

Garnello Warehouse Building
Owner/Developer:
Larry and Denise Garnello
60 Sinagua Drive
Sedona, Arizona 86336

**LETTER OF INTENT AND PROJECT INFORMATION FOR:
“NEW WAREHOUSE BUILDING”**

The applicant is proposing a new 3,808 sq.ft. Commercial/Warehouse Building with associated driveway, parking and walkways will be located on existing vacant site. The project is located at 60 Sinagua Drive, Sedona, Arizona.

The subject property/Assessors parcel # 408-24-319, is a 15,246 sq.ft. (.35 acres) parcel and is zoned C-2 (General Commercial/Warehousing).

Lot Coverage Allowed = 3,812 sq.ft. (15,246 sq.ft. x 25% = 3,812 sq.ft.)

Floor Area Ratio = 7,623 sq.ft. (15,246 sq.ft. x .5 = 7,623 sq.ft.)

The subject property is surrounded by C-2 (General Commercial). The Owners of this parcel also own and operate the businesses to the south on State Route 89-A.

It is there intent to use half of the new building for there existing business storage and workshop area.

Pursuant to the General Submittal requirements for the proposed development of the new Commercial Warehouse Building, the following describes the intent of the project.

Site Design and Building Placement:

Our goal is to develop the existing vacant property with an emphasis meeting current designated zoning and City of Sedona Land development Code while creating the opportunity for pedestrian connections and routing delivery and service traffic away from State Route 89-A. The new site layout will create a parking area for the new warehouse and also overflow employee parking for Owner’s existing business to the south.

It is there intent to explore providing a pedestrian access to the existing businesses to the east and west. The new building location and form will create an inviting focus and the massing, building materials will compliment the surrounding built environment..

Building Information:

The new building will consist of four potential warehouse bays.

Bay #1 through Bay #3 at 924 sq.ft. and Bay #4 at 1,036 sq.ft. for a total square footage of 3,808. Each bay/suite will have a defined covered front entrance.

The orientation of the building will run parallel to the longest property dimension running west to east with vehicle and pedestrian access at the west property end line.

Occupancy possibilities will be warehouse/storage, contractor office/service/storage, custom service and craft shops. All future potential occupancies shall meet C-2 Commercial District permitted uses.

Grading and Drainage:

The existing site has a slight slope from west to east and drainage is directed to the south-east corner where there is an existing surface drain. The new development will follow the existing conditions with some slight cut and fill. The drainage will be redirected, detained and metered to existing southeast drain. See civil engineers drainage report and grading and drainage plan for further explanation and detail.

Access and Parking:

A new 26'-0" Ingress and Egress asphalt paved drive will be located along the west property boundary to access the new parking area in front of the new building.

The new development requires five spaces. The applicant is proposing eleven spaces, which includes one handi-cap space with 5 foot unloading area and walkway.

The reasoning being that the new development will accommodate employee parking from owners business to the south and potential negotiated overflow parking that currently exists at the dead-end cul-de-sac at Sinagua Drive.

Vegetation and Landscaping

The existing vacant property currently has no trees or vegetation. the lot was used as a staging area for the City of Sedona drainage project located at the east property line.

There will be a new planter located at the south property line adjacent to existing masonry retaining wall to provide a buffer between the south property, the parking area and the new building. This planter will have a mixture of trees, shrubs and ground cover.

There will be extensive landscape adjacent to building at west property to soften and provide a transition from the built environment to the outdoor public realm.

See Landscape Plan for plant list and location.

Wastewater Disposal

The Owners intent is to connect to the existing City of Sedona sewer system at Sinagua Drive for potential future tenant requirements.

Exterior Lighting

Our exterior lighting will comply with the City of Sedona lighting regulations. No raised parking lights will be necessary and we intend to employ low voltage mushroom type lighting along the driveways, walkways and planter areas.

Exterior building lighting will be fully shielded wall sconces which will direct the light downward with no horizontal or upward illumination.

Utility Connections

Water: existing/currently supplied by Arizona Water Company

Gas: existing Uni-source Energy services.

Telephone: existing/currently supplied by Quest Communications

Sewer: available connection to City of Sedona sewer.

Electric: existing/currently supplied by APS

All utilities are existing and extended to site except for gas.

The new project will not require gas at this time.

Architectural Design and Details

The primary building structure will be fabricated metal building with exterior walls having colored metal siding with a red rock stone veneer wainscot and at columns. Covered entrance structures will be provided at each bay to define entrances and to create diversity in massing. The covered entrances will be supported by columns with red rock stone veneer.

Air-conditioning ground units (remote compressors) will be screened with all unit air-handlers located within the unit. There will be no roof-top units.

Colors will be in the darker natural hues and shall conform to City of Sedona Light Reflective Guidelines.

The new buildings will be designed with a logical hierarchy of masses by using materials such as red rock and masonry at the lower portion of the building to create a base and to minimize its perceived heaviness or massiveness as the building rises in elevation.

Building materials and colors will compliment the surrounding buildings and create a project that will relate to its surrounding environment, provides a potential alternative pedestrian connection and will add to the economic vitality of Sedona.

It is our intent to integrate the design of the new project by complimenting the metal building with natural materials and colors and the use of indigenous landscape.

The visual impact will be reduced by varying building heights and setbacks, using natural building materials.

New evergreen trees and complimentary low water indigenous plant material will be introduced at the parking areas and at the west and south property lines in order to create a buffer and screen from the existing developments and roadway.

We believe that the new Garnello Warehouse Development as proposed meets the City of Sedona zoning criteria and has been designed using design principles outlined in the City of Land Development Code and Sedona Design Review Manual.

The Garnello Development will create a much needed occupancy use in an aesthetically pleasing building structure and will add to the economic vitality of Sedona.

Thank you,

Dan Surber, Architect (agent)
Owner/Developer
Larry and Denise Garnello

April 14, 2016

Date

City of Sedona
Department of Community Development
Attention: Audrey Juhlin and Cari Meyer
104 Roadrunner Drive
Sedona, Arizona 86336

Citizens Participation Plan for:
Garnello Commercial Warehouse Project

An informative letter which includes site plan, floor plans and building elevations will be sent out stating our intent for the property located at 60 Sinagua Drive Sedona, Arizona- Parcel # 408-24-319

Citizens will be invited to send questions or comments via fax, mail or e-mail and we will respond to clarify or answer questions regarding the project in same fashion.

All comments, questions or dialogue will be documented and presented to the City of Sedona as part of this participation plan prior to the public meeting in the spring of 2016.

Thank you,
Dan Surber, Architect (agent)

Dan Surber Architect

P.O. Box 3764 Sedona, Arizona USA 86340

Tel: 928-204-2814 Fax: 928-204-1031 e-mail: dsurber@esedona.net

UPDATE:

We have received one letter asking for clarification on existing trees and building placement. I have attached the letter for your review.

I have contacted Nancy Mathews and have answered her questions.

Thank you,
Dan Surber

Garnello Warehouse Building

Owner/Developer:
Larry and Denise Garnello
60 Sinagua Drive
Sedona, Arizona 86336

City of Sedona

Department of Community Development
Attention: Cari Meyer
104 Roadrunner Drive
Sedona, Arizona 86336

**LETTER OF INTENT AND PROJECT INFORMATION FOR:
“GARNELLO WAREHOUSE BUILDING”**

The applicant is proposing a new 3,808 sq.ft. Commercial/Warehouse Building with associated driveway, parking and walkways will be located on existing vacant site. The project is located at 60 Sinagua Drive, Sedona, Arizona.

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We believe that the new Garnello Warehouse Development as proposed meets the City of Sedona zoning criteria and has been designed using design principles outlined in the City of Sedona Design Review Manual and Design Guidelines.

The Garnello Development will create a much needed occupancy use in an aesthetically pleasing building structure and will add to the economic vitality of Sedona.

As part of the City of Sedona Design Review process we are required to obtain feedback from our surrounding neighbors. If you have any questions or comments please feel free to contact Larry Garnello or Dan Surber.

All feedback is welcome and will be presented to the City of Sedona.

You are also invited to attend the City of Sedona Planning and Zoning Hearing which will be noticed at a later date.

Thank you,

Dan Surber Architect P.O. Box 3764 Sedona, Arizona USA 86340

Tel: 928-204-2814 Fax: 928-204-1031 e-mail: dsurber78@esedona.net

Larry Garnello, Owner: e-mail- crystalmagicsda@gmail.com

Outdoor Lighting Application Part 1



City Of Sedona Community & Economic Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

Applicant Name:	DAN SURBER ARCHITECT	Phone:	928-204-2814	Permit # B	
Address:	P.O. BOX 3764 SEDONA, AZ. 86340	Cell Phone:	928-821-2182	Date Rec'd	
E-mail:	dsurber28@gmail.com	Fax:	928-204-6031	Staff Initials	

The following is for COMMERCIAL only.

Approved: Yes No

2. Site Identification

Parcel #:	408-24-319
Building Site Location:	60 SINAGUA DRIVE SEDONA, AZ. 86336
Business Name (if applicable):	GARNELLO WAREHOUSE BUILDING

3. Lumen Information for Non-residential and Multi-family Use Only: - Commercial only

Gross acres of entire site:	.35		
Acres for Public Right-of-Way:	—		
Net Acreage of Site:	.35	X 100,000* =	35,000

4. Type of Shielding and Lumens Proposed: - Commercial only -See Lumen Calculation Table (page 2)

Fully Shielded Fixtures - Lumens Proposed:	8,350
Partially Shielded Fixtures - Lumens Proposed:	
TOTAL LUMENS PROPOSED: (fully + partially shielded fixtures)	8,350

*Total outdoor light output shall not exceed 100,000 lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Instead, design goals should be the lowest levels of lumens necessary to meet the lighting requirements of the site. Partially shielded light fixtures are limited to a maximum of 5,500 lumens per net acre and are counted towards the 100,000 lumens per net acre cap.

Outdoor Lighting Application

Part 2 – Inventory

Lighting Inventory and Lumen Calculation Table

- Refer to page 3 for an example of a plan view diagram and completed table.
- List all new or proposed lighting first, then any existing light.
- Include any lighting proposed for external illumination of signs.
- Attach photometric data sheet or manufacturer’s product description for all lights, both new and existing (must include lumens). If such data is not available for existing fixtures that will be retained, include photographs of the fixtures showing sufficient detail to determine the shielding characteristics.
- Please include a Site Plan identifying all proposed and existing lighting fixtures.

Lamp Type Key: LPS Low Pressure Sodium
 HPS High Pressure Sodium
 MH Metal Halide
 FL Fluorescent
 IN Incandescent (including quartz-halogen)

Shielding Key: F Fully Shielded
 P Partially Shielded
 U Unshielded

Plan Key (ID)*	Light Class (1, 2, or 3)	Lamp Type (LPS, HPS, MH, FL, IN)	Initial Lumens	No. of Units	Shielding (F, P, or U)	Watts (each)	New or Existing (N or E)	Total Lumens
SA 1	1	LED	3,350	1	F		N	3,350
SC 2	5	CFL	1,000	5	F		N	5,000
Total Lumens =								8,350

*Plan key identification in first column must correspond to labeling on site plan map below.

Please attach a site plan (see following example) of your structure and locations for the new and existing exterior lighting.

Applicant Signature: 

Date: 4/14/2016



Type:
 Fixture:
 Project:

SC1

FCC611

6" Round Wall or Surface Mounted
 Stainless Steel Cylinder.



ORDERING

EXAMPLE: FCC611W-120V-20W MH G12-BK-F

SERIES	VOLTAGE	SOURCE/TEMPERATURE/LAMP	FINISH	LED OPTICS	ACCESSORIES
FCC611	120V	PL 13T 18T 26T	BK Black	SP Spot	EC E-Coat
FCC611W	277V	INC 75W PAR30	BZ Bronze	NFL Narrow Flood	EMR Emergency Backup, Remote (PL only, LEDΔ)
	347VΔ	HID 20W MH G12	CC Custom Color	FL Flood	F Fuse
		LED 3K 600 Lumens *min	SL Silver	WFL Wide Flood	
		4K 1000 Lumens *min	WH White		

Δcontact factory

SPECIFICATION

MOUNTING

- Mounts directly to standard recessed junction box. Additional mounting holes allow unit to be attached directly to mounting surface.

CONSTRUCTION

- Marine grade 316 stainless steel.
- Lens is 1/8" thick clear, tempered glass. Precision formed semi-specular aluminum for maximum reflectance.
- Neoprene continuous closed cell urethane 'O' ring gasket to seal out contaminants. Captive and recessed stainless steel, tamper resistant hex socket screws.

LED

- *Stated minimum lumens are delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are tested to LM 80 with a minimum CRI of 80 and color consistency of step 4 MacAdam Ellipse. Integral power supply standard. Input voltage 120V or 277V. Consult factory for dimming, all RGB color changing and any single color options.

FINISH

- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat.
- Optional e-coat process is added to the standard finish including zinc phosphate for a 5 year limited warranty.

ELECTRICAL

- Socket** PL: Four pin plug-in type compact fluorescent lamp holder (*lamp by others*). INC (120V only): Medium base porcelain socket. HID: G12 base porcelain socket.
- Ballast** PL: Fluorescent electronic, UL listed ballast standard. HID: Electronic ballast standard. Ballast has a manufacturer issued 5 year warranty. Please consult factory for other voltage options.

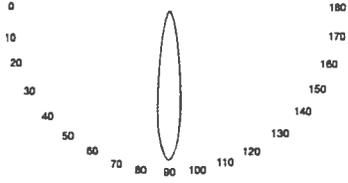
LISTING

- UL & cUL listed for wet locations (*for solid ceilings only*). IP65 Rating.

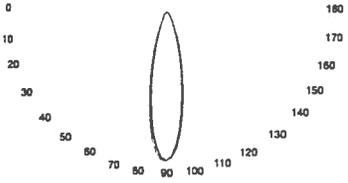


PHOTOMETRY

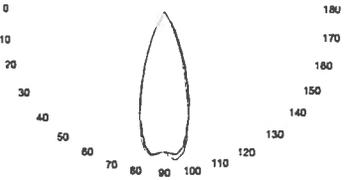
FCC611 120V LED 4000K 1000 Lumens Spot Distribution



FCC611 120V LED 4000K 1000 Lumens Narrow Flood Distribution

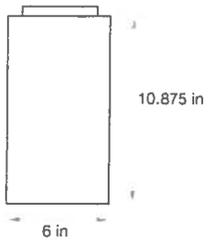


FCC611 120V LED 4000K 1000 Lumens Flood Distribution

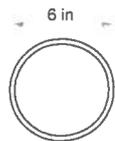
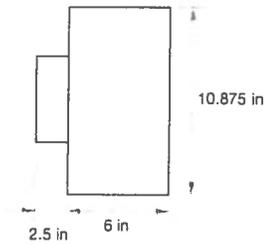


DIMENSIONS

FCC611



FCC611W



SA 1
SA 2



Search

Full Cutoff LED Wall Packs

Home

Products

Outdoor LED Fixtures

LED Garage and Canopy Fixtures

QuadroMAX LED Outdoor Lighting Fixtures

LED Wall Packs

Full Cutoff LED Wall Packs

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QuadroMAX LED Wall Packs

WallMax Wall Packs

LED Flood Lights

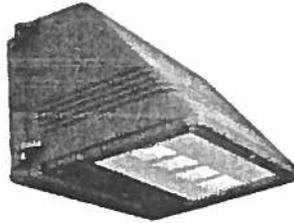
LED Area and Roadway Light Fixtures

LED Hazardous Location Fixtures

LED Vapor Tight Linear Fixtures

LED VaporProof Jelly Jar

LED Security Light Fixtures



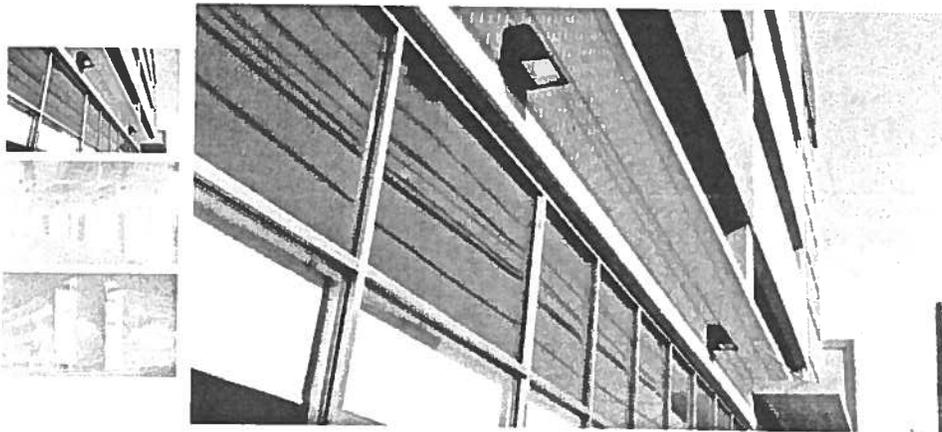
Validations & Accolades:



Overview:

MaxLite's MaxLED® Full Cutoff LED Wall Packs are available in 20-, 30-, 40- and 70-watts. These wall packs were designed and engineered as maintenance free, energy-efficient alternatives to traditional fluorescent, high/ low pressure sodium, metal halide, induction, and other types of lighting fixtures. Replacing 100- to 250-watt metal halide fixtures, the wall packs eliminate upward illumination contamination of the night sky, while providing highly effective delivered lumens for outdoor illumination at hotels, garages, commercial buildings, public spaces, schools and universities and hospitals. All Full Cutoff LED Wall Packs are available in 5000K (daylight) correlated color temperature (CCT) and maximize brightness. DesignLights Consortium®-qualified models are available.

Product Gallery



Data Sheets and Specifications

Click here to view product specifications and download data sheets

Incentives for Full Cutoff LED Wall Packs:

Rebates for MaxLite Products are available. Click [here](#) or scroll to the Available Utility Rebates tab below to see rebates available in your area.

Ready to Buy Full Cutoff LED Wall Packs?

Find your local distributor [here](#) or MaxLite rep [here](#).

[Data Sheets, Specs and Downloads](#)

[Utility Rebates](#)

[Features/Benefits](#)

[Options/Accessories](#)

[Lighting Layout](#)

Model Number

WPCS20AU50B

WPCS30AU50B

MLLWP40LED50DS-150

MLLWP70LED50DS-150



» Performance

Data Sheet

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Input Wattage	19.0 W	26.0 W	37.0 W	58.0 W
Input Voltage Range (V)	120-277	120-277	120-277	120-277
Delivered Lumens (lm)	2195.0 lm	3025.0 lm	3725.0 lm	5495.0 lm
Efficacy (lm/W)	116.0 lm/W	117.0 lm/W	101.0 lm/W	95.0 lm/W
Color Rendering Index (CRI)	80	82	86	85
Color Temperature (CCT)	5000 K	5000 K	5000 K	5000 K
Equivalent Wattage	100W MH	150W MH	175W MH	250W MH
Power Factor	0.92	0.94	0.96	0.96
MAX THD (%)	16	15	16	14
Min. Ambient Temp (°F)	-30 °F	-30 °F	-30 °F	-30 °F
Max. Ambient Temp (°F)	122 °F	122 °F	115 °F	115 °F
» Dimming Control				
Dimming compatible	Yes	Yes		
0-10V Dimming	Yes	Yes		
» Dimensions				
Product Weight (lbs.)			12.76 lbs.	
Product Depth (Inches)	11.26 "	11.26 "	13.78 "	13.78 "
Product Height (Inches)	9.06 "	9.06 "	9.14 "	9.14 "
Product Length (Inches)			0.00 "	0.00 "
Product Width (Inches)	12.60 "	12.60 "	18.30 "	18.30 "
» Longevity				
L70 Life (Hours)	145000 hours	145000 hours	95000 hours	95000 hours
Warranty (Years)	5 years	5 years		5 years
» Validations and Downloads				
LM-79	Download	Download	Download	Download
.ies	Download	Download		Download
LM-80	Yes	Yes		Yes
UL	Y	Y	Y	Y
Owner Manual	Download	Download	Download	Download
» Qualifications				
DesignLights Consortium®	Yes	Yes	Yes	Yes
LED Lighting Facts®	Download	Download	Download	Download

Sedona School of Massage
2945 Southwest DR
Sedona, AZ 86336

February 11, 2016

Sedona Planning and Zoning
102 Roadrunner DR
Sedona, AZ 86336

To Whom This May Concern,

Hello! I am writing in regard to a letter of intent and project information for Garnello Warehouse Building.

I own the property directly north of this project. I had a couple of questions. There are 2 trees right on the property line. Are you planning on taking them down, and, if so, is that necessary? I was also wondering if there is any possibility of moving the structure east to the utility easement to allow for more light and at least more space for the big tree.

Thank you for your time and consideration.

Regards,

Nancy Matthews
Director

PH: 928-284-3693

Email: info@sedonaschool.com

The symbols used in the Sedona Area Landscape Plant List are explained below:

A = Alluvial soils	M = Marginal near 0°
R = Riparian sites	W = Needs more water
D = Dry sites	X = Deciduous
P = Poor sites	AC = Accent Plant
H = Heat resistant	E = Evergreen
S = Needs summer shade	DR = Drought resistant

CITY OF SEDONA

LOW WATER PLANT LIST

NATIVE TREES					
Scientific Name	Common Name	Height	Site	Leaves	Comments
<i>Acer glabrum</i>	Rocky Mountain Maple	6-20'	S	X	W
<i>Acer grandidentatum</i>	Bigtooth Maple	8-30'	S	X	W
<i>Celtis laevigata reticulata</i>	Netleaf Hackberry	20-35'	A	X	
<i>Chilopsis linearis</i>	Desert Willow	10-25'	A	X	
<i>Cupressus arizonica</i>	Arizona Cypress	30-75'	A, R	E	
<i>Fraxinus velutina</i>	Velvet (Arizona) Ash	30-40'	R	X	
<i>Juglans major</i>	Arizona Walnut	30-50'	R	X	
<i>Juniperus coahuilensis</i>	Redberry Juniper	20-35'	D	E	
<i>Juniperus deppeana</i>	Alligator Juniper	20-60'	A	E	
<i>Juniperus osteosperma</i>	Utah Juniper	20-30'	D	E	
<i>Pinus edulis</i>	Pinyon Pine	15-35'	D	E	
<i>Pinus monophylla</i>	Singleleaf Pinyon	20-25'	DR	E	
<i>Platanus wrightii</i>	Arizona Sycamore	40-100'	R	X	W
<i>Populus fremontii</i>	Fremont Cottonwood	50-100'	R	X	W
<i>Prosopis velutina</i>	Velvet Mesquite	20-30'	A	X	
<i>Quercus emoryi</i>	Emory Oak	20-50'	A	X	
<i>Robinia neomexicana</i>	New Mexico Locust	6-25'	A	E	

NATIVE SHRUBS					
Scientific Name	Common Name	Height	Site	Leaves	Comments
<i>Agave parryii</i>	Parry's Agave	3-4'	H, D	E	AC
<i>Amelanchier utahensis</i>	Serviceberry	6-15'	D	X	
<i>Amorpha fruticosa</i>	Desert False Indigo	4-8'	H	E	W
<i>Amorpha californica</i>	California False Indigo	4-8'	H	E	W
<i>Arctostaphylos pringlei</i>	Pringle's Manzanita	10'	D	E	
<i>Arctostaphylos pungens</i>	Pointleaf Manzanita	3-6'	D	E	
<i>Atriplex canescens</i>	Four-wing Saltbush	2-4'	A	E	
<i>Canotia holacantha</i>	Crucifixion Thorn	10-15'	D	E	
<i>Ceanothus greggii</i>	Desert Ceanothus	3-5'	D	E	
<i>Ceanothus integerrimus</i>	Deerbrush	3-8'	R, A	E	
<i>Ceratoides lanata</i>	Winterfat	1-3'	H	E	
<i>Cercocarpus montanus</i> var. <i>paucidentatus</i>	Mountain Mahogany	4-8'	A, D	E	

<i>Chamaebatiaria millefolium</i>	Fernbush	3-8'	D	E	
<i>Cornus sericea</i>	Redosier Dogwood	3-7'	R	X	W
<i>Dalea formosa</i>	Feather Dalea	2'	H, DR, D	E	
<i>Ephedra viridis</i>	Mormon Tea	2-6'	A, D	E	
<i>Ericameria laricifolia</i>	Turpentine Bush	1-3'	A, D	E	
<i>Fallugia paradoxa</i>	Apache Plume	3-5'	D	E	
<i>Fendlera rupicola</i>	Fendlerbush	4-10'	D	X	
<i>Forestiera pubescens</i> (F. <i>neomexicana</i>)	Desert Olive	3-6'	A, D	X	
<i>Fouquieria splendens</i>	Ocotillo	6-20'	D	X	
<i>Frangula californica</i>	California Buckthorn	3-5'	A, S, D	E	
<i>Fraxinus anomala</i>	Singleleaf Ash	6-20'	D	X	
<i>Garrya flavescens</i>	Ashy Silktassel	6-12'	D, A	E	
<i>Garrya wrightii</i>	Wright's Silktassel	6-10'	D	E	
<i>Lycium pallidum</i>	Wolfberry	3-6'	D	E	
<i>Mahonia fremontii</i>	Fremont Barberry	3-6'	D	E	
<i>Mahonia haematocarpa</i>	Red Barberry	3-6'	D	E	
<i>Nolina microcarpa</i>	Beargrass	3'	S, D	E	
<i>Philadelphus microphyllus</i>	Littleleaf Mock Orange	3-6'	A, R	X	
<i>Prunus virginiana</i>	Chokecherry	10-25'	R	X	W
<i>Ptelea trifoliata angustifolia</i>	Hoptree	6-12'	D	X	
<i>Purshia stansburiana</i> (<i>Cowania mexicana</i>)	Cliffrose	3-6'	D	E	
<i>Quercus gambelii</i>	Gambel Oak	5-15'	D, H	E	
<i>Quercus palmeri</i>	Palmer Oak	6-10'	D, H	E	
<i>Quercus turbinella</i>	Scrub Oak	5-15'	D, H	E	
<i>Rhamnus ilicifolia</i>	Hollyleaf Buckthorn	3-6'	D	E	
<i>Rhus glabra</i>	Smooth Sumac	4-8'	A	X	W
<i>Rhus ovata</i>	Sugar Sumac	2-15'	D	E	
<i>Rhus trilobata</i>	Skunkbush (Squawbush)	3-8'	D	X	
<i>Ribes aureum</i>	Golden Currant	3-6'	S	X	W
<i>Rubus neomexicanus</i>	New Mexico Raspberry	6-8'	R, S	X	W
<i>Sambucus nigra</i>	Black Elderberry	3-20'	R	X	W
<i>Sophora secundiflora</i>	Texas Mountain Laurel	10-20'	H, P	E	
<i>Symphoricarpos rotundifolius</i>	Roundleaf Snowberry	3-6'	D	X	W
<i>Yucca baccata</i>	Banana Yucca	2-3'	D	E	AC
<i>Yucca elata</i>	Soaptree Yucca	2-20'	D, A	E	AC

NATIVE CACTUS			
Scientific Name	Common Name	Height	Site
<i>Cylindropuntia whipplei</i>	Whipple Cholla	2-3"	H, D
<i>Cylindropuntia leptocaulis</i>	Desert Christmas Cactus	2-3'	H, D
<i>Echinocereus coccineus</i>	Claret Cup Cactus	1'	H, D
<i>Echinocereus fasciculatus</i>	Pinkflower Hedgehog	12"	P, H, D
<i>Escobaria vivipara</i>	Beehive Cactus	2-3"	P, D, H
<i>Opuntia chlorotica</i>	Pancake Pricklypear	2-4'	H, D
<i>Opuntia engelmannii</i>	Engelmann Pricklypear	2-6'	H, P

Opuntia phaeacantha	Brownspear Pricklypear	12"	P, H, D
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NATIVE GROUNDCOVERS AND WILDFLOWERS			
Scientific Name	Common Name	Height	Exposure
Baileya multiradiata	Desert Marigold	low	full sun
Bouteloua curtipendula	Sideoats Grama (grass)	1-2'	full sun
Bouteloua gracilis	Blue Grama (grass)	1.5-2'	full sun
Castilleja angustifolia	Desert Indian Paintbrush	12"	full sun
Epilobium canum latifolium	Hummingbird Trumpet	low	part shade
Fragaria virginata	Wild Strawberry	low	shade
Glandularia gooddingii	Desert Verbena	low	full sun
Gutierrezia sarothrae	Snakeweed	12-18"	full sun
Linum lewisii	Blue Flax	2'	full sun
Mahonia repens	Creeping Barberry	6-18'	part shade
Melampodium leucanthum	Blackfoot Daisy	low	full sun
Mirabilis multiflora	Colorado Four-O'-Clock	6-10"	full sun
Muhlenbergia rigens	Deergrass	4'	sun/part shade
Penstemon barbatus	Beardlip Penstemon	low	full sun
Penstemon eatonii	Eaton's Penstemon	low	full sun
Penstemon linarioides	Toadflax Penstemon	low	full sun
Penstemon palmerii	Palmer's Penstemon	low	full sun
Penstemon pseudospectabilis	Desert Penstemon	low	sun/part shade

NATIVE VINES		
Scientific Name	Common Name	Exposure
Clematis ligusticifolia	Western White Clematis	part/full shade
Parthenocissis vitacea	Woodbine	shade
Vitis arizonica	Canyon Grape	part shade

ADAPTIVE TREES					
Scientific Name	Common Name	Height	Site	Leaves	Comments
Albizia julibrissin	Silk Tree	20-40'	H	X	
Catalpa bignonioides	Common Catalpa	30-40'	A	X	W
Cercis canadensis	Eastern Redbud	25'	DR	X	
Cercis occidentalis	Western Redbud	10-20'	DR	X	
Cercis siliquastrum	Judas Tree Redbud	25'	DR	X	
Chitalpa tashkentensis	Chitalpa	20-30'		X	W
Eriobotrya deflexa	Bronze Loquat	8'	S	E	W
Eriobotrya japonica	Loquat	15-30'	S	E	W
Fraxinus angustifolia 'Raywood'	Raywood Ash	50'	H	X	
Gleditsia triacanthos	Thornless Honeylocust	35-70'	H, DR	X	
Lagerstroemia indica	Crape Myrtle	15-25'	H	X	
Ligustrum japonica	Privet, Japanese	12'	A	E	
Lingstrum lucidum	Privet, Glossy	20-40'	A	E	
Magnolia grandiflora 'Russet'	Magnolia 'Russet'	12-15'	H	E	
Malus spp.	Flowering Crabapple	6-30'	H	X	

Morus alba	Fruitless Mulberry	30-40'	H, DR	X	
Olea europaea	European Olive	25-30'	H	E	fruitless
Photinia x fraseri	Photinia	14-16'	H	E	
Pinus halepensis	Aleppo Pine	30-60'	H, DR, M	E	
Pinus nigra	Austrian Black Pine	20-25'	H	E	
Pinus pinea	Italian Stone Pine	40-50'	H, D	E	
Pinus thunbergiana	Japanese Black Pine	15-20'	H	E	
Pistacia chinensis	Chinese Pistache	30-60'	P, H, D	X	
Platanus acerifolia	London Plane	40-80'	P, R	X	W
Platanus occidentalis	American Plane	40-80'	P, R	X	W
Platanus racemosa	California Sycamore	40-80'	R	X	W
Propopis pubescens	Screwbean Mesquite	30'	DR, D	X	
Prunus americana	Flowering Plum	20-30'	A	X	
Prunus caroliniana	Carolina Laurel Cherry	15-20'	H, DR	E	
Pyrus calleryana 'Aristocrat'	Pear, Ornamental	20-30'	H	X	
Pyrus calleryana 'Bradford'	Pear, Ornamental	20-30'	H	X	
Robinia x ambigua 'Purple Robe'	Locust 'Purple Robe'	30-40'	H, DR	X	W, suckers
Salix matsudana 'Navajo'	Globe Willow	16-20'	H, DR	X	W
Vitex agnus-castus	Chaste Tree	6-25'	H	X	

ADAPTIVE SHRUBS					
Scientific Name	Common Name	Height	Site	Leaves	Comments
Abelia chinensis	Abelia	4-5'	H	X	
Abelia x grandiflora	Glossy Abelia	8'	H	E	
Agave americana	Century Plant	6-25'	D	E	AC
Agave chrysantha	Chrysantha Agave	6-15'	P, H	E	
Agave palmeri	Palmer's Agave	6-15'	P, H	X	
Arctostaphylos densiflora 'McMinn'	Manzanita 'McMinn'	5-6'	H	E	
Arctostaphylos densiflora 'Sentinel'	Manzanita 'Sentinel'	6-8'	H	E	
Artemisia schmidtiana	Angel's Hair	2'	DR, H	E	
Baccharis pilularis	Coyote Brush	1-1.5'	H	E	
Berberis thunbergii	Japanese Barberry	4-6'	H	X	
Berberis x mentorensis	Barberry	4-7'	H	X, E	
Buddleja davidii	Butterfly Bush	4-12'	P, H	X	
Buxus microphylla koreana	Korean Boxwood	2-3'	A	E	
Caesalpinia gilliesii	Yellow Bird-of-Paradise	4-6'	H, DR	E	
Caryopteris incana	Common Bluebeard	3-4'	H, D, DR	X	
Ceanothus 'Concha'	California Lilac	6-7'	H, D	E	
Ceratoides lanata	Winterfat	1-3'	H	X	
Cercocarpus montanus	Mountain Mahogany	4-5'	A, D	E	
Cotoneaster divaricata	Spreading Cotoneaster	5-6'	H, DR	X	
Cotoneaster lacteus	Clusterberry	4-7'	H, DR	E	
Cupressus arizonica 'Blue Pyramid'	Arizona Cypress	20'	A	E	

<i>Cupressus arizonica</i> 'Icy Blue'	Arizona Cypress	20'	A	E	
<i>Cupressus arizonica</i> 'Taylor Silver'	Arizona Cypress	20'	A	E	
<i>Dalea frutescens</i>	Black Dalea	1-3'	P	X	
<i>Dasiphora fruticosa</i>	Cinquefoil	1-4'	H, D, DR	X	
<i>Elaeagnus pungens</i>	Silverberry	10-15'	H, DR	E	
<i>Eriogonum umbellatum</i>	Sulphur Flower	4-12"	H, D	X	
<i>Forsythia</i> spp.	Forsythia	1-5'	H	X	W
<i>Fraxinus greggii</i>	Little Leaf Ash	To 15'	H, DR	X	
<i>Hesperaloe parviflora</i>	Red Yucca	3-4'	H, DR	E	
<i>Hibiscus syriacus</i>	Rose-of-Sharon	10-12'	DR	X	
<i>Ilex cornuta</i> 'Burfordii'	Burford Holly	3-10'	S	E	
<i>Jasminum nudiflorum</i>	Jasmine, Winter	10-15'	S	X	
<i>Juniperus sabina</i> 'Tamariscifolia'	Tam Juniper	2-4'	P, H, DR	E	
<i>Juniperus chinensis</i>	Juniper (many cultivars)	2-15'	P, H, DR	E	
<i>Lagerstroemia indica</i>	Crape Myrtle	15'	H	X	
<i>Lavandula stoechas</i>	Spanish Lavendar	1-3'	H, DR	E	
<i>Leucophyllum</i> (several species)	Texas Ranger	5-12'	H, D, DR	X	
<i>Ligustrum amurense</i>	Amur Privet	6-15'	H	E	
<i>Lonicera fragrantissima</i>	Honeysuckle, Winter	8'	H	X	
<i>Mahonia aquifolium</i>	Oregon grape	2-3'	S	E	
<i>Nandina domestica</i>	Heavenly Bamboo	6-8'	DR, M	E	
<i>Perovskia atriplicifolia</i>	Sage, Russian	3'	H, D, DR	X	
<i>Photinia x fraseri</i>	Photinia	6-12'	DR, M	E	
<i>Pittosporum tobira</i>	Tobira	6-15'	DR, S	E	
<i>Punica granatum</i>	Pomegranate	6-10'	H, DR	X	
<i>Pyracantha coccinea</i>	Pyracantha	8-10'	H, DR	E	
<i>Pyracantha crenatoserrata</i>	Pyracantha	10-12'	H, DR	E	
<i>Pyracantha</i> 'Mojave' hybrid	Pyracantha	6-12'	H, DR	E	
<i>Raphiolepis indica</i>	Indian Hawthorn	4-5'	H, D	X	
<i>Rhamnus alaternus</i>	Italian Buckthorn	10-20'	H, D, DR	E	
<i>Rosa</i>	Rose	3-6'	H	X	Separate water line
<i>Rosmarinus officinalis</i>	Rosemary	2-6'	H, DR	E	
<i>Salvia clevelandii</i>	Cleveland Sage	4'	H, D, DR	X, E	
<i>Salvia greggii</i>	Autumn Sage	4'	H, DR	X, E	
<i>Santolina chamaecyparissus</i>	Gray Santolina	2'	P, H, DR	E	
<i>Santolina virens</i>	Green Santolina	2'	P, H, DR	E	
<i>Shepherdia argentea</i>	Silver Buffaloberry	6-12'	S	E	
<i>Shepherdia rotundifolia</i>	Roundleaf Buffaloberry	3-4'	D	E	
<i>Salvia clevelandii</i>	Cleveland Sage	4'	H, D, DR	X, E	
<i>Viburnum x burkwoodii</i>	Burkwood's Viburnum	6-12'	H	E	
<i>Viburnum carlesii</i>	Korean Spice Viburnum	4-8'	S	X	
<i>Viburnum lantana</i>	Wayfaring Tree	8-15'	DR	X	
<i>Vitex agnus-castus</i>	Chaste Tree	8-15'	H	X	

ADAPTIVE CACTUS			
Scientific Name	Common Name	Height	Site
Opuntia santa-rita	Santa Rita Prickly Pear	2-4'	H, D

ADAPTIVE GROUNDCOVERS AND WILDFLOWERS					
Scientific Name	Common Name	Height x Width	Site	Leaves	Comments
Ajuga spp. and vars.	Ajuga	2-10"x8"	S, W	E	
Anacyclus depressus	Mt. Atlas Daisy	6"x6'	H, D	X	
Baccharis pilularis	Coyote Brush	1-2'x6'	P, H, DR	E	
Bouteloua curtipendula	Sideoats Grama (grass)	1-2'x2'	H, P, D	X	
Bouteloua gracilis	Blue grama (grass)	1.5-2'x1'	H, P, D	X	
Cerastium tomentosum	Snow-in-summer	6-8"x2-3'	H, DR, P	E	
Cotoneaster adpressa	Cotoneaster, Creeping	1'x6'	DR, H	X, E	
Cotoneaster dammeri	Bearberry Cotoneaster	8"x10'	DR, H	X	
Cotoneaster horizontalis	Rock Cotoneaster	2-3'x10-15'	DR, H	X	
Dalea capitata	Dalea Capitata	8"x3'		X	
Dalea greggii	Trailing Indigo Bush	1.5'x6'		E	
Echinacea purpurea	Purple Cone Flower	1-2'x2'	H	X	
Erysimum kotschyannum	Wallflower	6"	H, D	E	
Eschscholzia californica	California Poppy	1'x1.5'	H, DR		annual
Euonymus fortunei vars.	Purple-leaf Winter Creeper	1-2'x6-8'	H	X, E	
Festuca ovina glauca	Blue Fescue (grass)	1'x10"	P, H	X	
Festuca rubra	Red Fescue (grass)	1'x1'	P, H	X	
Fragaria chiloensis	Beach or Sand Strawberry	6"x1'	S	X	
Lamium maculatum 'Pink Pewter'	Deadnettle	9"x3'	S	X	
Lonicera fragrantissima	Winter Honeysuckle	8'x8'		X	
Lupinus nanus	Sky Lupine	8"-2'x1'	H, P, D		annual
Muhlenbergia capillaris	Pink Muhly (grass)	1-6'x2-6'	H, DR, D	X	
Muhlenbergia rigens	Deergrass	4'x4'	H, P, D	X	
Nepeta mussinii 'Blue Wonder'	Catmint	6-12"x2-3'	H	X	
Penstemon pinifolius	Pineleaf Penstemon	1.5'x2'	H, D	E	
Potentilla neumanniana	Potentilla	2'x2'	Sun/part shade	E	W
Rosmarinus officinalis	Rosemary	1-4'x4-5'	H, DR	E	
Teucrium chamaedrys 'Prostratum'	Germander	4-6"x3'	P, H, DR	E	
Verbena peruviana	Peruvian Verbena	1'x2'	P, H, D		annual
Verbena rigida	Sandpaper Verbena	1'x2'	H, DR	X	W
Zinnia angustifolia	Zinnia	1'x2'	H	X	

ADAPTIVE VINES			
Scientific Name	Common Name	Exposure	Leaves
Campsis radicans	Trumpet Creeper	Sun	X
Lonicera sempervirens	Honeysuckle, Trumpet	Sun	E, X
Parthenocissus quinquefolia	Virginia Creeper	Sun	X

<i>Rosa banksiae</i>	Lady Banks's Rose	Sun	E
<i>Trachelospermum jasminoides</i>	Star Jasmine	Shade	X
<i>Wisteria</i> spp.	Wisteria	Sun	X

UNACCEPTABLE TREES	
Scientific Name	Common Name
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Cedrus deodara</i>	Deodar Cedar
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Elaeagnus angustifolia</i>	Russian Olive
<i>Eucalyptus</i> spp.	Gum Eucalyptus
<i>Melia azedarach</i>	Chinaberry
<i>Pinus eldarica</i>	Afghan (Mondel) Pine
<i>Tamarix</i> spp.	Tamarisk
<i>Ulnus pumila</i>	Siberian Elm

UNACCEPTABLE SHRUBS	
Scientific Name	Common Name
<i>Arundo donax</i>	Giant Reed
<i>Cortaderia jubata</i>	Pampas Grass
<i>Cortaderia selloana</i>	Pampas Grass
<i>Ericameria nauseosa</i>	Rabbitbrush, Chamisa
<i>Lantana camara</i>	Lantana
<i>Lantana montevidensis</i>	Lantana
<i>Rubus armeniacus</i>	Himalayan Blackberry

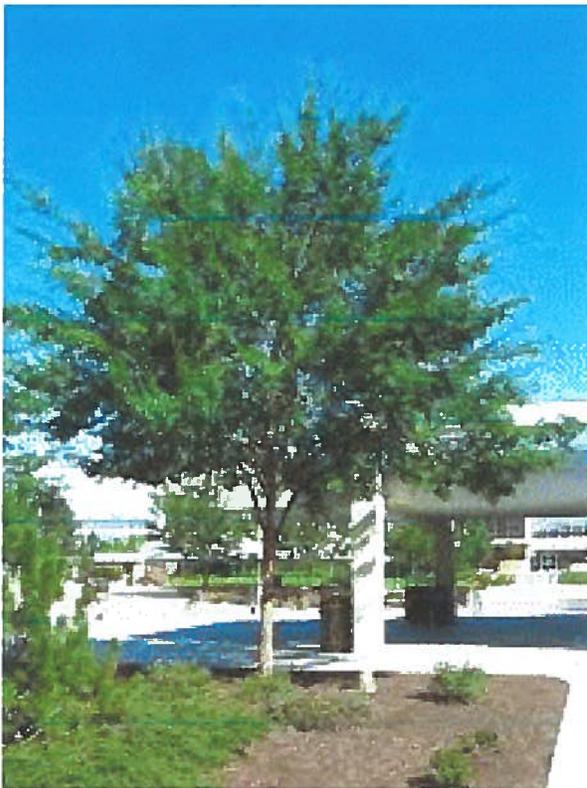
UNACCEPTABLE GROUNDCOVERS	
Scientific Name	Common Name
<i>Cynodon dactylon</i>	Bermuda grass
<i>Hedera helix</i>	English Ivy
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Poa pratensis</i>	Kentucky Bluegrass
<i>Pyracantha</i> spp.	Pyracantha, Firethorn*
<i>Vinca major</i>	Periwinkle
<i>Vinca minor</i>	Dwarf Periwinkle

*Not to be used as a groundcover because of needlelike thorns.

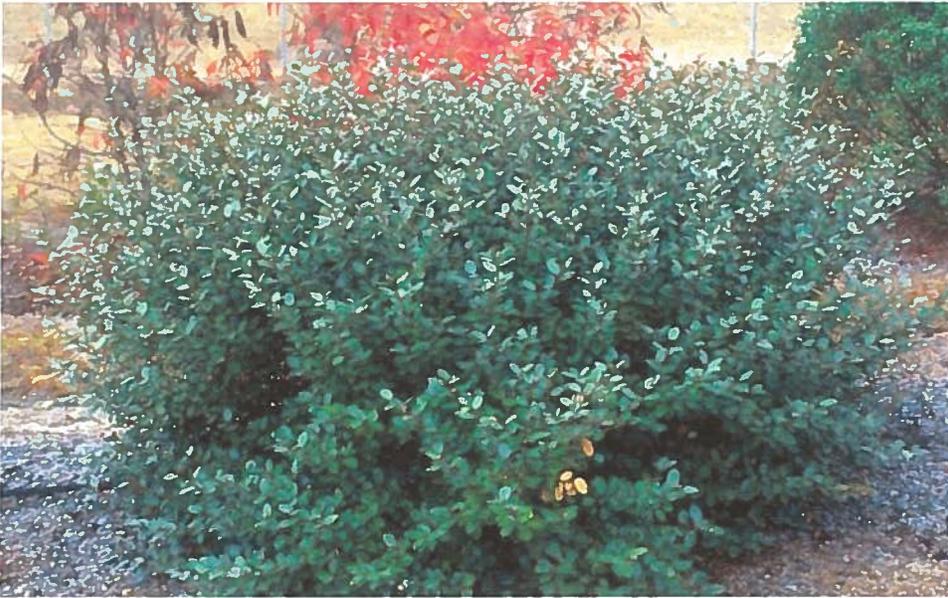
B: OUTLINE OF DEVELOPMENT REVIEW PROCESS



ARIZONA CYPRESS



VELVET ARIZONA ASH



SILVERBERRY BUSH



INDIAN HAWTHORNE



COTONEASTER



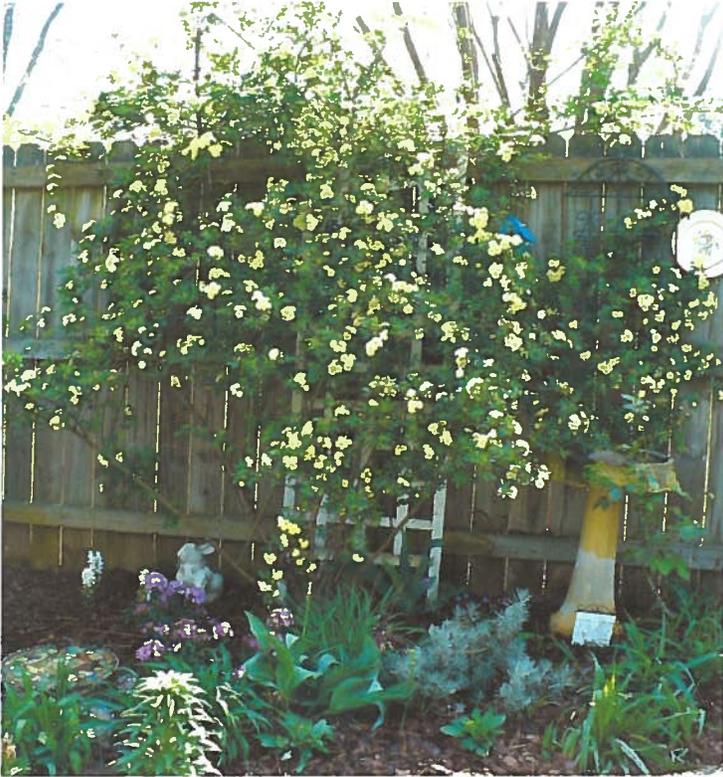
CLUSTERBERRY



SUNDANCER DAISY



BLACKFOOT DAISY



LADY BANKS ROSE



STAR JASMINE