line) Design	The interior perimeter (north and east) property lines will provide large canopy, drought tolerant shade trees and colorful mix of shrubs, accents, and groundcover. At minimum, this landscape will be comprised of: • Trees shall be planted a minimum of 25' on center, or equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree . • Minimum three (3) different shrub species • Minimum two (2) different accent species • Minimum three (3) different groundcover species • Drought tolerant shrubs, accents, and vegetative ground covers to achieve a minimum 75% live coverage at maturity. • A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department. <u>Utility Conflict Resolution:</u> Where utility conflicts exist the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
d. Landscape Irrigation	Landscaping shall be maintained by permanent and automatic/water efficient WaterSense⁹ labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste. A leak detection device shall be installed for the irrigation system in landscape areas greater than 10,000 square feet. A landscape irrigation plan shall be provided that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.

⁹ <https://www.epa.gov/watersense/watersense-labeled-controllers>

E3. Amenities

a. Resident Amenities

Residential amenities (private amenities) shall include a minimum of ten (10) of the following amenities.

- Lobby and amenity space no less than 3,000 sq.ft.
- Fitness center
- Resident lounge/clubhouse
- Trellis area(s)
- Outdoor seating area(s)
- Flexible fitness lawn
- Game and activity lawn
- Shaded outdoor cooking and/or dining areas
- Fire pit(s)
- Pickleball court(s)
- Putting green
- Bocce ball court
- Dog park
- Lounge Deck
- Pocket park
- Water feature(s)
- Entertainment pavilion with grill and media wall
- Swimming pool and/or spa with at least two (2) of the following:
 - Barbecue(s)
 - Beach lawn
 - Cabanas
 - Seating node(s)
 - Fire pit(s)

F. SIGNS

F1: Permitted Signs

Signage shall comply with Section 705 of the Zoning Ordinance.

G. SUSTAINABILITY

G1: City Enforced Standards

The following are standards that are measurable and enforceable by the City and will be incorporated within the development:

- As encouraged by Reimagine Phoenix, recycling receptacles will be provided.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All landscape and exterior building lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Provide 75% shade on sidewalks adjacent to the development (along public streets).

G2: Developer Enforced Standards

The following are sustainability practices that are highly encouraged and planned to be utilized but which are not enforceable by the City:

- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets and showerheads.
- Energy Star Rated appliances.
- Reduce heat island effect through ample open space, desert adapted landscaping and vegetation to include, shrubs etc.
- On-site amenities and activity programs to encourage residents to remain on property, reducing off-site traffic trips.
- Recycling services will be provided for owners.
- Owners will be offered paperless invoicing and billing.
- Consider use of grey water or condensate to supplement potable irrigation water.

H. INFRASTRUCTURE

H1: Grading and Drainage

The Site is currently fully developed with an existing retention basin located at the southwest corner of the property. The Site is bound by Best Western Headquarters to the north, North 25th Street to the east, East Arizona Biltmore Circle to the south, and North 24th Street to the west. The Site's existing drainage condition has onsite runoff drain via sheet flow to the surface basin at the southwest corner of the site. This basin also collects runoff from North 24th Street and Arizona Biltmore Circle half street. Offsite flows from northern properties and the existing golf course to the east are collected via an existing headwall and routed via storm drain piping to the basin at the southwest corner of the Site. This basin then fills up and drains in to the Arizona Central Drainage Canal via a drop style headwall that is connected to existing RCP pipes. In the developed condition, the project will maintain the historic drainage condition and retention volume via retaining the original required volume for the Site while continuing to let flows from 24th Street, Arizona Biltmore Circle, and offsite golf course enter the Arizona Central Drainage Canal. The onsite runoff will be dewatered within 36-hours.

H2: Water and Wastewater

The Site in its current condition has a public 8-inch water loop that runs through the project Site and connects to an existing 8-inch water main in North 25th Street. The Site utilizes the existing 8-inch sewer main in North 25th Street that drains south and then west to the 10-inch main within North 24th Street. The proposed project will continue to utilize the water and sewer infrastructure within North 25th Street to serve the domestic water, fire, and sewer needs of the Project.

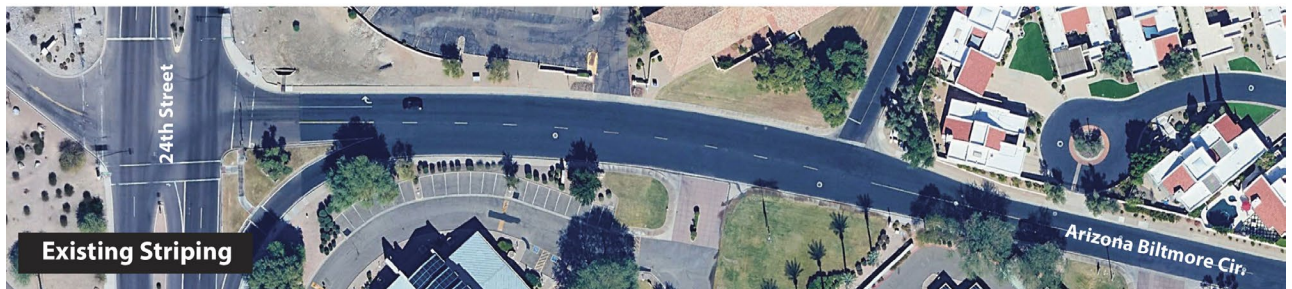
H3: Circulation Systems

According to the traffic impact analysis that was conducted for the project, it was determined that the proposed use of the Site would generate 1,136 weekday trips with 108 trips (44 in/64 out) during the AM peak hour and 147 trips (81 in/66 out) during the PM peak hour. The main access will be off of Arizona Biltmore Circle (private drive) with a secondary access off of 25th Street (private drive). Both access points are proposed to be full access movements. Note, there are currently access points to the existing commercial development off Arizona Biltmore Circle and 25th Street. An additional right-in, right-out vehicular access point will be provided off 24th Street, as approved by the Planning and Development Department.

Based on the proposed development, CivTech's key recommendations to enhance the transportation network include:

- Constructing a two-way left turn lane (TWLTL) along Arizona Biltmore Circle to accommodate left-turn movements at critical intersections.
- Extending westbound turn lanes on Arizona Biltmore Circle by 5 feet to meet the City of Phoenix's minimum standards.
- Ensuring sight distance visibility at all driveways and maintaining vegetation per City of Phoenix regulations.

Any improvements outside of the public right of way (25th Street and Arizona Biltmore Circle) are subject to approval of the easement holders.



H4: Complete Streets

The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for new development, some of which are applicable to this project:

- *Streets should be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users, and more vulnerable modes (walking, bicycling, transit).* Existing attached sidewalks along Arizona Biltmore Circle will be maintained. Partially Detached sidewalks will be provided along 24th Street which will help increase perceived and real pedestrian safety, contributing to a sense of comfort for travelers on foot. See **Section E1.i**: “All on-site and off-site pedestrian pathways that cross over driveway entrances and parking lot surfaces shall feature enhanced surfacing materials, such as stamped or colored concrete, bricks or other pavement treatments, that visually contrast with the adjacent parking and drive aisle surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles and parking fields.” Contrasting materials at pedestrian points of access/travel create a visual reminder for vehicle operators to check for pedestrian traffic, thereby promoting safety and eliminating modal conflicts.
- *Projects should be designed to connect neighborhoods via streets, sidewalks, and trails.* Per the site plan associated with this Project, new on-site sidewalks and walkways will meander throughout the project, connecting residents to the existing public sidewalks along 24th Street and private sidewalks Arizona Biltmore Circle. On-site pedestrian circulation will help activate existing pedestrian infrastructure and promote a walkable neighborhood.
- *Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.* See **Section D6: Shade**, “Shading, which may be architectural, vegetative or any combination thereof, shall be provided...” at a minimum of 75% for all public sidewalks and 50% for all private sidewalks.

- *Streets should be designed to expand the availability of public seating and bicycle racks. See **Section D4.a: Bicycle Parking**, “0.25 spaces per dwelling unit, maximum 50 spaces” and **Section D4.d: Parking Location, Bicycle**.*
- Bicycle parking areas be installed in conformance with Section 1307.H, except as follows: (i) Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided.”

I. COMPARATIVE ZONING STANDARDS

I: Comparative Zoning Standards Table

Standards	C-2 (Commercial Standards)	R-3 PRD Standards ¹⁰	R-4 PRD Standards	Proposed PUD Standards
a. Dwelling Unit Density (Units/Gross Acre)	N/A	15.23 du/acre with "Density Waiver" option up to 43.5 du/acre	30.45; 34.80 with bonus	26.44 du/ac (gross)
b. Building Setbacks				
North (Perimeter):	0'	15'	15'	200'
East (Perimeter):	15'	15'	15'	25'
South (Arizona Biltmore Circle):	0'	15'	15'	25'
West (24 th Street):	25'	20'	20'	25'
c. Landscape Setbacks				
North (Perimeter):	10'	5'	5'	40' (Average)
East (Perimeter):	10'	5'	5'	0' & 25' (Average)
South (Arizona Biltmore Circle):	25'	5'	5'	20' (Average)
West (24 th Street):	25'	20'	20'	25' (Average)
d. Maximum Height	30' or 56' with height waiver	2 stories and 30' for first 150'; 1' in 5' increase to 48' height, 4-story maximum	3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum	66'
e. Maximum Lot Coverage	50%	50%	50%	50%

¹⁰ C-2 zoning references R-3 for multifamily development

J. LEGAL DESCRIPTION

J. Legal Description

PER DEED RECORDED AT MARICOPA COUNTY RECORDER, DOCUMENT # 20070125821

LOT 6, OF ARIZONA BILTMORE ESTATES UNIT II, AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 208 OF MAPS, PAGE 14.

Exhibit 1



**SNELL
& WILMER**

1 East Washington Street, Suite 2700, Phoenix, AZ 85004

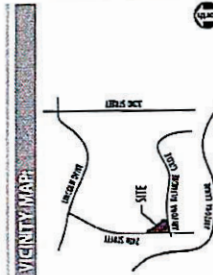
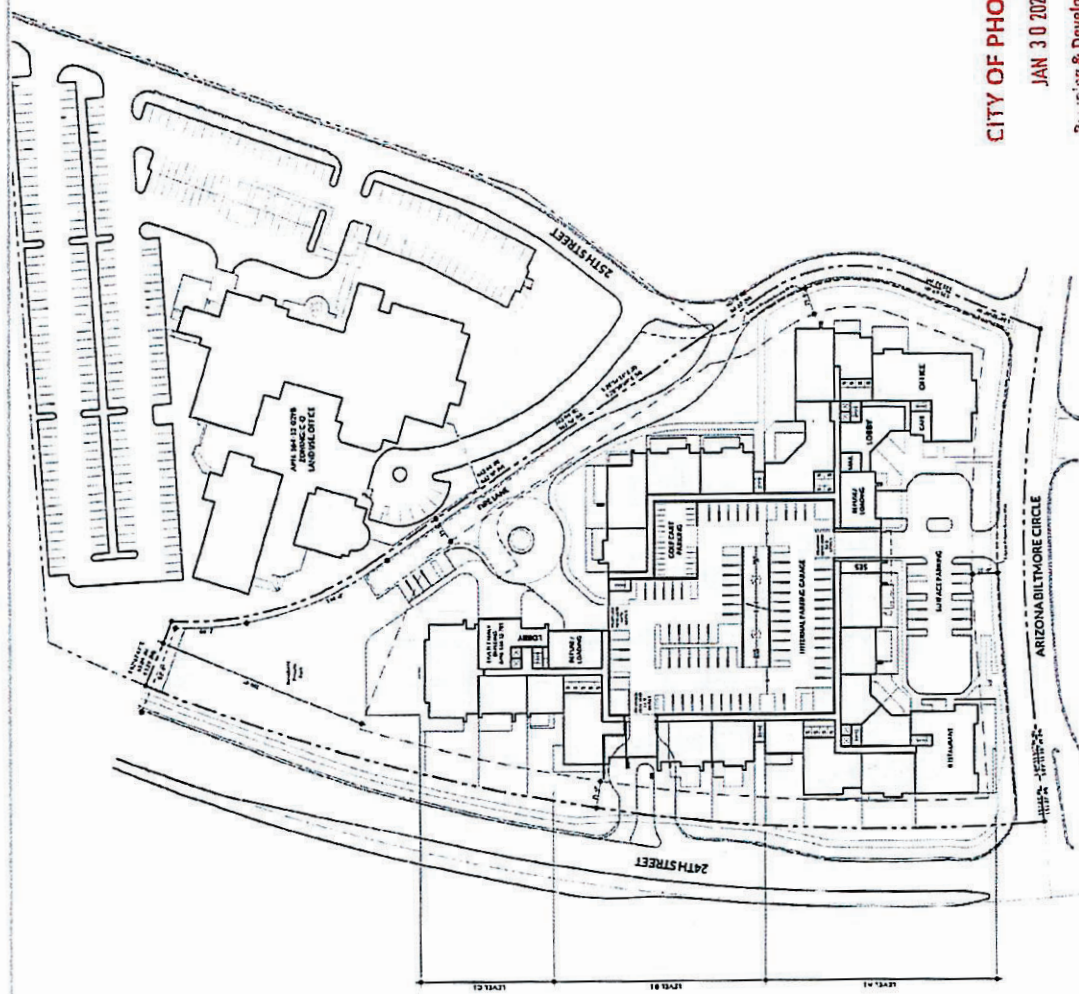
Site Aerial

Exhibit 1

24th St & Biltmore Cir

March 2025

Exhibit 2



PROJECT DATA

PROJECT NAME	2400 BILTMORE RESIDENTIAL
PROJECT LOCATION	2400 BILTMORE RESIDENTIAL
PROJECT NO.	2400 BILTMORE RESIDENTIAL
DATE	2400 BILTMORE RESIDENTIAL
DESIGNER	2400 BILTMORE RESIDENTIAL
CLIENT	2400 BILTMORE RESIDENTIAL
ARCHITECT	2400 BILTMORE RESIDENTIAL
ENGINEER	2400 BILTMORE RESIDENTIAL
LANDSCAPE ARCHITECT	2400 BILTMORE RESIDENTIAL
PLANNING	2400 BILTMORE RESIDENTIAL
MARKETING	2400 BILTMORE RESIDENTIAL
SALES	2400 BILTMORE RESIDENTIAL
LEASING	2400 BILTMORE RESIDENTIAL
PROPERTY MANAGEMENT	2400 BILTMORE RESIDENTIAL
CONSTRUCTION MANAGEMENT	2400 BILTMORE RESIDENTIAL
OPERATIONS	2400 BILTMORE RESIDENTIAL
MAINTENANCE	2400 BILTMORE RESIDENTIAL
SECURITY	2400 BILTMORE RESIDENTIAL
ENVIRONMENTAL	2400 BILTMORE RESIDENTIAL
HAZARDOUS WASTE	2400 BILTMORE RESIDENTIAL
ASBESTOS	2400 BILTMORE RESIDENTIAL
LEAD	2400 BILTMORE RESIDENTIAL
PCB	2400 BILTMORE RESIDENTIAL
OTHER	2400 BILTMORE RESIDENTIAL

LEGEND

PROJECT NAME	2400 BILTMORE RESIDENTIAL
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PROJECT NO.	2400 BILTMORE RESIDENTIAL
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ASBESTOS	2400 BILTMORE RESIDENTIAL
LEAD	2400 BILTMORE RESIDENTIAL
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OTHER	2400 BILTMORE RESIDENTIAL

PROPERTY

PROJECT NAME	2400 BILTMORE RESIDENTIAL
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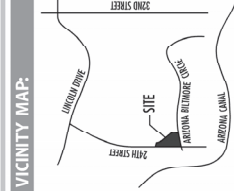
CONCEPTUAL SITE PLAN

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PROJECT LOCATION	2400 BILTMORE RESIDENTIAL
PROJECT NO.	2400 BILTMORE RESIDENTIAL
DATE	2400 BILTMORE RESIDENTIAL
DESIGNER	2400 BILTMORE RESIDENTIAL
CLIENT	2400 BILTMORE RESIDENTIAL
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OTHER	2400 BILTMORE RESIDENTIAL

CONCEPTUAL SITE PLAN

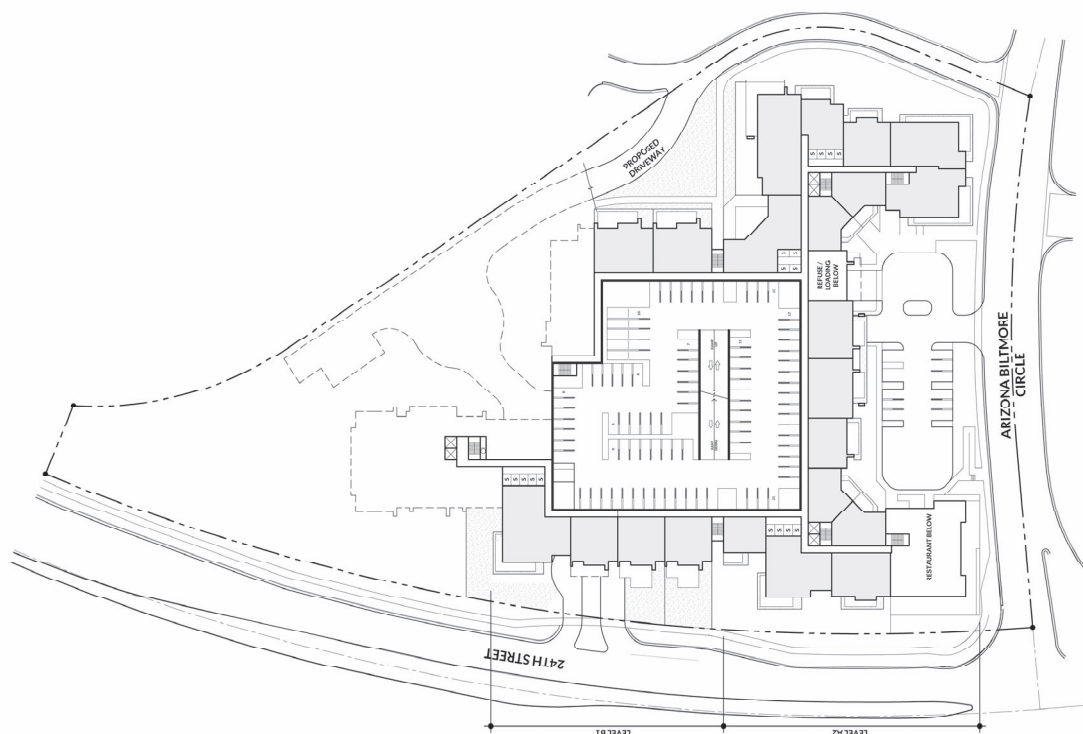
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PCB	2400 BILTMORE RESIDENTIAL
OTHER	2400 BILTMORE RESIDENTIAL

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JAN 30 2026
Planning & Development Department



A-103
CONCEPTUAL
SITE PLAN
+ DATA

Exhibit 3

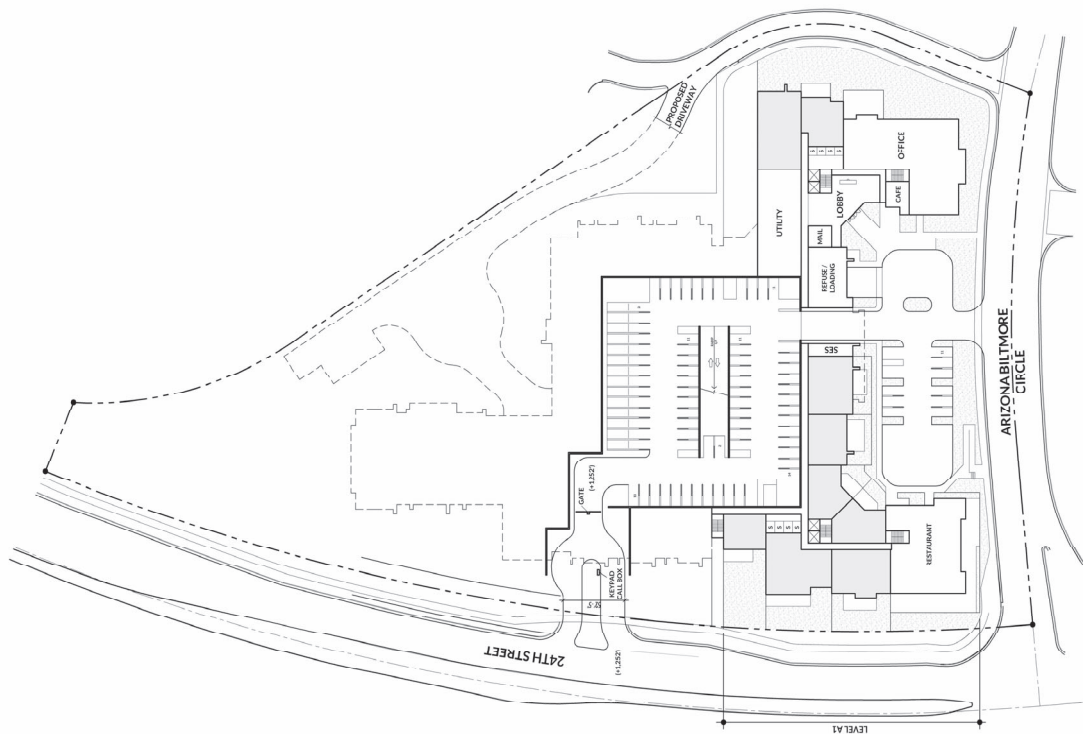


LEVEL A2/B1
 SEELABLE AREA: 41,500 SF [22 UNITS]
 STORAGE AREA: 1,875 SF
 GARAGE AREA: 38,710 SF [105 PARKING SPACES]



1" = 50'-0"

02 LEVEL A2/B1 FLOOR PLAN



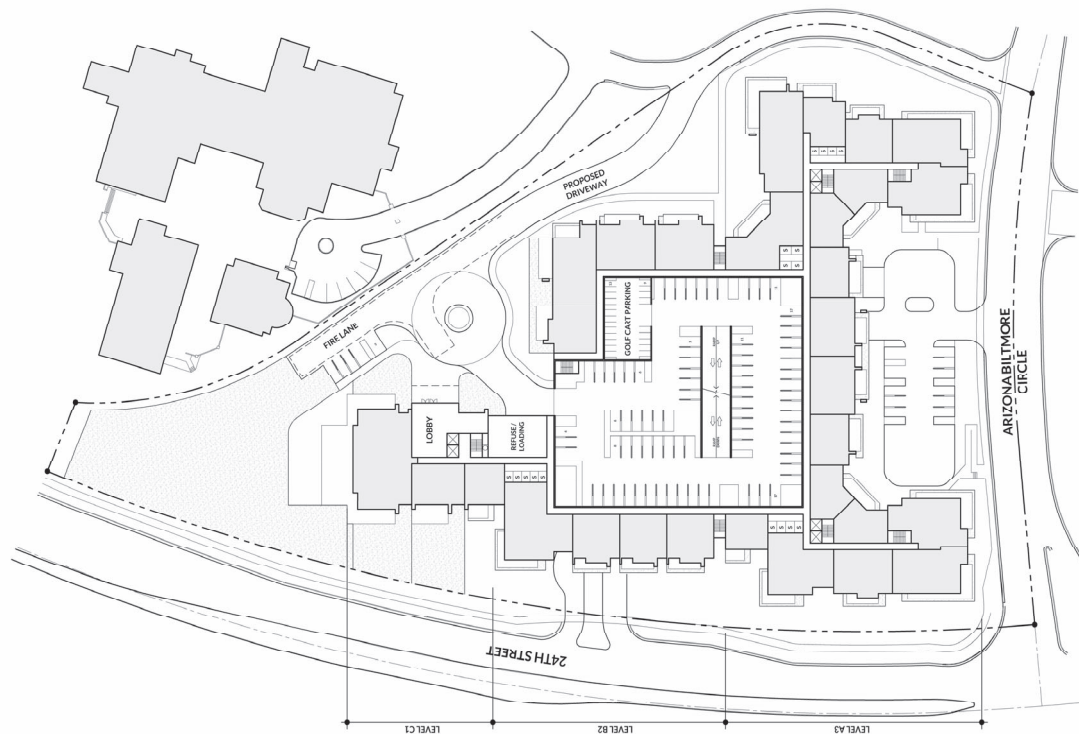
LEVEL A1

SE LAILE AREA:	15,000 SF [06 UNITS]
AMENITY AREA:	2,345 SF
STORAGE AREA:	480 SF
OFFICE AREA:	7,000 SF
RESTAURANT/CAFE AREA:	5,110 SF
BAR AREA:	33,425 SF [99 PARKING STALLS]



1" = 50'-0"

01 LEVEL A1 FLOOR PLAN



LEVEL A3/B2/C1

03 LEVEL A3/B2/C1 FLOOR PLAN

1" = 50'-0"

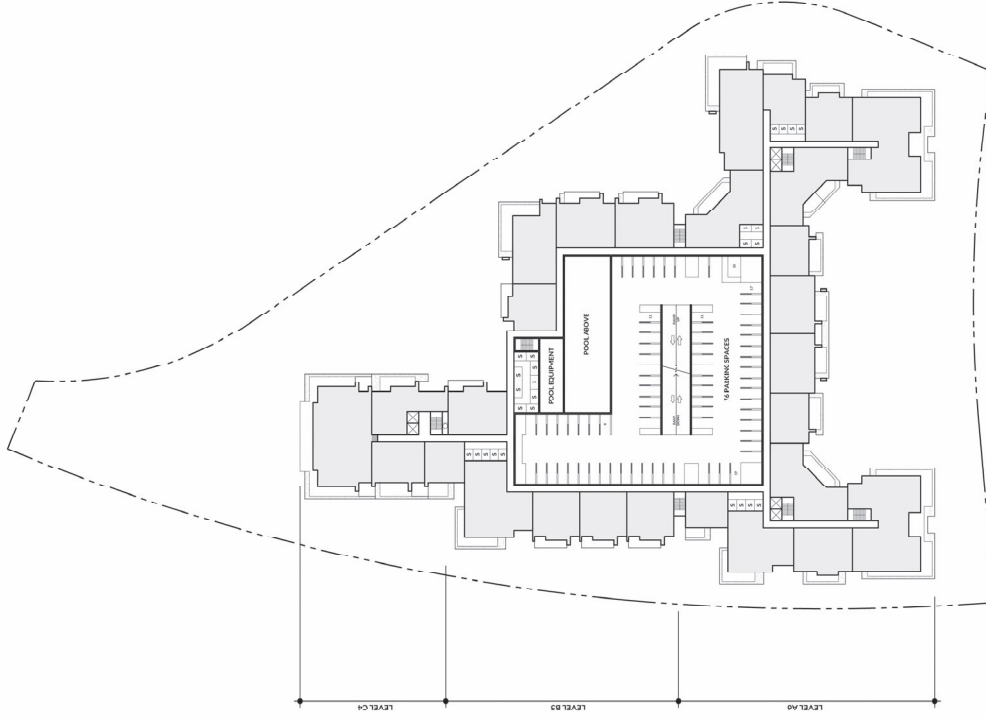


LEVEL A4/B3/C2

04 LEVEL A4/B3/C2 FLOOR PLAN

1" = 50'-0"





LEVEL A6/B5/C4

SEALABLE AREA: 42,000 SF (20 UNITS)

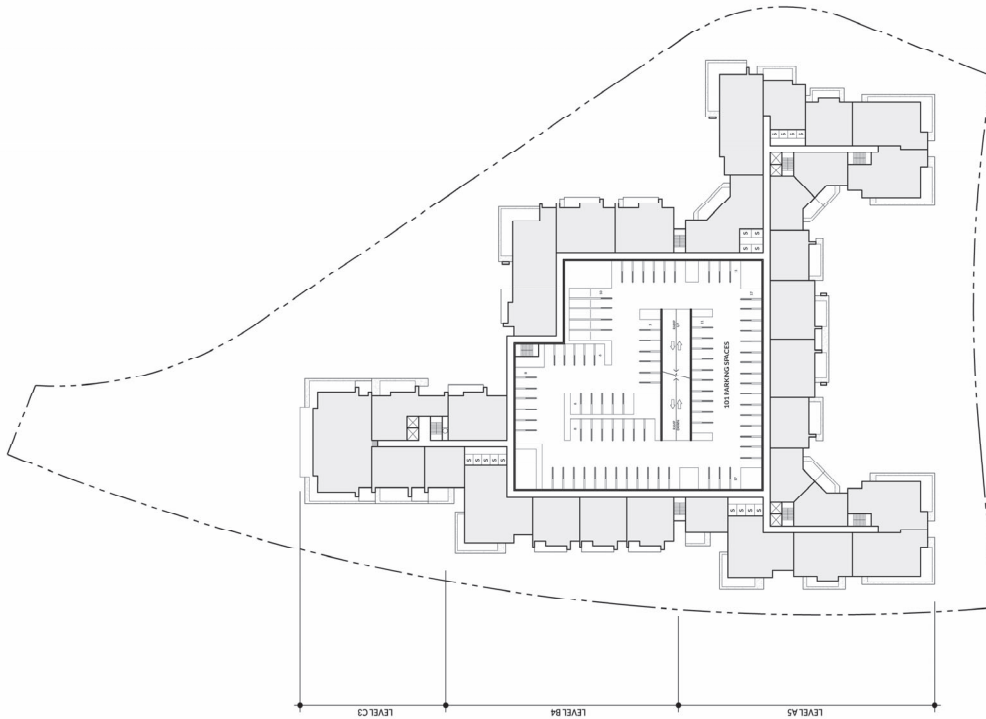
STORAGE AREA: 2,960 SF

GARAGE AREA: 30,650 SF (74 PARKING STALLS)



1" = 50'-0"

06 LEVEL A6/B5/C4 FLOOR PLAN



LEVEL A5/B4/C3

SEALABLE AREA: 42,000 SF (20 UNITS)

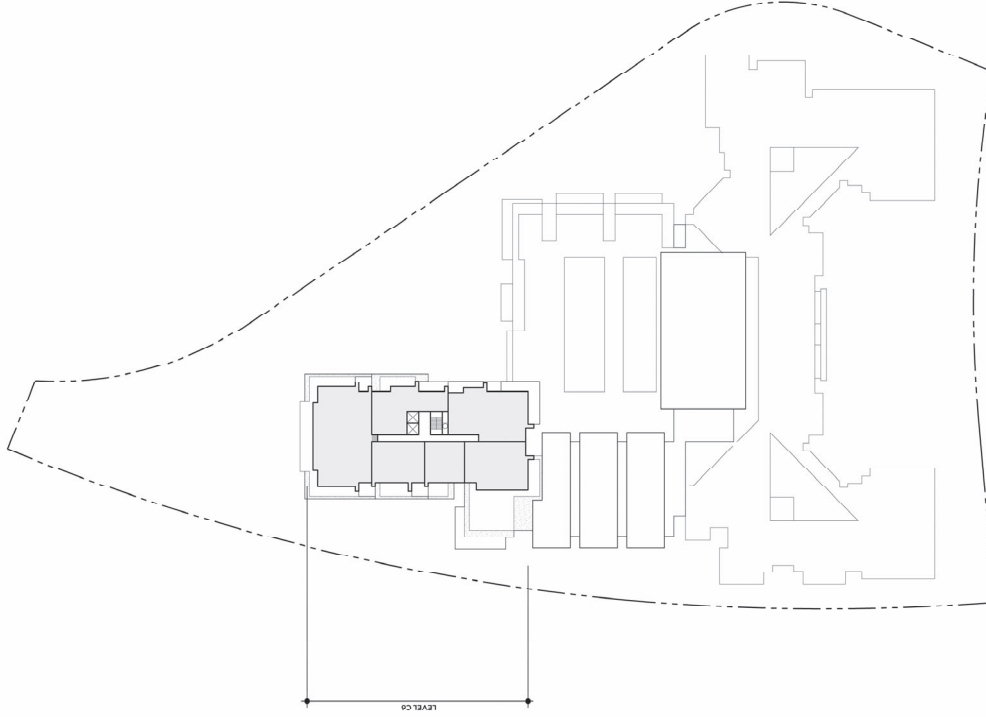
STORAGE AREA: 1,875 SF

GARAGE AREA: 38,710 SF (101 PARKING STALLS)



1" = 50'-0"

05 LEVEL A5/B4/C3 FLOOR PLAN

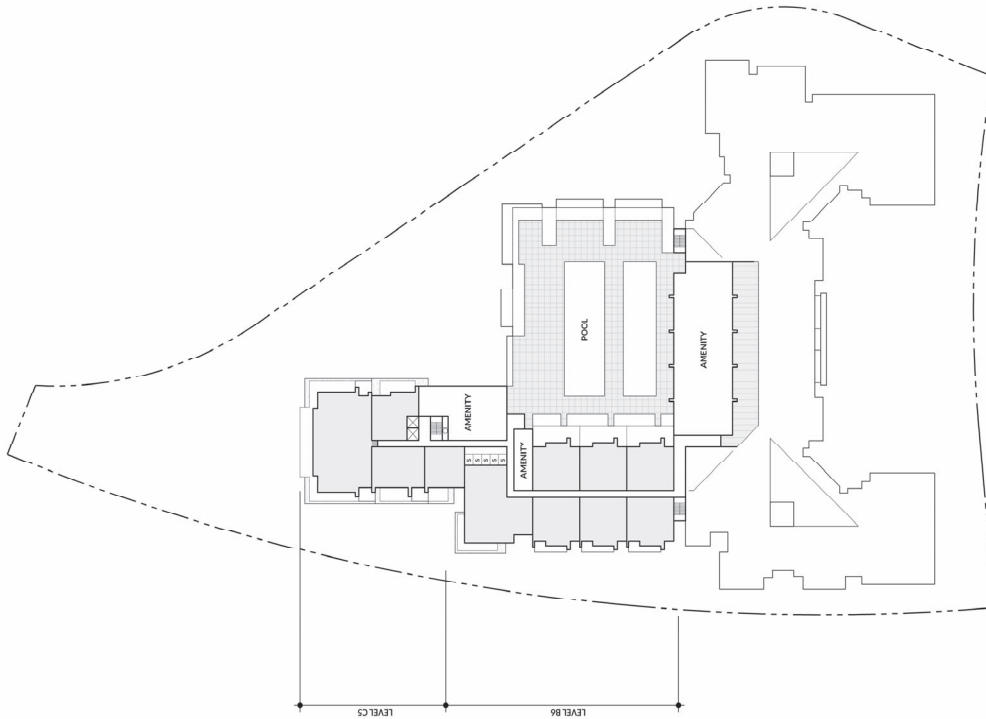


LEVEL C6
 SEILABLE AREA: 14,000 SF (6 UNITS)



1" = 50'-0"

08 LEVEL C6 FLOOR PLAN

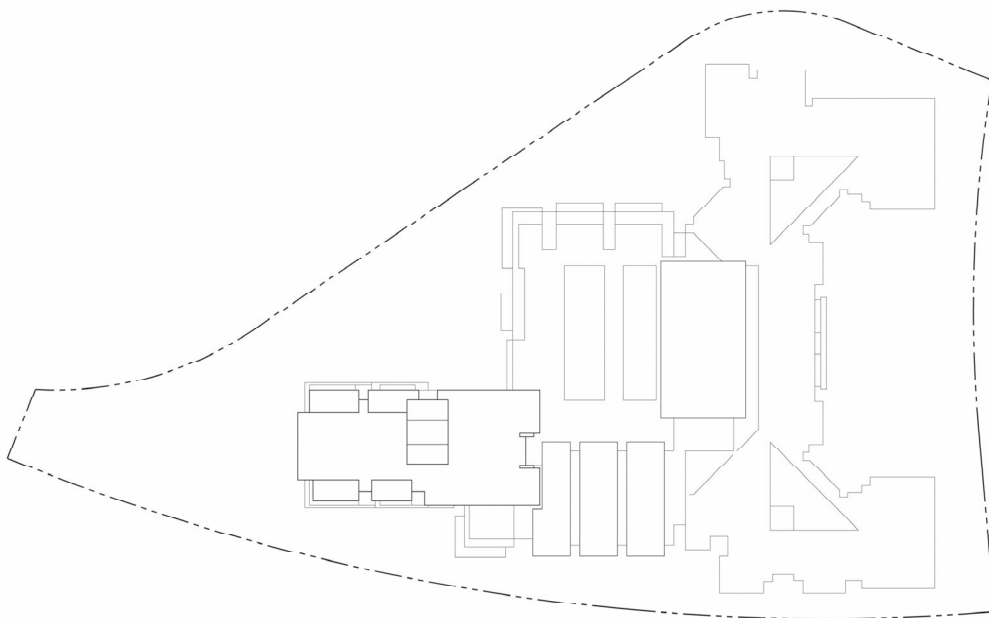


LEVEL B6/C5
 SEILABLE AREA: 21,000 SF (11 UNITS)
 AMENITY AREA: 11,300 SF
 STORAGE AREA: 575 SF



1" = 50'-0"

07 LEVEL B6/C5 FLOOR PLAN



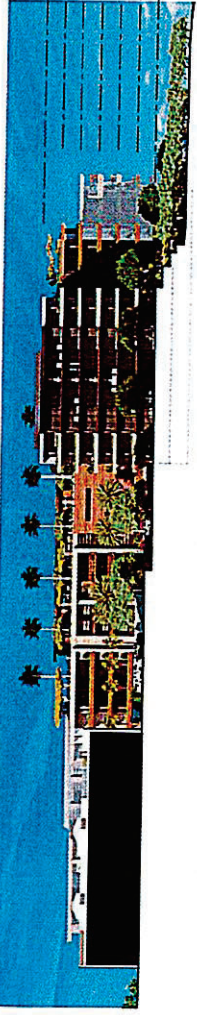
ROOF LEVEL

09 ROOF PLAN

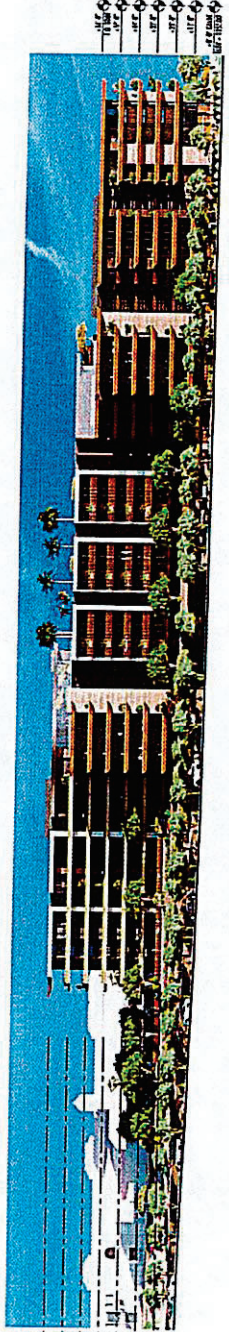
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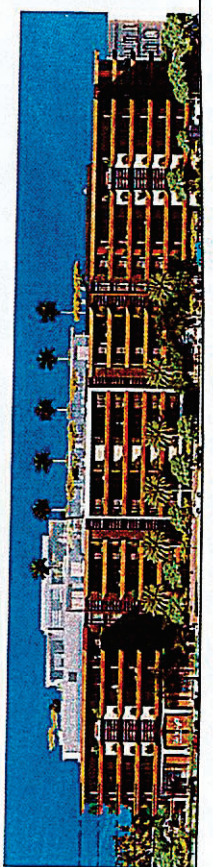
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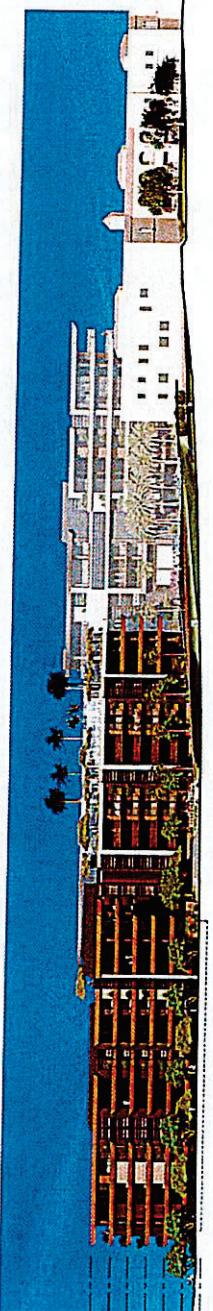
04 NORTH ELEVATION 1/32" = 1'-0"



03 WEST EXTERIOR ELEVATION [24TH STREET VIEW] 1/32" = 1'-0"



02 SOUTH ELEVATION [AZ BILTMORE CIRCLE VIEW] 1/32" = 1'-0"



01 EAST ELEVATION [GOLF COURSE VIEW] 1/32" = 1'-0"

MATERIALS:

MIL.1	MATERIAL: BRICK COLOR: DESERT BROWN
CONC.1	MATERIAL: EXPOSED CONCRETE COLOR: LIGHT GRAY
MIS.1	MATERIAL: EXTERIOR PULLAPART COLOR: WHITE
GL.1	MATERIAL: 7" HIGH PERFORMANCE GLASS COLOR: CLEAR
MIL.1	MATERIAL: METAL PANEL COLOR: BROWN
MIL.2	MATERIAL: METAL PANEL COLOR: COPPER
MIL.3	MATERIAL: METAL PANEL AND WOOD COLOR: BROWN
MIL.4	MATERIAL: STAINLESS STEEL COLOR: SATEEN
SL.1	MATERIAL: UNPOLISHED SANDSTONE COLOR: LIGHT BEIGE
SL.2	MATERIAL: SLATE COLOR: DARK GRAY
WB.1	MATERIAL: WOOD-TIMBERED SANDPINE COLOR: BROWN
WB.2	MATERIAL: WOOD-TIMBERED HARDWOOD COLOR: BROWN

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JAN 30 2026
Planning & Development
Department

A-300
CONCEPTUAL
EXTERIOR
ELEVATIONS

WD-2

MATERIAL: WOOD TEXTURED
ALUMINUM SLATS

COLOR: CEDAR

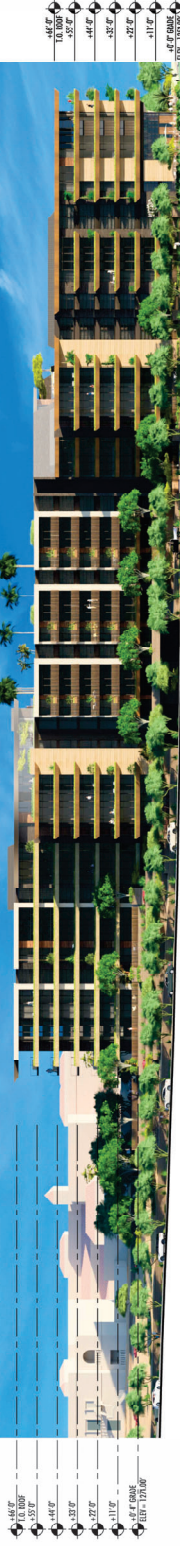
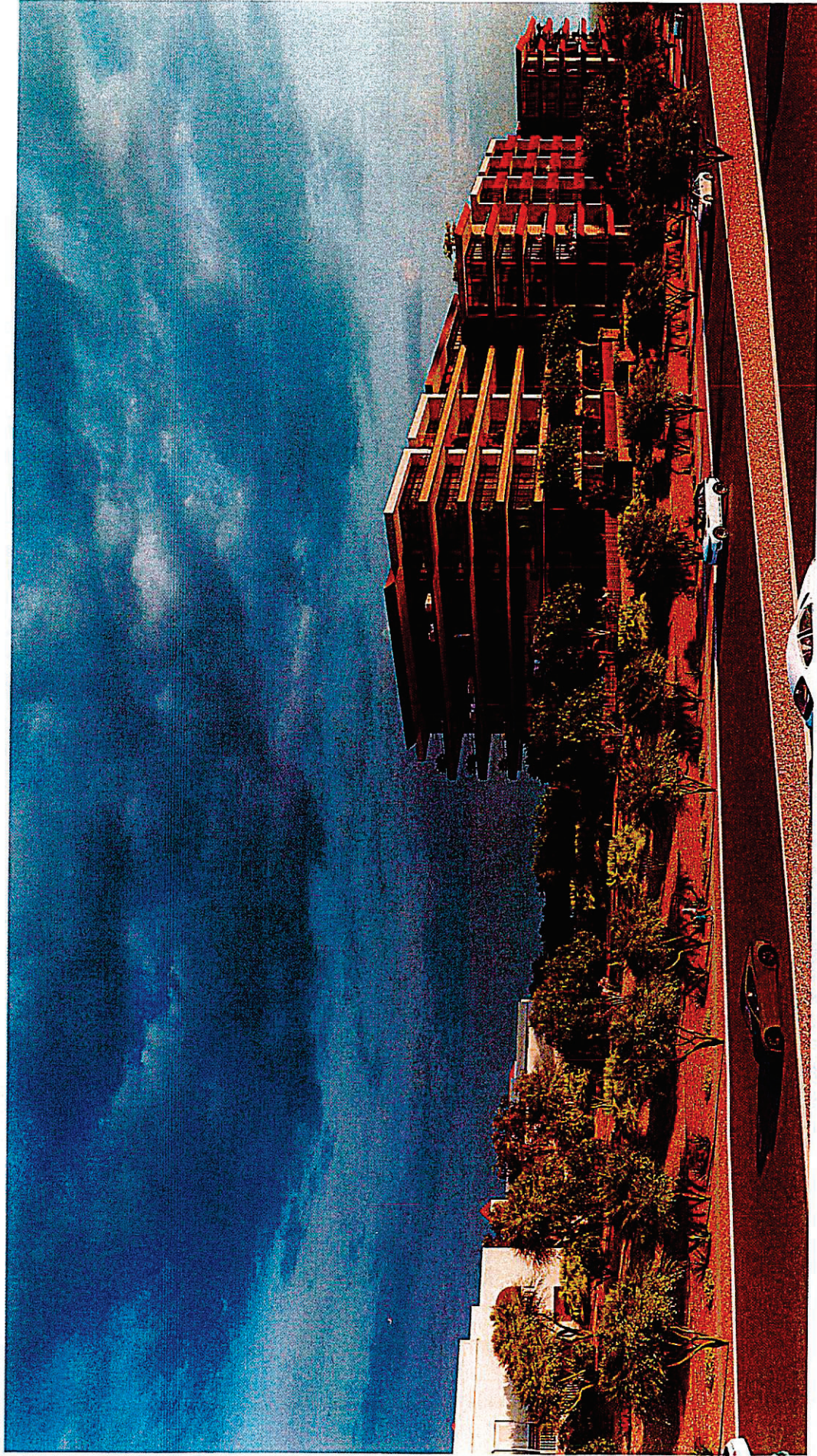
 $1/32'' = 1'-0''$  $1/32" = 1'-0"$  $1/32" = 1'-0"$  $1/32" = 1'-0"$

Exhibit 5



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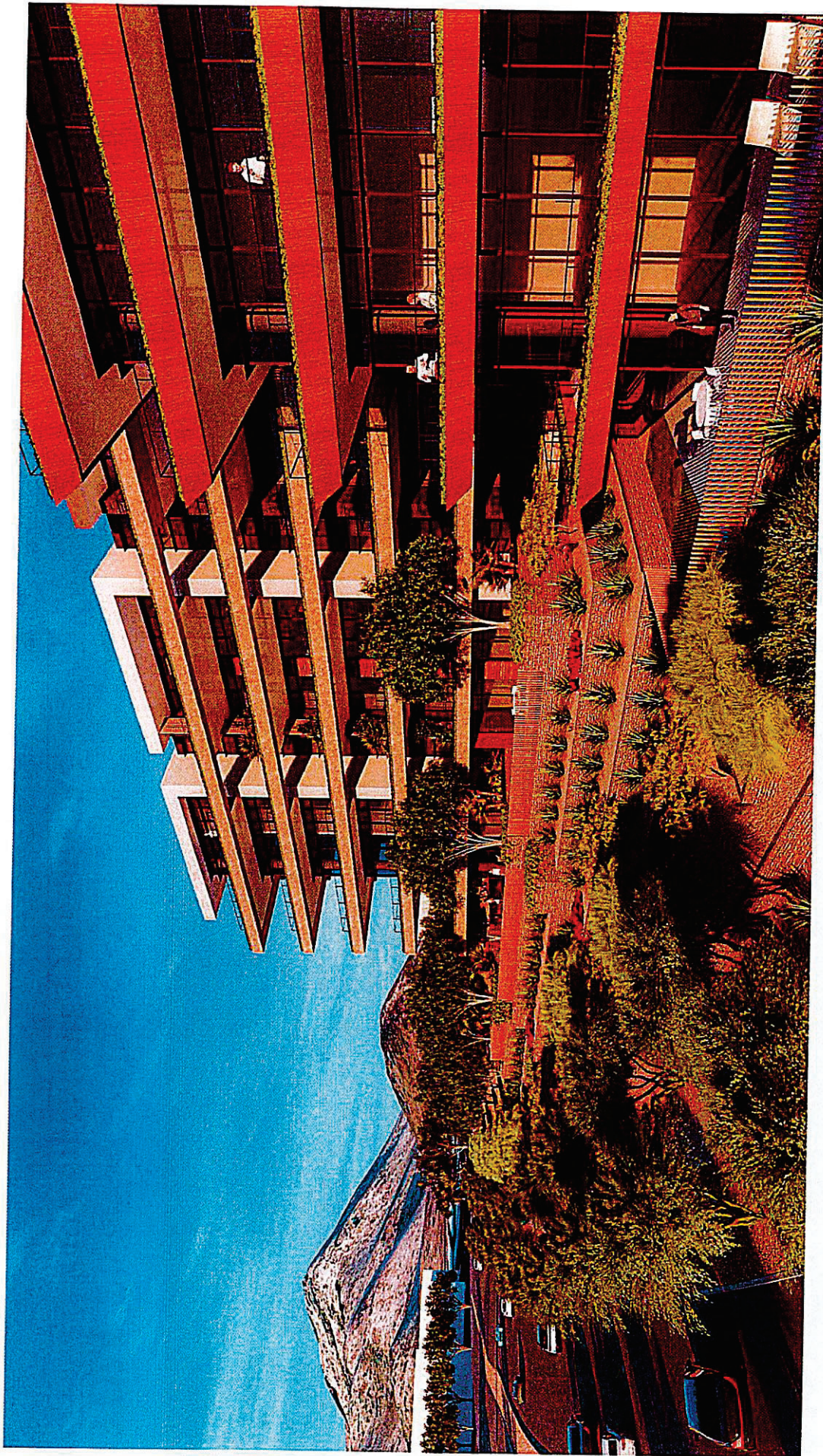
Planning & Development
Department

REDUCED NORTH WING
RENDERINGS
24TH STREET

23104 01/07/2026

RENDERING IS NOT TO SCALE AND NOT A CONTRACT DOCUMENT. ANY AND ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. ANY AND ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY.





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CITY OF PHOENIX

JAN 08 2026

**Planning & Development
Department**

REDUCED NORTH WING

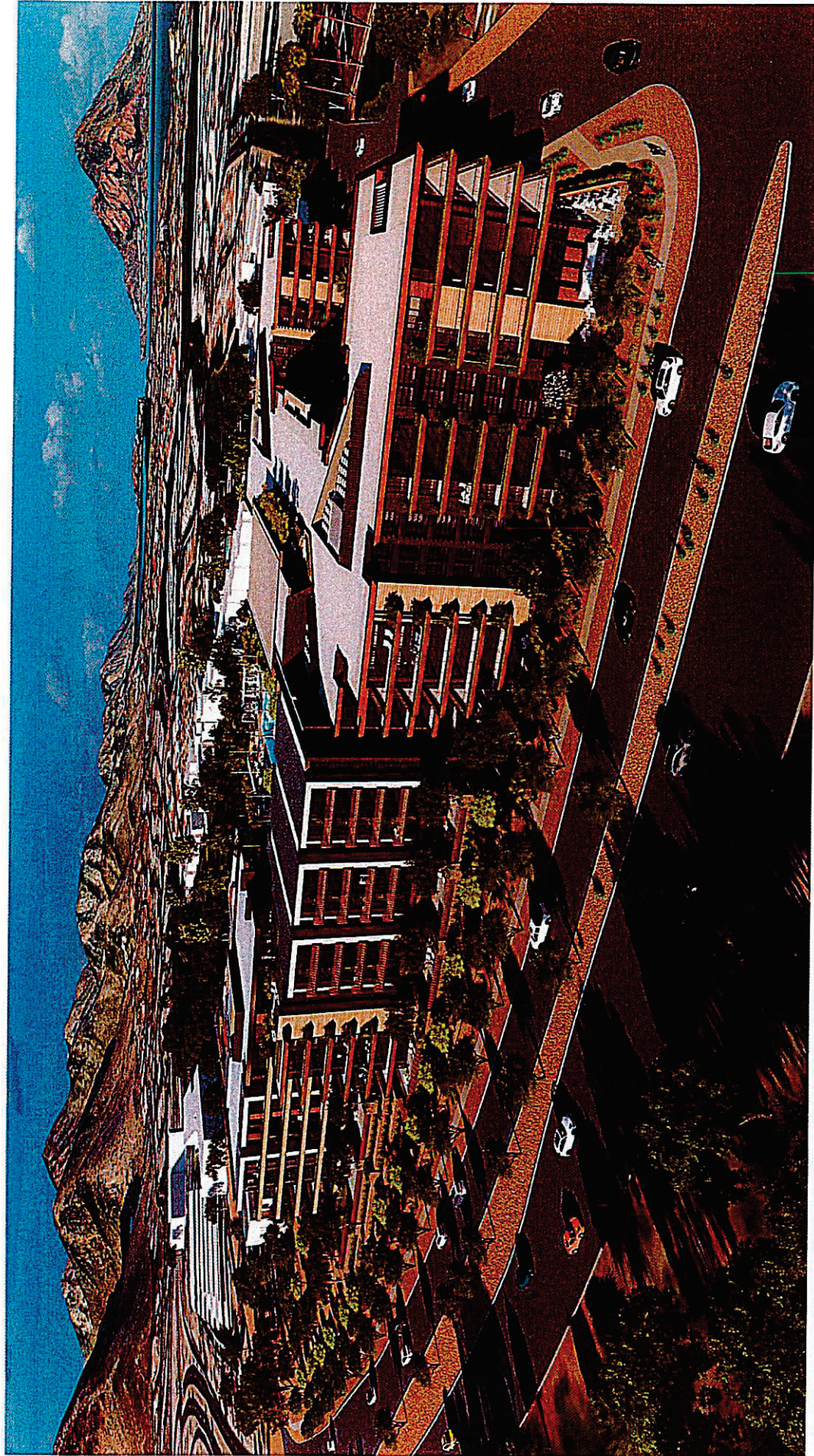
RENDERINGS

24TH STREET

23103 01.07.2026



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2400 BILTMORE - Phoenix, AZ

CITY OF PHOENIX

JAN 08 2026

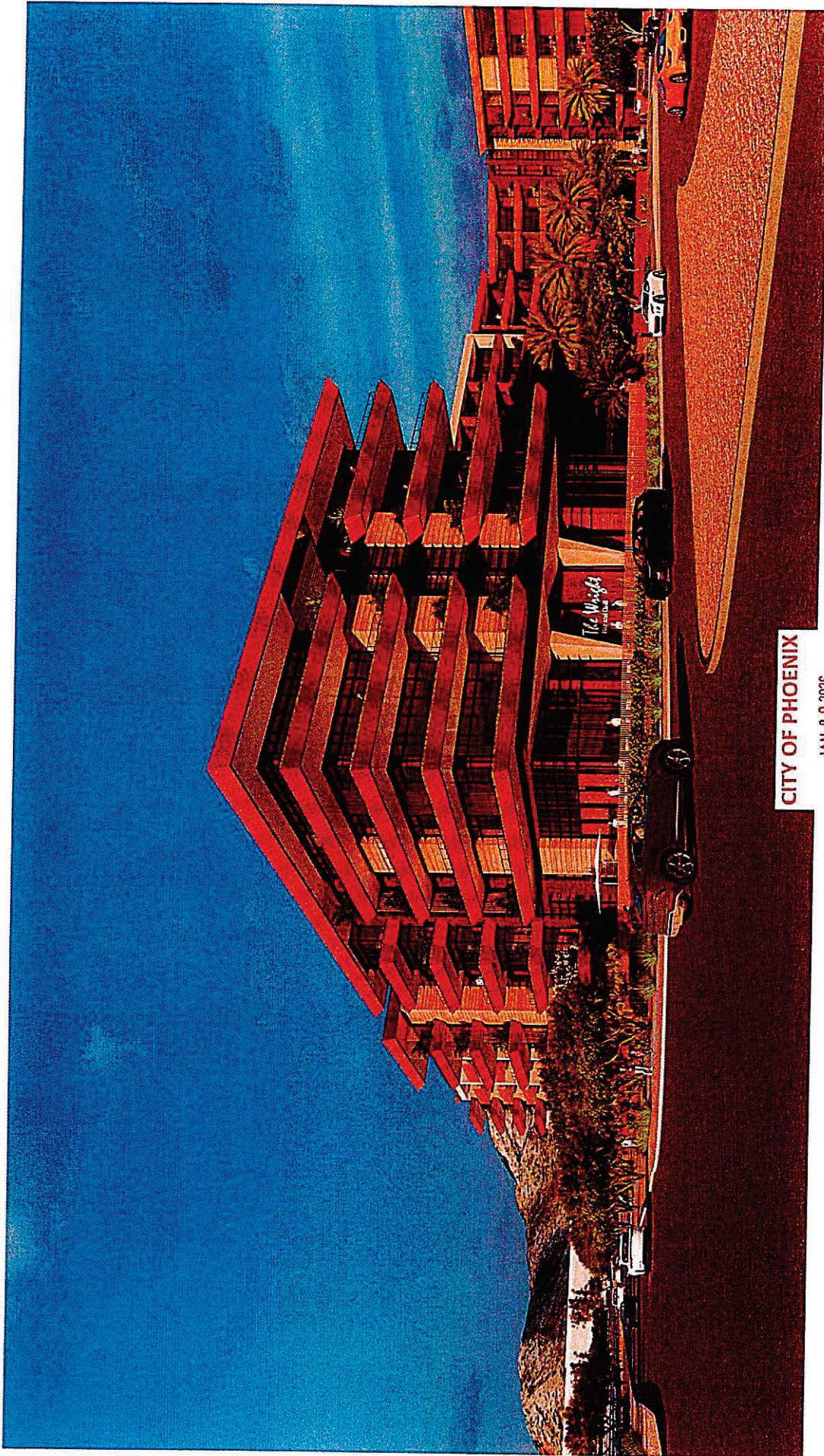
Planning & Development
Department

REDUCED NORTH WING
RENDERINGS

24TH STREET
23104 01.07.2026



PHOTOGRAPH BY JAMES HARRIS. LANDSCAPE RENDERING BY JAMES HARRIS. BUILDING RENDERING BY JAMES HARRIS. 2400 BILTMORE - PHOENIX, AZ. 2026. 01.07.2026



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2400 BILTMORE - Phoenix, AZ

CITY OF PHOENIX

JAN 08 2026

Planning & Development
Department

REDUCED NORTH WING
RENDERINGS
24TH STREET AND E ARIZONA BILTMORE CIRCLE

231104 03.07.2024



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2400 BILTMORE - Phoenix, AZ

REDUCED NORTH WING
RENDERINGS

24TH STREET

23104 - 01/07/2026



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REDUCED NORTH WING
RENDERINGS

24TH STREET
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REDUCED NORTH WING
RENDERINGS
24TH STREET
23104 - 01/07/2026

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REDUCED NORTH WING
RENDERINGS

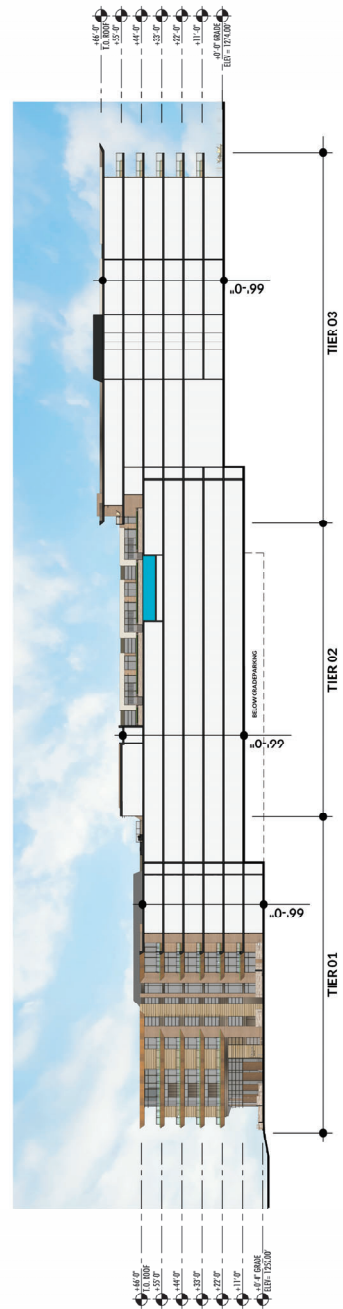
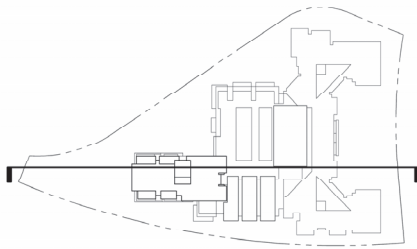
24TH STREET AND E ARIZONA BILTMORE CIRCLE

23104 - 01/07/2026



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Exhibit 6



01 NORTH-SOUTH BUILDING SECTION $1/32" = 1'-0"$

Exhibit 7



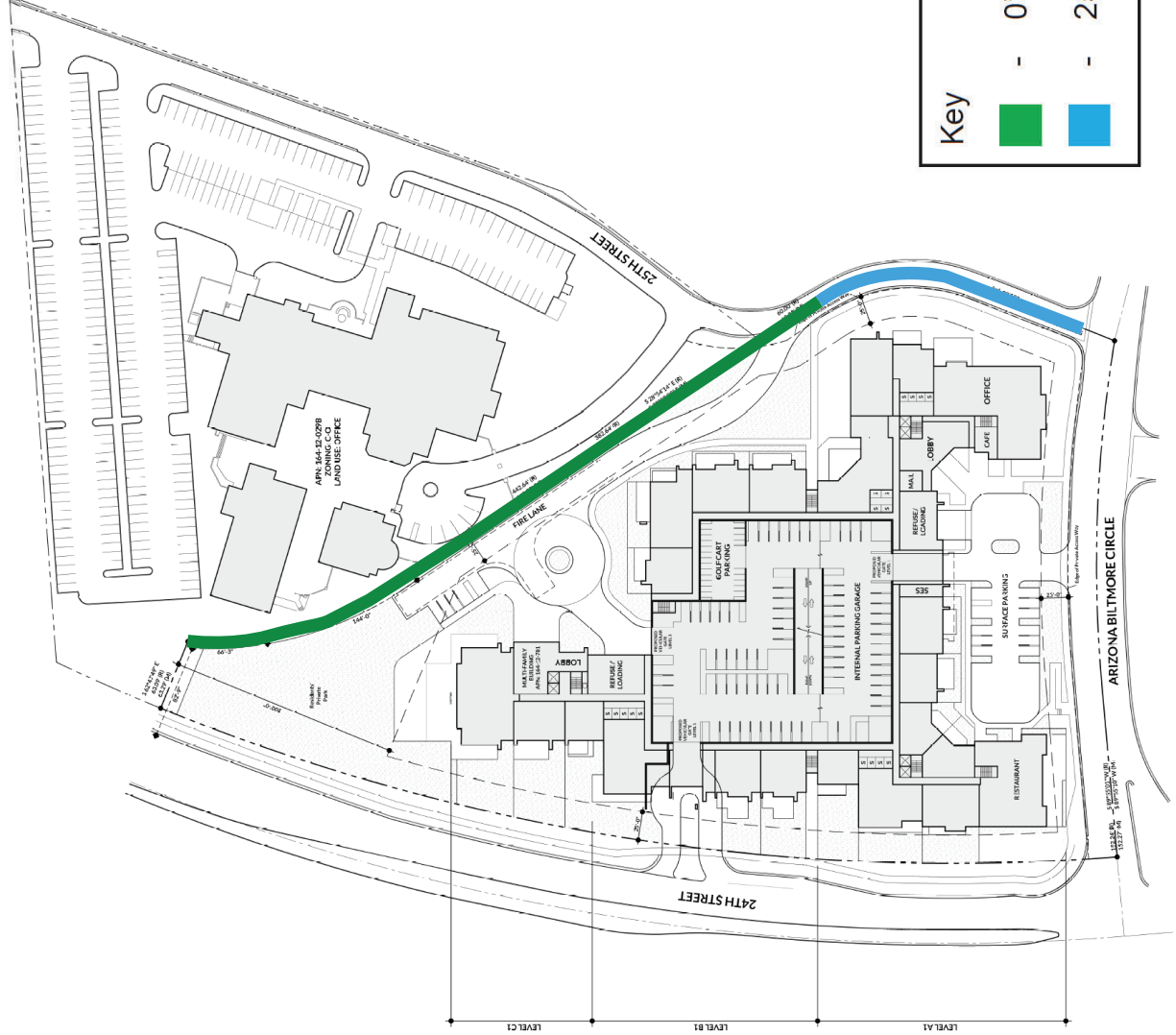
PLANT MATERIALS LEGEND

Tree	Cal (in.)	Height (ft.)	Width (ft.)	Box (in.)
Acacia aneura	.75"	6'	2'	24"
Mulga Acacia				
Acacia willardiana	1"	5'	2.5'	24"
Palo Blanco				
Caesalpinia cacalaco	1"	5'	3'	24"
Casahuate	1.25"	7'	3'	24"
Eucalyptus papuana				
Ghost Gum				
Jacaranda mimosifolia	1"	7'	3'	24"
Jacaranda				
Olea europaea 'Wilsonii'	2"	6'	3'	24"
Wilsonii Olive				
Parkinsonia florida	2"	5'	3'	24"
Blue Palo Verde				
Parkinsonia hybrid 'Desert Museum' 2"				
Desert Museum Palo Verde				
Phoenix dactylifera	N/A	18'	TO PINEAPPLE	
Date Palm				
Pistacia lentiscus	1.25"	6'	2'	24"
Mastic Tree				
Prosopis hybrid	2"	5'	4'	24"
Thornless Mesquite				
Quercus virginiana	1"	7'	3'	24"
Southern Live Oak				
Schinus terebinthifolius	1.25"	8'	3'	24"
Brazilian Peppertree				
Sophora secundiflora	.75"	3'	2'	24"
Texas Mountain Laurel				

Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka'	5 gal.	Asparagus densiflorus cv sprengeri	1 gal.
Rosea Bougainvillea		Sprenger Asparagus	
Caesalpinia mexicana	5 gal.	Eremophila prostrata	1 gal.
Mexican Bird of Paradise		Outback Sunrise Eremophila gal.	
Cordia Boissieri	5 gal.	Lantana sp.	1 gal.
Anacardium		'New Gold' Lantana	
Dodonaea viscosa	5 gal.	Lavandula stoechas	5 gal.
Green Hopseed Bush	5 gal.	Spanish Lavender	
Leucospermum japonicum	5 gal.	Rosemarinus officinalis 'Prostratus'	1 gal.
Japanese Privet	5 gal.	Trailing Rosemary	1 gal.
Tecoma alata 'Orange Jubilee'	15 gal.	Teucrium chamaedrys 'prostratum'	1 gal.
Orange Jubilee		Prostrate Germander	
Vauquelinia californica	15 gal.	Trachelospermum jasminoides Asiaticum	1 gal.
Arizona Rosewood	15 gal.	Asiatic Jasmine	

Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae Lynn's Legacy	5 gal.	Agave ovatifolia	5 gal.
Lynx's Legacy Sage		Whale's Tongue Agave	
Leucospermum japonicum	5 gal.	Aloe 'Blue Elf'	5 gal.
Japanese Privet	5 gal.	Blue Elf Aloe	
Simmondsia chinensis	15 gal.	Bouteloua gracilis	1 gal.
Jojoba		Bonnie Ambition	
Medium Shrubs	Size	Dasylinion longissimum	5 gal.
Eremophila glabra spp. camosa	5 gal.	Toothless Desert Spoon	
Winter Blaze		Dasylinion quadrangulatum	5 gal.
Eremophila hygrophana Blue Bells	5 gal.	Mexican Grass Tree	5 gal.
Blue Bells		Hesperaloe parviflora 'Brakelights'	3 gal.
Leucophyllum frutescens 'Compacta'	5 gal.	Stoplights Red Yucca	
Compact Texas Sage		Muhlenbergia capillaris	5 gal.
Nerium oleander 'Little Red'	5 gal.	Royal Mist	
Little Red Oleander		Muhlenbergia lindheimeri	5 gal.
Nerium oleander 'Pettie Pink'	5 gal.	'Autumn Glow'	
Pettie Pink Oleander		Opuntia santa rita	5 gal.
Rosa species	5 gal.	Purple Prickly Pear	
Rose		Pedicularis macrocarpus	5 gal.
Rosemarinus officinalis 'Tuscan Blue'	5 gal.	Slipper Plant	
Tuscan Blue Rosemary		Portulacaria afra minima	5 gal.
Ruellia brittaniana	5 gal.	Dwarf Elephant Food	
Purple Ruella		Setcreasea pallida	5 gal.
Simmondsia chinensis 'Vista'	5 gal.	Purple Heart	1 gal.
Compact Jojoba	5 gal.	Zephyranthes candida	1 gal.
Teucrium fruticos	5 gal.	White Rain Lily	
Bush Germander			Size
Xylosma congestum 'Compactum'	5 gal.	Vines	
Dwarf Shiny Xylosma		Ficus pumila	5 gal.
Small Shrubs	Size	Creeping Fig	
Buxus microphylla var. japonica	5 gal.		Size
Green Beauty Boxwood			
Callistemon viminalis 'Little John'	5 gal.		
Little John Bottle Brush			
Dietes bicolor	5 gal.		
Fortnight Lily, African Iris	5 gal.		
Gaura lindheimeri	5 gal.		
White Gaura			
Myrtus communis 'compacta'	5 gal.		
Dwarf Myrtle			

Exhibit 8



Key

- 0' landscape setback
- 25' average landscape setback

**SNELL
& WILMER**

1 East Washington Street, Suite 2700, Phoenix, AZ 85004



East Perimeter Landscape Setback

Exhibit 8
2400 Biltmore Circle
February 2026

Exhibit 9



SYMBOL	DESCRIPTION
	0'-2' MAX
	2'-4' MAX
	4'-6' MAX
	6'-8' MAX
	8'-10' MAX
	10'-12' MAX
	12'-14' MAX
	14'-16' MAX

APN:
164-12-029B
ZONING: C-O
LAND USE:
OFFICE

PARKING GARAGE

ARIZONA BILTMORE CIRCLE

RESIDENTS'
PRIVATE
PARK

FIRE LINE

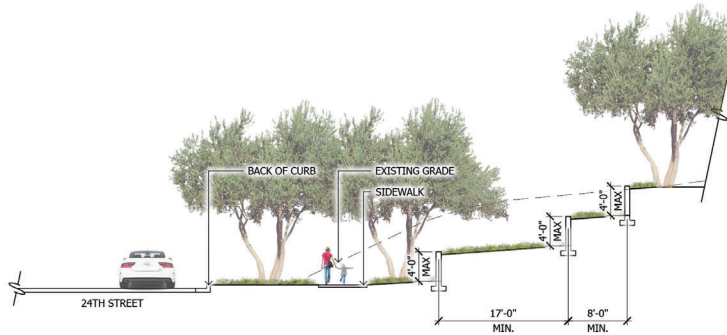
PROPERTY LINE

PROPERTY LINE

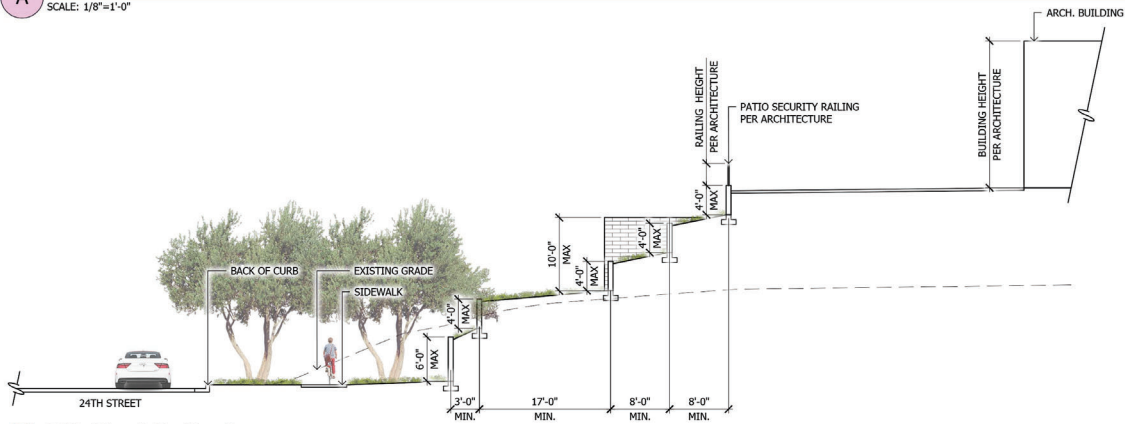
24TH STREET

25TH STREET

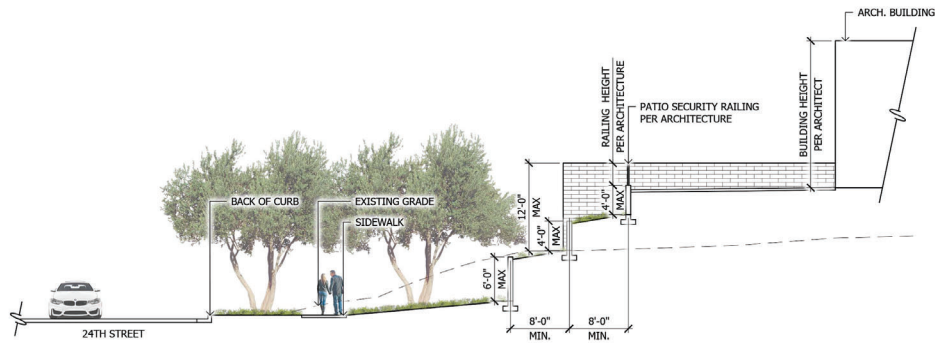
R.O.W.



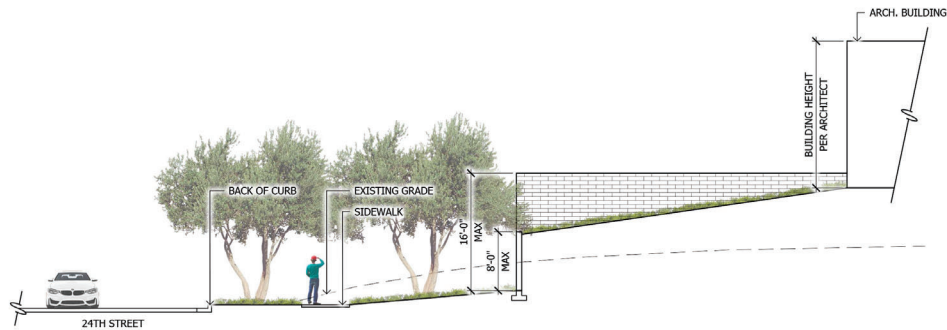
A 24th Street Section A
SCALE: 1/8"=1'-0"



B 24th Street Section B
SCALE: 1/8"=1'-0"



C 24th Street Section C
SCALE: 1/8"=1'-0"

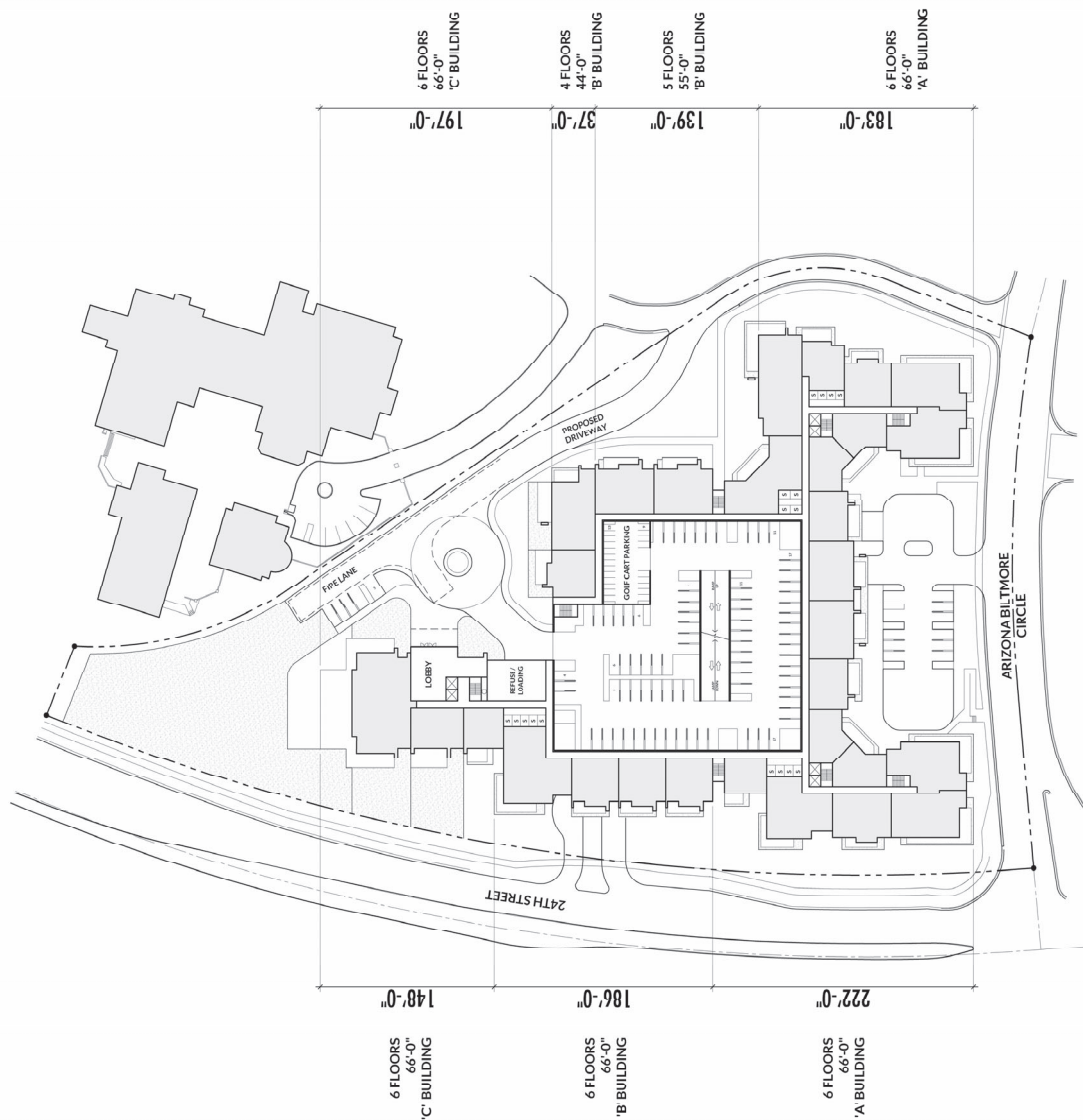


D 24th Street Section D
SCALE: 1/8"=1'-0"

Exhibit 10



Planning & Development Department



01 BUILDING HEIGHT STEP PLAN $\uparrow = 50'-0"$