



P & Z DEVELOPMENT SUMMARY

ACACIA

Name/Address	File #/Type	Description	Case Status	Next Step
T-Mobile Monopalm 8181 W PEORIA AV	CU17-18 Conditional Use	Conditional Use Permit for new 65-ft monopalm behind the Storage Solutions located southeast of the southeast corner of Peoria Ave and 83rd Ave.	Out to Applicant 01/02/2018	Awaiting 2nd submittal by applicant.
T-Mobile Pole Replacement 8181 W PEORIA AV	PR02-64A.2 Site Plan or Amendment	Site Plan Amendment to remove an existing wireless communications flagpole and replace with a new monopalm behind the Storage Solutions located southeast of the southeast corner of Peoria Ave and 83rd Ave.	In Review 05/08/2018	Applicant will be sent review comments upon completion.
Olive Crossroads Southwest corner of 83rd Ave & Olive Ave	SP16-0036 Site Plan or Amendment	Commercial shopping center with a grocery anchor on approximately 22 acres.	Out to Applicant 05/18/2017	Case will be withdrawn on 7/2/18.
We Fix Auto Repair 7742 W OLIVE AV	SP18-07 Site Plan or Amendment	Site Plan for a proposed 14,500 square foot automotive repair business located at 7742 W. Olive Avenue.	Out to Applicant 05/31/2018	Awaiting next submittal by the applicant.
Z & H Auto Storage NORTHEAST CORNER OF 79TH AVENUE AND OLIVE AVENUE	SP18-08 Site Plan or Amendment	Site Plan for a proposed 35,000 square foot automotive storage lot located at the northeast corner of 79th Avenue and Olive Avenue.	Out to Applicant 05/31/2018	Awaiting next submittal by the applicant.
Trellis at Roundtree Ranch NORTH OF THE NORTHEAST CORNER OF 83RD AVENUE AND OLIVE AVENUE	SP18-12 Site Plan or Amendment	Site plan for proposed mixed-used (PAD) on 12 acres located at NES of 83rd Ave and Olive Ave for Trellis at Roundtree Ranch.	In Review 05/15/2018	Applicant will be sent review comments upon completion.
Remijo 7372 W DESERT COVE AV	V16-0003 Variance	Request for variance from the side setback within the R1-6 zoning district.	In Review 12/05/2016	Case will be withdrawn on 7/2/18.
F&R Luxury Townhomes Southeast corner of Peoria and 90th Avenue	Z06-06A.1 Rezoning	PAD Amendment to the development standards for the commercial and townhome portions of the development.	Out to Applicant 12/21/2017	Awaiting 3rd submittal by the applicant.
The Bungalows on Olive EAST OF THE SOUTHEAST CORNER OF 83RD & OLIVE AVENUES	Z15-0010A.1 Rezoning	Request for a Minor Planned Area Development (PAD) Amendment to increase the allowed heights of the sound wall and internal yards.	Approved 04/09/2018	Applicant may proceed with building and civil plan review.
Trellis At Roundtree Ranch NORTHEAST CORNER OF 83RD AVENUE AND OLIVE AVENUE	Z17-33 Rezoning	Planned Area Development for a mixed use development to allow for multi-family residential and commercial on approximately 19 acres.	CC Hearing Scheduled 05/24/2018	Case continued to 8/14/18 City Council Meeting.
Harvest Church Expansion NORTH AND WEST OF THE NORTHWEST CORNER OF 83RD AVENUE AND NORTHERN AVENUE.	Z18-07 Rezoning	Rezoning 5 acres from I-1 to SR-43 for Harvest Church located at 8100 N 83rd Ave.	In Review 03/28/2018	Applicant will be sent comments upon completion.
Harvest Church Initial Zoning 8340 W NORTHERN AV	Z18-08 Rezoning	Initial zoning for the existing Harvest Church campus from Maricopa County RU-43 to Peoria Suburban Ranch 43 (SR-43).	Recommend Approval 05/17/2018	Case is scheduled for 6/5 City Council meeting.

IRONWOOD

Name/Address	File #/Type	Description	Case Status	Next Step
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IRONWOOD

Name/Address	File #/Type	Description	Case Status	Next Step
Arizona Liquid Labs 16671 N. 84TH AVE. BUILDING D, SUITE 140	CU18-04 Conditional Use	A request for a Conditional Use Permit (CUP) to manufacture liquids to use in e-cigarettes. Manufacturing & Storage of the liquids shall be fully contained within an existing warehouse suite, located at 16671 N. 84th Ave., in the Bell Freeway Commercial Park (PAD) zone.	Approved 05/17/2018	Applicant may proceed with building and civil plan review.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
Sunrise Peak Marketplace NEC 83rd Avenue and Happy Valley	GPA17-04 General Plan Amendment	A proposed General Plan Land Use change from Estate and Low Density Residential, and Park / Open Space to Community Commercial for a 20 acre commercial shopping center and religious facility located northeast of the northeast corner of 83rd Avenue and Happy Valley Road.	Out to Applicant 01/03/2018	Awaiting 2nd submittal by the applicant.
Sunrise Plaza at Lake Pleasant South of the SEC of Lake Pleasant Parkway & Happy Valley Rd.	GPA17-05 General Plan Amendment	Request for a Minor General Plan Map amendment to change the land use designation from Estate Density Residential to Mixed-Use for approximately 19 acres, located south of the SEC of Lake Pleasant Parkway and Happy Valley Rd.	Approved 06/19/2018	Applicant may proceed with Site Plan application.
99th Avenue Estates North of the northeast corner of 99th Avenue & Hedge Hog Place.	P17-07 Preliminary Plat	Request for Preliminary Plat approval to divide 2.60 acres into six (6) single-family lots, located north of the northwest corner of 99th Ave and Hedge Hog Place. (north of Jomax Rd)	Approved 04/05/2018	Applicant may proceed with Final Plat review.
Granite Hills South of the southeast corner of Upcountry Way (Dysart Road) and Dixileta Parkway	P17-08 Preliminary Plat	A preliminary plat application for 137 homes on 39.92 acres south of the southeast corner of Upcountry Way (Dysart Road) and Dixileta Parkway.	Out to Applicant 09/14/2017	Awaiting 2nd submittal by the applicant.
Aloravita - North Parcel 7 East of the NEC of 75th Ave Jomax, specifically on the NEC of Aloravita Blvd (72nd Ave) and Jomax Rd.	P17-15 Preliminary Plat	Request for Preliminary approval to subdivide Aloravita parcel 7 of Phase 2, comprising 116 single-family lots, averaging 6,200 sq. feet, on 27.0-acres, located on the northeast corner of Aloravita Blvd (72nd Ave) and Jomax Rd.	In Review 06/05/2018	Applicant will be sent review comments upon completion.
Aloravita - North Parcel 8 East of the NEC of 75th Ave Jomax, specifically north of the NEC of Aloravita Blvd (72nd Ave) and Jomax Rd.	P17-16 Preliminary Plat	Request for Preliminary approval to subdivide Aloravita parcel 8 of Phase 2, comprising 101- single-family lots, averaging 7,800 sq. feet, on 28.0-acres, located north of the northeast corner of Aloravita Blvd (72nd Ave) and Jomax Rd.	In Review 06/05/2018	Applicant will be sent review comments upon completion.
Aloravita - North Parcel 9 East of the NEC of 75th Ave Jomax, specifically east of parcel 7.	P17-17 Preliminary Plat	Request for Preliminary approval to subdivide Aloravita parcel 9 of Phase 2, comprising 132 single-family lots, averaging 6,500 sq. feet, on 34.0-acres, located east of the northeast corner of 75th Ave and Jomax Rd.	In Review 06/05/2018	Applicant will be sent review comments upon completion.
Aloravita - North Parcel 13 North of the NEC of 75th Ave Jomax, specifically on the northwest corner of Summer Blossom Trail & Aloravita Blvd.	P17-18 Preliminary Plat	Request for Preliminary approval to subdivide Aloravita parcel 13 of Phase 2, comprising 61 single-family lots, averaging 8,333 sq. feet, on 21.0-acres, located on the northwest corner of Summer Blossom Trail & Aloravita Blvd.	In Review 06/05/2018	Applicant will be sent review comments upon completion.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
Aloravita Phase 3 Parcel 4 & 15 NORTHEAST CORNER OF SUMMER BLOSSOM TRAIL RD AND 75TH AVE.	P18-02 Preliminary Plat	Request for Preliminary Plat approval for 176 single-family lots, on 43 acres, within Aloravita-North Phase 3 (Parcel 4 & 15), located on the northeast corner of Summer Blossom Trail R and 75th Ave.	Withdrawn 05/29/2018	Applicant has withdrawn case.
<u>Copper Hills Community Church Addition and Renovation</u> 27035 N BLACK ROCK BL	SP13-0001A.1 Site Plan or Amendment	Site Plan Amendment for Copper Hills Community Church Addition and Renovation located at 27035 N Black Rock Blvd.	In Review 06/19/2018	Applicant will be sent comments upon completion.
Sunrise Peak Marketplace NEC 83rd Avenue and Happy Valley	SP17-32 Site Plan or Amendment	A proposed commercial shopping center and religious facility on approximately 20 acres. The site is located east of the northeast corner of 83rd Avenue and Happy Valley Road.	Out to Applicant 01/03/2018	Awaiting 2nd submittal by the applicant.
Sunrise Plaza at Lake Pleasant South of the southeast corner of Lake Pleasant Parkway & Happy Valley Rd.	SP17-36 Site Plan or Amendment	Proposed master Site Plan for a mixed of commercial multi-family residential, comprising approximately 19-acres, located south of the southeast corner of Lake Pleasant Parkway and Happy Valley Rd.	In Review 04/19/2018	Applicant will be sent review comments upon completion.
Southwest Corner of 83rd Avenue and Happy Valley Road Southwest corner of 83rd Avenue and Happy Valley Road	SP18-01 Site Plan or Amendment	A Site Plan request for an office commercial development on 2.85 acres at the southwest corner of 83rd Avenue and Happy Valley Road.	Decision Issued 05/24/2018	Applicant may proceed within building and civil plan review.
Mystic Community Clubhouse SOUTHEAST CORNER OF WESTLAND ROAD AND 123RD AVENUE ALIGNMENT	SP18-11 Site Plan or Amendment	Site Plan for the Mystic Community Clubhouse and outdoor amenities on 5.5 acres located on Westland Road at the 123rd Avenue alignment.	Decision Issued 06/05/2018	Applicant may proceed with building and civil plan review.
Life Time Athletic Peoria SOUTH OF THE SOUTHWEST CORNER OF 67TH AVENUE AND HAPPY VALLEY ROAD	SP18-13 Site Plan or Amendment	Site Plan for the proposed new construction for a Life Time Fitness Center for lots 7-9 of Terrazza Center. The proposal is located north of the northwest corner of 67th Avenue and Hatfield Road.	Out to Applicant 06/19/2018	Awaiting 2nd submittal by the applicant.
Aloravita Major PCD Amendment North of the northeast corner of 83rd Avenue and Happy Valley	Z08-02A.3 Rezoning	Planned Community District Major Amendment to remove 10.84 acres from the southwest corner of Aloravita (south).	Out to Applicant 01/09/2018	Awaiting 2nd submittal by the applicant.
Trilogy West Minor PAD Amendment NWC OF W DIXILETA PKWY AND N UPCOUNTRY WAY	Z13-0007A.1 Rezoning	Minor Planned Area Development (PAD) Amendment for Trilogy West. Proposed revision to modify the minimum rear building setback for specific lots located in Parcel C46 and C47.	Approved 04/25/2018	Applicant may proceed with building and civil plan review.
Life Time Athletic Peoria SOUTH OF THE SOUTHWEST CORNER OF 67TH AVENUE AND HAPPY VALLEY ROAD	Z15-0011A.2 Rezoning	Major PAD amendment for Life Time Fitness Center in lots 7-9 of the Terrazza Center to increase allowable building height from 30 feet to 60 feet. The proposal is located north of the northwest corner of 67th Avenue and Hatfield Road.	Out to Applicant 06/19/2018	Awaiting next submittal by the applicant.
Cowtown 10402 W CAREFREE HW	Z16-0013 Rezoning	Rezoning of 80 acres from SU to PAD located west of the NWC of Old Carefree Highway and Lake Pleasant Parkway.	Approved 04/17/2018	Applicant may proceed with building and civil plan review.
Granite Hills South of the southeast corner of Upcountry Way (Dysart Road) and Dixileta Parkway	Z17-12 Rezoning	A rezoning application from Suburban Ranch 43 (SR-43) to Granite Hills Planned Area Development (PAD) located south of the southeast corner of Upcountry Way (Dysart Road) and Dixileta Parkway.	Out to Applicant 09/14/2017	Awaiting 2nd submittal by the applicant.

MESQUITE

Name/Address	File #/Type	Description	Case Status	Next Step
Sunrise Peak Marketplace NEC 83rd Avenue and Happy Valley	Z17-27 Rezoning	A request to rezone from Suburban Ranch 43 (SR-43) to Intermediate Commercial (C-2) and Office Commercial (O-1), for a proposed 20 acre commercial shopping center and religious facility located east of the northeast corner of 83rd Avenue and Happy Valley Road.	Out to Applicant 01/03/2018	Awaiting 2nd submittal by the applicant.
Sunrise Plaza at Lake Pleasant South of the southeast of Lake Pleasant Parkway & Happy Valley Rd.	Z17-31 Rezoning	Request to rezone approximately 19-acres from Suburban Ranch (SR-43) to a Mixed-Use Planned Area Development (PAD), to allow for a variety of commercial uses and a multi-family residential component, located south of the southeast corner of Lake Pleasant Parkway and Happy	Approved 06/19/2018	Applicant may proceed with Site Plan application.
Haciendas at White Peak West of the northwest corner of 135th Avenue and Dixileta Parkway.	Z17-32 Rezoning	Rezone from SR-43 to Planned Area Development for 148 Single Family Residential on 60 acres.	In Review 06/05/2018	Awaiting 2nd submittal by the applicant.
71st Avenue Estates NORTH OF THE NORTHEAST CORNER OF 71ST AVE AND HAPPY VALLEY RD	Z18-06 Rezoning	Request to rezone 4.38-acres from Suburban Ranch (SR-43) to a standard Single-Family Residential (R1-6) zoning district, to develop 17 single-family homes, located on vacant-infill property north of the northeast corner of 71st Ave and Happy Valley Rd.	Out to Applicant 04/04/2018	Awaiting 2nd submittal by applicant.

PALO VERDE

Name/Address	File #/Type	Description	Case Status	Next Step
Bella Brisa North of the NEC of Greenway Rd & 75th Ave	GPA17-02 General Plan Amendment	Minor General Plan Amendment to adjust the Future Land Use Map from Low Density Residential (LDR) to Medium Density Residential (MDR) for 5.35 acres located at the northeast and southeast corners of the 75th Ave and Running Horse Ln.	PZ Hearing Scheduled 05/09/2018	Case scheduled for 6/7/18 Planning and Zoning meeting.
Bella Pasa 7615 W ACOMA DR	GPA18-05 General Plan Amendment	Minor General Plan Amendment from Residential/Estate to Low Density Residential (LDR) located SWC of 75th and Acoma.	In Review 05/01/2018	Applicant will be sent review comments upon completion.
Bella Brisa 75th Avenue and Running Horse Ln	P17-14 Preliminary Plat	Preliminary plat for 33 single-family lots on 6.6 acres on the east side of 75th Ave and north/south of Running Horse Ln.	Out to Applicant 05/16/2018	Awaiting resubmittal by the applicant.
Bella Pasa 7615 W ACOMA DR	P18-01 Preliminary Plat	Preliminary Plat for 37 lots on 11 acres located SWC of 75th and Acoma.	In Review 05/01/2018	Applicant will be sent review comments upon completion.
Redeemed Church of God 8140 W COUNTRY GABLES DR	SP17-23 Site Plan or Amendment	Site Plan for an existing church located at 8140 W. Country Gables Dr.	Approved 04/03/2018	Applicant may proceed to building and civil plan review.
Express Car Wash East of the NEC of 83rd Avenue and Thunderbird Road	SP17-31 Site Plan or Amendment	A request to construct a new car wash facility, comprising a total of 3,800 sq. feet, located east of the northeast corner of 83rd Ave and Thunderbird Road.	Approved 03/29/2018	Applicant may proceed with building and civil plan review.
Paradise @ P83 East of 75th Avenue and Paradise Ln.	SP18-03 Site Plan or Amendment	Site Plan for construction of a 350 unit multi family residential development located at East of Intersection of 75th Ave and Paradise Lane.	In Review 04/11/2018	Applicant will be sent review comments upon completion.
Bella Brisa North of the NEC of Greenway Rd & 75th Ave	Z17-20 Rezoning	Rezoning of 5.35 acres from Central Commercial (C-3) to Planned Area Development (PAD) located at the northeast and southeast corners of the 75th Ave and Running Horse Ln.	PZ Hearing Scheduled 05/09/2018	Case scheduled for 6/7/18 Planning and Zoning Commission meeting.

PALO VERDE

Name/Address	File #/Type	Description	Case Status	Next Step
Paradise @ P83 East of 75th Avenue and Paradise Ln.	Z18-01 Rezoning	Rezoning from PI-1:AG to PAD for a 350 unit multi family community at East of Intersection of 75th Ave and Paradise Lane.	Approved 06/19/2018	Applicant may proceed with Site Plan application.
Bella Pasa 7615 W ACOMA DR	Z18-09 Rezoning	Rezoning of 11 acres from PAD to PAD located SW of 75th Ave and Acoma.	In Review 05/01/2018	Applicant will be sent review comments upon completion.

PINE

Name/Address	File #/Type	Description	Case Status	Next Step
Deep Within Recovery 11773 N 91ST AV UNIT A	CU18-03 Conditional Use	Conditional Use Permit for Deep Within Recovery located at 11773 N 91st Ave.	Approved 05/03/2018	Approved. Proceed with AZDHS License application.
<u>Peoria Crossing Retail Center pad F</u> Approximately 9340 W. Northern Avenue (directly south of Target in Peoria Crossing retail center)	SP17-08A.1 Site Plan or Amendment	Proposed new construction of a multi-tenant commercial building, comprising 10,500 sq. feet on 1.33 acres, located on vacant pad F (parcel #142-55-04) 9340 W. Northern Ave, in the Peoria Crossing PAD zoning district.	In Review 06/19/2018	Applicant will be sent review comments upon completion.
Francis & Sons Car Wash West of the southwest corner of 95th Avenue and Olive Avenue.	SP17-14 Site Plan or Amendment	Site Plan request for a carwash located west of the southwest corner of 95th Avenue and Olive Avenue.	Decision Issued 06/20/2018	Applicant may proceed with building and civil plan review.
Autism Academy 9541 W OLIVE AV	SP17-22 Site Plan or Amendment	Proposed Site Plan for the development of a specialized private school for autism students, comprising 2.60 acres, located west of the southwest corner of 95th & Olive Avenues, in the La Jolla Groves & Landing Mixed Planned Area Development (PAD).	Withdrawn 04/24/2018	Case has been withdrawn.
Springdale Center at Triana Park 13270 N 88TH AV	SP17-33 Site Plan or Amendment	Request for Site Plan approval to construct a 43,000 square foot behavioral health facility located south of the southwest corner of Thunderbird Road and 88th Avenue within Triana Park.	Out to Applicant 01/16/2018	Awaiting 2nd submittal by applicant.
Banner Rehabilitation Hospital 12740 N PLAZA DEL RIO BL	SP18-10 Site Plan or Amendment	Site Plan for a proposed 65,870 square foot (3-story, 56 bed) physical rehabilitation hospital at 12740 North Plaza del Rio Blvd.	In Review 05/10/2018	Applicant will be sent review comments upon completion.
Springdale Center at Triana Park PAD Amendment 13270 N 88TH AV	Z05-07A.5 Rezoning	Request a PAD Amendment to add behavioral health facilities as a permitted use within Triana Park, located at the southwest corner of Thunderbird Road and 88th Avenue.	Out to Applicant 01/16/2018	Awaiting 2nd submittal by applicant.
Banner Rehabilitation Hospital 12740 N PLAZA DEL RIO BL	Z18-10 Rezoning	Rezoning of 4.36 acres from RM-1 to Planned Area Development (PAD) to allow for a rehabilitation hospital at 12740 N. Plaza del Rio Blvd.	In Review 05/10/2018	Applicant will be sent review comments upon completion.

WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
Pickarts Administrative Relief 8312 W FOOTHILL DR	AR18-01 Administrative Relief	A request to align the property side and rear setbacks to align with Peoria standards.	Approved 05/14/2018	Applicant may proceed with building and civil plan review.

WILLOW

Name/Address	File #/Type	Description	Case Status	Next Step
<u>Frey Clark Residence</u> 8425 W LOUISE CT	AR18-02 Administrative Relief	Administrative relief for Patrick Frey and Rebecca Clark property located at 8425 W Louise Ct for zoning R1-18 to allow for 35% of lot coverage for home and detached garage, and allow 5' building setback for detached garage.	In Review 06/13/2018	
Storage Solutions Expansion On vacant land adjacent to the southwest corner of the existing storage facility.	CU17-19 Conditional Use	Request for a Conditional Use Permit (CUP) to expand existing mini-storage, comprising 500 new units on 1.93 acres, located at 16110 N. 75th Avenue, in the General Commercial (C-4) zoning district.	Approved 04/05/2018	Applicant may proceed with building and civil review plans.
Avilla Lago West of the NWC of Beardsley Rd and Lake Pleasant Rd (99th Ave).	GPA18-01 General Plan Amendment	Request for a Minor General Plan Map amendment to change the land use designation from Low Density Residential to Medium-High Density Residential, located west of the northwest corner of Beardsley Rd and Lake Pleasant Rd (99th Ave).	PZ Hearing Scheduled 06/20/2018	Case scheduled for 7/19/18 Planning & Zoning meeting.
Orchard Pointe at Terrazza 6775 W HAPPY VALLEY RD	SP16-0012A.1 Site Plan or Amendment	Site Plan Amendment for Orchard Pointe Assisted Living Center at Terrazza, for the purpose of adding a pool & restroom building, located south of the southwest corner of 68th Ave and Happy Valley Rd.	Approved 04/17/2018	Applicant can proceed with building and civil plan review.
Marriott TownePlace/Fairfield SWC 75th Avenue and Paradise Lane	SP17-30 Site Plan or Amendment	A proposed 198 room Marriott TownePlace and Marriott Fairfield Inn hotel development within P83 on approximately 3 acres.	Out to Applicant 11/29/2017	Awaiting 2nd submittal by the applicant.
Storage Solutions Peoria Vacant land directly southwest of the existing storage facility at 16110 N. 75th Ave.	SP18-02 Site Plan or Amendment	Request for Site Plan approval to expand the existing 75th Ave mini-storage site with a 2-story 58,975 sq. foot facility, comprising 332 new units on 1.05 acres, located on vacant property directly SW of 16110 N. 75th Ave, in the General Commercial (C-4) zoning district.	Out to Applicant 01/31/2018	Awaiting 2nd submittal by the applicant.
Avilla West of the NWC of Beardsley Rd and Lake Pleasant Rd (99th Ave).	SP18-04 Site Plan or Amendment	Request for Site Plan approval to development a multi-family residential community, comprising approximately 120 one-story units on 11-acres, located west of the NWC of Beardsley Rd and Lake Pleasant Rd (99th Ave).	Out to Applicant 03/06/2018	Awaiting 2nd submittal by the applicant.
AutoZone Store #4493 Southeast Corner of Pinnacle Peak Rd and Lake Pleasant Pw	SP18-09 Site Plan or Amendment	Site Plan for a proposed automotive retail building at the southeast corner of Pinnacle Peak and Lake Pleasant Parkway.	Out to Applicant 04/02/2018	Awaiting 2nd submittal by the applicant.
Avilla Lago West of the northwest corner of Beardsley Rd and Lake Pleasant Rd (99th Ave).	Z18-02 Rezoning	Request to rezone 11.09 acres from Intermediate Commercial (C-2) to a Residential Planned Area Development (PAD) to allow a 1-story unit multi-family community, located west of the northwest corner of Beardsley Rd and Lake Pleasant Rd (99th Ave).	PZ Hearing Scheduled 06/20/2018	Case scheduled for 7/19/18 Planning & Zoning meeting.

CITY-WIDE PROJECT

Name/Address	File #/Type	Description	Case Status	Next Step
<u>Harvest Church</u> 8340 W NORTHERN AV	SP18-14 Site Plan or Amendment	Site Plan for proposed 16 acres Harvest Church Campus located at 8340 W Northern Ave.	In Review 06/19/2018	