

# Abrazo Litchfield Medical Building

## Use Permit



# Location



**1375 N. LITCHFIELD ROAD, SEC OF N LITCHFIELD ROAD AND W MCDOWELL ROAD**

- Planned Area Development (PAD)/ C-2 General Commercial



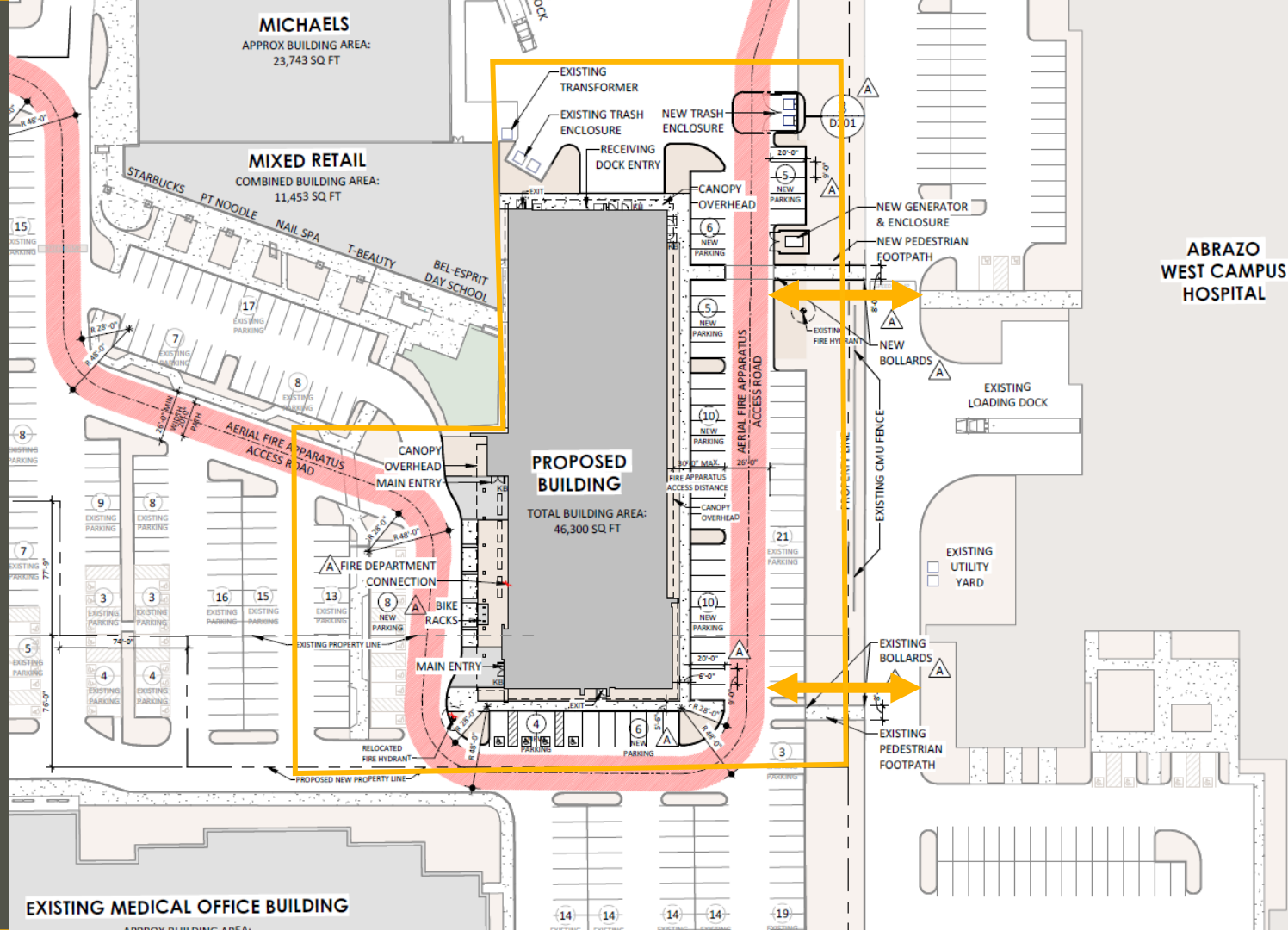
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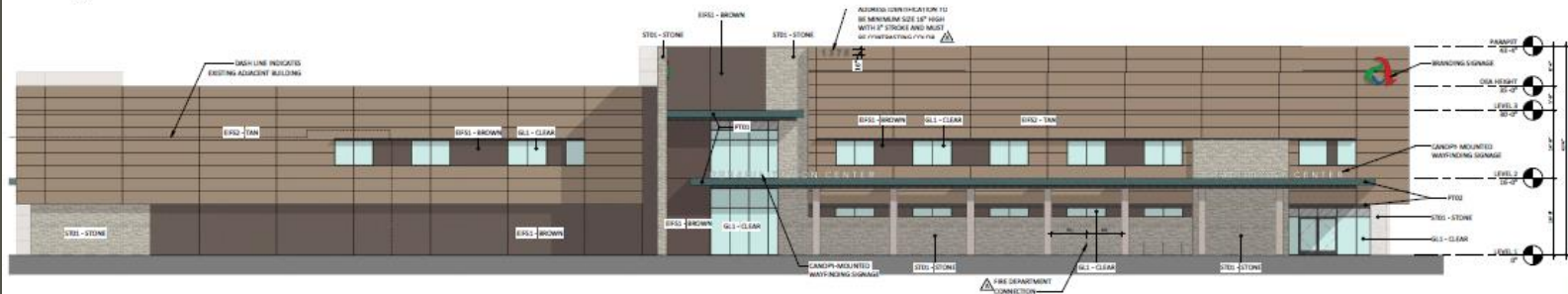
- Palm Valley Pavilions East center
- Approx. 2.75-acre site







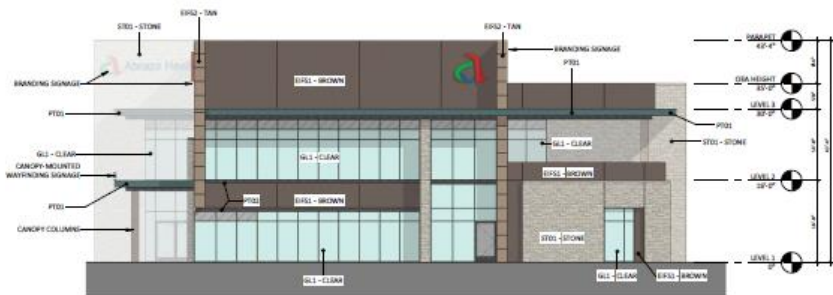
2 EAST ELEVATION  
8/107' x 140'



1 WEST ELEVATION  
8/107' x 140'



3 NORTH ELEVATION  
8/107' x 140'



4 SOUTH ELEVATION  
8/107' x 140'



# Use Permit evaluation criteria

## ZONING ORDINANCE SECTION 1-3-2

1. The Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare
2. The proposed use is reasonably compatible with uses permitted in the surrounding area

# Use Permit



## PUBLIC PARTICIPATION

- Citizen Review and Public Hearing processes were followed
- To date, staff has not received inquiries

# Recommendation

## APPROVAL SUBJECT TO STAFF STIPULATIONS

- Application complies with city requirements
- Planning and Zoning Commission recommended approval



