



Design Review Board



DRB25-00222

Signal Butte & Germann



Request

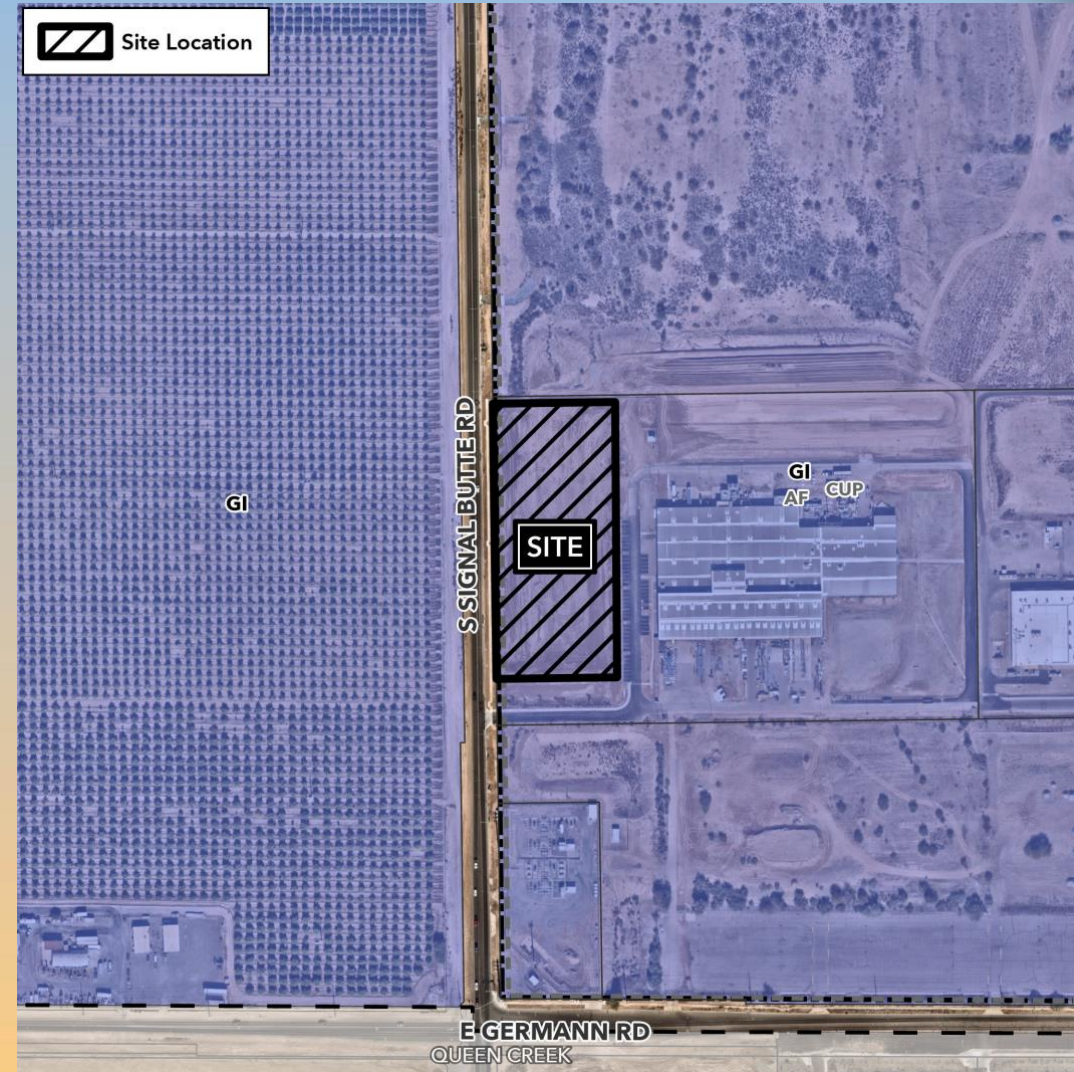
- Design Review
- To allow for a light industrial development





Location

- North of Germann Road
- East side of Signal Butte Road























Site Photo











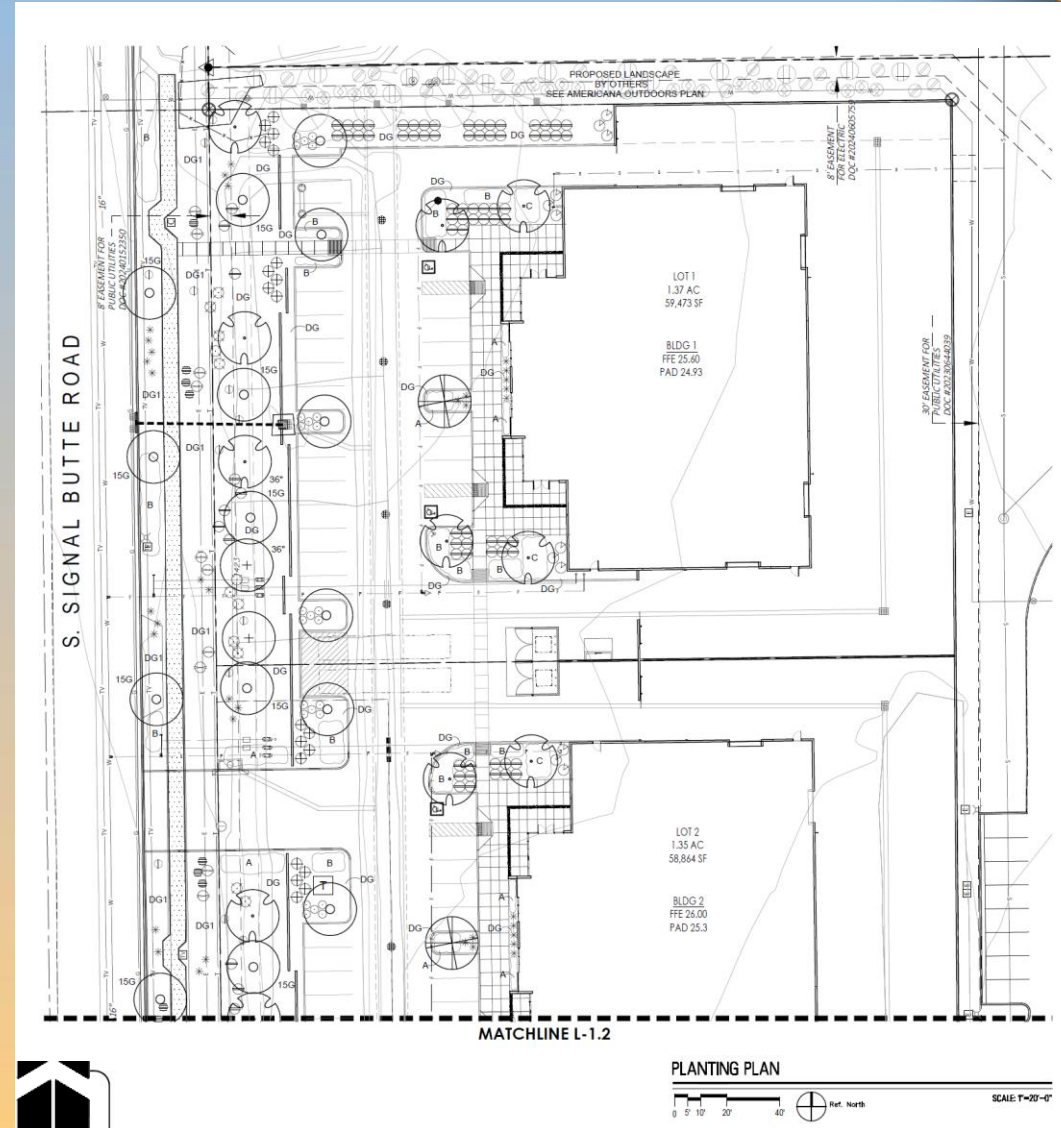
Looking east from Signal Butte Road



Landscape Plan































MASTER PLANT LIST		
TREES		
	HYBRID MESQUITE PROSOPIS 'COOPER'	36" BOX, LOW BREAKING, MATCHED, 3 QTY
	HYBRID PALO VERDE PARKINSONIA 'DESERT MUSEUM'	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 18 / 3 QTY
	THORNLESS CASCALOTE CAESALPINA CACALACO 'SMOOTHEE'	15 GAL / 24" BOX, LOW BREAKING, MATCHED, 10 / 13 QTY
	PROSOPIS CHILENSIS CHILEAN MESQUITE	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 4 / 3 QTY
SHRUBS		
	HESPERALOE PARVIFLORA	5 GAL, 52 QTY
	RED YUCCA	5 GAL, 21 QTY
	SIMMONDSIA CHINENSIS JOUJOBA	5 GAL, 135 QTY
	RUPELLIA PENINSULARIS BAJA RUPELLIA	5 GAL, 38 QTY
	TECOMA STANS 'ORANGE JUBILEE'	5 GAL, 50 QTY
	RUPELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL, 23 QTY
	DASYLIRION WHEELERI DESERT SPOON	5 GAL, 12 QTY
	AGAVE MURPHEYI MURPHY'S AGAVE	5 GAL, 17 QTY
	ENCELIA FARINOSA BRITTLEBUSH	1 GAL, 17 QTY
GROUNDCOVER		
	EUPHORBIA RIGIDA GOPHER PLANT	1 GAL @ 3" O.C. 88 QTY
	LANTANA 'NEW GOLD'	1 GAL @ 3" O.C. 243 QTY
	EREMOPHILA GLABRA OUTBACK SUNRISE EMU	1 GAL @ 2.5' O.C. 120 QTY
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL @ 2.5' O.C. 120 QTY
	DECOMPOSED GRANITE MADISON GOLD	1/2" MINUS 2" DEPTH
	DECOMPOSED GRANITE MADISON GOLD	1/2" SCREENED 2" DEPTH









AMERICANA PLANT LEGEND FOR REFERENCE ONLY		
SYMBOL	BOTANICAL NAME	COMMON NAME SIZE
TREES		
	ACACIA SALICINA	WILLOW ACACIA 15 GAL
	CAESALPINA CACALACO 'SMOOTHEE'	THORNLESS CASCALOTE 15 GAL
	PARKINSONIA X 'DESERT MUSEUM'	THORNLESS PALO VERDE 24" BOX / 36" BOX
	PROSOPIS CHILENSIS	THORNLESS MESQUITE 24" BOX / 36" BOX
SHRUBS / GROUNDCOVERS / ACCENTS		
	ACACIA REDOLENS	TRAILING ACACIA 3 GAL
	AGAVE MURPHEYI	MURPHY'S AGAVE 5 GAL
	DASYLIRION WHEELERI	DESERT SPOON 5 GAL
	ENCELIA FARINOSA	BRITTLEBUSH 5 GAL
	EREMOPHILA GLABRA	GOLD EMU BUSH 1 GAL
	EUPHORBIA RIGIDA	GOPHER PLANT 1 GAL
	HESPERALOE PARVIFLORA	RED YUCCA 5 GAL
	LARREA TRIDENTATA	CREOSOTE 5 GAL
	RUPELLIA PENINSULARIS	DESERT RUPELLIA 5 GAL
INERT GROUNDCOVER		
	DECOMPOSED GRANITE - ROW	MADISON GOLD - 7" SCREENED
	DECOMPOSED GRANITE	MADISON GOLD - 1/4" MINUS

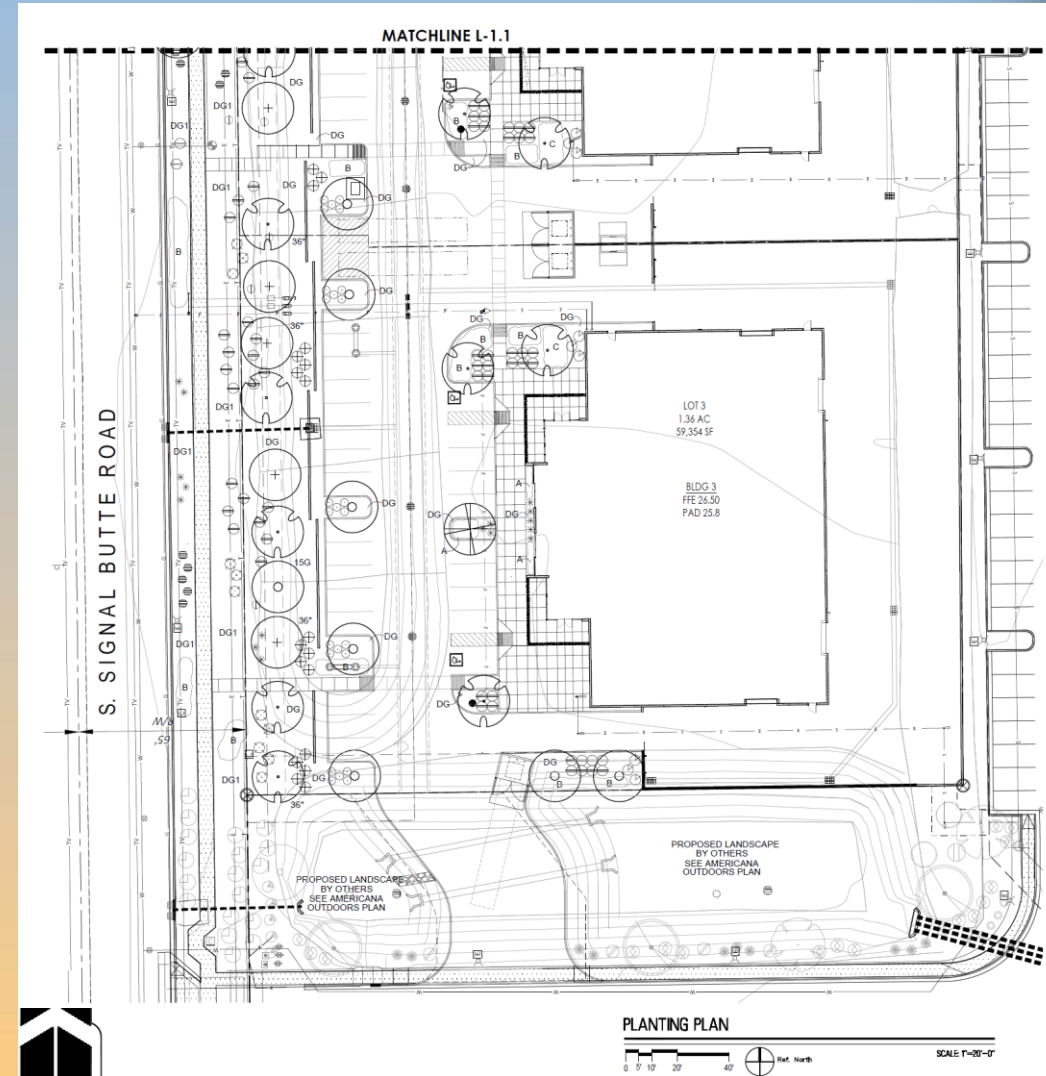




Landscape Plan

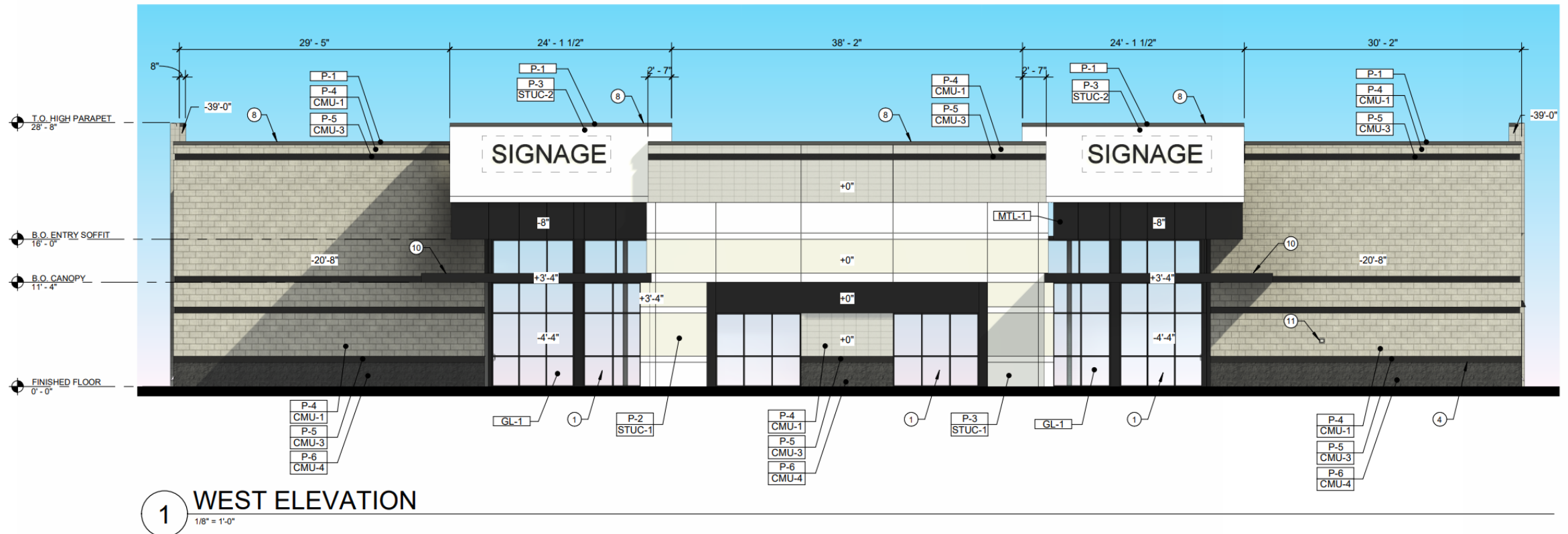
MASTER PLANT LIST			
TREES		SIZE/ COMMENTS / QTY	
	HYBRID MESQUITE PROSOPIS 'COOPERI'	36" BOX, LOW BREAKING, MATCHED, 3 QTY	
	HYBRID PALO VERDE PARKINSONIA 'DESERT MUSEUM'	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 18 / 3 QTY	
	THORNLESS CASCALOTE CAESALPINA CAGALACO 'SMOOTHIE'	15 GAL / 24" BOX, LOW BREAKING, MATCHED, 10 / 13 QTY	
	PROSOPIS CHILENSIS CHILEAN MESQUITE	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 4 / 3 QTY	
	SHRUBS		
	HESPERALOE PARVIFLORA	5 GAL, 52 QTY	
	RED YUCCA	5 GAL, 21 QTY	
	SIMMONDSIA CHINENSIS	5 GAL, 139 QTY	
	JOCSEA	5 GAL, 38 QTY	
	RUCELLIA PENINSULARIS	5 GAL, 50 QTY	
	BAJA RUCELLIA	5 GAL, 23 QTY	
	TECOMA STANS 'ORANGE JUBILEE'	5 GAL, 12 QTY	
	ORANGE JUBILEE TECOMA	5 GAL, 17 QTY	
	RUCELLIA BRITTONIANA	1 GAL, 17 QTY	
	MEXICAN PETUNIA	1 GAL @ 3" O.C.	
	DASYLIRION WHEELERI	88 QTY	
	DESERT SPOON	1 GAL @ 3" O.C.	
	AGAVE MURPHEYI	243 QTY	
	MURPHY'S AGAVE	1 GAL @ 2.5' O.C.	
	ENCILIA FARINOSA	120 QTY	
	BRITTLEBUSH	12" MINUS	
	GROUNDCOVER		
	EUPHORBIA RIGIDA	2" DEPTH	
	GOPHER PLANT	12" SCREENED	
	LANTANA NEW GOLD	2" DEPTH	
	'NEW GOLD' LANTANA		
	EREMOPHILA GLABRA		
	OUTBACK SUNRISE EMU		
	BOUTELOUA GRACILIS 'BLONDE AMBITION'		
	'BLONDE AMBITION' GRAMA		
	DECOMPOSED GRANITE		
	MADISON GOLD		
	DECOMPOSED GRANITE		
	MADISON GOLD		

AMERICANA PLANT LEGEND			
SYMBOL		FOR REFERENCE ONLY	
BOTANICAL NAME		COMMON NAME	
TREES		SIZE	
	ACACIA SALICINA	WILLOW ACACIA	15 GAL
	CAESALPINA CAGALACO 'SMOOTHIE'	THORNLESS CASCALOTE	15 GAL
	PARKINSONIA X 'DESERT MUSEUM'	THORNLESS PALO VERDE	24" BOX
	PROSOPIS CHILENSIS	THORNLESS MESQUITE	24" BOX
			36" BOX
	SHRUBS/ GROUNDCOVERS/ ACCENTS		
	ACACIA REDOLENS	TRAILING ACACIA	3 GAL
	AGAVE MURPHEYI	MURPHY'S AGAVE	5 GAL
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL
	ENCILIA FARINOSA	BRITTLEBUSH	5 GAL
	EREMOPHILA GLABRA	GOLD EMU BUSH	1 GAL
	EUPHORBIA RIGIDA	GOPHER PLANT	1 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
	LARREA TRIDENATA	CREOSOTE	5 GAL
	RUCELLIA PENINSULARIS	DESERT RUCELLIA	5 GAL
	INERT GROUNDCOVER		
	DECOMPOSED GRANITE- ROW	MADISON GOLD- 3" SCREENED	
	DECOMPOSED GRANITE	MADISON GOLD- 14" MINUS	





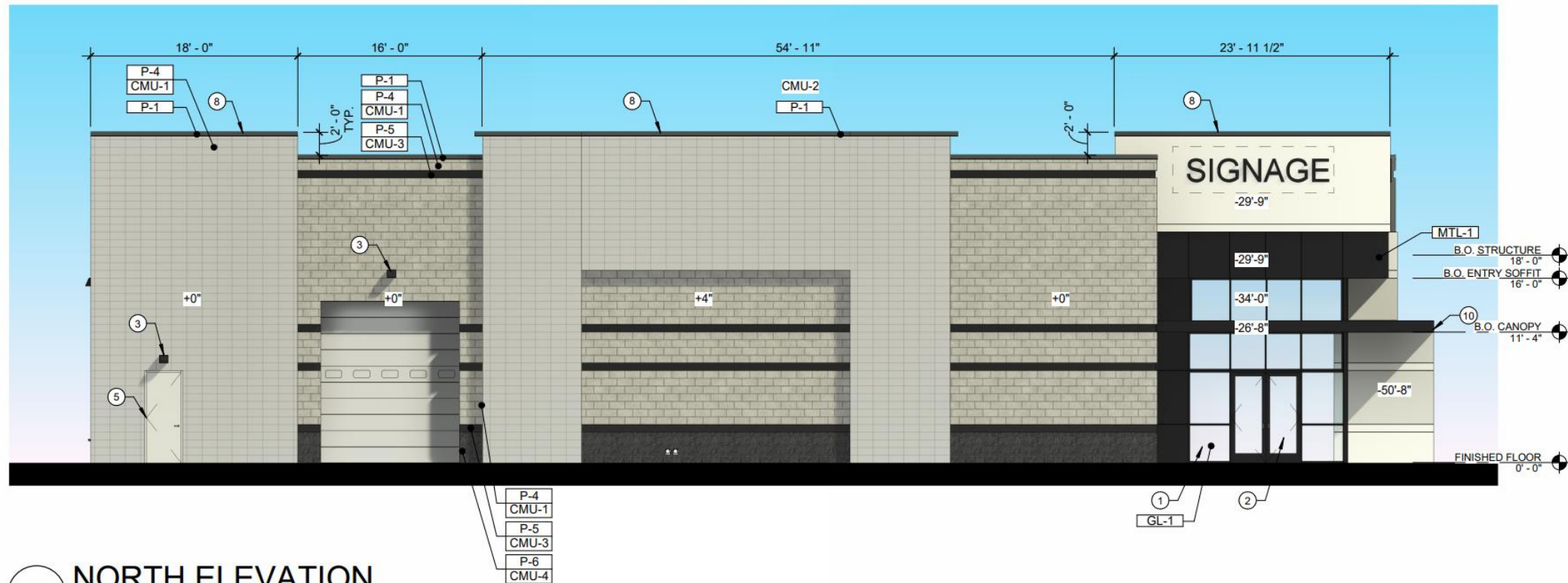
Building Elevations



Building 1 and



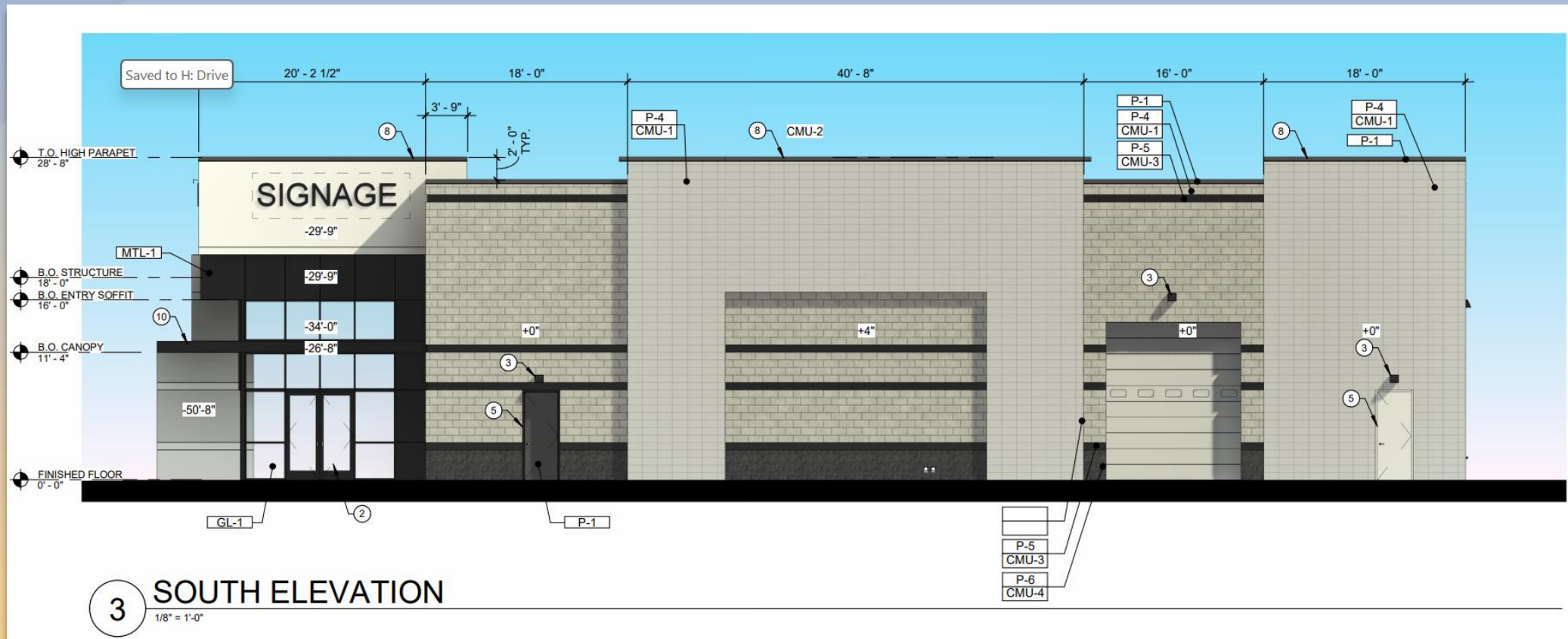
Building Elevations



Building 1 and



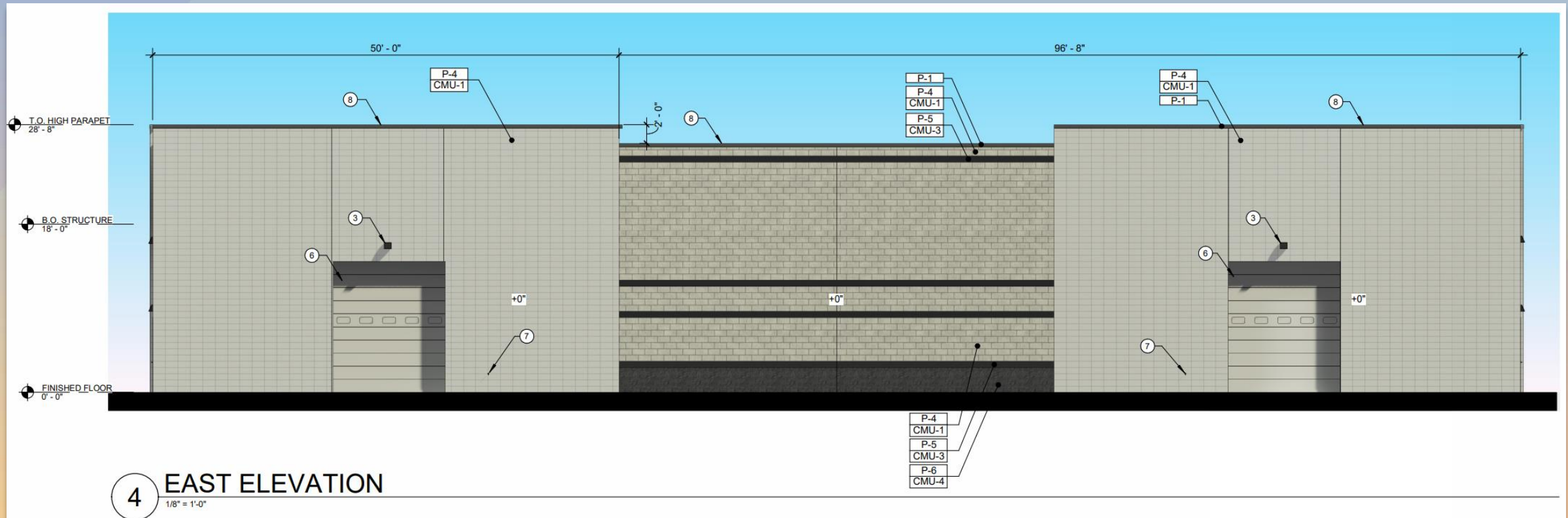
Building Elevations



Building 1 and



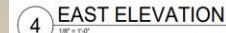
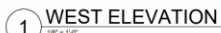
Building Elevations



Building 1 and
2



Building





Rendering





Rendering





Rendering





Colors and Materials





Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan
- ✓ Proposed alternative compliance

Staff welcomes any feedback



Design Review Board