

# 16<sup>th</sup> St Enclave

**Exclusively Available**

Jeff Beach | (602) 553-4120 | jbeach@hogangroupaz.com  
Kevin Hogan | (602) 553-4115 | khogan@hogangroupaz.com  
Jim Tipton | (602) 553-4110 | jtipton@hogangroupaz.com



## ➤ Location:

S/SWC of Southern Ave & 16<sup>th</sup> St,  
Phoenix, AZ

## ➤ Description:

4.3 Acres  
APN 114-22-004  
25 Lots – 45'x115'  
Setbacks – Front 10', 18' to front of garage  
from back of sidewalk, Rear established  
by building code, Side established by  
building code  
Zoned R1-6 PRD

## ➤ Utilities:

Water – City of Phoenix  
Sewer – City of Phoenix  
Electric – SRP  
Gas – Southwest Gas

## ➤ Comments:

Preliminary plat has been approved and  
seller will allow time for final plat approval.  
Engineering is almost completed for the site.  
Two story homes are allowed. No city  
impact fees. This site could also be a great  
site for a charter school or an assisted living  
facility.

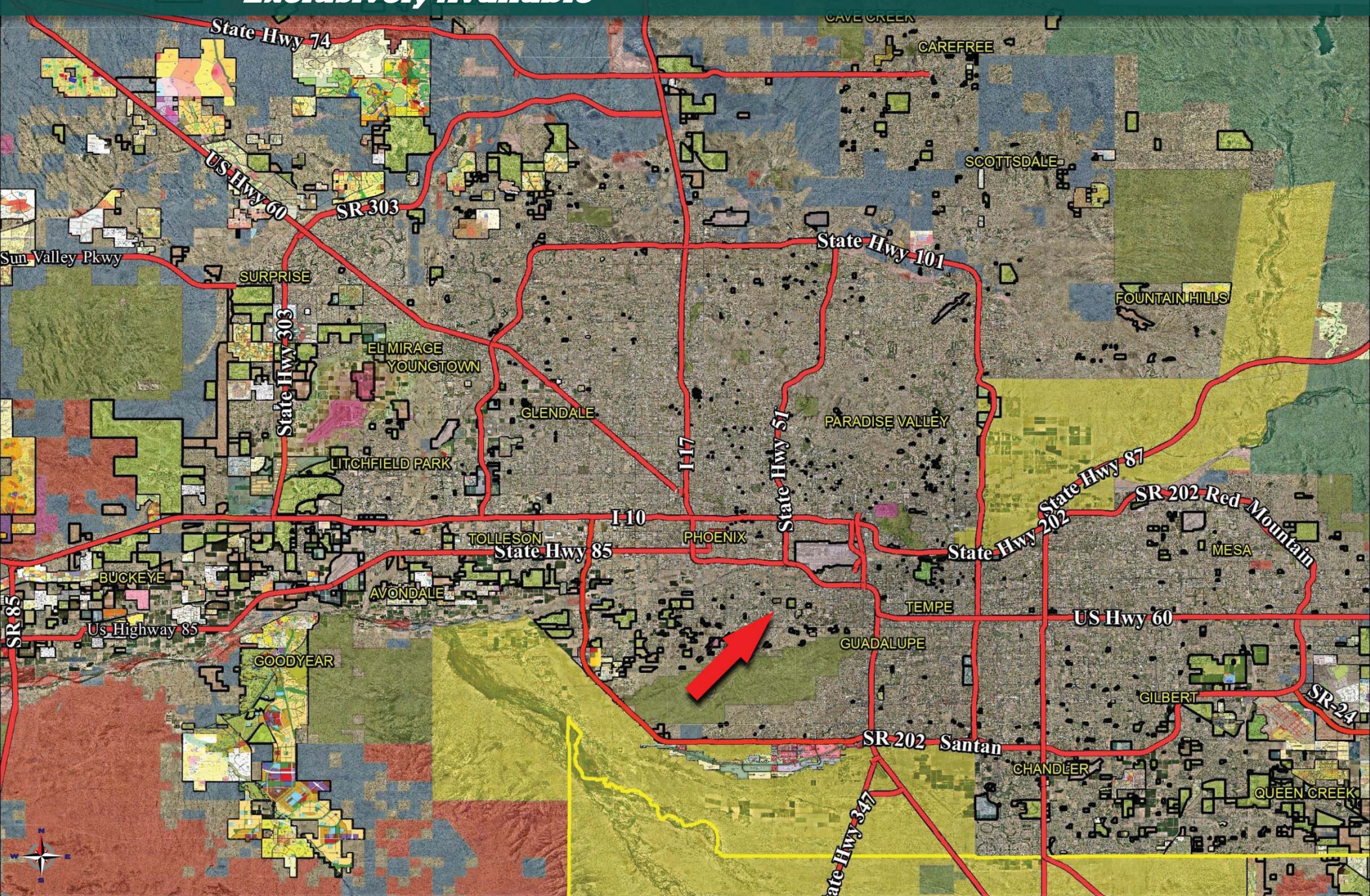
## ➤ Purchase Price:

\$650,000 or \$26,000/Lot or \$578/FF or  
\$151,163/Acre or \$3.47/SF

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## 16TH STREET ENCLAVE CONCEPTUAL SUBDIVISION PLAN AND CONCEPT PLAN

TRACT	TOTAL SIZE (SF)	OPEN SPACE (SF)	DESCRIPTION
A	2,875	1,150	Common Landscape Setback, Landscaping
B	22,100	12,375	Common Landscape Setback, Landscaping, Retention
C	2,875	1,150	Common Landscape Setback, Landscaping
D	20,037		Private Accessway
<b>TOTAL</b>	<b>47,887</b>	<b>14,675</b>	<b>0.34 Acres Open Space/6.7% of Site</b>

Applicant: TRS12, LLC  
 18835 N. Thompson Peak Pkwy, Suite 215  
 Scottsdale, AZ 85255  
 Contact: John Wittrock  
 (602) 469-8050

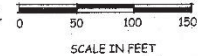
Designer: WALSH DESIGN GROUP  
 6106 E. Rose Circle Drive  
 Phoenix, AZ 85018  
 Contact: Joe Welsh  
 (602) 619-7581  
 Email: jwelsh@wdg.net

Parcel #: 114-22-004  
 Existing Zoning: R1-6  
 Proposed Zoning: Same (R1-6 PRD)  
 Gross Acreage: 5.0 Acres  
 Number of Lots: 25  
 Gross Density: 5 DU/Ac  
 Lot Sales: Yes  
 Building Height: 2 stories with a maximum 30 feet  
 Open Space: 0.34 Acres or 6.7%

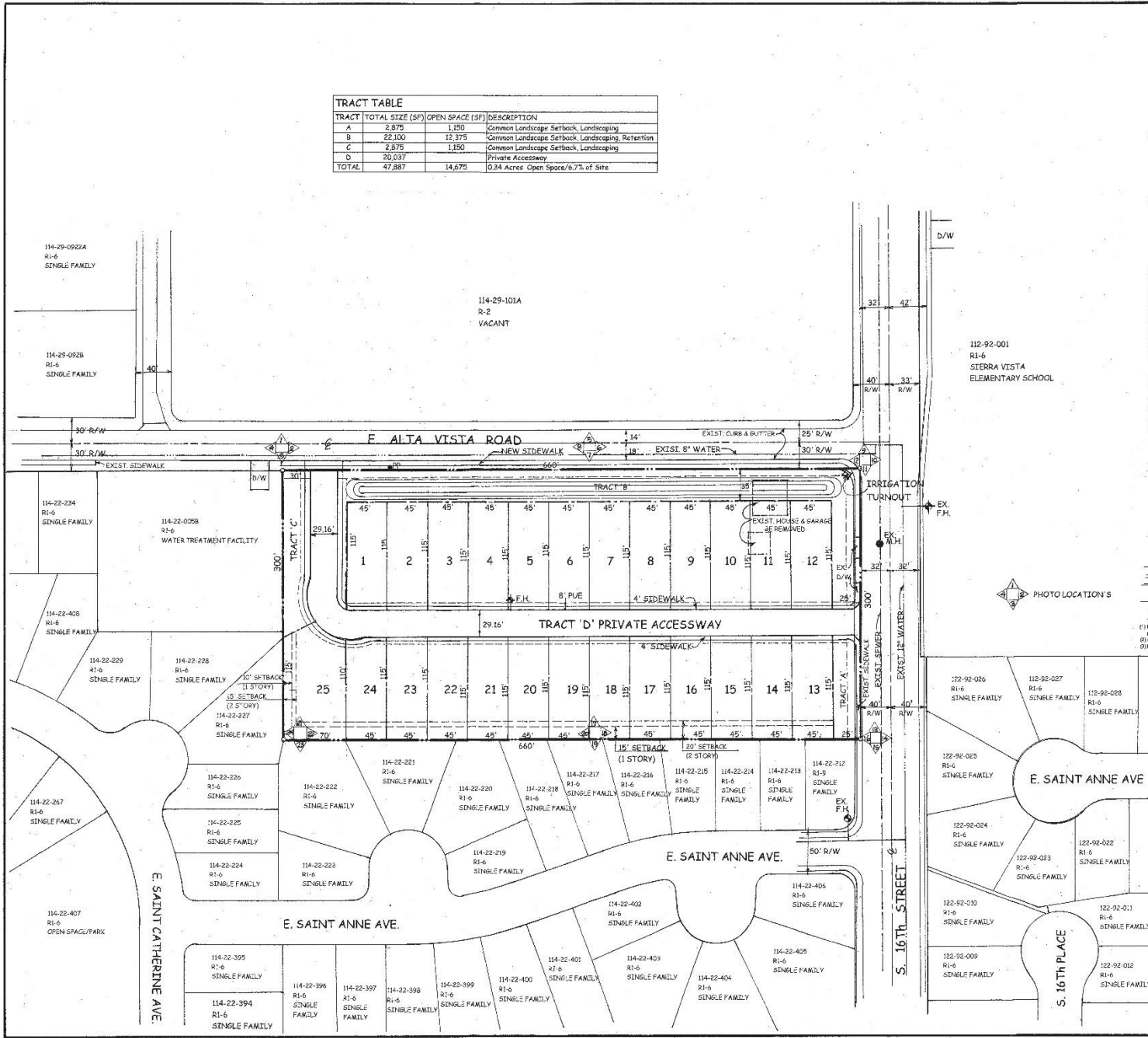
**Statement of Intent:**  
 This proposal intends to subdivide the property into 25 single family detached lots with a minimum lot width of 45 feet. The homes will have 2 car garages and meet the R1-6 setback requirements. A Private Accessway will be constructed to City standard for access to all lots. This development will be subject to Single Family Design Review.



**TYPICAL LOT DETAIL**  
 (1) FRONT SETBACK 10' TO FRONT OF GARAGE  
 (2) FROM BACK OF SIDEWALK  
 (3) SIDE SETBACK ESTABLISHED BY WALLING  
 (4) REAR SETBACK ESTABLISHED BY WALLING CODE



REVISIONS	BY



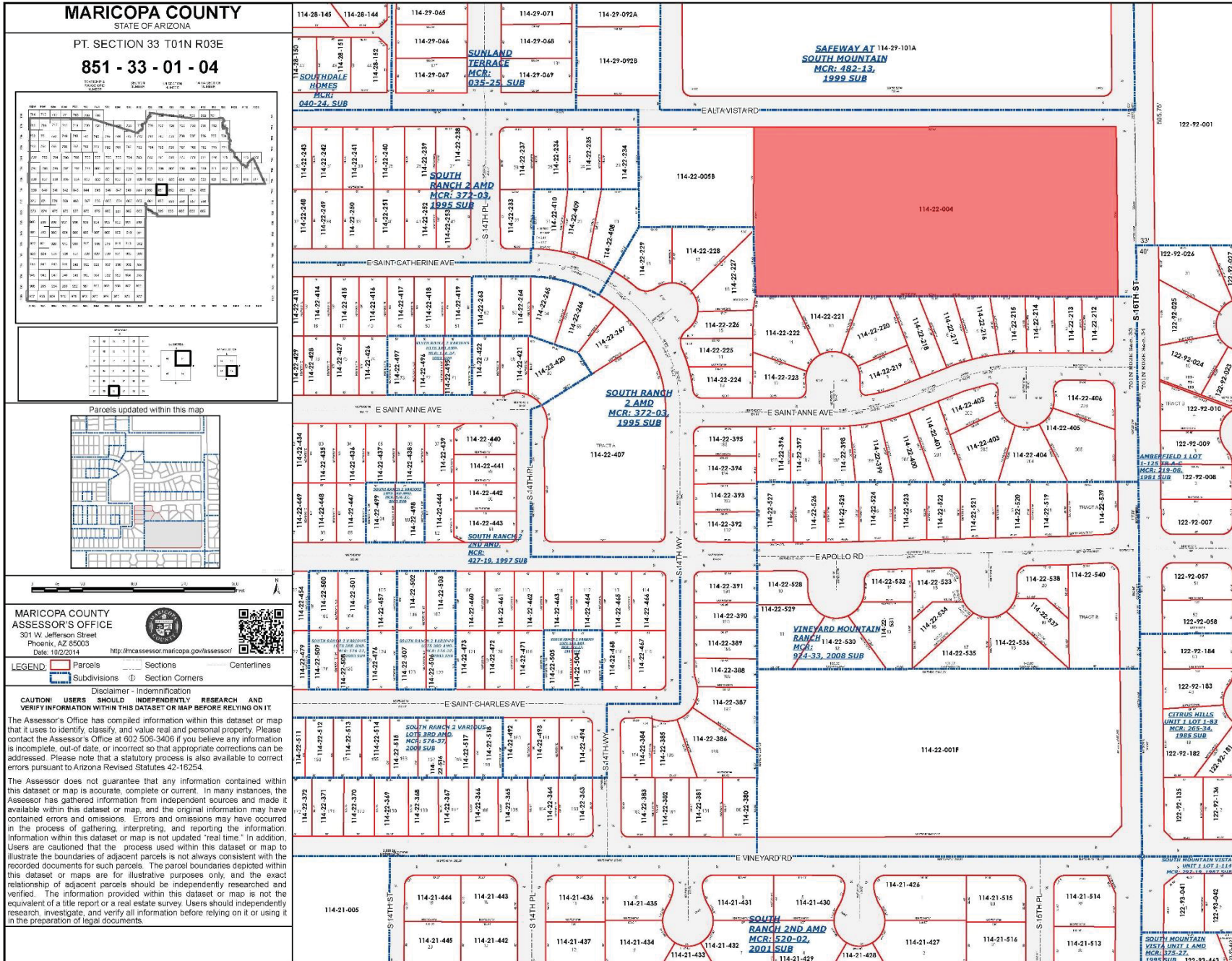
WALSH DESIGN GROUP  
 6106 E. Rose Circle Dr.  
 Phoenix, AZ 85018  
 (602) 619-7581  
 jwelsh@wdg.net

Date: 6/1/2015  
 Scale: 1" = 50'  
 Drawn: JW  
 Job:  
 Sheet:  
 Of: Sheets

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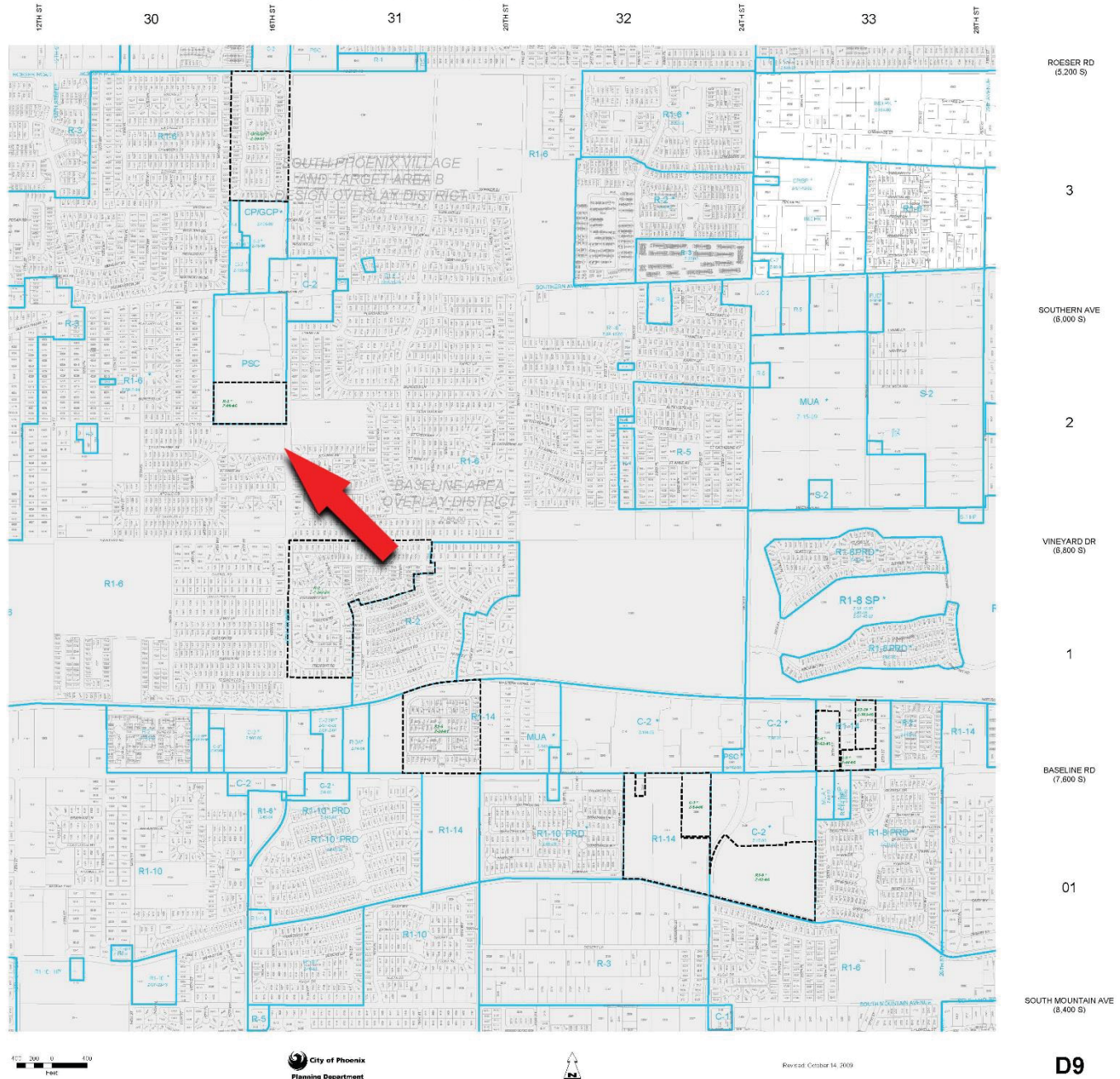
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PHOENIX PLANNING DEPARTMENT MAP: D9



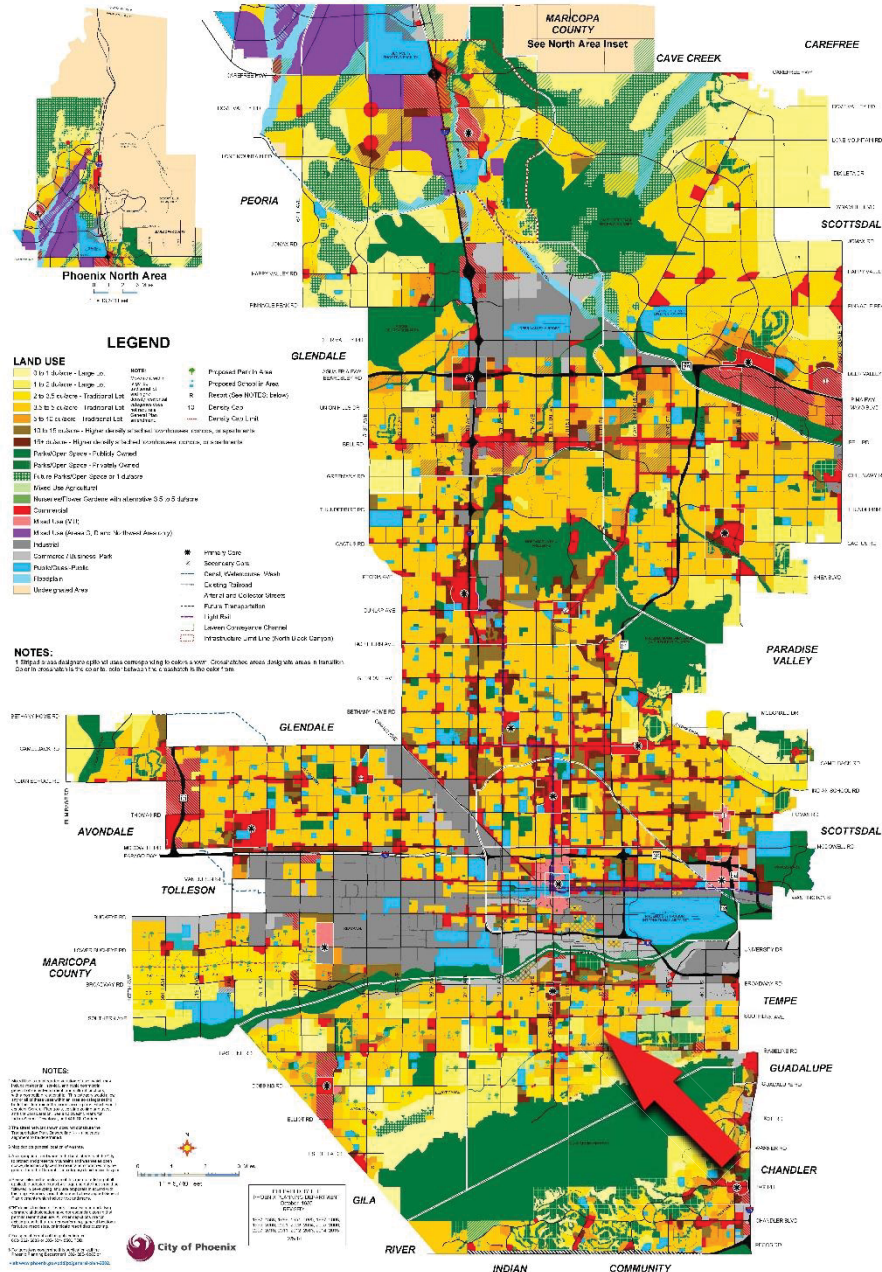
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## CITY OF PHOENIX GENERAL PLAN A Vision for the Future



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