

# **COBBLEFIELD**

## **SWC 75th Avenue and Maryland Avenue Glendale, Arizona Application No. Z-98-23**

### **Project Narrative**

**Concurrent request for a Development Plan Application and Preliminary Plat  
Request in the R1-6 PRD Zoning District**

**July 1998  
Revised September 1998  
Revised October 1998**

### **Submitted to:**

**City of Glendale Planning Department  
5850 West Glendale Avenue  
Glendale, Arizona 85301  
(602) 930-2800**

### **Prepared for:**

**Hancock Communities  
1414 West Broadway Road  
Tempe, Arizona 85282**

**(602) 303-6700  
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### **Prepared by:**

**Beus, Gilbert & Devitt, P.L.L.C.  
3200 North Central Avenue  
Suite 1000  
Phoenix, Arizona 85012**

**(602) 274-8229  
FAX: (602) 234-5893**

**APPROVED PLAN  
COMMUNITY DEVELOPMENT  
CITY OF GLENDALE  
12-8-98 CC**

**RECEIVED  
NOV 24 1998  
Glendale Planning Dept.**

# **COBBLEFIELD**

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# **COBBLEFIELD**

## **Development Team**

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**DEVELOPER:**        **Hancock Communities**  
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(602) 303-6700        FAX (602) 303-9060

Contact:        Mr. Jim Arneson  
                     Mr. Dennis Krahn

**ENGINEER/LAND SURVEYOR/LAND PLANNER:**

**Sage Engineering Corporation**  
3411 South 48<sup>th</sup> Street, Suite 8  
Phoenix, Arizona 85040  
(602) 966-9971        FAX (602) 929-9901

Contact:        Mr. David D. Ullrich, AICP

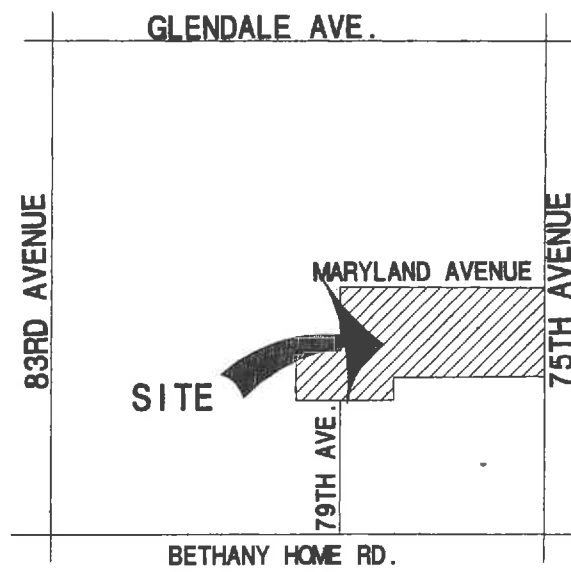
**LANDSCAPE ARCHITECT:**

**Design Plus West**  
434 East Southern Avenue  
Tempe, Arizona 85282  
(602) 921-2425        FAX (602) 921-2767

Contact:        Mr. Joseph F. Romano

**EXHIBIT "A"**

**VICINITY MAP & LEGAL DESCRIPTION**



## VICINITY MAP

N.T.S.

## **Cobblefield**

### **Property Description**

Begin at the East one quarter corner of Section 11, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Run Thence S00°14'55"W, along the East line of the Southeast quarter of said Section 11; a distance of 408.08 feet

Run Thence S89°11'57"W a distance of 305.05 feet;

Run Thence S00°14'55"W, parallel with the aforesaid East line, a distance of 256.58 feet;

Run Thence S75°10'38"E a distance of 258.31 feet;

Run Thence S89°45'05"E a distance of 55.00 feet to the aforesaid East line of the Southeast quarter;

Run Thence S00°14'55"W, along said East line, a distance of 443.94 feet to the North line of the South 2 acres of the Northeast quarter of said Southeast quarter;

Run Thence S89°17'27"W, along said North line, a distance of 1306.95 feet to the East line of the West half of said Southeast quarter;

Run Thence S00°10'36"W, along said East line, a distance of 133.34 feet to the South line of the North 2 acres of the Southwest quarter of said Southeast quarter;

Run Thence S89°17'27"W, along said South line, a distance of 1306.79 feet to the West line of said Southeast quarter;

Run Thence N00°06'15"E, along said West line, a distance of 592.96 feet;

Run Thence N89°11'57"E a distance of 622.25 feet;

Run Thence N00°08'25"E a distance of 163.97 feet to the Point of Curvature of a curve concave Westerly and having for its principle elements a radius of 535.00 feet and a central angle of 12°51'27";

Run Thence Northerly along the arc of said curve a distance of 120.06 feet to the Point of Tangency thereof;

Run Thence N12°43'02"W a distance of 515.21 feet to the North line of said Southeast quarter;

Run Thence N89°12'04"E, along said North line, a distance of 2122.46 feet to the Northeast corner of said Southeast quarter and the Point of Beginning.

Containing 66.487 acres, more or less.

**EXHIBIT "B"**

**PRELIMINARY DEVELOPMENT PLAN**

# PRELIMINARY DEVELOPMENT PLAN FOR:

## COBBLEFIELD

AN R1-6 PRD LOCATED IN A PORTION OF SECTION 11, T 2 N, R 1 E  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### LAND USE DATA

EXISTING ZONING R1-6 PRD

GROSS AREA 66.49

MIN. 62' X 110' LOTS

216 TOTAL LOTS

GROSS DENSITY 3.24 D.U./AC.

STREET ROW AREA 17.95 AC.

OPEN SPACE AREA 5.93 AC.

**APPROVED PLAN  
COMMUNITY DEVELOPMENT  
CITY OF GLENDALE  
12-6-98 CC**

DISCOVERY ELEMENTARY SCHOOL

INDEPENDENCE HIGH SCHOOL

INSTALL BUS BAY

EXCEPTION

SOME RELATIVELY MAJOR GRADING IN BASIN AREA  
OPEN SPACE/RET.  
4.43 AC.

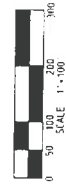
UNSUBDIVIDED

UNSUBDIVIDED

SHEET 1 OF 1

JULY 22 1998 REVISED SEPT 14 1998

PREPARED FOR  
HAWCOCK COMMUNITIES



PRELIMINARY DRAINAGE DIRECTION

age engineering corporation  
3111 N. 48TH ST.  
PHOENIX, AZ 85018  
(602) 995-4771

THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.



## **Project Summary**

### **INTRODUCTION & BACKGROUND INFORMATION.**

This application proposes to establish a Development Plan in the R1-6 PRD Zoning District and to subdivide property with a Preliminary Plat on approximately 65.7 acres in two separate applications to allow the development of a new detached single family residential community entitled Cobblefield. This is not a Rezoning Application as the property is already zoned R1-6 PRD, under Application No. Z-84-66. That application established the existing zoning. The request that we have filed is to establish a Development Plan which depicts the conceptual lot layout, lot size and density proposed on the property in the R1-6 PRD, Single Residence, Planned Residential Development Zoning District. It is our understanding that a Development Plan does not currently exist on the property.

The site is located at the southwest corner of 75th Avenue and Maryland Avenue. The property was annexed on December 27, 1983. The existing R1-6 PRD zoning was established sometime after annexation and allows residential development with a density as high as 5 DU/Acre.

### **EXISTING GENERAL PLAN.**

The current General Plan designation consists of Residential, 2.5-3.5 DU/Acre. This land use was established in 1989 with the adoption of the General Plan and is intended to provide medium density single family residential development on this property. This application does not seek an amendment to the Land Use Map.

The Development Plan and Preliminary Plat filed in conjunction with this request depicts a residential density of 3.28 DU/Acre, which is consistent with the General Plan.

The request is consistent with the land use found on properties located to the south and west. Properties to the north and east are designated as Residential, 3.5-5 DU/Acre. Cobblefield will result in medium density development similar to adjoining neighborhoods in the area. Overall the proposed land use is compatible with existing and planned land uses in the area.

### **PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT REQUEST.**

The proposed Development Plan and Preliminary Plat depicts 216 single-family lots on 65.7 acres. The typical lot size is 62' x 110'. A variety of lot widths and depths are provided throughout Cobblefield.

The minimum lot width is 62 feet and all lots will be a minimum of 110' in depth. The average lot size is 8,329 square feet. This average does not include the tracts. The minimum lot size is 6,820 square feet and the maximum lot size is 16,575 square feet. Overall, a variety of lot widths and lot depths is provided in the project.

The gross density is 3.24 DU/Acre, whereas the existing R1-6 PRD zoning allows up to a maximum of 5 DU/Acre. We have included custom development standards within this Project Narrative. (See Exhibit "C").

The proposed Preliminary Development Plan exhibit prepared by Sage Engineering Corporation (See Exhibit "B") depicts the conceptual subdivision layout and lotting pattern. The street layout uses several design techniques including curvilinear streets, short block lengths, "T" intersections and cul-de-sacs.

Planned open space is provided in five tracts (Tracts A through E). The primary entries are provided on 75<sup>th</sup> Avenue at Maryland Avenue and Rose Lane. A landscape setback of 17.5 feet is provided on the West Side of 75<sup>th</sup> Avenue along with a 6-foot wide sidewalk to provide greater building setback and additional landscaping adjacent to the street. An entry feature is planned at the intersection of 75<sup>th</sup> Avenue and Maryland Avenue and at 75<sup>th</sup> Avenue and Rose Lane to provide a pleasing entry statement. The largest tract is provided in the center of the project. Tract "B" which is 4.42 acres provides active and passive recreational opportunities to the future residents. Shaded areas and large turf areas are provided. Tract "C" which is .42 acres provides shaded areas and a transitional area between Independence High School and Cobblefield.

Tract "D" is .58 acres and is located at the SWC of the site. Tract "E" is .28 acres and is located on the East Side of 79<sup>th</sup> Avenue, south of Desert Crest Drive. This area is currently an eyesore to the existing neighborhood as the school district never completed the landscaping for this area when Discovery Elementary School was constructed a few years ago. Hancock will complete the landscape and irrigation improvements within this tract. The remaining Tracts provide landscaping, open space and storm water retention facilities. Overall, 5.93 acres of planned open space is provided.

A detached sidewalk will be provided the full length of Maryland Avenue and on 79<sup>th</sup> Avenue adjacent to this site. Additional landscaping is provided as depicted on the cross-sections. A 60-foot wide right-of-way is provided on 78<sup>th</sup> Avenue south of Griffin Avenue, to enhance the access to the major open space located south of Stella Avenue. Maryland Avenue on the west end of the project is titled Griffin Avenue.

Lots are positioned in a manner to provide passive security through increased visibility to each of the tracts. At the request of the City's Traffic Engineering Department, we pulled Maryland Avenue off the normal mid-section

line alignment to reduce traffic speeds in the area. This also allows greater separation of this street from the existing Meadows at Independence subdivision, which is located north of Cobblefield.

This was also the preferred location as requested by the Glendale Elementary School District. This street alignment provides a four-way intersection at the SEC of Discovery Elementary School. Furthermore, the proposed street layout within Cobblefield is designed to minimize cut-through traffic and limit speeding through out the neighborhood.

#### **LANDSCAPE MAINTENANCE.**

Perimeter landscaping will be provided on the three street frontages on 75<sup>th</sup> Avenue, Maryland Avenue and 79<sup>th</sup> Avenue. Lush landscaping and perimeter theme walls will be provided as depicted on the Preliminary Conceptual Landscape Plan.

A Homeowners Association will be established to maintain the interior tracts, perimeter theme walls and entry features. The City of Glendale will maintain all landscape on 75<sup>th</sup> Avenue, 79<sup>th</sup> Avenue and Maryland Avenue.

#### **PERIMETER THEME WALLS & ENTRY FEATURES.**

Perimeter theme walls and entry features will be provided on 75<sup>th</sup> Avenue, Maryland Avenue and 79<sup>th</sup> Avenue. The theme wall design will consist of 4" split face block with 24" decorative columns. A split face, fluted block running course pattern will be provided as a horizontal accent band. An entry feature will be provided at the subdivision entrance on the SWC of 75<sup>th</sup> Avenue and Maryland Avenue and at the NWC of 75<sup>th</sup> Avenue and Rose Lane.

#### **OFF-SITE IMPROVEMENTS & PHASING.**

Completion of street improvements will be constructed in a manner to prevent a scalloped street effect at this location and will provide safe and efficient traffic means at this location to serve Cobblefield. No individual phasing of the project is anticipated.

Street improvements, curb, gutter and sidewalk will be installed on 75<sup>th</sup> Avenue in front of the 2.0 acre "Exception Parcel" as depicted on the Preliminary Development Plan.

Portions of Maryland Avenue were constructed a number of years ago on the mid-section line alignment. Since Maryland Avenue swings south of the mid-section line, those existing portions of Maryland are no longer needed. As such the developer will remove the street improvements as depicted on the Preliminary Development Plan.

### **CONFORMANCE TO PRD OVERLAY DISTRICT.**

According to the City's Zoning Ordinance, the Planned Residential Development (PRD) overlay district is "intended to promote the development of Single Residence subdivisions according to an overall Development Plan. The purpose of this district is to:

**A. Encourage imaginative and innovative planning of residential neighborhoods by providing greater flexibility in design.**

The subject parcel is relatively large and has frontage on 75th Avenue and Maryland Avenue. The street layout and lotting pattern provides an interesting streetscape as desired by the City. A mix of lot sizes is provided and combined with a relatively low density will result in a desirable neighborhood. Landscape tracts are provided at essential locations to create view corridors and focal points.

**B. Encourage the provision of useable open space and recreation facilities within subdivisions.**

As stated previously, approximately 5.93 acres of planned open space is provided on-site. A Neighborhood Park is planned within easy walking distance of every lot within Cobblefield. According to the General Plan Land Use Map as published by the City of Glendale, a golf course is planned at 85<sup>th</sup> Avenue and Maryland Avenue and a Community Park is planned at the NEC of 83<sup>rd</sup> Avenue and Bethany Home Road. Once the City acquires these properties and develops the park, additional recreational opportunities will be available to Cobblefield and the existing neighborhoods in the area. As of this writing, the golf course is presently under construction.

**C. Encourage variation in lot size, lot width, building setback, building orientation, and house product design within neighborhoods.**

A variety of lot sizes has been provided both in lot width and lot depth. A mix of lot widths has been provided ranging from approximately 62 feet to 196 feet. Lot depth also varies from approximately 110 feet to 189 feet. Regardless of lot width or lot depth, a lot dimension has been provided to ensure an ample building footprint on every lot.

The proposed front yard setback will vary from 18 feet to 20 feet. Based on the City of Glendale design of local streets, an additional three feet of land area is provided between the back of the sidewalk and the property line. This will result in an overall driveway length of approximately 21 feet to 23 feet.

The proposed side yard setbacks are 5 feet and 10 feet, which is consistent with the base R1-6 standard. A minimum distance of 15 feet between buildings on adjacent lots is also provided. A minimum 20-foot rear yard setback is proposed, which is consistent with the base R1-6 zoning district. The proposed building height of two stories or 30 feet is also consistent with the R1-6 requirements.

**D. Promote the efficient use of land by enabling the development of parcels, which would otherwise be difficult to develop.**

The site is unique in shape due to offset property lines and the location of Independence High School to the north and Discovery Elementary School to the west. Some physical constraints pose some challenges to the development of this site. Both Maryland Avenue and 79<sup>th</sup> Avenue do not follow their normal mid-section line alignments. As such only partial street improvements have been constructed in this area.

Due to the fragmented collector street construction in the area, neither Maryland Avenue, nor 79<sup>th</sup> Avenue connect existing neighborhoods to the arterial streets. The construction of Cobblefield will result in the completion of these collector streets that will allow vehicular access to 75<sup>th</sup> Avenue and Bethany Home Road, thus improving the overall vehicular circulation in Section 11.

**E. Establish residential neighborhoods, which have a distinct character and convey a sense of place.**

Perimeter theme walls and landscaping will be provided to further the established character within this area. The proposed theme wall is similar to other walls that have been constructed on new subdivisions in the area. A sense of place will be created with the landscaped entry features to greet residents and visitors alike.

**RELATIONSHIP TO SURROUNDING PROPERTY.**

The area surrounding the subject property is partially developed. Vacant land in the area is typically used for agricultural production. Existing subdivisions to the north, northeast, south and west were developed in the 1970's, 1980's and 1990's before the City's current standards for high quality residential development.

Some homes in this area typically include asphalt shingles; hardboard siding, carports and roof mounted mechanical equipment. The Independence Meadows and Shadow View Ranch subdivisions located to the north and south respectively, were built in the 1990's with more modern features including full stucco exteriors, tile roof, enclosed garages and ground mounted mechanical equipment. Adjacent land uses and zoning is as follows:

- On-Site:** Vacant land, zoned R1-6 PRD.
- North:** Independence High School and Meadows at Independence Subdivision, on, across Bethany Home Road, zoned R1-6 and R1-6 PRD respectively.
- East:** Vacant land, across 75th Avenue, zoned R1-6 PRD.
- South:** Vacant land and Shadow View Ranch Subdivision, zoned R1-6 PRD.
- West:** Discovery Elementary School and vacant land, across 79th Avenue, zoned R1-6 PRD.

### **SUMMARY.**

This application seeks approval for medium density subdivision, which is consistent with the General Plan. The proposed density provides a continuation of the existing density in the area. The request will be an asset to the surrounding community and the City of Glendale, as it is consistent with the General Plan, the PRD Ordinance and the City's Residential Design Expectations.

A negative impact will not be created on adjacent properties as the site will be buffered and well landscaped. Adequate buffering will be provided by masonry perimeter theme walls and landscaping on the three street frontages on 75<sup>th</sup> Avenue, Maryland Avenue and 79<sup>th</sup> Avenue.

Vehicular access is limited to just four locations. Due to the limited access, street layout and parcel configuration, the possibility of cut-through traffic has been reduced. All streets will be designed and built to City of Glendale Engineering and Traffic Engineering standards. The Meadows at Independence subdivision was not required to extend Maryland Avenue. Cobblefield, therefore, is now being required to provide the entire collector street network in this portion of Section 11.

This is a thoughtfully planned neighborhood which will benefit and enhance the City of Glendale and will make a significant impact on the overall visual quality of the area. The overall quality of the development and the proposed homes meet all of the City's standards for new residential development. A major portion of the infrastructure for this area will be completed with this project. We respectfully request that these applications be approved as proposed.

**EXHIBIT "C"**

**PRELIMINARY CONCEPTUAL LANDSCAPE PLAN**





PRELIMINARY RETENTION BASIN ENLARGEMENT PLAN

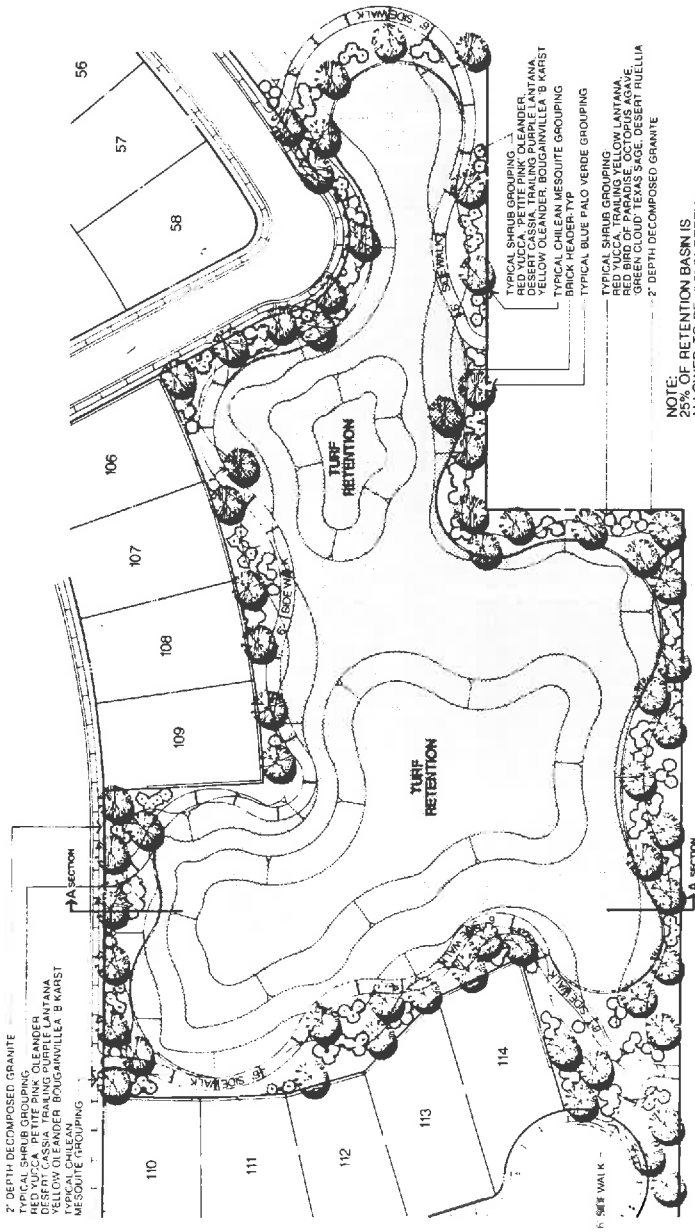
# COBBLEFIELD

PREPARED FOR: HANCOCK COMMUNITIES  
LOCATED IN: GLENDALE, ARIZONA

DESIGN BY: WEST  
ARCHITECTS  
P.C.  
JULY 22, 1998  
REVISED SEPT 3, 1998

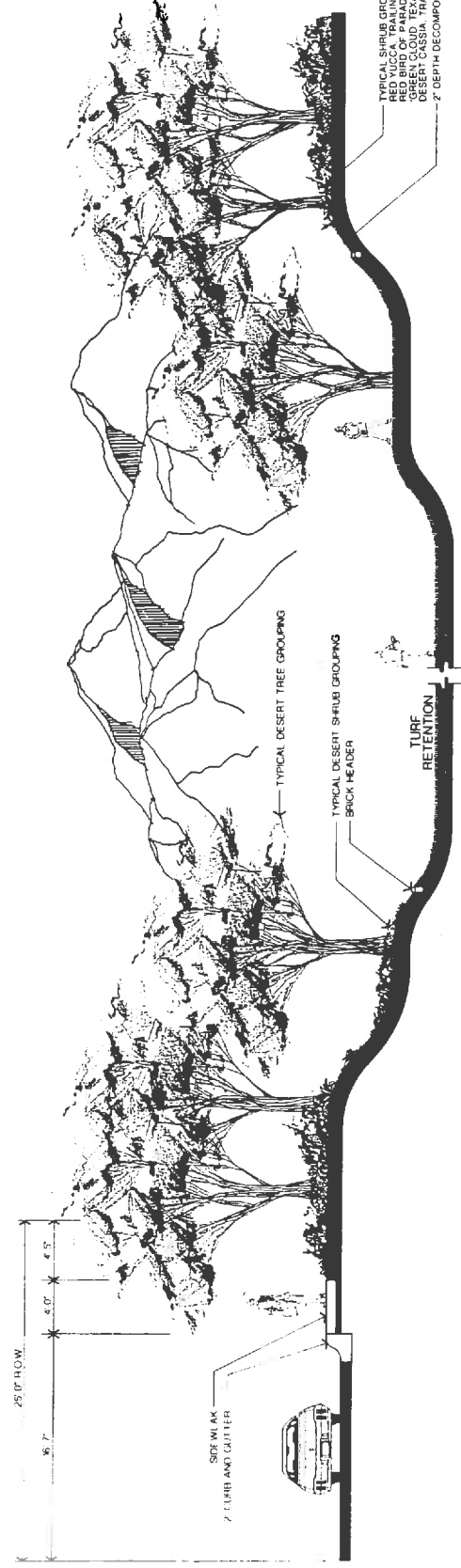


KEY MAP  
NORTH  
N.T.S.



PLAN VIEW ENLARGEMENT OF RETENTION BASIN

SCALE 1" = 40'-0"



SECTION A-A RETENTION BASIN TREATMENT LOOKING EAST  
N.T.S.

RETENTION BASIN AREAS TO RECEIVE TREES AT  
A RATE OF 10 TREES / PER ACRE BASED ON NET  
ACREAGE AT 15 GALLON TREE SIZE

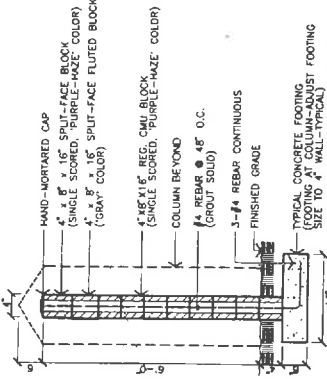
# PRELIMINARY WALL LAYOUT/DETAILS AND SIGNAGE PLAN

## COBBLEFIELD

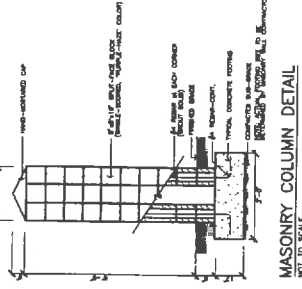
PREPARED FOR: HANCOCK COMMUNITIES  
LOCATED IN: GLENDALE, ARIZONA

DESIGN plus WEST  
ARCHITECTS  
1000 N. GLENDALE AVE.  
GLENDALE, ARIZONA 85140  
(602) 851-1100 FAX (602) 851-1101

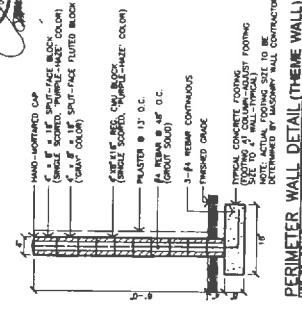
JULY 23, 1998  
REVISED: SEPT. 3, 1998



ENTRY MONUMENT DETAIL  
NOT TO SCALE

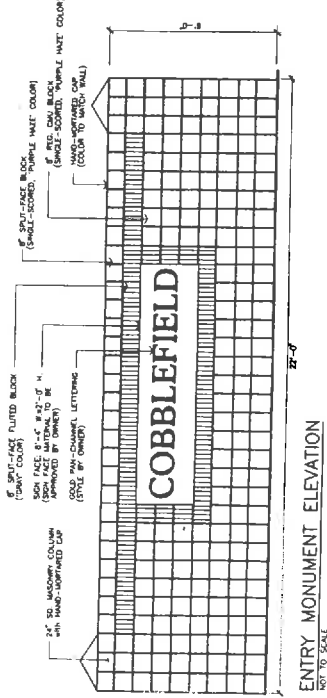


MASONRY COLUMN DETAIL  
NOT TO SCALE

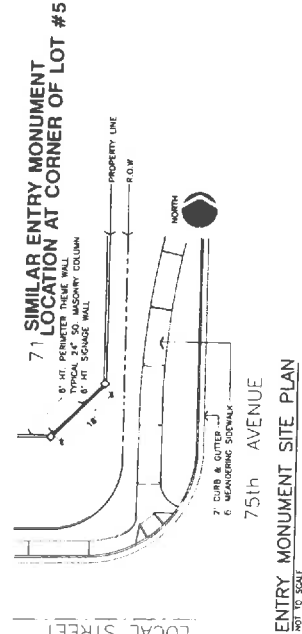


PERIMETER WALL DETAIL (THEME WALL)  
NOT TO SCALE

SYMBOL	DESCRIPTION
---	6'-0" HT. MASONRY PERIMETER THEME WALL
---	6' HT. PLAN PLASTER WALL (NO STUCCO/PAIN PURPLE HAZE CMU)
---	6' HT. VIEW WALL



ENTRY MONUMENT ELEVATION  
NOT TO SCALE



ENTRY MONUMENT SITE PLAN  
NOT TO SCALE



LOCATION MAP  
N.T.S.

**EXHIBIT "D"**  
**COBBLEFIELD**  
**R1-6 PRD DEVELOPMENT STANDARDS**  
**SINGLE FAMILY RESIDENTIAL**  
**62' X 110'**

**APPROVED PLAN**  
**COMMUNITY DEVELOPMENT**  
**CITY OF GLENDALE**  
**12-8CC**

Development Standard	Proposed R1-6 PRD	Standard R1-6
Minimum Lot Width	62' *	60'
Minimum Lot Depth	110'	100'
Minimum Lot Size	6,820 square feet	6,000 square feet
Minimum Front Yard Setback	18' on odd numbered lots 20' on even numbered lots 15' to living areas **	20' to garage 15' to living areas
Minimum Side Yard Adjacent to Street	10'	10'
Minimum Side Yards	5' and 10' ***	5' and 10'***
Minimum Rear Yard	20'	20'
Minimum Distance Between Buildings on Adjacent Lots	15'	15'
Maximum Lot Coverage	45%	40%
Maximum Building Height	30' ****	30'

\* Lot width measured at twenty (20) foot front setback.

\*\* A turn-in garage may meet a fifteen (15) foot front yard setback.

\*\*\* Fireplaces, bay windows and entertainment centers may encroach a maximum of 2.5 feet not exceeding a horizontal length of ten (10) feet into the setback, provided there is a minimum setback of five (5) feet from the fireplace, bay window and entertainment center to the property line.

\*\*\*\* Lots 211 and 212 shall be limited to single story homes with a maximum height of twenty-two (22) feet.

**UNLESS SPECIFICALLY AMENDED ABOVE, ALL PROVISIONS OF THE  
 GLENDALE ZONING ORDINANCE SHALL APPLY.**

## **EXHIBIT "E"**

### **HOUSE PRODUCT DESIGN CRITERIA**

It is anticipated that both one and two story homes will be constructed within Cobblefield. The architectural style will generally consist of a contemporary southwestern design theme. The homes meet and exceed all of the City's standards for new residential development. The following House Product Design Features will be standard on each new home constructed in Cobblefield:

- Full stucco exteriors.
- Tile roofs.
- Ground mounted mechanical equipment.
- Concrete block fencing.
- Two car garages with sectional roll-up garage doors.
- Dual pane windows.
- Standard patio covers.
- Stuccoed and painted masonry walls where visible from public right-of-way or single scored "purple haze" return walls and side walls visible from public right-of-way.

**EXHIBIT "F"**

**HOUSE PRODUCT COLOR PALETTE**

**COBBLEFIELD  
COLOR SCHEMES**

**ROOF TILE:**

Lifetile: S Tile - #116

#182

#111

- SCHEME 1:** Body/Garage/Facia - 8712W Mushroom Basket  
Popouts - 8714M Wildcat  
Front Door w/trim - Encanto
- SCHEME 2:** Body/Garage/Facia – 8733W Walnut Wash  
Popouts – 8730W Loggia  
Front Door w/trim – 8725A Coach House
- SCHEME 3:** Body/Garage/Facia - 8732W Frontier Tan  
Popouts - 8734M Bark Mulch  
Front Door w/trim – 533 Cilantro
- SCHEME 4:** Body/Garage/Facia – 8721W Clay Beige  
Popouts – 8723M – Desert Tumbleweed  
Front Door w/trim – 8724M Meadowlark
- SCHEME 5:** Body/Garage/Facia – 525 Baja Beige  
Popouts – 8722W – Desert Castle  
Front Door w/trim – 524 Riverbed

\*Frazee Paint Colors

**EXHIBIT "G"**  
**HOUSE PRODUCTS**

## COBBLEFIELD

### ROOF TILE:

Lifetile: S Tile - #116

#182

#111

### SCHEME 1:

Body/Garage/Facia - 8712W Mushroom Basket

Popouts - 8714M Wildcat

Front Door w/trim - 517 Encanto

**Mushroom Basket**

**Wildcat**

**Encanto**



### SCHEME 2:

Body/Garage/Facia - 8733M Walnut Wash

Popouts - 8730W Loggia

Front Door w/trim - 8725A Coach House

**Walnut Wash**

**Loggia**

**Coach House**



### SCHEME 3:

Body/Garage/Facia - 8732W Frontier Tan

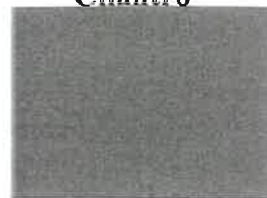
Popouts - 8734M Bark Mulch

Front Door w/trim - 533 Cilantro

**Frontier Tan**

**Bark Mulch**

**Cilantro**



### SCHEME 4:

Body/Garage/Facia - 8721W Clay Beige

Popouts - 8723M - Desert Tumbleweed

Front Door w/trim - 8724M Meadowlark

**Clay Beige**

**Desert Tumbleweed**

**Meadowlark**





**Cobblefield Exterior Colors, Cont'd.**

**SCHEME 5:**      Body/Garage/Facia – 525 Baja Beige  
                         Popouts – 8722W Desert Castle  
                         Front Door w/Trim – 524 Riverbed

**Baja Beige**

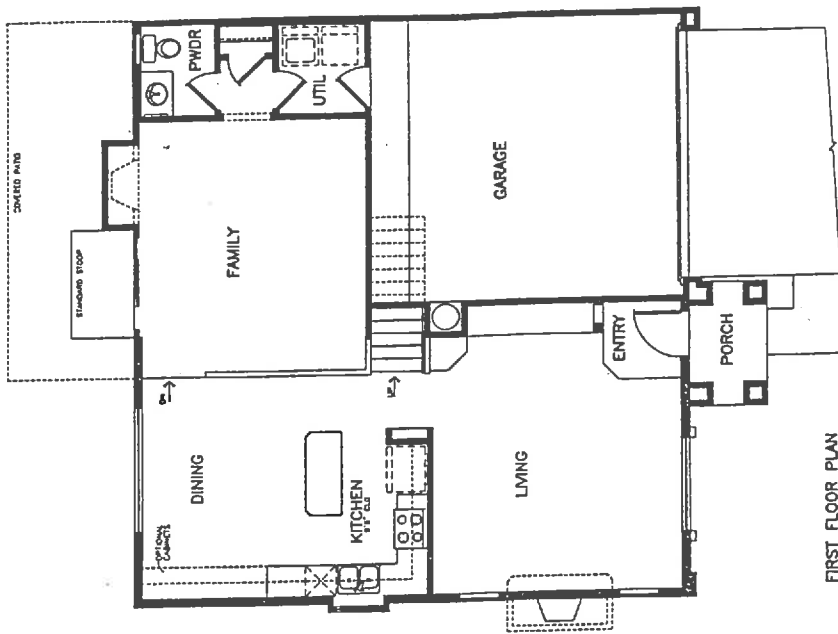


**Desert Castle**



**Riverbed**

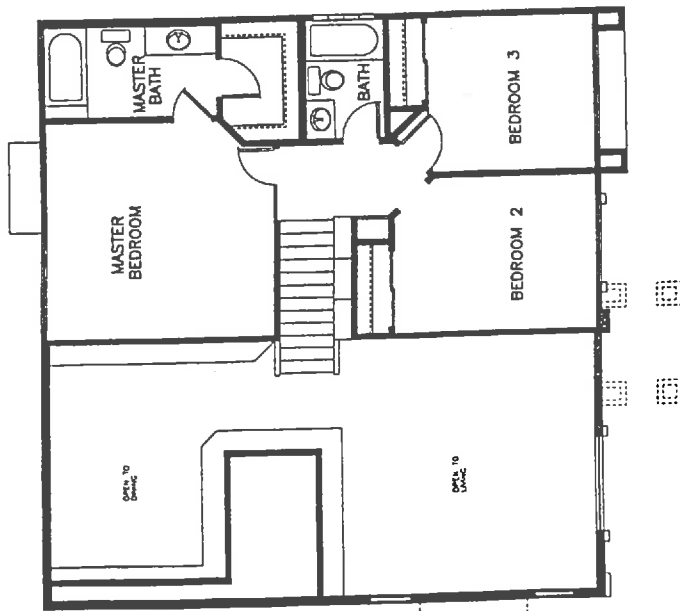




FIRST FLOOR PLAN

PLAN 303

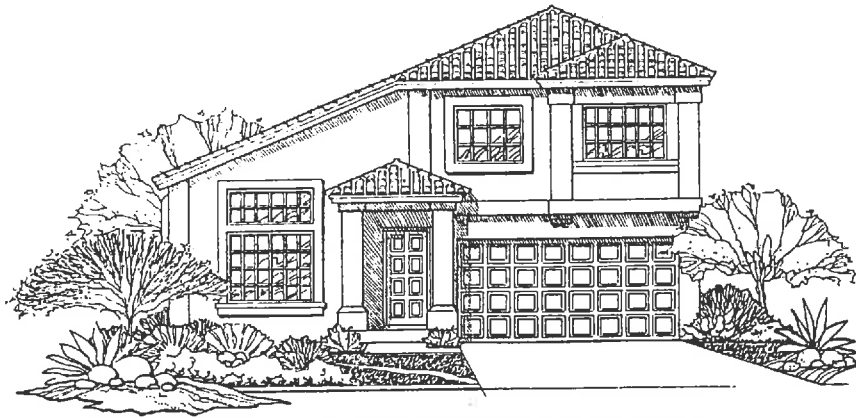
HANCOCK COMMUNITIES  
Artist's Conception



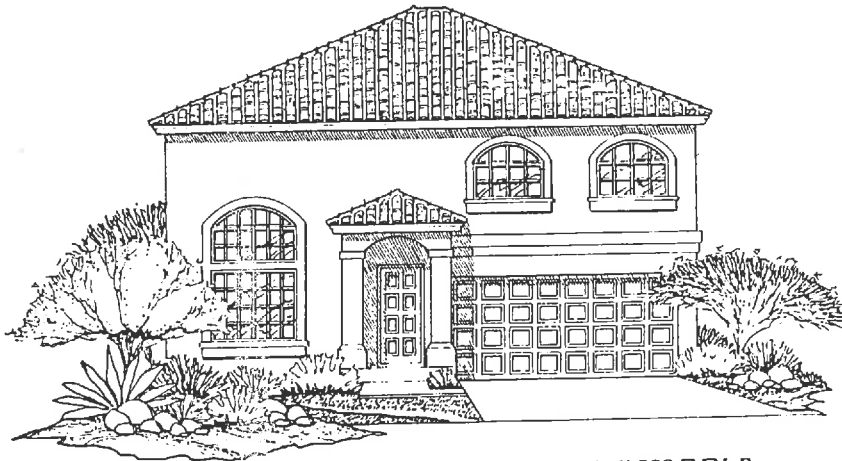
SECOND FLOOR PLAN

PLAN 303

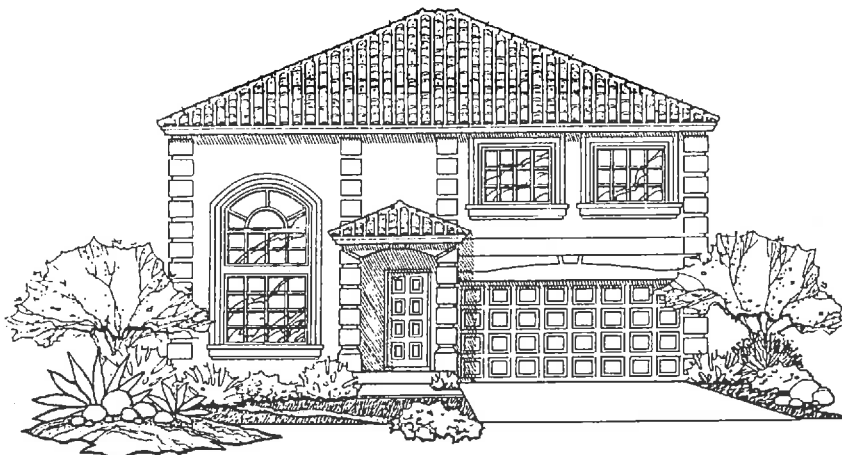
HANCOCK COMMUNITIES  
Artist's Conception



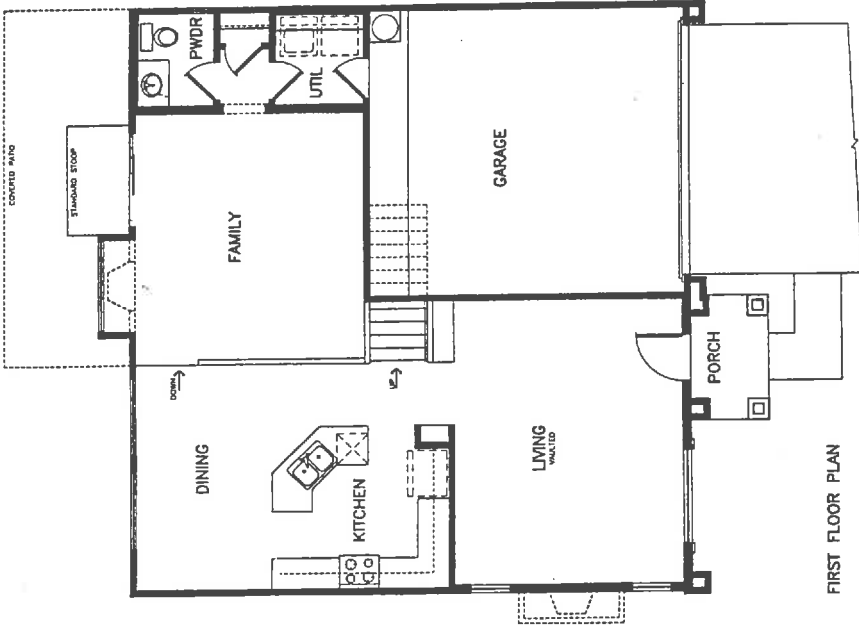
HANCOCK COMMUNITIES PLAN 303 ELEV. A



HANCOCK COMMUNITIES PLAN 303 ELEV. B



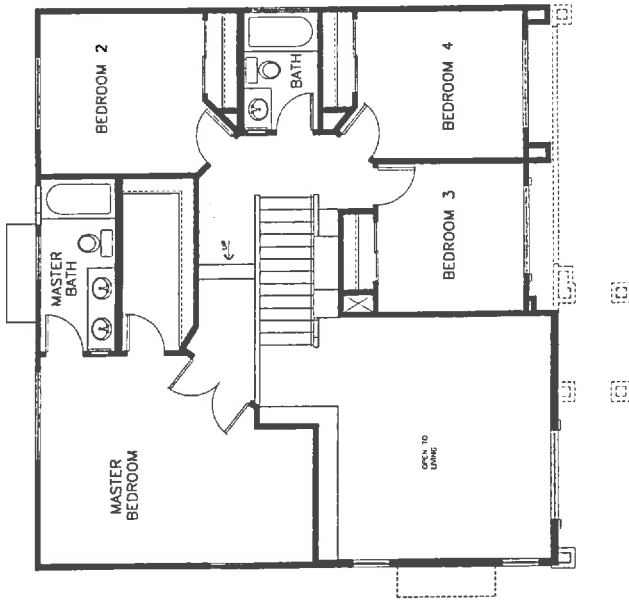
HANCOCK COMMUNITIES PLAN 303 ELEV. C



FIRST FLOOR PLAN

PLAN 304

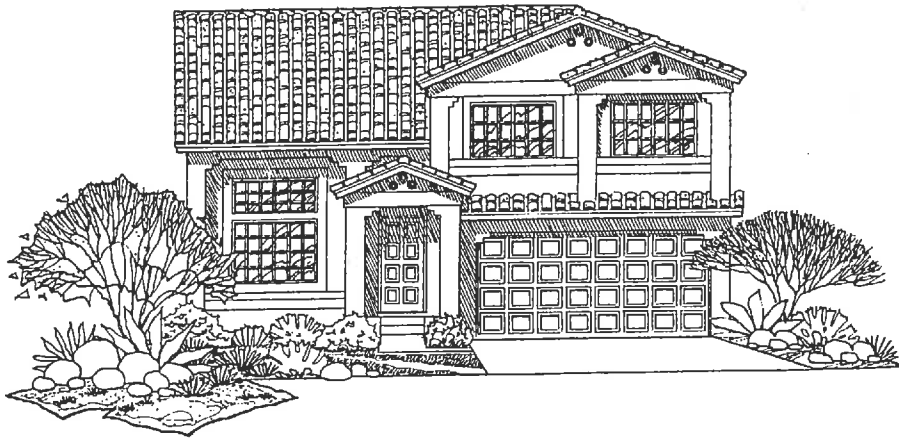
HANCOCK COMMUNITIES  
Artist's Conception



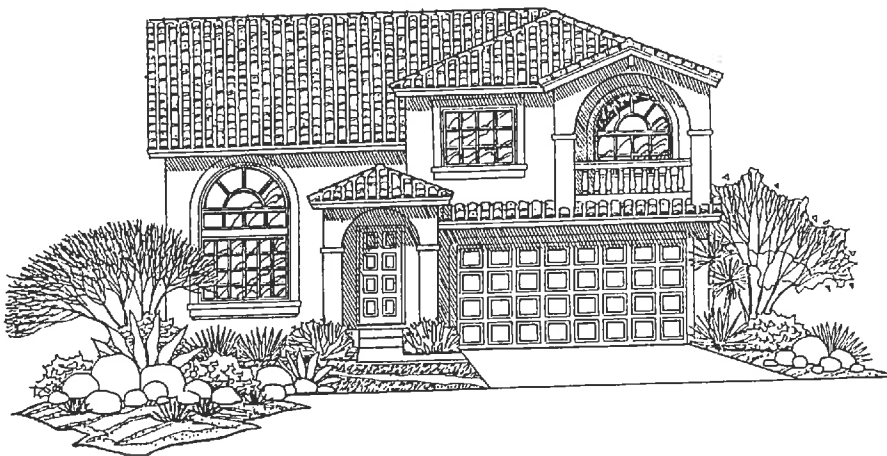
SECOND FLOOR PLAN

PLAN 304

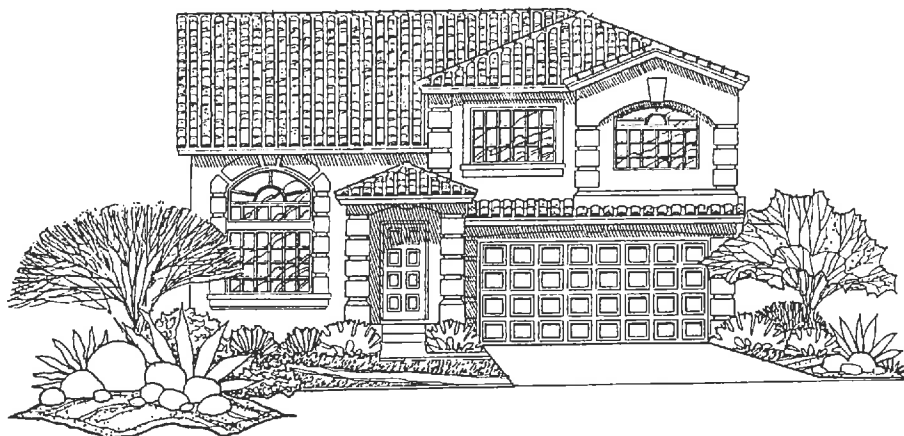
HANCOCK COMMUNITIES  
Artist's Conception



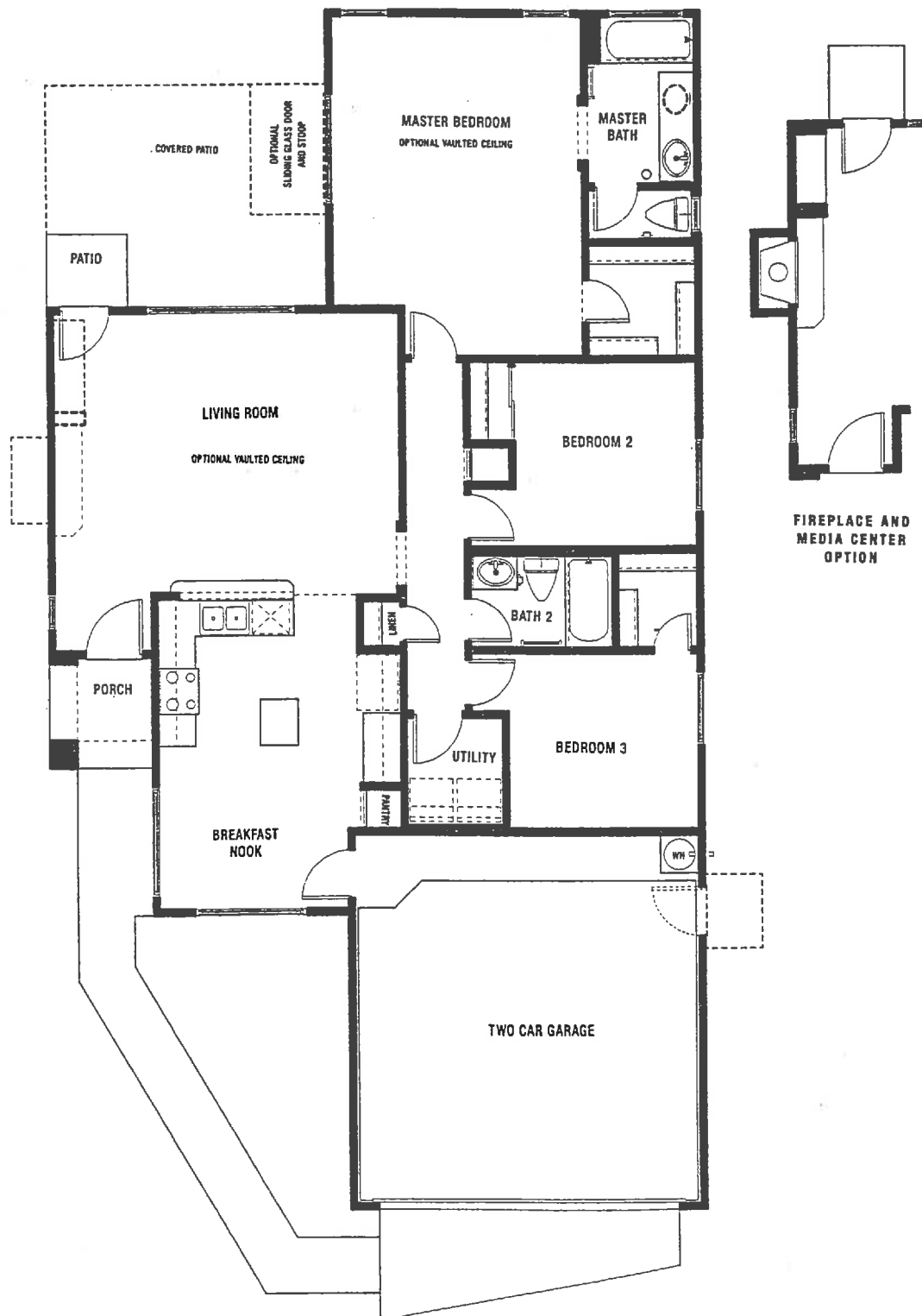
HANCOCK COMMUNITIES PLAN 304 ELEV. A



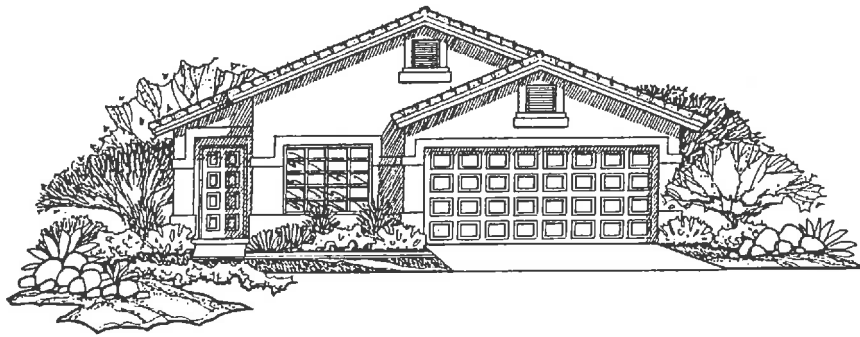
HANCOCK COMMUNITIES PLAN 304 ELEV. B



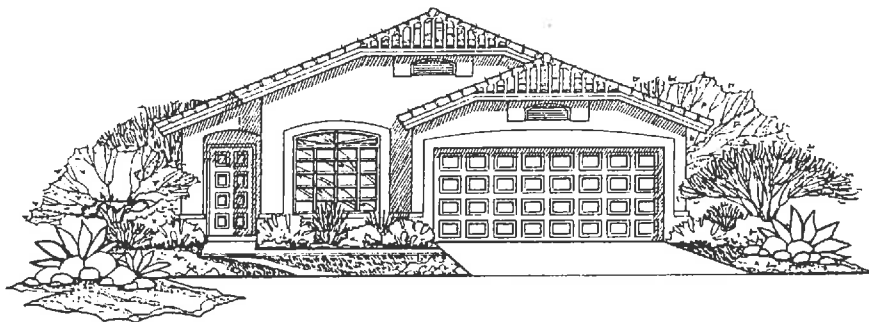
HANCOCK COMMUNITIES PLAN 304 ELEV. C



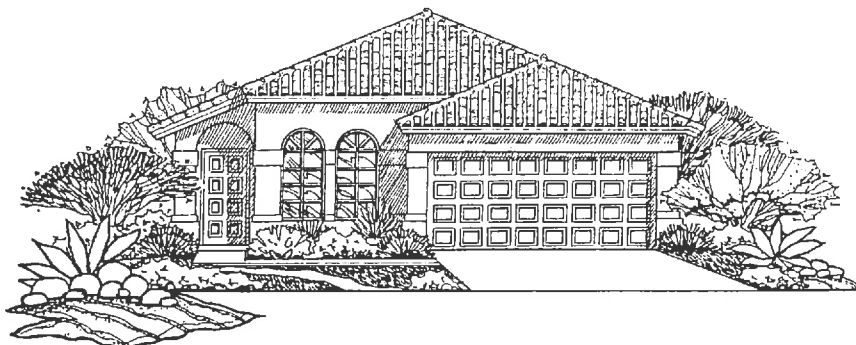
**PLAN 306**



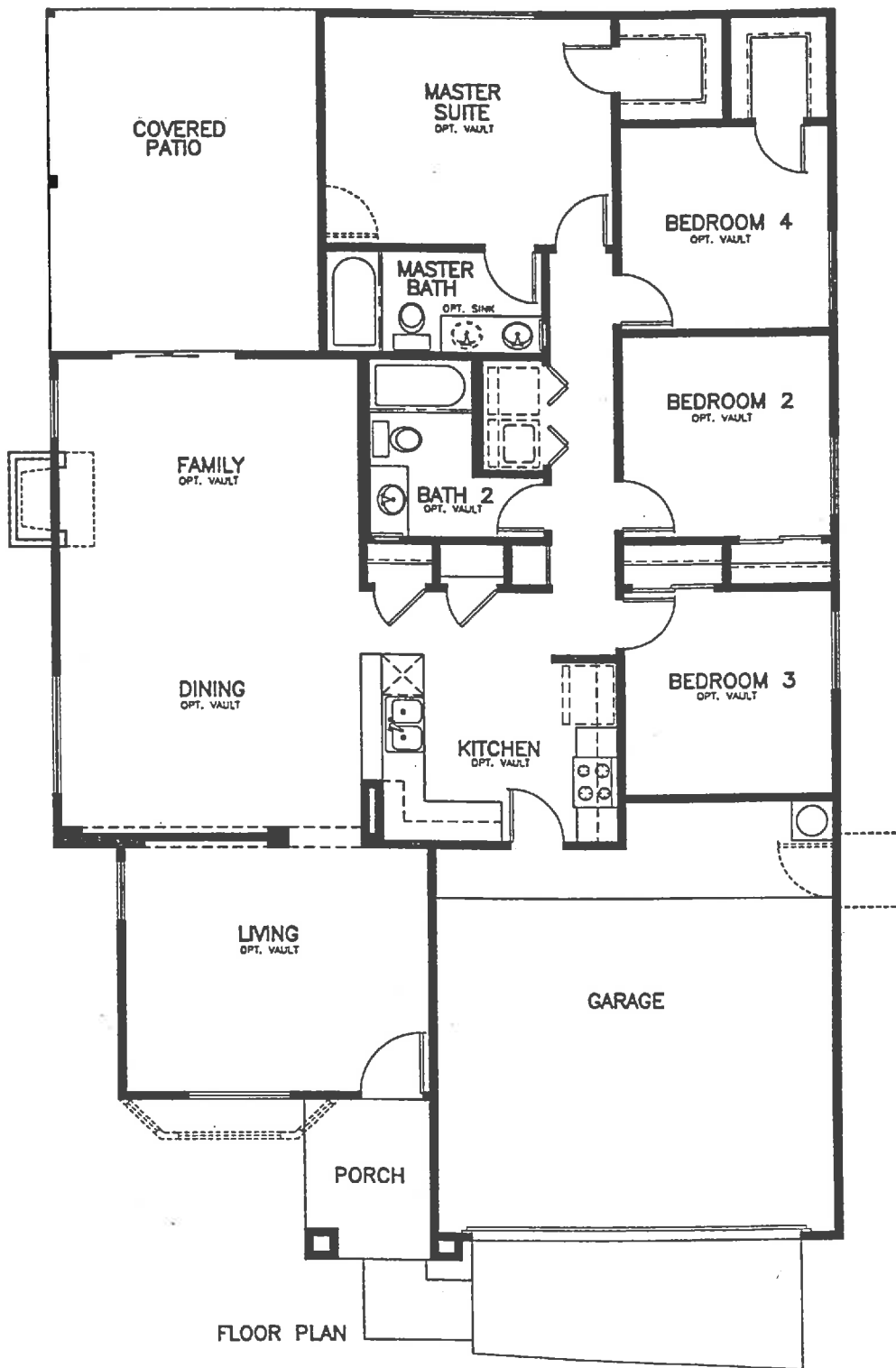
HANCOCK COMMUNITIES PLAN 306 ELEV. A



HANCOCK COMMUNITIES PLAN 306 ELEV. B

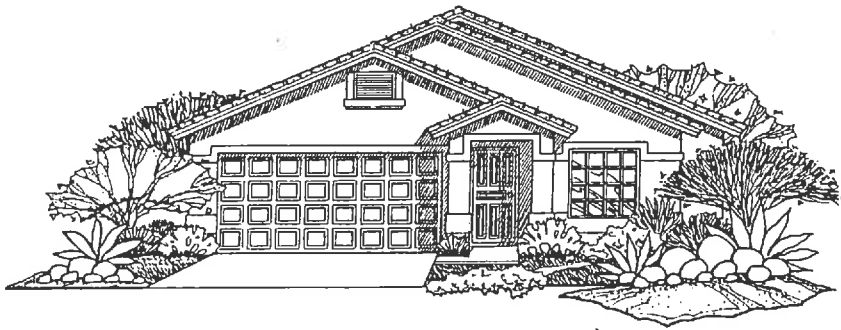


HANCOCK COMMUNITIES PLAN 306 ELEV. C

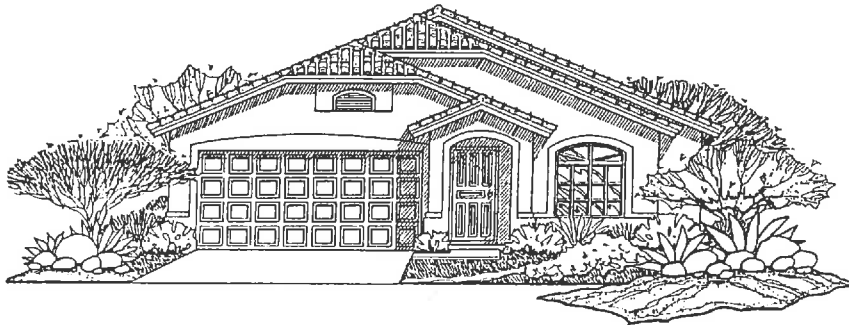


**PLAN 307**

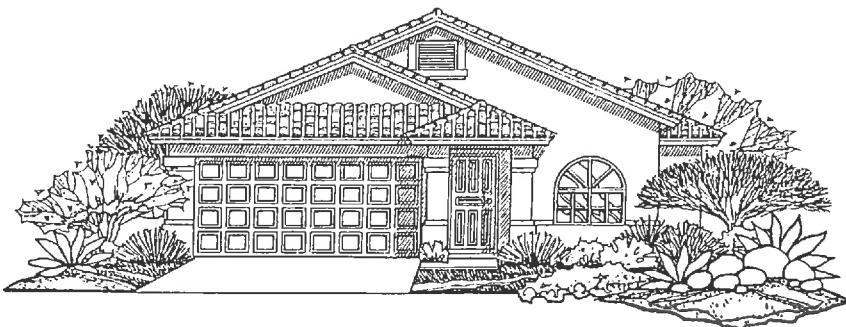




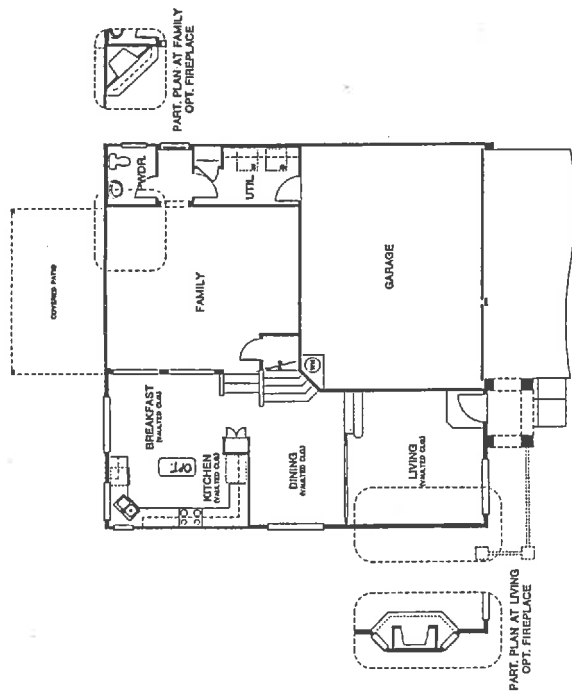
HANCOCK COMMUNITIES PLAN 307 ELEV. A



HANCOCK COMMUNITIES PLAN 307 ELEV. B



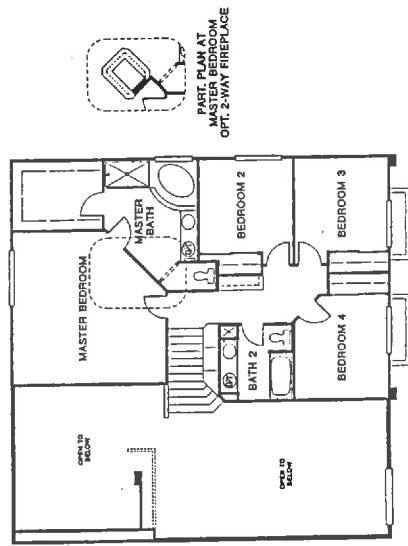
HANCOCK COMMUNITIES PLAN 307 ELEV. C



FIRST FLOOR

PLAN 605

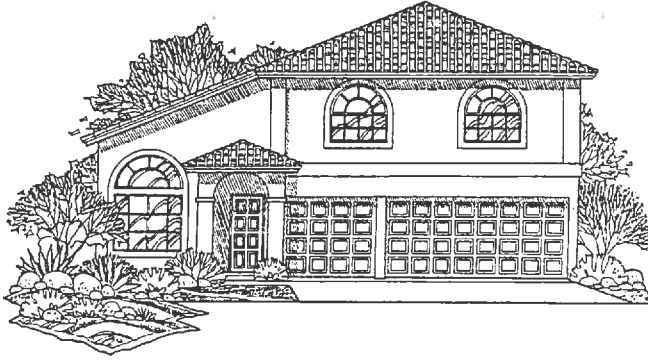
HANCOCK COMMUNITIES  
 UNDEROTH ASSOCIATES ARCHITECTS



SECOND FLOOR

PLAN 605

HANCOCK COMMUNITIES  
 UNDEROTH ASSOCIATES ARCHITECTS



HANCOCK COMMUNITIES PLAN 605 ELEV.A

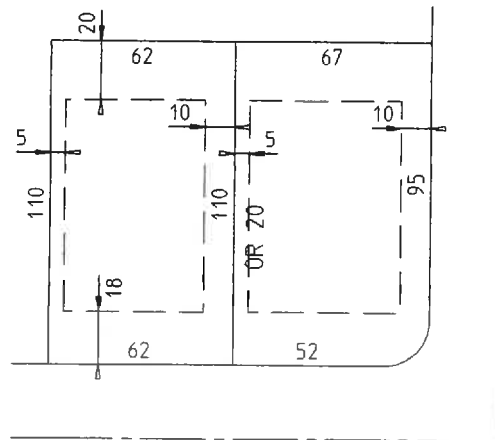
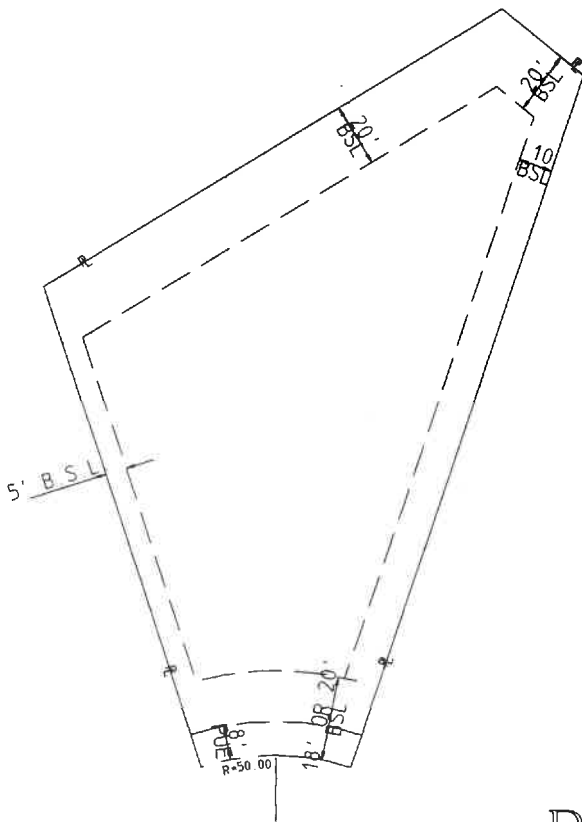


HANCOCK COMMUNITIES PLAN 605 ELEV.B



HANCOCK COMMUNITIES PLAN 605 ELEV.C

**EXHIBIT "H"**  
**TYPICAL PLOT PLANS**



TYPICAL LOT AND  
BUILDING SETBACKS

TYPICAL LOT AND  
BUILDING SETBACKS

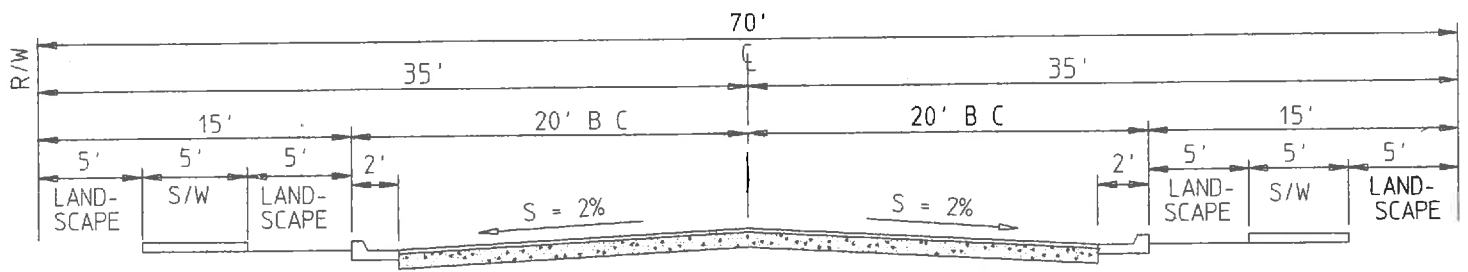
MAX. LOT COV. 45%

ALTERNATING FRONT SETBACKS

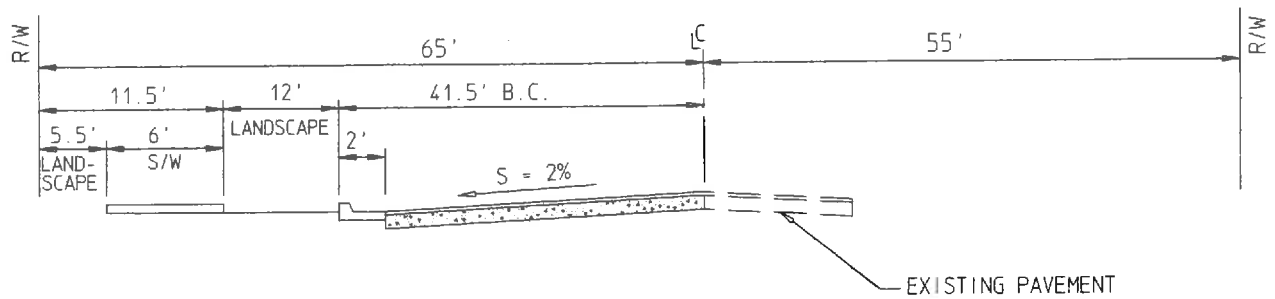
15' FRONT TO LIVING AREAS

**EXHIBIT "I"**

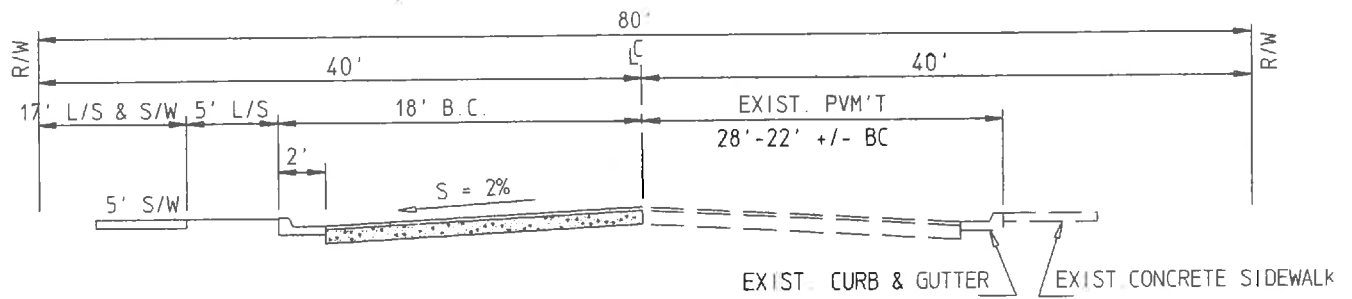
**STREET CROSS-SECTIONS**



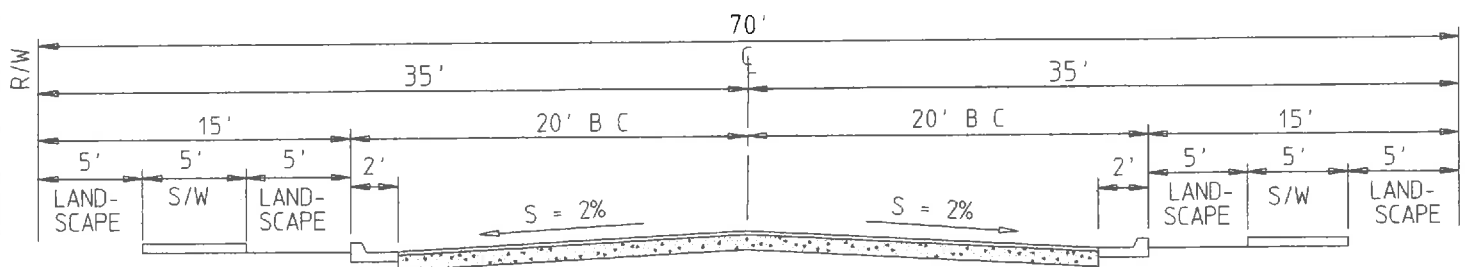
79TH AVENUE  
N.T.S.



75TH AVENUE  
N.T.S., LOOKING NORTH



MARYLAND AVENUE (ADJACENT TO INDEPENDENCE HIGH SCHOOL)  
N.T.S. LOOKING WEST



MARYLAND/GRIFFIN AVENUE (WITHIN SITE)  
N.T.S.







November 6, 1998

Mr. Dave Ullrich, AICP  
Sage Engineering Corporation  
3411 South 48th Street, Suite 8  
Phoenix, Arizona 85040

Dear Mr. Ullrich:

RE: Planning Commission Approval of P-98-09 (Cobblefield)

At the regularly scheduled meeting of November 5, 1998, the Glendale Planning Commission approved the preliminary plat for "Cobblefield" located at 6422 North 75th Avenue. Based on the preliminary plat stipulations, the effective date of the preliminary plat approval will be 15 days after zoning approval. At the present time, the zoning case is tentatively set for the December 8, 1998 City Council agenda. The Planning Commission's approval was subject to the following stipulations:

1. City Council approval of PRD Development Plan Application Z-98-23. The fifteen day preliminary plat appeal period specified by Section 31-151 of the Subdivision and Minor Land Division Ordinance shall begin on the date that the City Council approves Z-98-23.
2. Subdivision infrastructure improvement plans, landscape, perimeter wall, entry signage, and grading and drainage plans shall be reviewed and approved by staff prior to final plat approval by the City Council.
3. The final plat and subdivision improvement plans shall provide for a 150-foot raised landscape planter located on Maryland Avenue between 75th Avenue and 75th Lane.
4. Access from Maryland Avenue to 75th Lane shall be shifted approximately 70 feet to the west as approved during final plat and improvement plan review by the Traffic Engineering Department.
5. All proposed corner lots shall be platted at a minimum of 67' width.
6. The 20-foot private irrigation easement located adjacent to the northern property line and any other unnecessary easements shall be abandoned by the developer prior to recordation of the final plat.
7. Two decorative pilasters shall be provided at each entry point where lots 5, 8, 9, 21, 71, 121, 124, 125, 134, 150, 183, 191, 292, and 203 back/side to the adjacent collector and arterial streets.

8. The final plat shall incorporate a non-build easement on lots 22 and 40 to restrict construction on areas of these lots within the visibility sight lines. Landscape within the non-build easement will be limited to below 30" or above 72".

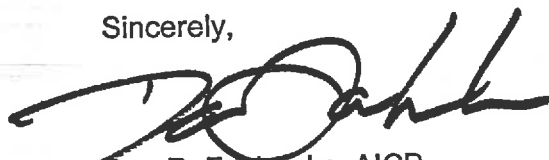
At a future date, after the effective preliminary plat approval date, you and your consultants may submit improvement plans for this subdivision, including water, sewer, paving, grading and drainage plans, landscape and perimeter wall design plans, and street lighting. Should you desire to submit improvement plans, sheet size is 24" x 36". Submittal of a soils report is also required prior to construction. All improvement plans must come in as one submittal package, not as individual submittals. Contact Mary Wetenkamp, Development Services Center, at 930-2800 if you or your consultants have any questions regarding this submittal or information on plan review schedules and permits fees.

The submittal of the final plat application, \$500 final plat filing fee, final project CC&Rs, final plat lot matrix, and seven copies of the final plat should be included with your improvement plan submittal.

At a future date, house product plans should be submitted to the Development Services Center for review. Please contact John Gitzen, Development Services Representative, at 930-2800 if you have any questions regarding the house plan submittal. It is appropriate to submit two copies of the model home complex plan at the time of house product submittal.

Please contact me at 930-2800 if I can provide more information or further assist you in this matter.

Sincerely,



Dan P. Fairbanks, AICP  
Senior Planner  
Planning Department

DPF/lg

Enclosures: Final Plat Application  
Example Final Plat Lot Matrix  
Model Home Complex Guidelines

cc: Mary Wetenkamp, Senior Development Services Representative  
John Gitzen, Development Services Representative  
Jon Froke, Beus, Gilbert & Devitt



December 10, 1998

Mr. Jon Froke  
Beus, Gilbert & Devitt  
3200 N. Central Avenue, Suite 1000  
Phoenix, AZ 85012

Subject: Z-98-23 (Cobblefield): 6422 N. 75<sup>th</sup> Avenue

Dear Jon:

On December 8, 1998, the Glendale City Council voted to approve development plan application Z-98-23. The R1-6 PRD development plan was approved subject to the following stipulations:

1. Development shall be in substantial conformance with the PRD plan and narrative for "Cobblefield", dated October, 1998.
2. The R1-6 development standards shall be amended as shown in the PRD narrative dated October, 1998 and the preliminary development plan for "Cobblefield" dated September 14, 1998.
3. A maximum of 216 lots shall be permitted.
4. The property owner shall dedicate 65 feet of half-width right-of-way on 75th Avenue within 180 days of zoning approval. The dedication shall include the 325' area adjacent to the exception parcel on 75th Avenue.
5. All half street improvements for the street frontage on 75th Avenue, including the 325 feet of frontage along the exception parcel and the installation of a bus bay pullout, shall be completed with development of this property. Half street improvements for Maryland Avenue across from the high school site and full street improvements for Maryland Avenue/Griffin Avenue through the site, and half-street improvements along 79th Avenue adjacent to this site shall also be completed with development of this property. Required improvement standards are determined by the City of Glendale Design Guidelines for Site Development

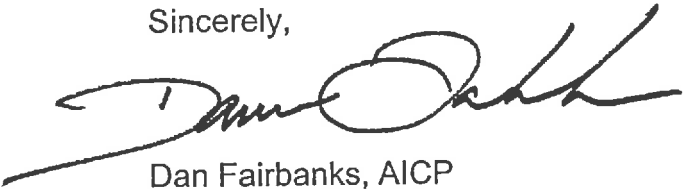
Mr. Jon Froke  
December 9, 1998  
Page 2

and Infrastructure Construction. The developer may enter into a development agreement to rebate impact fees for major arterial street improvements.

These stipulations are part of the permanent file for this case, and are available for public review.

If you have any questions or require additional assistance, please call me at 930-2800.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Fairbanks", with a long horizontal flourish extending to the left.

Dan Fairbanks, AICP  
Senior Planner  
Glendale Planning Department

DF/dl

cc: Mr. Jim Arneson  
Mr. Dave Ullrich