

DESERT GLEN ESTATES

A 23 LOT RESIDENTIAL DEVELOPMENT ON 6.5 ACRES
LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF
GLENDALE AVENUE AND 77TH LANE IN
GLENDALE, ARIZONA

PROJECT NARRATIVE FOR A CONCURRENT REQUEST FOR A
GENERAL PLAN AMENDMENT [GP-98-07] AND A
REZONING APPLICATION REQUEST FOR
R1-6 PLANNED RESIDENTIAL DEVELOPMENT (PRD) ZONING AND A
PRD DEVELOPMENT PLAN [Z-98-24]

SUBMITTED TO:

City of Glendale Planning Department
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APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
APPROVED BY CITY
COUNCIL MARCH 28, 2000

DESERT GLEN ESTATES
GENERAL PLAN AMENDMENT & R1-6 P.R.D. DEVELOPMENT PLAN

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1.0 INTRODUCTION

This proposed project is a 6.56 gross acre property located at the northeast corner of the intersection of 77th Lane and Glendale Avenue (the "Site"). The address for the Site is 7616 West Glendale Avenue. The Site is presently a vacant, parcel of land that is zoned A-1, Agricultural. The City of Glendale General Plan stipulates that the Site is in an area designated for 5 to 8 dwelling units per acre. A 23 lot single family detached residential subdivision, called Desert Glen Estates, is being proposed for the Site. This number of lots places the proposed density for Desert Glen Estates at approximately 3.5 dwelling units per acre.

Based on these parameters, this project is being submitted to the City of Glendale with a formal request for review and approval of a Development Plan for the Site under an R1-6 Planned Residential Development (PRD) zoning. The PRD zoning case number is Z 98-24. In addition, a General Plan Amendment is also being requested for this project based on the requested R1-6 Planned Residential Development (PRD) zoning. The General Plan Amendment case number is GP 98-07.

Desert Glen Estates is a thoughtfully planned residential development that will provide its residents and the existing neighborhood a wonderful living environment. This development has been designed with a landscaped entry road with a landscaped median and theme wall. This entry road connects to the subdivision's main residential street, a double cul-de-sac which opens on both ends to landscaped open space tracts. This entry treatment and landscaping package for the street give a warm, pleasing identity for this small community. This cul-de-sac street system will encourage ingress/egress by local traffic only, which will insure a low traffic volume. This cul-de-sac design will also limit vehicle speed, thereby enhancing safety for vehicles and pedestrians. The Desert Glen Estates residential community will be constructed in one phase.

This PRD Development Plan for the project has been prepared to reflect how Desert Glen Estates will be designed and developed as the type of subdivision that is characteristic of the single family residential development that the City of Glendale is striving to bring to their community.

1.1 APPLICANT

The applicant for the P.R.D. Development Plan and General Plan amendment for the proposed Desert Glen Estates is Gene W. Addington Construction ("GAC") and Landmark Engineering, Inc. ("LEI") representing GAC. The applicant is based in Phoenix, Arizona.

1.2 DEVELOPER AND HOMEBUILDER

The developer and homebuilder of Desert Glen Estates is also Gene W. Addington Construction. GAC is an experienced residential and commercial general contractor, licensed since 1976; and licensed in Arizona since 1996. During the past 23 years, GAC has constructed over 1,000 homes and over 10,000 townhouses, condominiums and apartments throughout the United States.

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1.3 LOCATION

This proposed subdivision is comprised of two contiguous parcels of land. These two parcels are located a portion of the southeast quarter of Section 2, Township 2 North, Range 1 East; G&SRB&M; Maricopa County, Arizona. The location of the Site is at the northeast corner of the intersection of Glendale Avenue and 77th Lane in Glendale, Arizona. The legal descriptions of the two parcels of land are included with this report as Appendix A. Maps showing the vicinity around the Site and the location of the Site are presented as Exhibits 1 and 2 respectively.

1.4 EXISTING LAND USE AND SITE CONDITIONS

The Site is an vacant parcel of land containing a total acreage of approximately 6.56 gross acres. The Site has several old concrete foundations from previous structures that were built on portions of the property. There are several mounds of dirt that have been placed on the property. There is also an old 3 foot wide concrete irrigation ditch on the eastern portion of the Site.

1.4.1 Utilities

- Water:** Desert Glen Estates is located in the water service area of the City of Glendale. There is an existing, accessible water line in the 77th Lane right-of-way and accessible water lines in the existing housing developments to the east, west and northwest. The water system for this subdivision will be designed to integrate with these water lines.
- Sewer:** Desert Glen Estates is located in the sewer service area of the City of Glendale. There are existing, accessible sewer lines in the rights-of-way of Glendale Avenue and 77th Lane. The sewer system for this subdivision will be designed to flow into this existing sewer line.
- Electric:** Desert Glen Estates is located in the service area of Salt River Project (SRP). There is an existing, accessible electric service in the 77th Lane right-of-way and accessible electric service in the existing housing developments to the east and northwest. All electric service to this development will be underground.
- Gas:** Desert Glen Estates is located in the service area of Southwest Gas Company. There is an existing, accessible 2-inch gas line at the intersection of 77th Lane and Glendale Avenue. Gas service into Desert Glen Estates will be designed to integrate with the existing gas service in the area.
- Irrigation:** Desert Glen Estates is located in Area 23 of the Salt River Valley Water Users' Association (SRVWUA). The Site and the adjacent properties to the north, east and west are not receiving irrigation water from SRVWUA. There is existing, private concrete irrigation water delivery ditch that still remains on the Site. This approximately 3 foot wide ditch runs parallel to the eastern boundary line of the property and has not been in use for many years. This irrigation ditch will be removed prior to development of the Site.

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1.5 ADJACENT LAND USES AND FEATURES

Desert Glen Estates is located within the city limits of the southern portion of Glendale, Arizona. This area is experiencing some new growth with R1-8 PRD and R1-6 PRD single family residential subdivisions in addition to R1-6, R-2 and R-4 residential developments. The immediate areas to the north and south of Glendale Avenue have recently tended toward single family residential uses with lot sizes in the 6,000 square foot range. Desert Glen Estates would be an infill project that also functions as a transition of development intensity between the R1-6 subdivision to the east and the R-2 and R-4 zones to the west of this proposed development on the Site.

The land use within a one-quarter mile radius of Desert Glen Estates may be characterized as being predominantly single family residential homes, with some multi-family housing.

North: The adjoining land to the north of Desert Glen Estates is zoned A-1, and is currently vacant.

East: The adjoining property to the east of Desert Glen Estates is Glen View Estates. Glen View Estates is zoned R1-6.

South: Desert Glen Estates abuts Glendale Avenue to the south. On the southern side of Glendale Avenue is the Meadows at Independence II, which is zoned R1-6 PRD.

West: Desert Glen Estates abuts 77th Lane to the west. The adjoining land to the immediate west is partially developed with two platted parcels of land. The land at the northwest corner of Glendale Avenue and 77th Lane is Glencourt Two (Townhouses). It is partially developed with four 2-story townhouse buildings. This property is zoned R-4. To the north of this development is Glencourt Acres. This subdivision is zoned R-2 PRD and is at the northwest corner of the Site.

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2.0 GENERAL PLAN

The purpose of the City of Glendale General Plan ("Glendale General Plan") is to provide a framework for future development on the city. The area containing the Site was designated as being generally appropriate for the residential development of 5 to 8 dwelling units per acre.

A 23 lot single family detached residential subdivision, called Desert Glen Estates, is being proposed to be built on this 6.56 gross acre Site. This number of lots places the proposed density for Desert Glen Estates at approximately 3.5 dwelling units per acre. Therefore, Gene Addington Construction is requesting that the General Plan be amended from a listed density of 5 to 8 Residential Units Per Gross Acre down to a density of 3.5 to 5 Residential Units Per Gross Acre.

The development pattern in the immediate vicinity both north and south of Glendale Avenue has recently trended toward single family residential uses with lot sizes in the 6,000 square foot range. Rezoning the Site to R1-6 PRD would provide for development of an infill project that also functions as a transitional residential development between the R1-6 zoned subdivision to the east and the R-2 and R-4 zones to the west of the Site.

This General Plan amendment request is justified primarily because the 3.5 to 5 dwelling units per acre designation is compatible with the existing residential development adjacent to the Site on the south, and with the General Plan designations in the immediate area. The type and size of single family housing developed under a density of 3.5 to 5 dwelling units per acre is not that different from the current type of housing built under the 5 to 8 dwelling units per acre. In fact, the housing to be constructed in the Desert Glen Estates subdivision will cause a slight reduction in density. This lessening of the density will make the development even more compatible with the surrounding subdivisions in the area than under the current General Plan land use density.

A change in the General Plan designation from 5 to 8 Residential Units Per Gross Acre to 3.5 to 5 Residential Units Per Gross Acre should have no adverse impact to the surrounding development or any applicable goal, objective, or policy of the City of Glendale General Plan. The predominant housing pattern that has emerged in the area containing the Site is for single family residential developments with densities within the 3.5 to 5 dwelling units per acre. The Desert Glen Estates project with **23 residential lots** and a density of 3.5 will be well under the number of lots allowable under the present General Plan densities. The current General Plan density designation would permit up to **53 residential lots** on the Site. The marginal difference in dwelling units between the 5 to 8 dwelling units per acre and the 3.5 to 5 designation is 30 dwelling units. A reduction of 30 dwelling units will not adversely impact the number of dwelling units available, or the mix of types of housing overall in Glendale.

The Housing component of the Glendale General Plan provides that quality housing stock with a mix of single family, townhome, and apartments/condominiums should be encouraged to be development in the City. This R1-6 PRD zoning proposal is consistent with the housing goals and policies of the Glendale General Plan.

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2.1 CONSISTENCY WITH THE GENERAL PLAN POLICIES

The Glendale General Plan (the “Plan”) that is part of the City of Glendale General Plan Development Guide (the “Development Guide”) reflects that the Site is centered in the middle of residential area of the Glendale Avenue corridor with mixed densities. The Site is surrounded by density designations of 3.5 to 5 dwelling units per acre to the south, 5 to 8 to the east, and 8 to 12 to the west.

The proposed Desert Glen Estates community is a small 23 lot single-family subdivision, containing multiple landscaped common open space tracts, that is consistent with the 3.5 to 5 dwelling units designation in the Plan.

Desert Glen Estates has been thoughtfully planned and engineered to be in compliance with several sections of the Development Guide. Those sections are the Land Use Element, the Urban Design Element and the Character Areas Element. Several component areas of each of these sections of the Development Guide, which are complemented by this proposed development, include:

LAND USE ELEMENT

1. In accordance with the Development Guide Residential Land Use Guidelines on Page 6, there is “an abundance of multiple-family and entry-level single-family housing, creating an imbalance in the mix.” The Site will assist in ensuring better mix in this area of Glendale by being reclassified to a lower residential density. The desire of the community is to have lower-intensity development in its residential neighborhoods and the Site will meet that desire.
2. In accordance with Residential Land Use Guideline 13, the Site has been designed to encourage a mixture of housing opportunities city-wide with emphasis on single-family dwelling units.

URBAN DESIGN ELEMENT

1. In accordance with the Climate Guideline 5, the Site has been designed to protect the pedestrian walkway along Glendale Avenue from the summer sun through the use of landscaping.
2. In accordance with the Parks, Drainageways, and Street Landscaping Guidelines 11 and 12, the exterior and interior streets to the Site has been designed with well planned landscaping that will be adequately maintained to enhance the look of the subdivision and the overall area.

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CHARACTER AREAS ELEMENT

1. The Site is within the Parkside Character Area. In accordance with the Parkside Development Guideline 1, the Site has been designed to place emphasis on high-quality residential neighborhoods.
2. In accordance with the Parkside Development Guidelines 14 and 15, the street frontage along Glendale Avenue will be designed with a land use and landscaping plan that addresses the following items: No direct arterial access from the development, generous setbacks from Glendale Avenue, and wall designs and landscape themes in compliance with the West Glendale Avenue Design Plan.

One of the primary goals outlined in the Glendale General Plan Development Guide is the desire of the community to have lower-intensity development in its residential neighborhoods and to tie the intensity of new development to quality. Desert Glen Estates has been land planned and designed to meet this community goal.

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3.0 PRD DEVELOPMENT PLAN

The Site is presently zoned A-1, Agricultural. The development of Desert Glen Estates under R1-6 PRD zoning will allow a transition between the existing R1-6 zoned subdivision to the east and the presently zoned R-2 and R-4 proposed and existing developments to the west of the Site. The proposed Desert Glen Estates also mirrors the existing R1-6 subdivision on the south side of Glendale Avenue. Based on the type and size of the adjacent existing subdivisions, there will not be any transitional lots or buffer lots built in this development.

3.1 NUMBER OF DWELLING UNITS; GROSS DENSITY AND LOT SIZE

The maximum number of lots for the proposed Desert Glen Estates is 23. The Gross Project Density is 3.5 dwelling units per gross acre.

The typical lot size will be 7,200 square feet. The typical lot in the subdivision will have a lot width of 60 feet and a lot depth of 115 feet. The minimum lot width in the subdivision will be 60 feet. The minimum lot depth will be 100 feet. The minimum lot size will be 6,150 square feet. This lot size and configuration is compatible with the existing and proposed developments in the area.

3.2 SETBACK, HEIGHT AND COVERAGE STANDARDS

	R1-6 DISTRICT STANDARDS	PROPOSED R1-6 PRD STANDARDS
Minimum Front Setback	15 feet to living area; 20 feet to garages or carport	15 feet to living area; 20 feet to garages or carport
Minimum Rear Setback	20 feet	20 feet
Minimum Side Setback	5 & 10 feet	5 & 10 feet
Minimum Distance Between Buildings On Adjacent Lots	15 feet	15 feet
Minimum Street Sideyard Setback	10 feet	10 feet
Maximum Structure Height	30 feet	30 feet
Maximum % Lot Coverage	40%	45%

Unless specifically amended above, all provisions of the City of Glendale Zoning Ordinance, shall apply to the Desert Glen Estates subdivision.

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3.3 OPEN SPACE PROVISIONS

Four landscaped open space tracts are proposed for Desert Glen Estates. The amount of proposed open space to be provided for the community is 30,844 square feet or 0.71 acres. All open space tracts within the development are designed to be safe and visible. The four open space tracts will be utilized for integrated common landscaping, active recreation purposes, and for surface water retention and/or conveyance.

3.3.1 Active Open Space

Tract A has been designed to provide a dual use as a surface water retention area and for active recreational uses for this community. This open space tract contains approximately 24,500 square feet or 0.56 acres. The central portion of this tract has been designed with a level active turf area that has been designed to also be utilized for field sports activities (i.e., soccer, etc.) The Conceptual Landscaping Plan, in Appendix C, shows the location in Tract A for this use.

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4.0 PROJECT DESIGN

The nature and character of the existing neighborhood surrounding the Site is predominately single family detached subdivisions. There is a small, older three building townhouse development on the west side of 77th Lane adjacent to the Site. The single-family homes to be built in Desert Glen Estates will have a contemporary southwestern design, which will blend well with the existing neighborhood.

4.1 STREETS

Cactus Wren Drive is the entry street into this development. This entry is proposed to end at 77th Drive, a double cul-de-sac. This interior street will be constructed as 50-foot residential street.

Cactus Wren Drive has been designed with an expanded 60-foot right-of-way with an extended landscaped median. The pavement area has been increased to 20 feet from back of curb to the back of the median curb to allow safe emergency vehicle access into this development. All interior residential streets will be designed as per the City of Glendale Design Guidelines.

A barricade will be installed at the north end of the half-street improvement to 77th Lane. A striped taper will be also placed to direct traffic to the existing street north of the Site.

Traffic calming devices are to be utilized in this development. Cactus Wren Drive is to be constructed with a six foot wide landscaped median. Each of the cul-de-sacs on 77th Drive are less than 335 feet long and both cul-de-sacs open onto landscaped open space tracts.

4.2 HOMES

GAC will offer three homes in Desert Glen Estates. The models offered will include both single story and two story homes. The homes range from a minimum livable area of 1,425 square feet to 1,886 square feet. The three proposed model floor plans and the corresponding three elevations are presented in Exhibit 5.

The construction of the homes will be high quality, and consistent with new single family residential development in the vicinity. Design features of each home will, at a minimum, incorporate the following:

- Three elevations per house plan
- Full stucco exteriors
- Tile roofs. A mix of concrete tile and compatible colors will be provided.
- Ground-Mounted A/C
- Concrete Block Fencing
- Stucco and painted fence returns between each house, on corner lots and the walls adjacent to the retention areas and common areas.
- All three models offered in the development will have either a two or three car attached garage. A steel panel garage door will be a standard feature.
- Dual Pane Windows with anodized or painted window frames and mullions.
- Four coordinated exterior color schemes per house plan.

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- Front entries and doorway shall be visible from the street and include lighted doorway areas.
- A minimum of one window from the living area or kitchen area of the house shall be visible from the street.
- Distinctive architectural details will be provided on the front elevations.
- The elevations that are offered in this development will have significant architectural differences.
- Accent treatments and finishing details will be provided on various elevations, such as pop-outs; reveals and recesses around the windows and doors, gable ends and wall expanses.
- Any fireplace chimneys shall be boxed to avoid exposed metal flues.
- Standard patio covers with stucco finished columns, and either tile roofs or parapet walls.
- Distinctive elevations will be placed on adjoining lots in this development.

The three floor plans for the house products and the three elevations for each of the floor plans have been submitted to the City of Glendale for review of compliance with the Single Family Residential Design Guidelines. The compliance verification of the floor plans and elevations will be completed at the time of Development Services Center submittal.

4.3 AMENITIES

The 23 lots in Desert Glen Estates have been internalized and are facing on two, interconnecting cul-de-sacs. Each of the cul-de-sacs open onto a landscaped common open space. The pedestrian flow between these open space tracts will be by public sidewalks.

The west side of the development has a landscaped open space buffer along the frontage of 77th Lane. The entry into the development, Cactus Wren Drive, has two landscaped split medians and landscaped open space tracts along both sides of this entry road. A landscaped common open space tract separates the subdivision from the Glendale Avenue right-of-way. This open space area is along the full frontage of Glendale Avenue. This tract will be utilized for retention and as an active open space for the residents. This open space area will contain shade trees and turf areas for the homeowners to use for recreational purposes.

4.4 HOUSE PRODUCT COLOR PALETTE

Three house products are proposed for the 23 lots in Desert Glen Estates. However, the color palettes for these homes have not been finalized. Coordinated earth tone colors will be used in this subdivision. The color palette for the three house products will be submitted to the City of Glendale for review and approval. Exact color schemes will be provided in conjunction with house product review at the time of Development Services Center submittal.

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5.0 LANDSCAPE, ENTRY FEATURES AND PERIMETER WALLS

Gilmore Graves, Inc. has designed a conceptual landscape plan for Desert Glen Estates. A summary of the design criteria is presented in the following sections. A copy of the Conceptual Landscape Plan is attached as Appendix B.

5.1 ENTRY SIGNAGE AND FEATURES

A single subdivision entry sign will be placed in the angled portion of the perimeter theme wall at the entry into the development. This portion of the wall will be constructed with the bottom two courses of 9" by 8" by 16" Fluted Colored Block. The top course of the wall will also be constructed with the same 9" by 8" by 16" Fluted Colored Block with a Fluted Block Cap that is 9" by 4" by 16". The sign will be placed within the center section of the wall which will be constructed of 6" by 8" by 16" CMU with a Stucco Finish painted to coordinate with the Fluted Colored Block.

A landscaped median and two landscaped open space tracts on both sides of the entry road will dramatically set the entrance into Desert Glen Estates.

5.2 SUBDIVISION THEME WALL

The perimeter theme wall on Glendale Avenue and 77th Lane shall be decoratively designed to meet current City of Glendale standards. The developer will construct the wall with the bottom two courses of 9" by 8" by 16" Fluted Colored Block. The top course of the wall will also be constructed with the same 9" by 8" by 16" Fluted Colored Block with a Fluted Block Cap that is 9" by 4" by 16". The color of the wall block will be Desert Brown. The balance of the theme wall will be constructed of 6" by 8" by 16" CMU with a Stucco Finish painted to coordinate with the Fluted Colored Block. The 16" wide pilasters will be 6 feet tall and will be constructed with the same Fluted Colored Block. A 20-inch square pre-cast concrete cap, colored to match the wall, will be placed on each pilaster. The developer will provide pilasters at wall ends and at maximum of a 120' spacing.

A standard 6-foot tall subdivision perimeter wall colored in the Desert Brown will be provided along the northern property line and the eastern property line of the subdivision.

5.3 PERIMETER RIGHT-OF-WAY LANDSCAPING

Landscaping will be provided along Glendale Avenue and 77th Lane. There will be a 6-foot detached sidewalk installed along Glendale Avenue. There also will be a 4-foot detached sidewalk installed along 77th Lane.

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The landscaping will, at a minimum, fulfill the requirements identified in the City of Glendale Design Guidelines and the West Glendale Avenue Design Plan. Landscape materials will be drought tolerant and will be subject to review and approval by the City of Glendale. All landscaping will be done in accordance with ADWR water conservation guidelines. Plant materials will be selected from the approved ADWR plant list.

5.4 RETENTION AREA, AND CUL-DE-SAC OPEN SPACE LANDSCAPING

Landscaping will be provided in the retention area, adjacent to Glendale Avenue, along 77th Lane and Cactus Wren Drive, the entry median, and the northern cul-de-sac open space tract. The landscaping will, at a minimum, fulfill the requirements identified in the City of Glendale Design Guidelines. Landscape materials, outside of the turf areas of the retention basin, will be drought tolerant and will be subject to review and approval by the City of Glendale. All landscaping will be done in accordance with ADWR water conservation guidelines, and/or the West Glendale Avenue Design Plan and the City of Glendale Landscape criteria. All drought tolerant plant materials will be selected from the approved ADWR plant list.

5.5 GLENDALE AVENUE AND MEDIAN LANDSCAPING

Landscaping will be provided in the northern right-of-way of Glendale Avenue. In addition, one date palm tree will be placed in the existing landscaping in the Glendale Avenue median adjacent to the Site. The tree will be placed in accordance with the requirements of the City of Glendale. The landscaping will, at a minimum, fulfill the requirements identified in the City of Glendale Design Guidelines. Landscape materials will be drought tolerant and will be subject to review and approval by the City of Glendale. All landscaping will be done in accordance with ADWR water conservation guidelines, and/or the West Glendale Avenue Design Plan and the City of Glendale Landscape criteria. All drought tolerant plant materials will be selected from the approved ADWR plant list.

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6.0 LANDSCAPE MAINTENANCE RESPONSIBILITIES

The developer has created and will record a set of Covenants, Conditions, and Restrictions (C.C.&R.'s) establishing a homeowner's association (HOA) which will be responsible for the maintenance of the entry sign, perimeter wall, and the landscaping in all common areas and rights-of-ways in and adjacent to Desert Glen Estates. A draft copy of the C.C.&R.'s has been submitted to the City of Glendale Planning Department for review.

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7.0 GRADING AND DRAINAGE

The Site is subject to off-site surface water flows from the properties to the north and northeast. The Site has been noted to be impacted by a Zone "B" Flood Plain designation as indicated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM); Panel Number 04013C1640 D, effective date April 15, 1988. The **Zone B** designation is indicated as areas between limits of the 100-year flood and 500-year flood; or certain areas that are subject to 100-year flooding with average depths less than one (1) foot, or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

7.1 TOPOGRAPHIC CONTOURS

The Site is a vacant parcel of land that is gently sloping to the southwest. The high point of the Site, in the northeast corner of the Site, is approximately 1,126 feet above mean sea level (MSL). The low point of the Site, in the southwest corner of the Site, is approximately 1,124 feet above MSL. Elevation and topographic information was derived from the U.S. Geological Survey (USGS) Glendale, Arizona, 7.5-Minute Series quadrangle map, 1957, photo revised 1982. Topographic contours for the Site are shown on Exhibit 6.

7.2 SUBDIVISION GRADING

Historical drainage for the area containing the Site is southwesterly. This subdivision has been designed to minimize necessary grading and will acknowledge the natural lay of the land. The lots and entry road will be graded to slope toward the main interior street. Storm water will be conveyed south along this main interior road to the retention basin occupying the open space at the south end of the project along Glendale Avenue.

The small, undeveloped parcel of land to the north of the Site will generate runoff that historically discharged onto portions of the Site and then drained south to Glendale Avenue. The perimeter walls along the north and east of the subdivision will protect the homes from the 100-year event and will convey the surface drainage water to 77th Lane and Glendale Avenue. The water will discharge into Glendale Avenue and continue along the existing drainage path.

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8.0 PUBLIC IMPROVEMENTS AND PROJECT PHASING

Glendale Avenue provides arterial access to the area containing Desert Glen Estates. This road is identified as a 130-foot right-of-way arterial street in the City of Glendale Design Guidelines and the Glendale Avenue Plan. This arterial is an existing paved road that will provide primary arterial access to Desert Glen Estates.

77th Lane will provide collector access to Desert Glen Estates. This existing road is identified as a 60-foot right-of-way collector street in the City of Glendale Design Guidelines. 77th Lane is a paved road that will provide primary access to Desert Glen Estates.

The interior street of this development, 77th Drive, will be constructed as a 50-foot right-of-way residential street. Cactus Wren Drive Lane, the entry street into this development, will be constructed as a residential street with a 60-foot right-of-way that ends at 77th Drive, a double cul-de-sac. All interior residential streets will be designed as per the City of Glendale Design Guidelines.

8.1 PHASING

Desert Glen Estates is to be developed on two ownership parcels that have each been planned to be one subdivision tract containing 23 lots. The subdivision will be developed in one phase.

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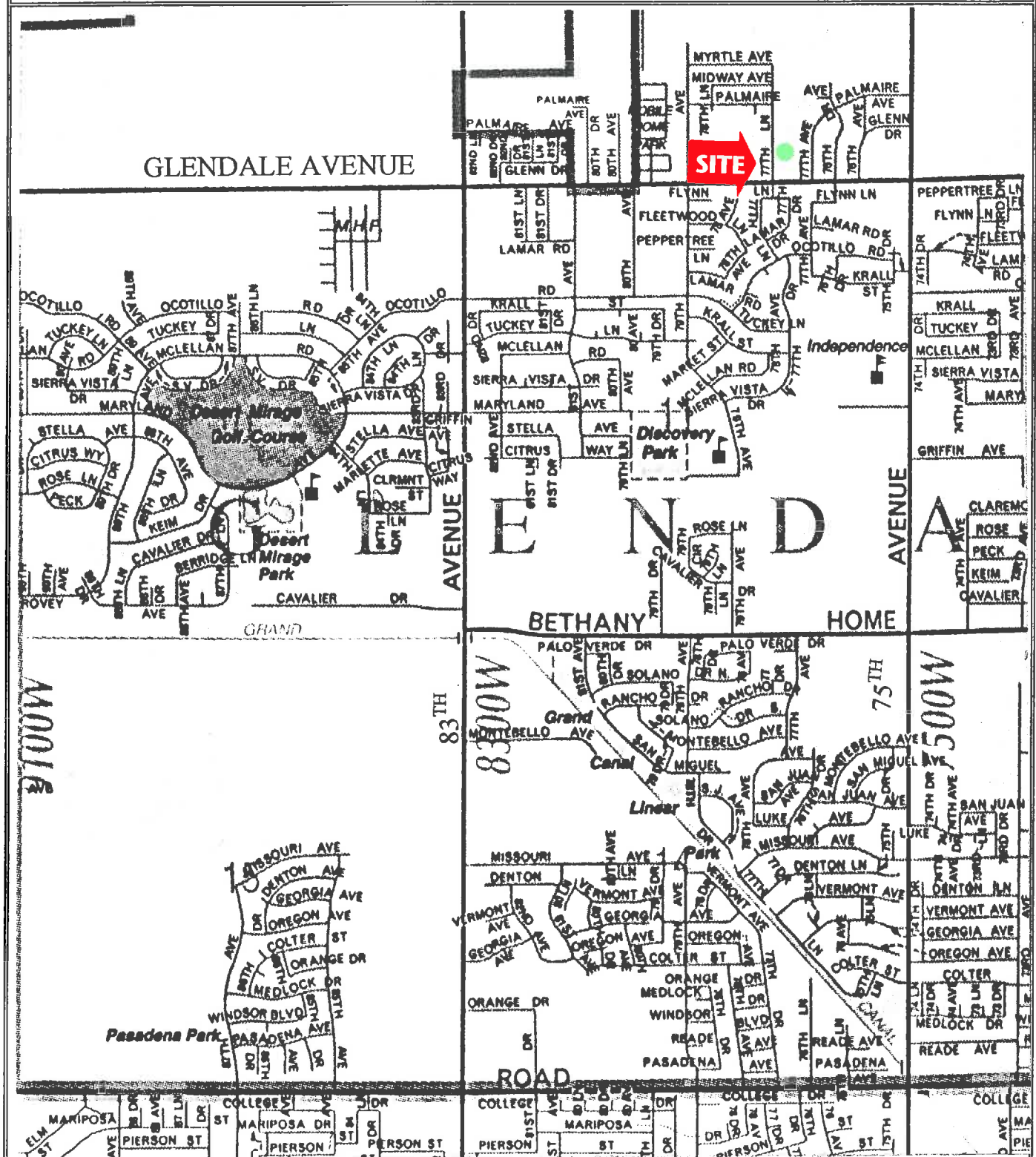
EXHIBITS

VICINITY MAP

EXHIBIT 1

DESERT GLEN ESTATES

NORTHEAST CORNER OF GLENDALE AVENUE AND 77TH LANE, GLENDALE, ARIZONA



February 26, 1999

Reviewed By
Mike Rhodes

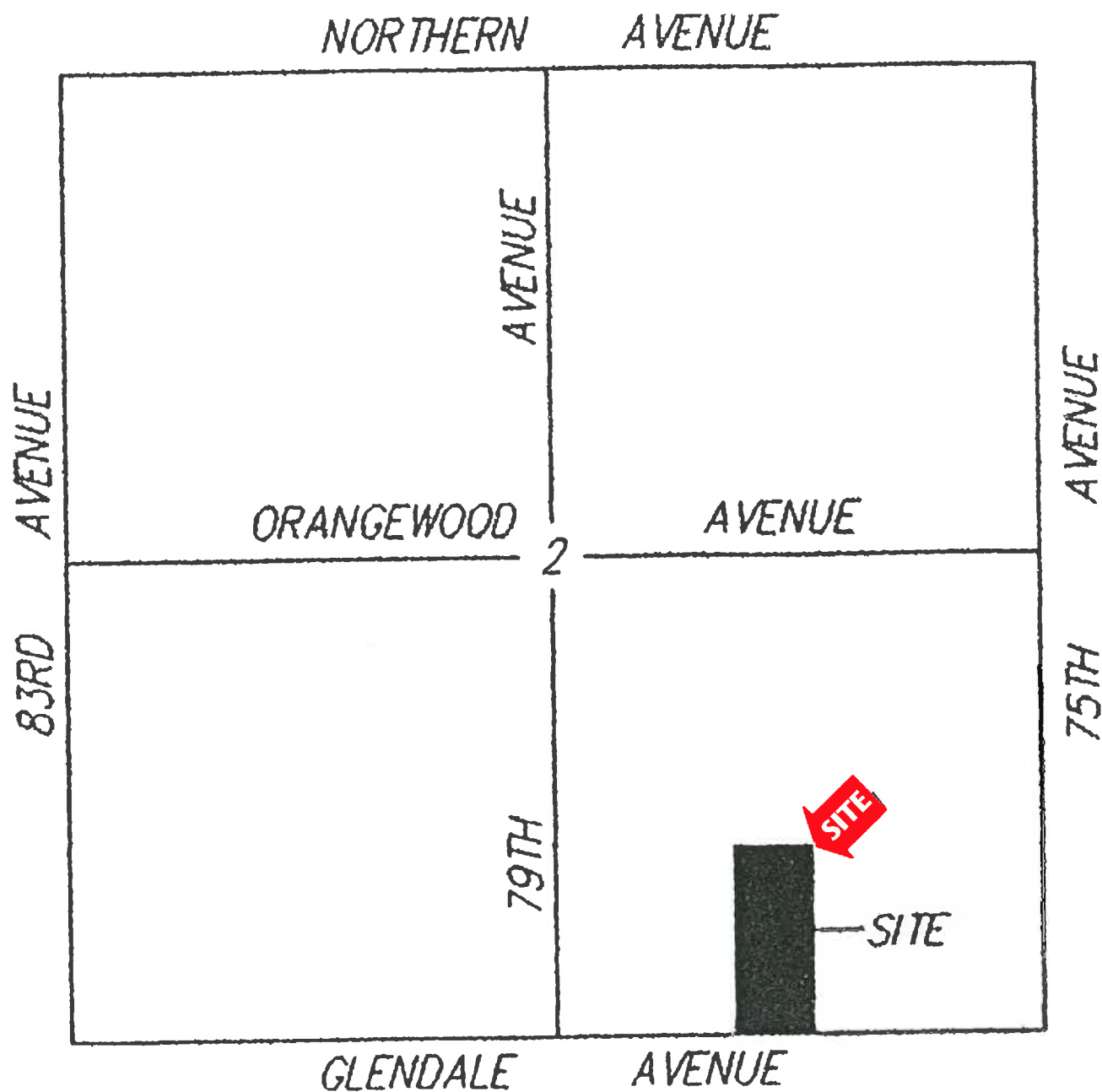
Prepared By
Gary Claybaugh

98066

LANDMARK
ENGINEERING, INC.

LOCATION MAP
EXHIBIT 2

DESERT GLEN ESTATES
NORTHEAST CORNER OF GLENDALE AVENUE AND 77TH LANE; GLENDALE, ARIZONA



February 26, 1999

Reviewed By
Mike Rhodes

Prepared By
Gary Claybaugh

98066

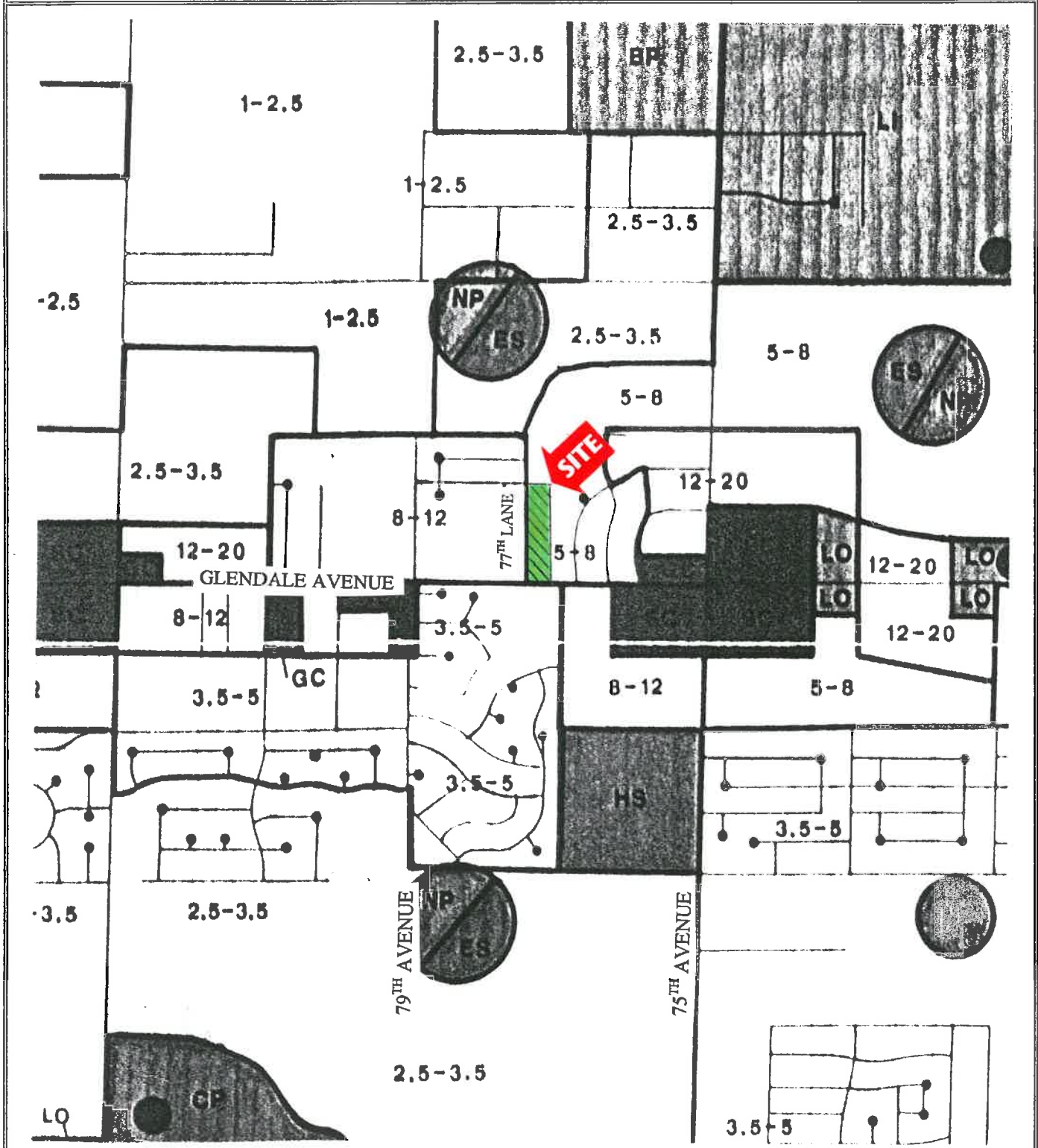
LANDMARK
ENGINEERING, INC.

GENERAL PLAN LOCATION MAP

EXHIBIT 3

DESERT GLEN ESTATES

NORTHEAST CORNER OF GLENDALE AVENUE AND 77TH LANE; GLENDALE, ARIZONA



June 4, 1999

Reviewed By
Mike Rhodes

Prepared By
Gary Claybaugh

98066

LANDMARK
ENGINEERING, INC.

DESERT GLEN ESTATES

EXHIBIT 4

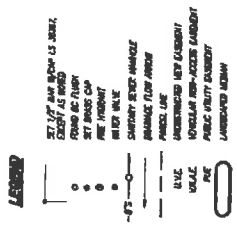
P.R.D. DEVELOPMENT PLAN (REDUCED)

**A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 2 NORTH, RANGE 1 EAST, GLASSBURG, ARIZONA
MARICOPA COUNTY, ARIZONA**

P.R.D. DEVELOPMENT PLAN
DESERT GLEN ESTATES
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 2 NORTH, RANGE 1 EAST, G.&S.R.8.&M.
MARICOPA COUNTY, ARIZONA

DATE	11-4-08
TIME	12:00:00
NAME	CLAYBACH
ADDRESS	10000
CITY	ST. LOUIS
STATE	MO
ZIP	63114

2 of 2 SHEETS



APPROVED AN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
CITY COUNCIL

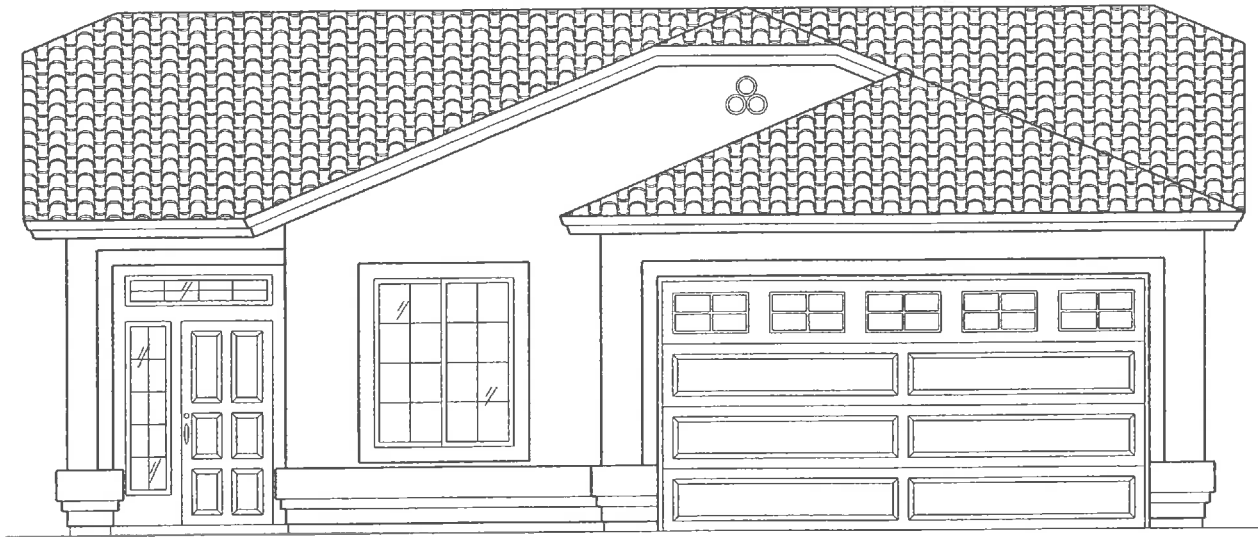
March 28, 2000

DESERT GLEN ESTATES

EXHIBIT 5

MODEL ELEVATIONS (REDUCED)

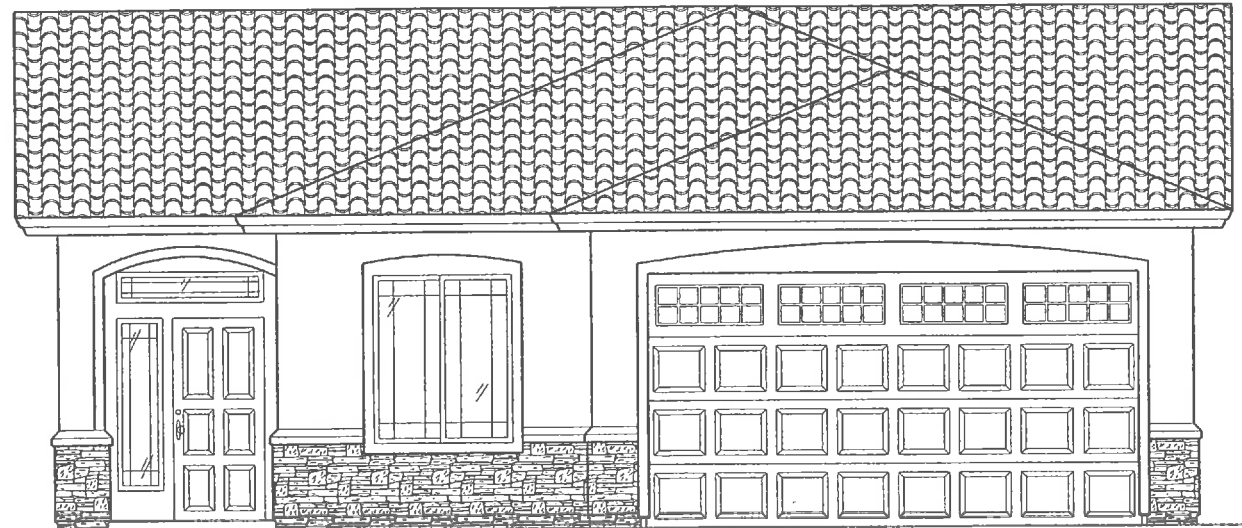
QUANTUM DEVELOPMENT SPEC 2



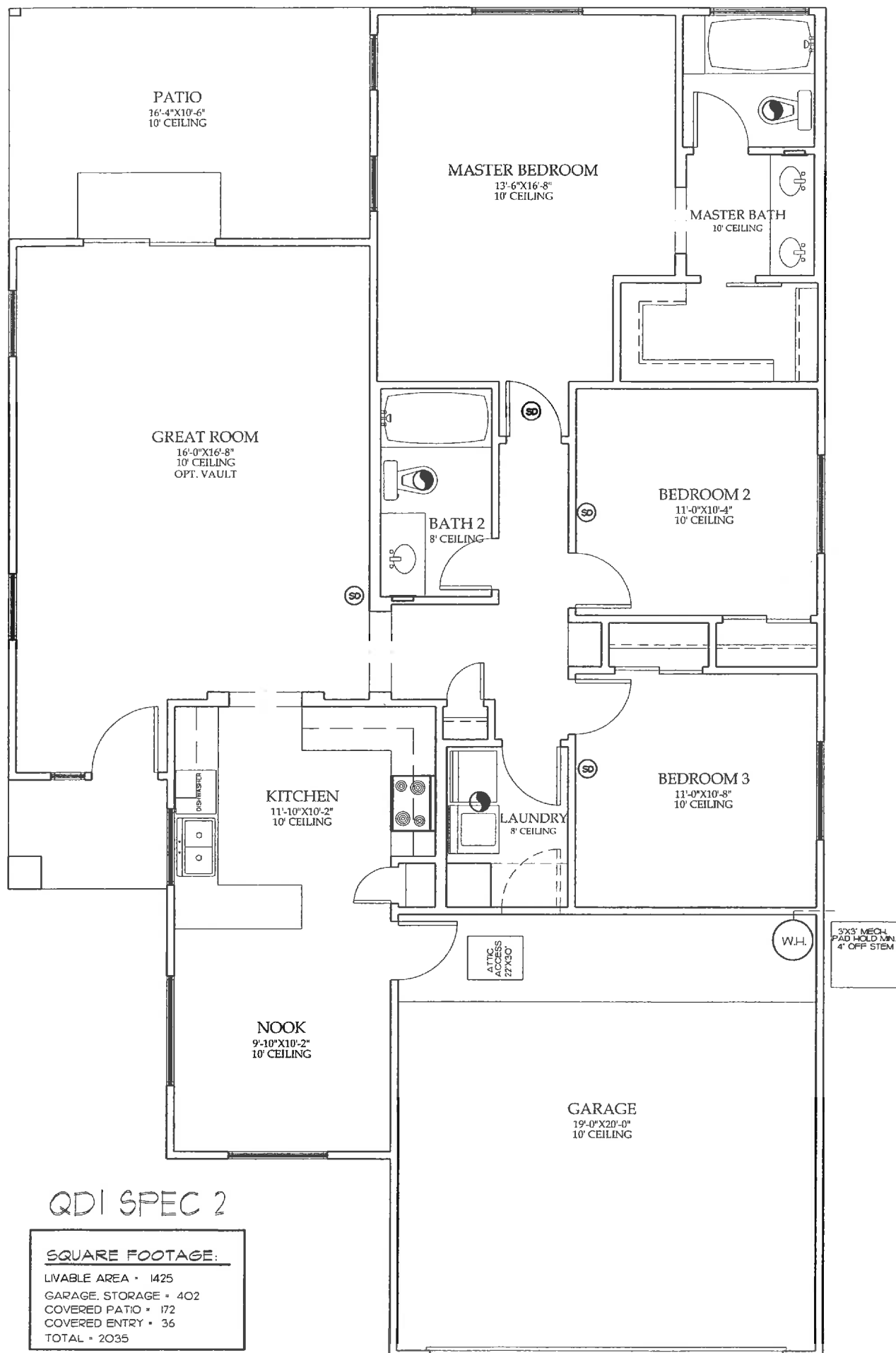
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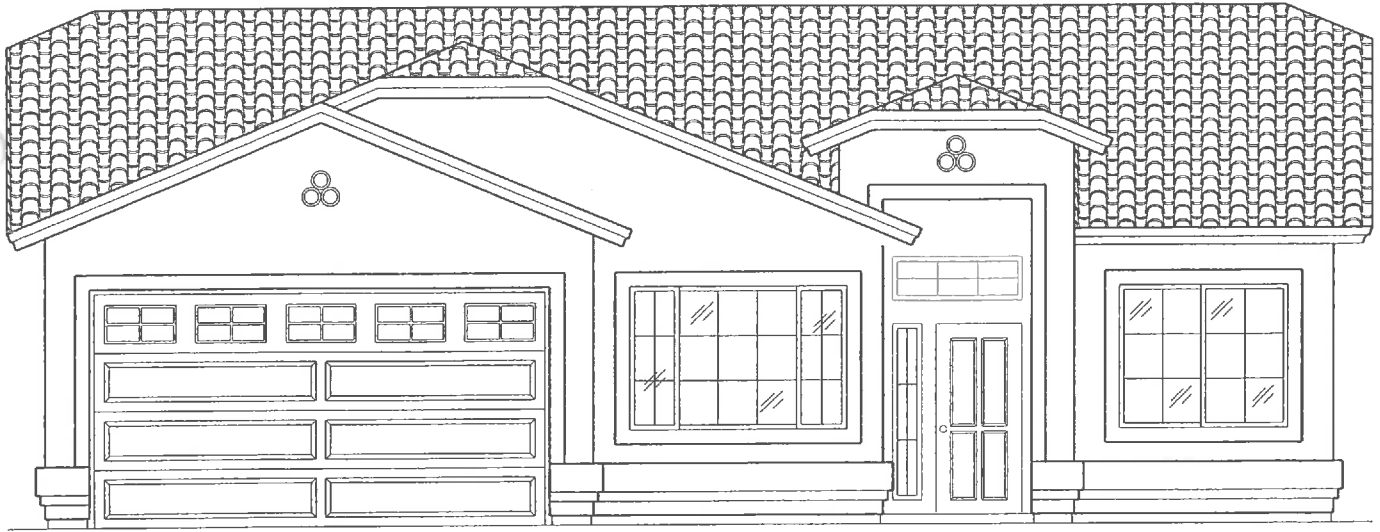


FRONT ELEVATION "B"

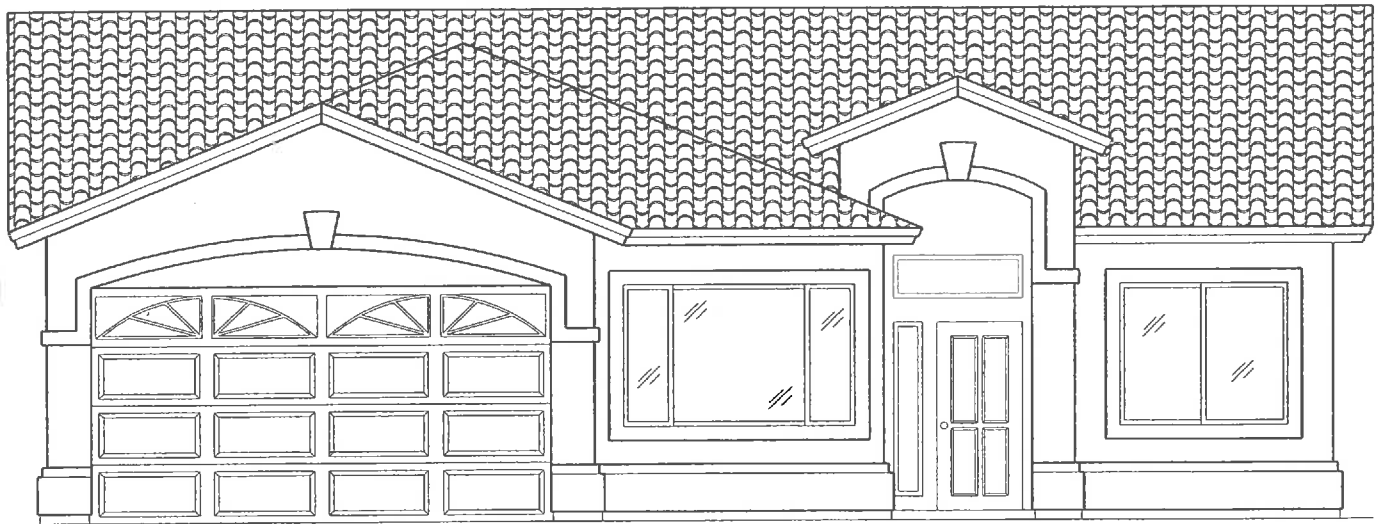


FRONT ELEVATION "C"

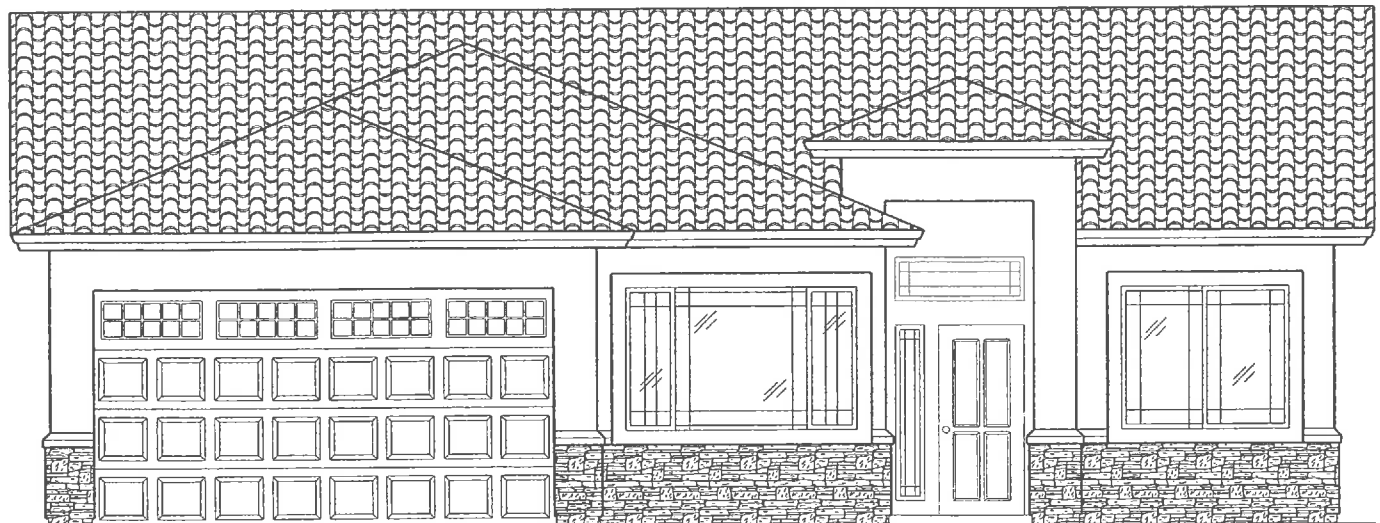




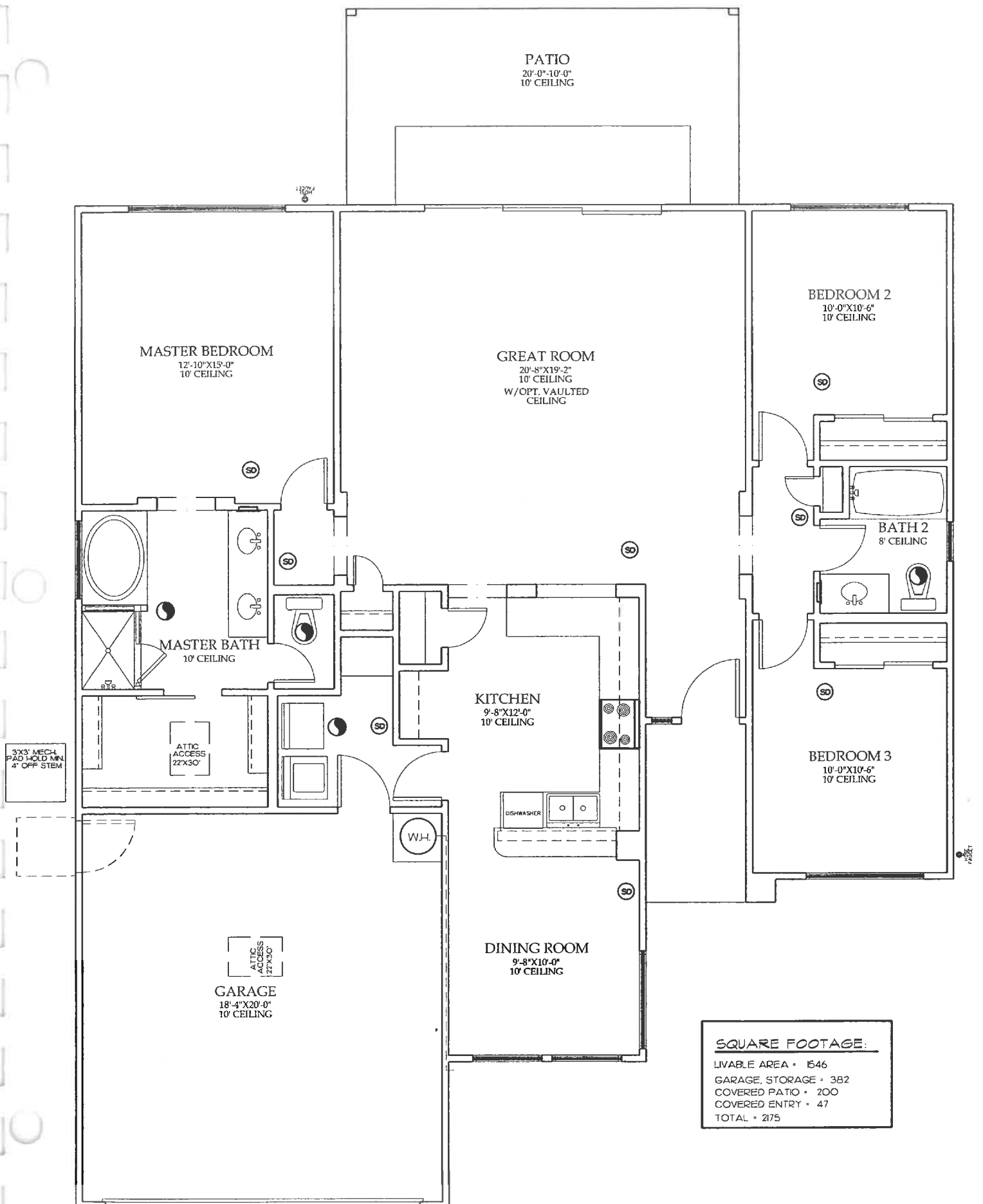
FRONT ELEVATION - ELEV. "A"

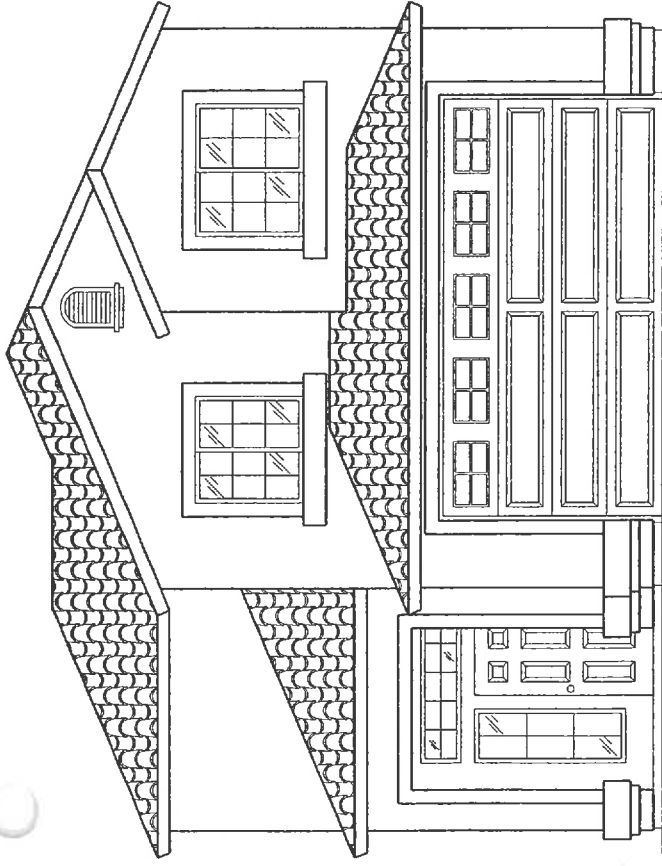


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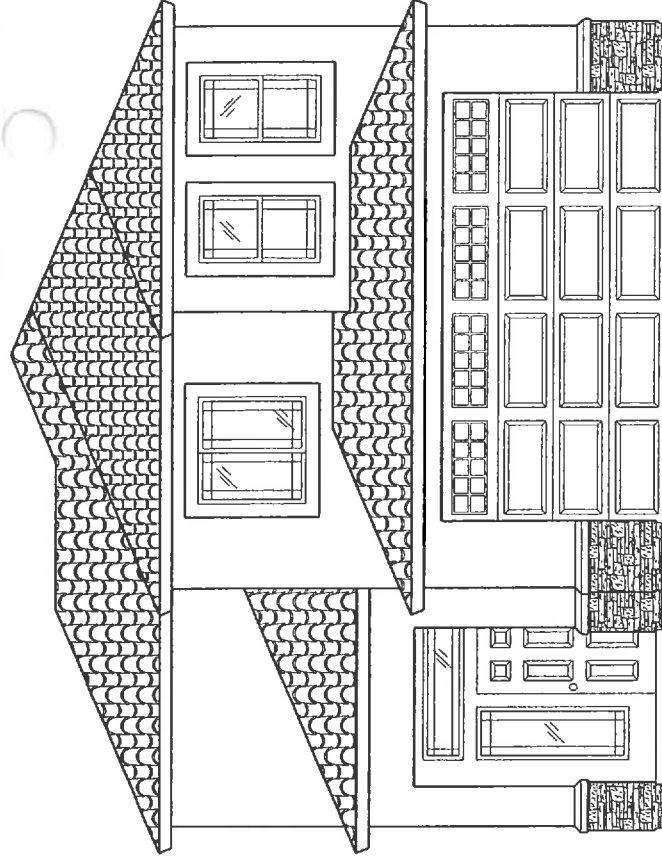


FRONT ELEVATION - ELEV. "C"

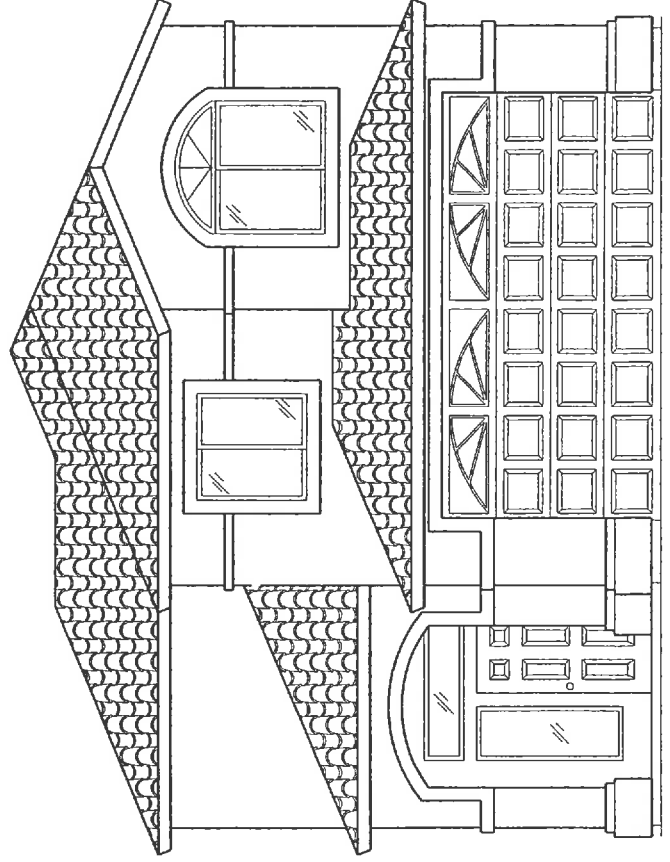




FRONT ELEVATION "A"



FRONT ELEVATION "C"

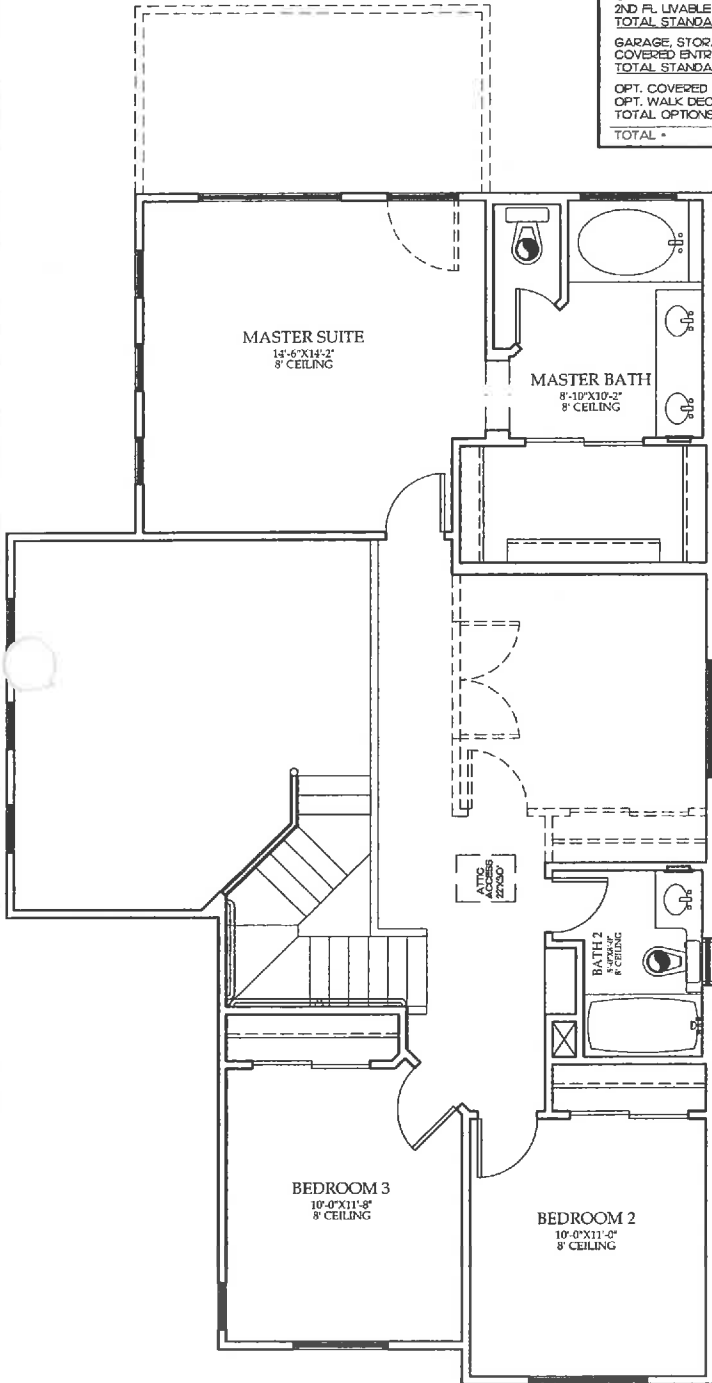


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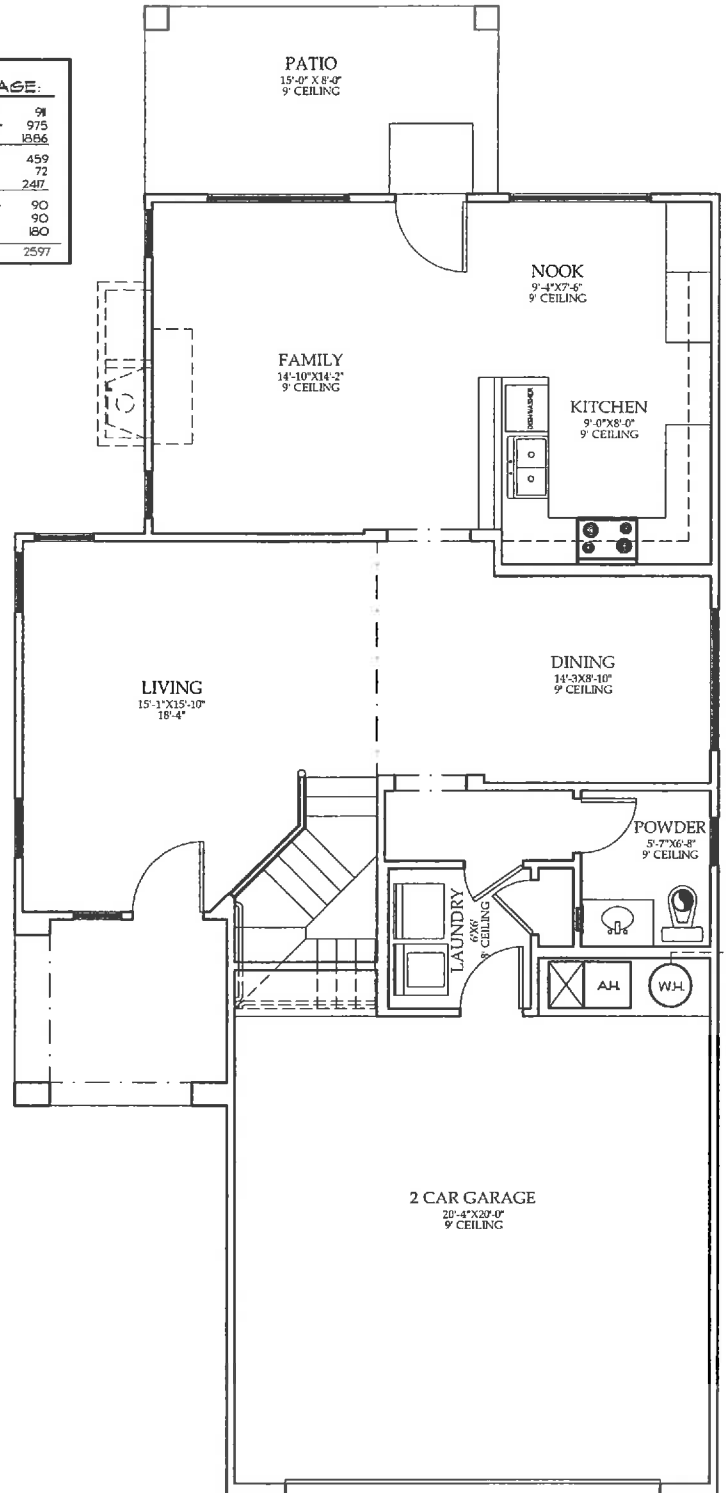
QUANTUM DEVELOPMENT SPEC 6

QDI SPEC 6

SQUARE FOOTAGE:	
1ST FL. LIVABLE AREA •	94
2ND FL. LIVABLE AREA •	975
TOTAL STANDARD •	1069
GARAGE, STORAGE •	459
COVERED ENTRY •	72
TOTAL STANDARD •	2407
OPT. COVERED PATIO •	90
OPT. WALK DECK •	90
TOTAL OPTIONS •	180
TOTAL •	2587



SECOND FLOOR

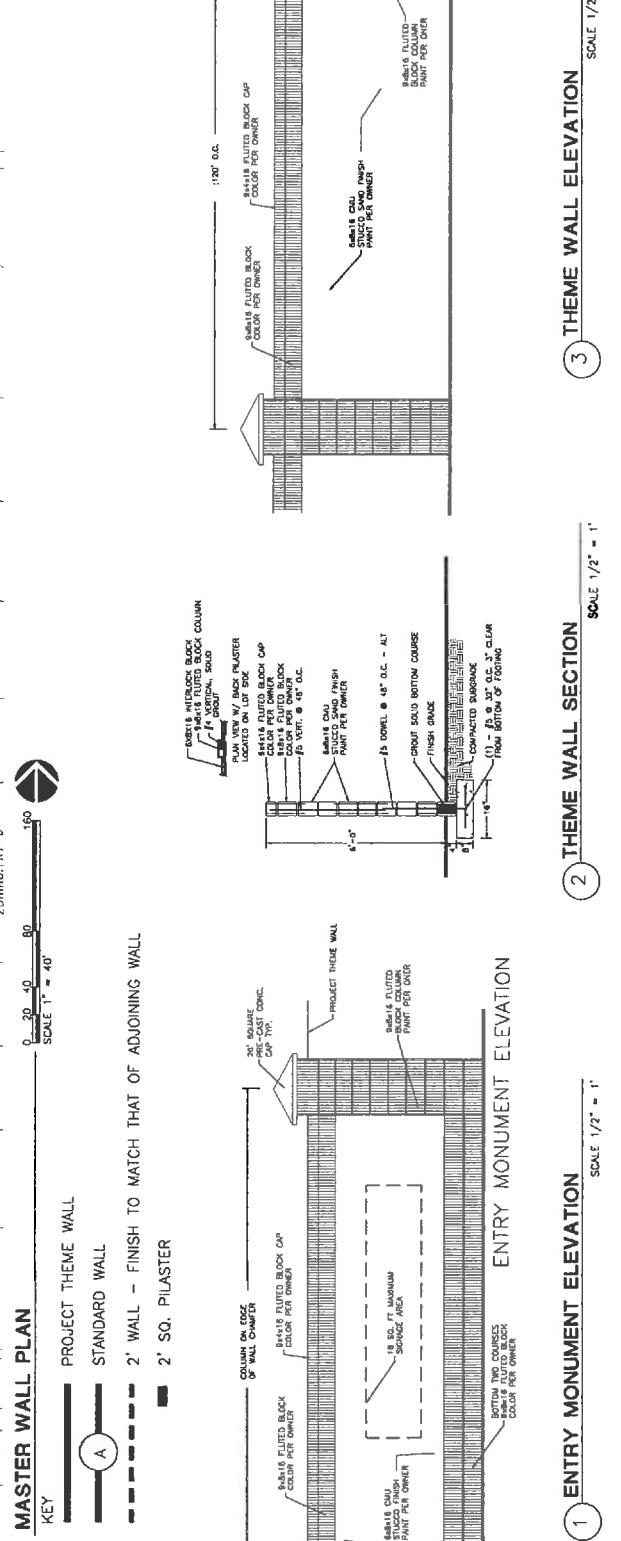
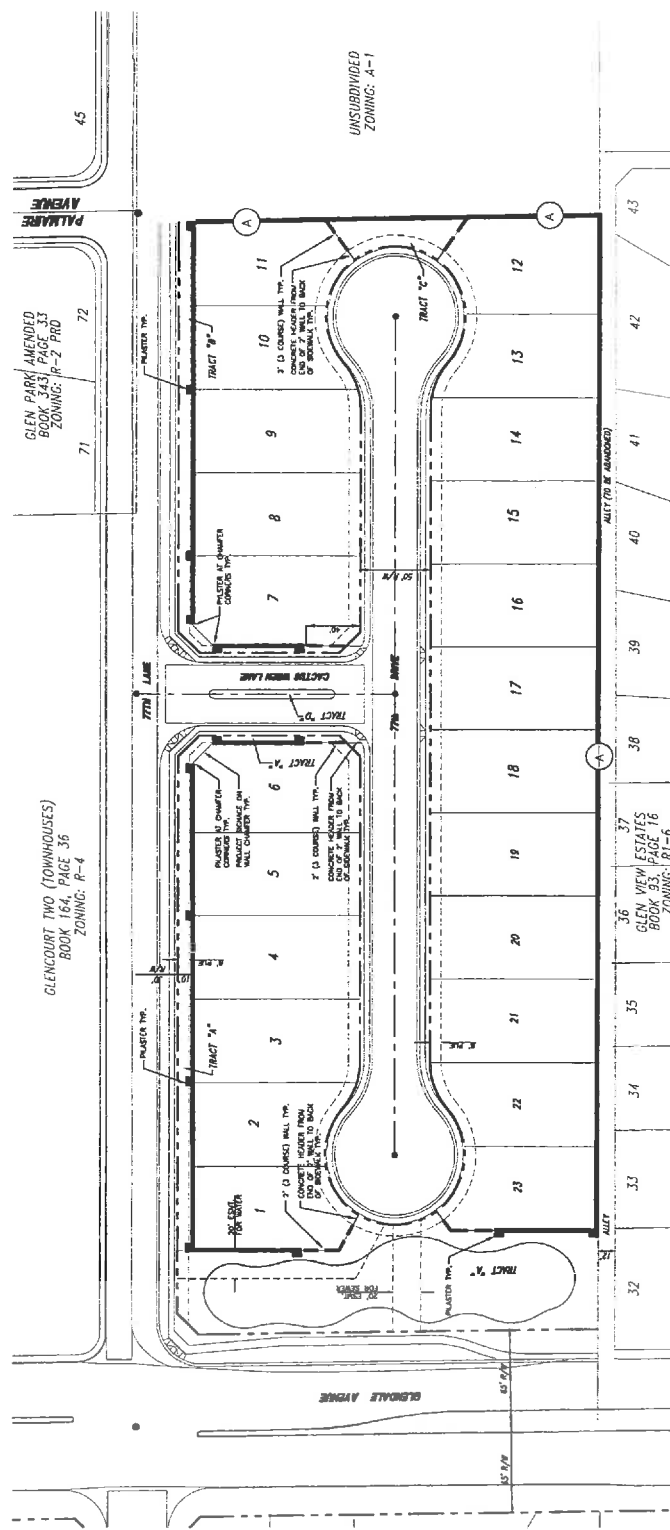


FIRST FLOOR

DESERT GLEN ESTATES

EXHIBIT 6

CONCEPTUAL LANDSCAPE PLAN (REDUCED)



DESERT GLEN ESTATES

EXHIBIT 7

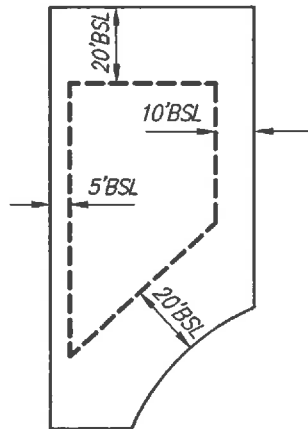
TYPICAL LOT LAYOUT

TYPICAL LOT LAYOUT

EXHIBIT 7

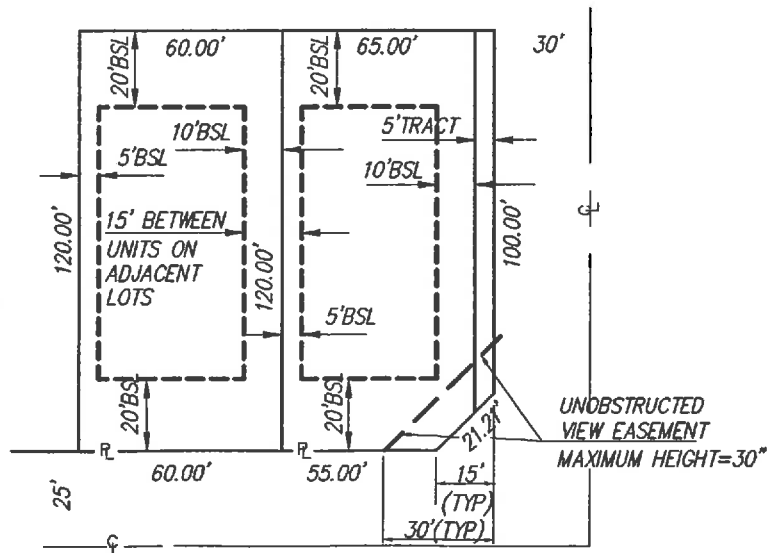
DESERT GLEN ESTATES

NORTHEAST CORNER OF GLENDALE AVENUE AND 77TH LANE; GLENDALE, ARIZONA



TYPICAL CUL-DE-SAC LOT

NOT TO SCALE



TYPICAL INTERIOR & CORNER LOT LAYOUT

NOT TO SCALE

June 23, 1999

Reviewed By
Mike Rhodes

Prepared By
Gary Claybaugh

98066

LANDMARK
ENGINEERING, INC.

DESERT GLEN ESTATES

APPENDIX

LEGAL DESCRIPTION

ORDER NO. 97114359

(PARCEL NUMBER ONE)

That portion of the North half of the East 330 feet of the Southwest quarter of the Southeast quarter of Section Two (2), Township Two (2) North, Range One (1) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Southwest corner of the North half of the East 330.00 feet to the Southwest quarter of the Southeast quarter of Section 2, Township 2 North, Range 1 East, of the Gila and Salt River Base and Meridian, said corner being the Southeast corner of GLENCOURT ACRES as recorded in Book 172 of Maps, page 1, records of Maricopa County, Arizona;

Thence North, along the East line of said GLENCOURT ACRES, a distance of 208.78 feet to the Southwest corner of the land described in Docket 13617, page 1359, records of Maricopa County, Arizona;

Thence North 89 degrees 04 minutes 50 seconds East along the South line of said described property, a distance of 330 feet to a point on the East line of the Southwest quarter of the Southeast quarter of said Section 2, said point being the Southeast corner of the property described in Docket 13617, page 1359, records of Maricopa County, Arizona;

Thence South along said East line a distance of 208.87 feet to the Southeast corner of the North half of the Southwest quarter of the Southeast quarter of said Section 2;

Thence South 89 degrees 05 minutes 48 seconds West, along the South line of the North half of the Southwest quarter of the Southeast quarter of said Section 2, a distance of 330.00 feet to the TRUE POINT OF BEGINNING.

(PARCEL NUMBER TWO)

The South half of the East 330 feet of the Southwest quarter of the Southeast quarter of Section Two (2), Township Two (2) North, Range One (1) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

**A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 2 NORTH, RANGE 1 EAST, G.&S.R.B.&M.,
MARICOPA COUNTY, ARIZONA**

EXISTING ZONING:	A-1
PROPOSED ZONING:	R1-6 PRD
AREA:	6.56 AC. GROSS
	4.40 AC. NET
NUMBER OF LOTS:	23
MAX. LOT SIZE:	7637 S.F.
MIN. LOT SIZE:	6152 S.F.
DENSITY:	
GROSS = 3.5 DU / AC	
NET = 5.2 DU / AC	
NUMBER OF TRACTS:	4

ALL PROPOSED STREETS THAT ARE WITHIN PUBLIC R/W SHALL BE DEDICATED TO THE CITY OF GLENDALE AND IMPROVED IN ACCORDANCE TO MINIMUM CITY AND MAG STANDARD DETAILS AND SPECIFICATIONS.

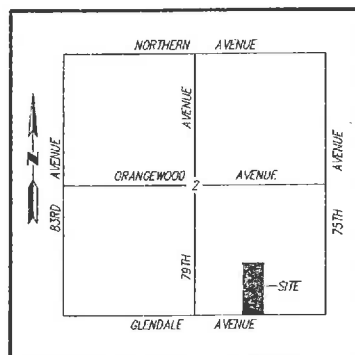
REFER TO TRACT TABLE FOR OTHER TRACTS AND TRACT USES

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF
79th AVENUE AND GLENDALE AVENUE.
ELEVATION = 1105.68, CITY OF GLENDALE DATUM

SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 2 NORTH, RANGE 1 EAST, BEING S. 89°39'01" E.

PARCEL NUMBER ONE;
THAT PORTION OF THE NORTH HALF OF THE EAST 330 FEET OF THE SOUTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH,
RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE EAST
330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, SAID CORNER BEING THE SOUTHEAST CORNER OF
GLENCOURT ACRES AS RECORDED IN BOOK 172 OF MAPS, PAGE 1, RECORDS OF
MARICOPA COUNTY, ARIZONA;
THENCE NORTH, ALONG THE EAST LINE OF SAID GLENCOURT ACRES, A DISTANCE
OF 208.78 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN
BOOK 13617, PAGE 1359, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE S89°50'48" W. ALONG THE SOUTH LINE OF SAID DESCRIBED PROPERTY, A
DISTANCE OF 330.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, SAID POINT BEING
THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN DOCKET 13617, PAGE
1359, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 208.87 FEET TO THE
SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SAID SECTION 2;
THENCE S89°05'48" W. ALONG THE SOUTH LINE OF THE NORTH HALF OF THE
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A
DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING.

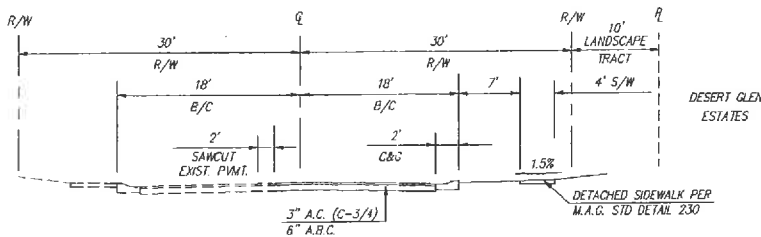
PARCEL NUMBER TWO:
THE SOUTH HALF OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



SECTION 2
T.2N., R.1E., G.&S.R.B.& M.
MARICOPA COUNTY, ARIZONA

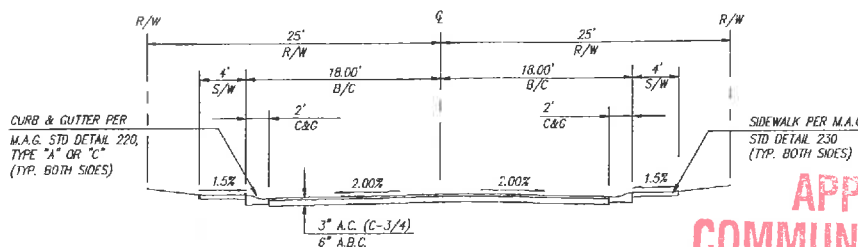
VOLUME REQ'D (V_r) = 7200 (C) (I) (A_a)
 RUNOFF CO-EFFICIENT (C) = 0.63
 RAINFALL INTENSITY (I) = 1.25 in/hr
 AREA (A) = 6.56 AC.
 $V_r = 7200 (0.63) (1.25) (6.56) = 37,195$ CUBIC FEET = 0.85 AC.Ft.
 TOTAL VOLUME REQUIRED = 0.85 AC.Ft.
 TOTAL VOLUME AVAILABLE = 1.34 AC.Ft.

TRACT	USAGE	AREA (S.F.)
A	COMMON, DRAINAGE, LANDSCAPE, RETENTION	24,573
B	COMMON, DRAINAGE, LANDSCAPE	3,638
C	COMMON, LANDSCAPE	2,013
D	COMMON, LANDSCAPE	620
TOTAL	4 TRACTS	30,844



TYPICAL 77th LANE
-N.T.S.-

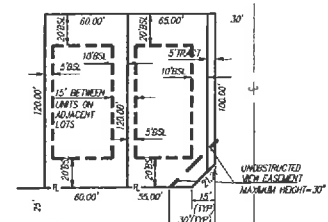
NOTE: 77TH LANE WILL BE DESIGNED TO TAPER OUT AT
GLENDALE AVENUE TO MATCH THE WIDTH OF 77TH
LANE ON THE SOUTH SIDE OF GLENDALE AVENUE



TYPICAL RESIDENTIAL (INTERIOR) STREET
N.T.S.



TYPICAL CUL-DE-SAC LOT
NOT TO SCALE



TYPICAL INTERIOR & CORNER
LOT LAYOUT
NOT TO SCALE

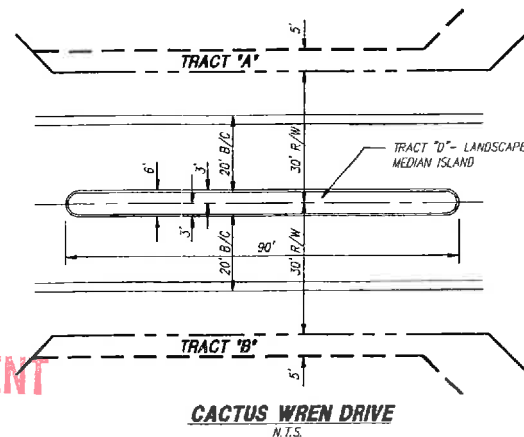
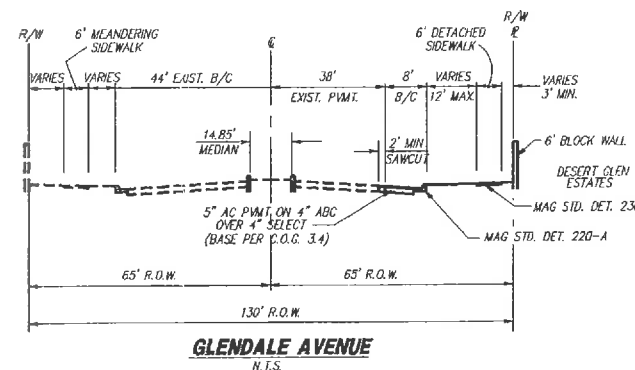
P.S.I.G. - ONE, L.P.,
A WASHINGTON LIMITED PARTNERSHIP
4720 200th STREET SW
LYNNWOOD, WA. 98036

GENE W. ADDINGTON CONSTRUCTION
3602 W. GEORGIA AVENUE
PHOENIX, ARIZONA 85019
PHONE: (602) 589-6548

LANDMARK ENGINEERING, INC.
CONTACT: MICHAEL G. RHODES
7310 N. 16TH STREET, SUITE 285
PHOENIX, ARIZONA 85020
PHONE: (602) 861-2005

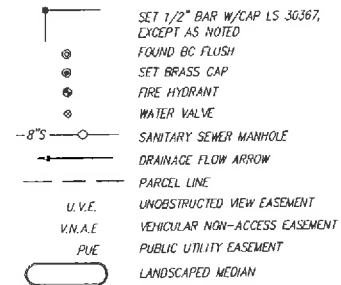
WATER	CITY OF GLENDALE
SEWER	CITY OF GLENDALE
REFUSE	CITY OF GLENDALE
ELECTRICITY	SALT RIVER PROJECT
TELEPHONE	U S WEST
GAS	SOUTHWEST GAS
CATV	COX COMMUNICATIONS

LANDMARK ENGINEERING, INC
CONTACT: JAMES D. LEMON
7310 N. 16TH STREET, SUITE 285
PHOENIX, ARIZONA 85020
PHONE: (602) 861-2005



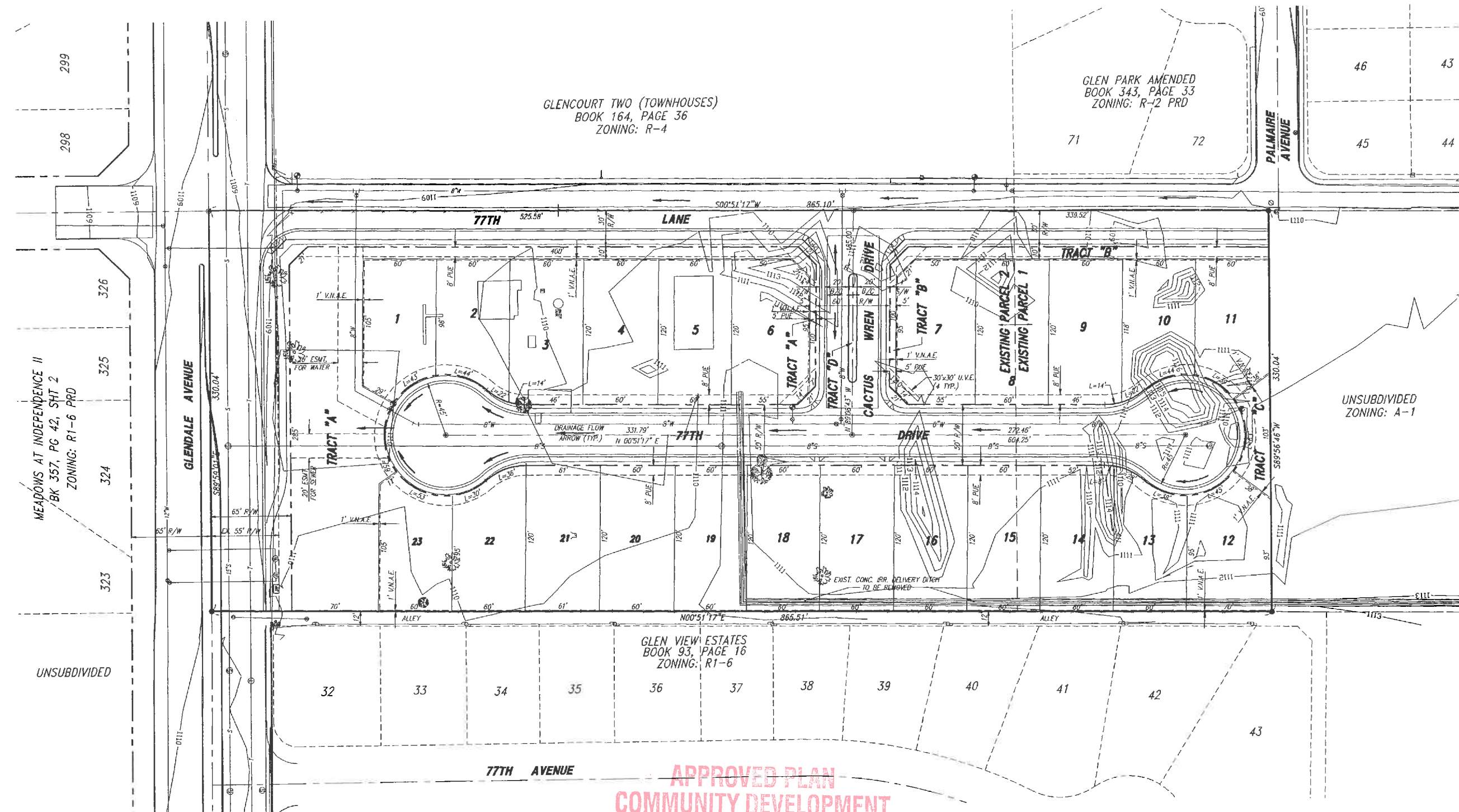
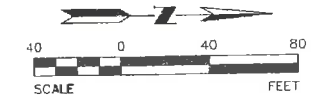
APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
APPROVED BY CITY COUNCIL
MARCH 28, 2000

LEGEND



DESERT GLEN ESTATES A PLANNED RESIDENTIAL DEVELOPMENT P.R.D. DEVELOPMENT PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 2 NORTH, RANGE 1 EAST, G.&S.R.B.&M.,
MARICOPA COUNTY, ARIZONA



APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
APPROVED BY CITY COUNCIL
MARCH 28, 2000

NO.	DESCRIPTION/DATE	BY
1	DESIGN	G. CLAYBAUGH
2	DRAWN	R. SHELLEY
3	ACAD FILE	8066PD03
4	CHECKED	M. RHODES
5	DATE	11-4-99

LANDMARK ENGINEERING, INC.
17925 MICHAEL G. RHODES
7310 N. 16TH STREET
PHOENIX, ARIZONA 85020
(602) 861-2005

**P.R.D. DEVELOPMENT PLAN
DESERT GLEN ESTATES**
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 2 NORTH, RANGE 1 EAST, G.&S.R.B.&M.,
MARICOPA COUNTY, ARIZONA