

APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE

*Approved by City Council
Sep 23, 1994
JD*

RECEIVED

AUG 01 1994

PLANNING & ZONING DEPT.

Grant Homes

at

Randolph Ranch

A R1-7 Planned Residential Development

Development and Zoning Request Z-94-17

**For 49.62 Acres at the Southeast corner
of 59th Avenue and Olive - Glendale, AZ.**

**Prepared for:
City of Glendale Planning Department**

**Prepared by:
Grant Homes**

Grant Homes at Randolph Ranch

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LAND USE
AND
GENERAL INFORMATION

Land Use

Randolph Ranch is a 49.62 gross acre 180 lot, proposed single family residential community located at the southeast corner of 59th Avenue and Olive in Glendale, AZ. The property is bordered on the east by single family development, on the north by Olive Avenue and vacant land, to the west by 59th Avenue, retail and townhomes and to the south by commercial offices, multi-family, and vacant land. The site is currently zoned P.A.D. and is vacant. This development plan is a formal request to rezone the entire site to R 1-7, P.R.D.

Grant Homes is proposing to develop the entire 49.62 gross acre site. The site is designed for 180 lots or 3.63 dwelling units per gross acre. The lot sizes will range from 55 X 110 to 65 X 110, to accommodate homes from 1250 square feet to 2900 square feet.

In order to provide a mixture of residential product, Grant Homes will offer its Signature and Monogram Series, from 1250 square feet to 2900 square feet, with three, four, five and six bedroom plans. The size of the lots will accommodate 5' and 10' side yard setbacks. The front yard setback will vary from 17' to 20' on the smaller Signature Series, with the larger Monogram series being placed with a 20' setback, all setbacks being to the front of the garage. Both one and two story products will be offered with several attractive elevations offered with each floor plan. The Signature series is currently being offered with excellent success and receptivity in two

in Glendale. All of the homes will offer tile roofs, ground mounted HVAC units, full stucco exteriors, various roof design and color selections, standard rear patio covers, and attractive reveal features to offer a varied and attractive street scape. The openness, layout and standard features offered by Grant Homes are reasons for the series success.

Circulation

The traffic circulation pattern for Randolph Ranch is designed to provide the neighborhood with access to major arterials, (59th Ave. and Olive Ave.) and collector streets (57th Ave.). Circuitous street patterns discourage thru traffic allowing residents to enjoy their neighborhood without the intrusion of excessive traffic. All streets in the project will be built to the City of Glendale standards and dedicated to the city for public use.

Walls and Monumentation

A decorative masonry perimeter wall will be constructed around the project. Attractive sign monumentation will be offered at both entrances to the project. Preliminary wall details and entry monumentation have been included in this presentation for your review.

Retention and Landscape Corridors

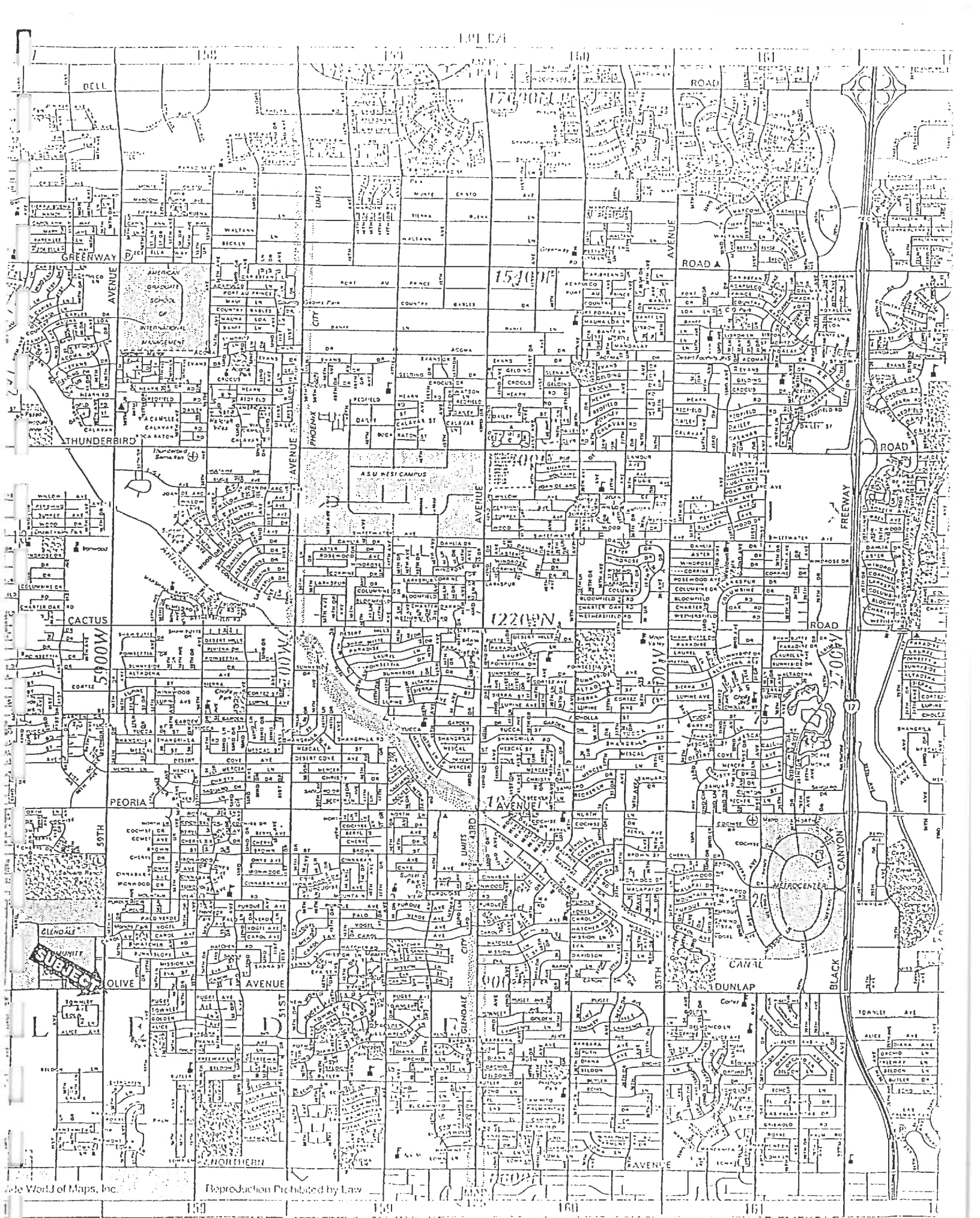
Both the City of Glendale as a whole, and the residents of the Randolph Ranch community benefit from the landscape corridors proposed adjacent to 59th Ave. and Olive Ave. Community identification begins with monumentation at the intersection of 59th Ave. and Olive Ave., with 20 foot wide landscape corridor and landscaped neighborhood entry from Olive Ave.

The landscaped linear park adjacent to 59th Ave. provides a streetscape with varied horizontal and vertical elements. Pedestrian access from the neighborhood to 59th Ave. is provided by a walkway from 58th Lane to the meandering sidewalk along 59th Ave. The varying shape of the landscaped storm water retention basin contained therein and natural contouring of landscapes adjacent to 59th Ave. provide passing Glendale residents with a parkway feel while the neighborhood is distinctly identified. The retention basin will be maintained with an average depth of 3 feet. The Neighborhood Home Owners Association will maintain the landscaping along 57th Ave., and all landscaping behind the sidewalks on 59th Ave. and Olive Ave. including the retention basin and entry median off of Olive Ave.

Grant Homes

Grant Homes is a 25 year old homebuilder operating currently in four states. In 1993, Grant Homes closed over 600 homes with a sales volume of approximately 60 million dollars. Allen Grant, the founder and owner of Grant Homes, was named builder of the year by the National Homebuilders Association and the company products have won numerous awards. Currently Grant Homes has two subdivisions in the Phoenix metroplex area with five others soon to follow.

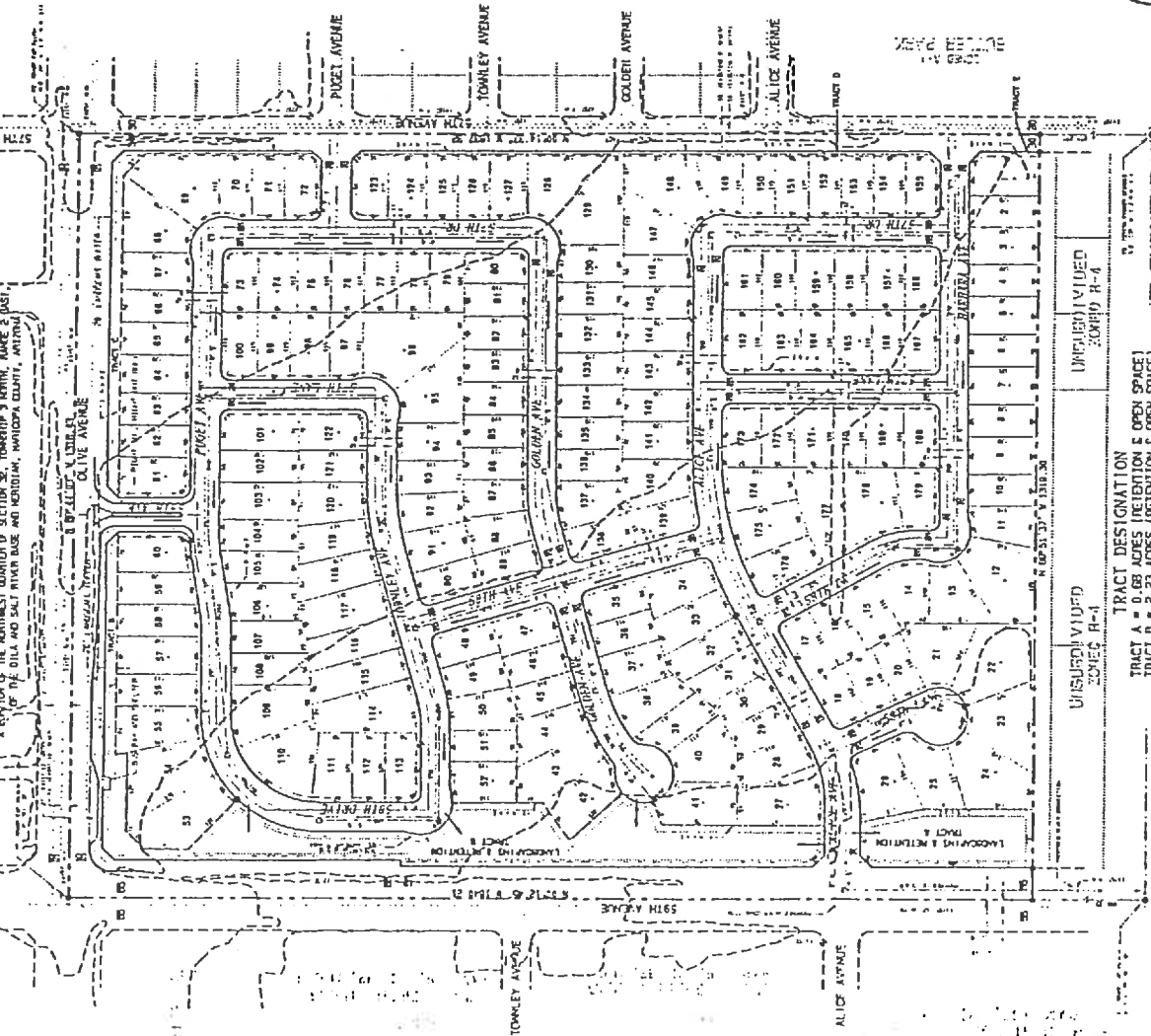
EXHIBITS



PRELIMINARY PLAT OF RANDOLPH RANCH

COVERED C-1
UNRECORDED

LOCAL DESCRIPTION:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 3 EAST
OF THE 6TH AND 7TH RIVERS BASE AND MERIDIAN, WYOMING COUNTY, ARIZONA



UNRECORDED
COVERED C-1

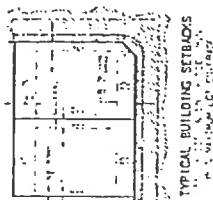
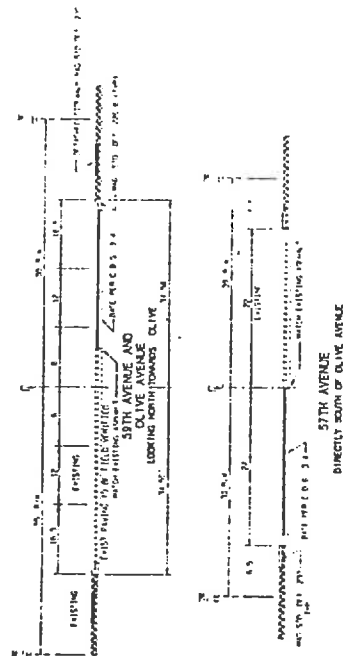
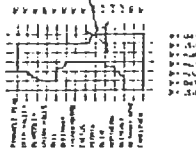
UNRECORDED
COVERED C-1

TRACT DESIGNATION
TRACT A = 0.68 ACRES (RETENTION & OPEN SPACE)
TRACT B = 2.23 ACRES (RETENTION & OPEN SPACE)
TRACT C = 0.29 ACRES (OPEN SPACE)
TRACT D = 0.13 ACRES (OPEN SPACE)
TRACT E = 0.01 ACRES (OPEN SPACE)

NOTES:

1. EXISTING ADJACENT
2. 40' WIDE OPEN SPACE
3. 40' WIDE OPEN SPACE
4. 40' WIDE OPEN SPACE
5. 40' WIDE OPEN SPACE
6. 40' WIDE OPEN SPACE
7. 40' WIDE OPEN SPACE
8. 40' WIDE OPEN SPACE
9. 40' WIDE OPEN SPACE
10. 40' WIDE OPEN SPACE
11. 40' WIDE OPEN SPACE
12. 40' WIDE OPEN SPACE
13. 40' WIDE OPEN SPACE
14. 40' WIDE OPEN SPACE
15. 40' WIDE OPEN SPACE

VICINITY MAP



TYPICAL BUILDING SETBACKS
AS SHOWN ON PLAT

LEGEND

- 1. EXISTING ADJACENT
- 2. 40' WIDE OPEN SPACE
- 3. 40' WIDE OPEN SPACE
- 4. 40' WIDE OPEN SPACE
- 5. 40' WIDE OPEN SPACE
- 6. 40' WIDE OPEN SPACE
- 7. 40' WIDE OPEN SPACE
- 8. 40' WIDE OPEN SPACE
- 9. 40' WIDE OPEN SPACE
- 10. 40' WIDE OPEN SPACE
- 11. 40' WIDE OPEN SPACE
- 12. 40' WIDE OPEN SPACE
- 13. 40' WIDE OPEN SPACE
- 14. 40' WIDE OPEN SPACE
- 15. 40' WIDE OPEN SPACE

REV 07/05/1992
SHEET 1 OF 1

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**PRELIMINARY LANDSCAPE
PLAN**

CONCEPTUAL SECTIONS AND ELEVATIONS
PRELIMINARY LANDSCAPE PLAN FOR:

Randolph Ranch

PREPARED FOR: GRANT HOMES
LOCATED IN GLENDALE, ARIZONA

DESIGN: RUS WEST



MAY 31, 1994

REVISED JULY 6, 1994

2" DECOMPOSED GRANITE

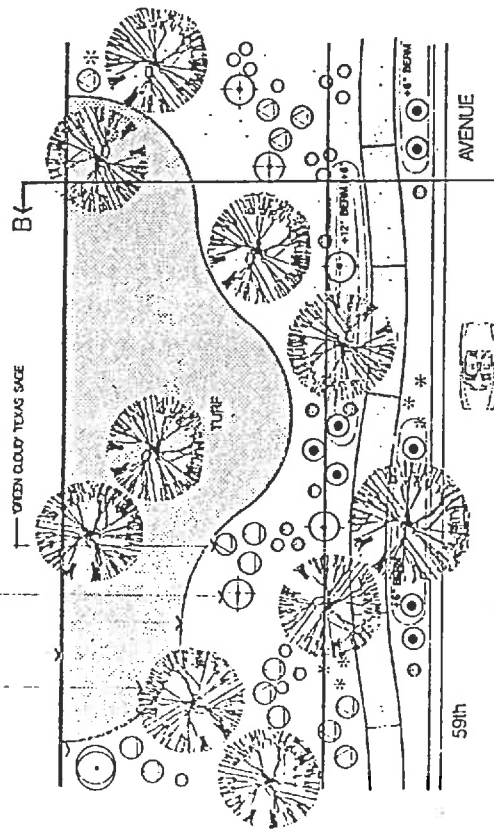
YELLOW ACORN

28" HT. MASONRY WALL, TYP.

TRUCK HEADST

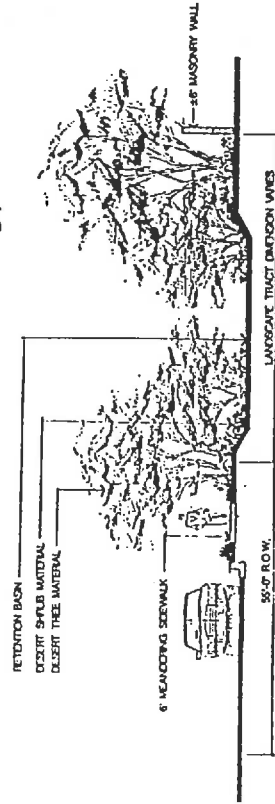
RED DIRT OF PARADISE

OPEN CLOUD TEXAS SAGE



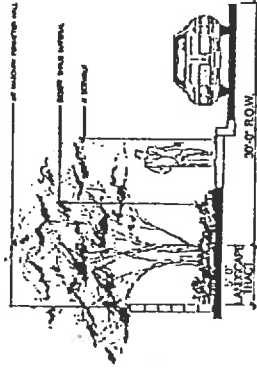
PLAN VIEW 59th AVENUE

SCALE 1" = 10'-0"



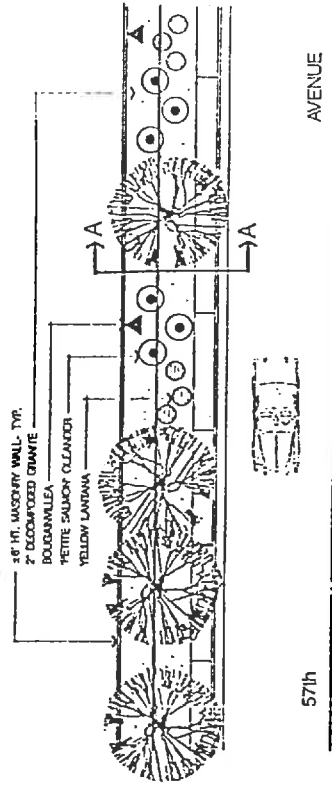
SECTION B-B 59th AVENUE TREATMENT

N.T.S.



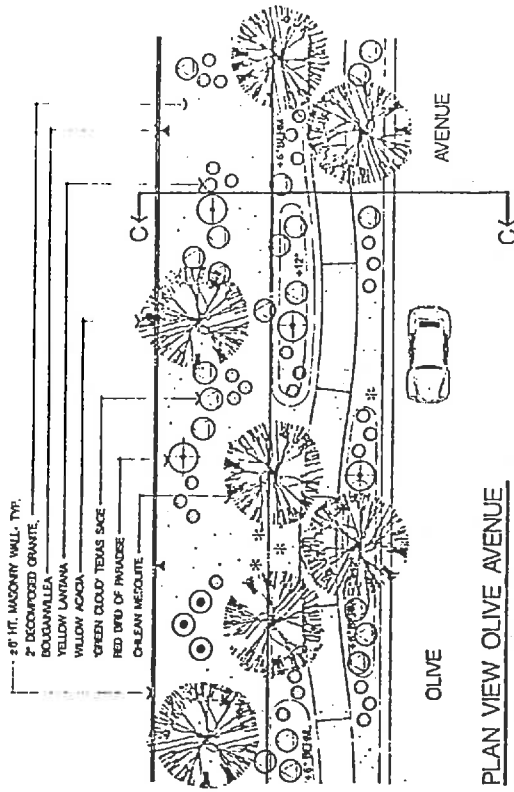
SECTION A-A 57th AVENUE TREATMENT

N.T.S.



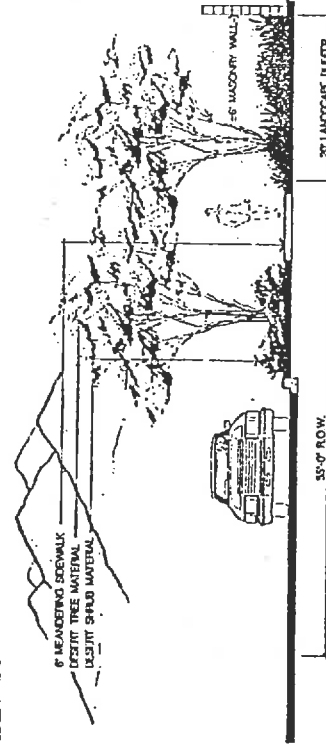
PLAN VIEW 57th AVENUE

SCALE 1" = 10'-0"



PLAN VIEW OLIVE AVENUE

SCALE 1" = 10'-0"



SECTION C-C OLIVE AVENUE TREATMENT

N.T.S.

HOME DETAIL

Your Builder

Value & Integrity Since 1945

GRANT HOMES has been synonymous with delivering the best new home value in the marketplace for nearly 50 years.

Value is found in every aspect of a Grant community which means you receive the most for your hard-earned money, both now and in the future. Each Grant home is meticulously designed to offer beautiful exteriors and spacious floorplans with bright, airy and voluminous interiors.

Our team of experienced professionals is committed to delivering a product of superior quality. We go the extra mile to ensure that your new Grant Home has the design, craftsmanship & amenities you expect.

"Grant Homes is a community builder, not just a home builder. We are concerned with how the overall community will evolve, wherever we build homes. If we cannot exceed our customers' expectations, we should not be in business."

Allen Grant, President of Grant Homes

Grants' dedication to quality and value has made it one of the fastest growing builders in America. Based in Modesto, Grant has new California communities from Sacramento to Calexico, near the Mexican border. The company is also building in Arizona, Oregon and Washington.

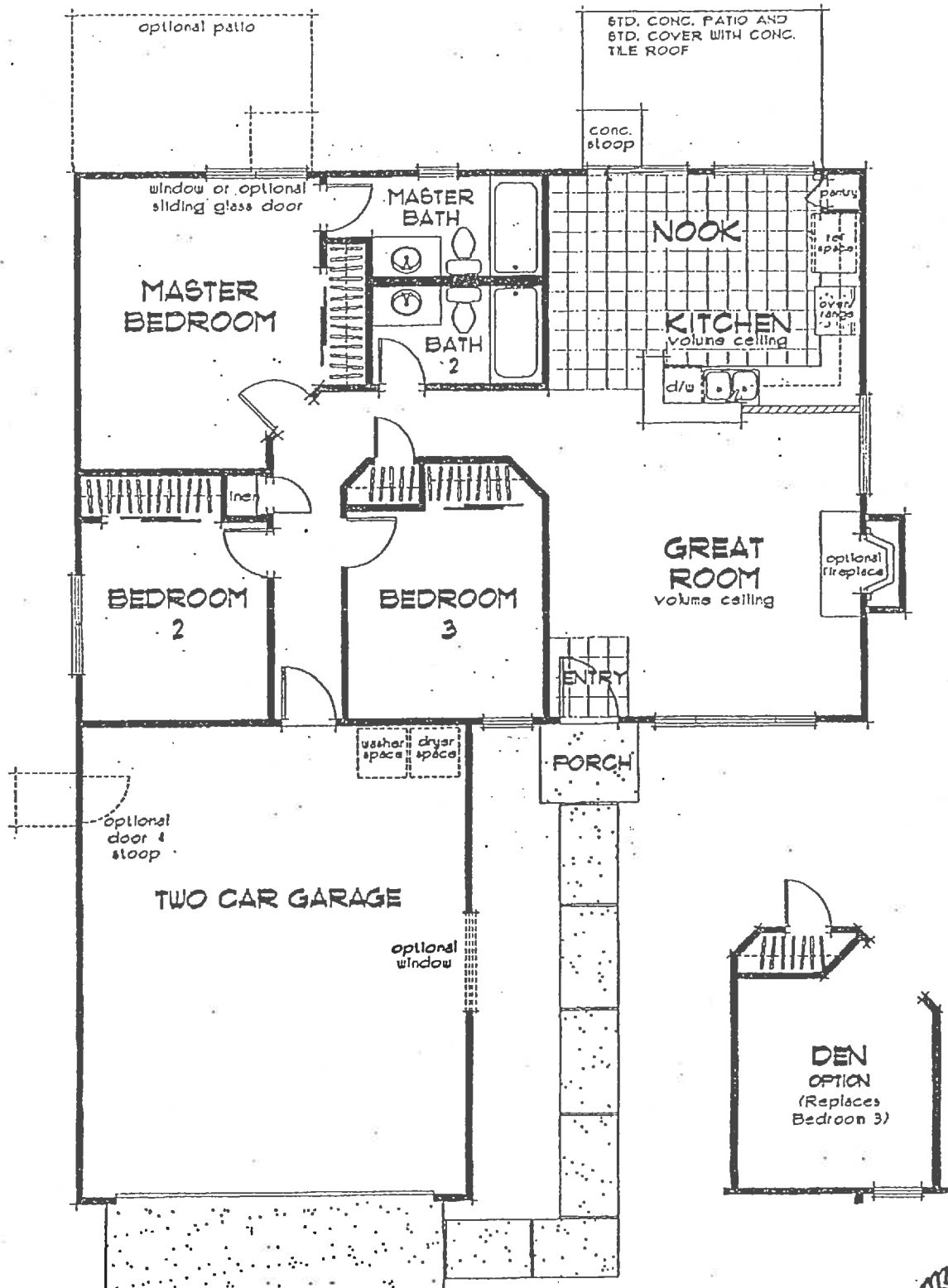
Building on the foundation that his father Wilbur laid in 1945, Allen Grant has guided Grant Homes since completing a successful career as a driver with the Shelby-Cobra racing team, winner of the 1965 Grand Touring World Championship. Allen is a perfectionist who inspires superior design in every home built. The National Association of Home Builders has recognized his efforts by awarding him its prestigious "Builder of the Year" award. His exciting and innovative home designs have received many honors, including the NAHB National Merit Award, and four successive "Showcase Awards" in regional Parade of Homes competitions.

In an era dominated by large, corporate builders, Grant Homes is a throwback to an earlier time when a caring owner personally stood behind his product and his name. For almost five decades Grant Homes has stood for value and integrity, and will continue to do so in the years to come.

Everyone at Grant Homes personally invites you to visit our communities and let us exceed your expectations.

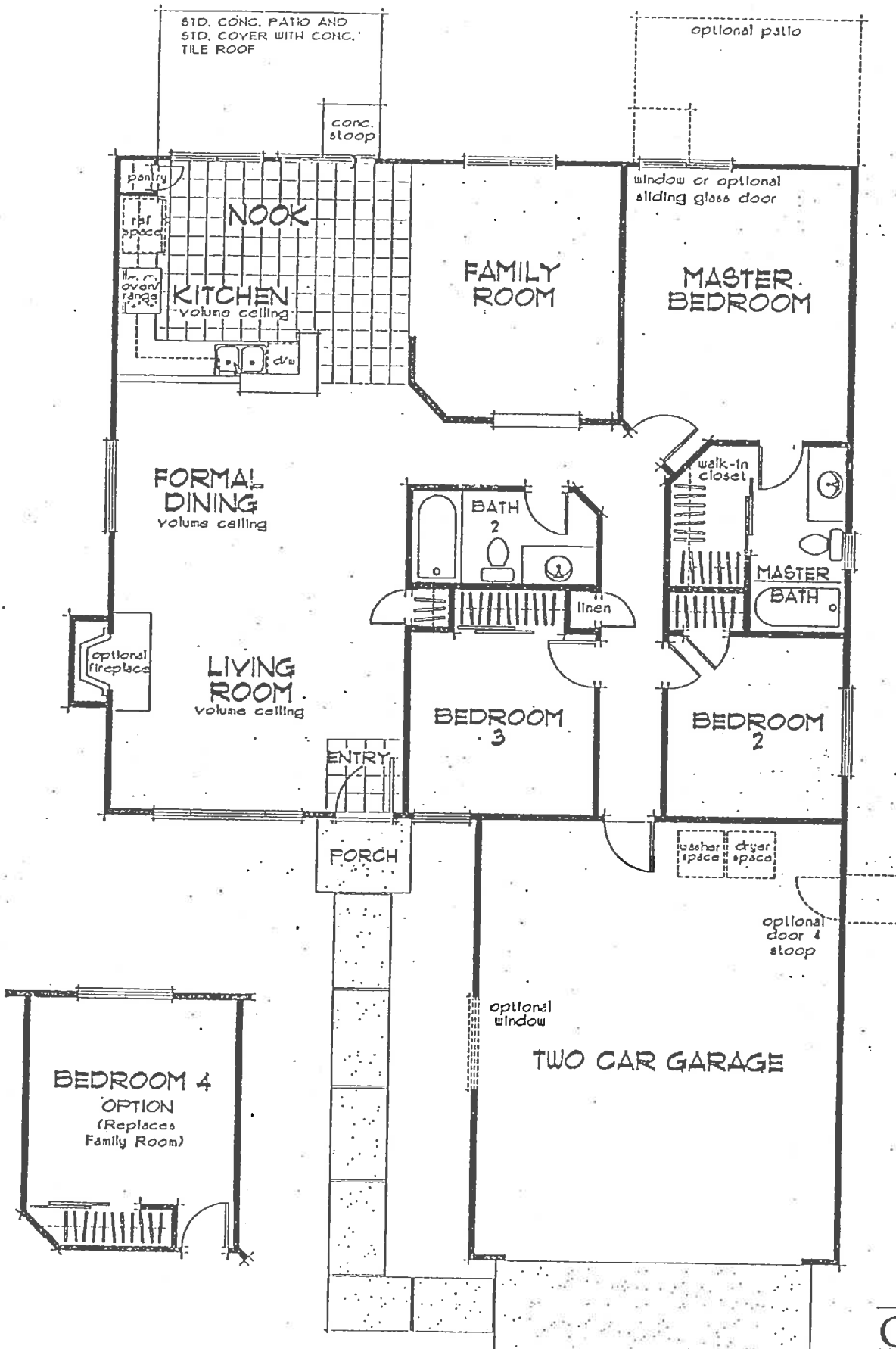


PLAN 1250
(LEFT GARAGE)



8/24/93

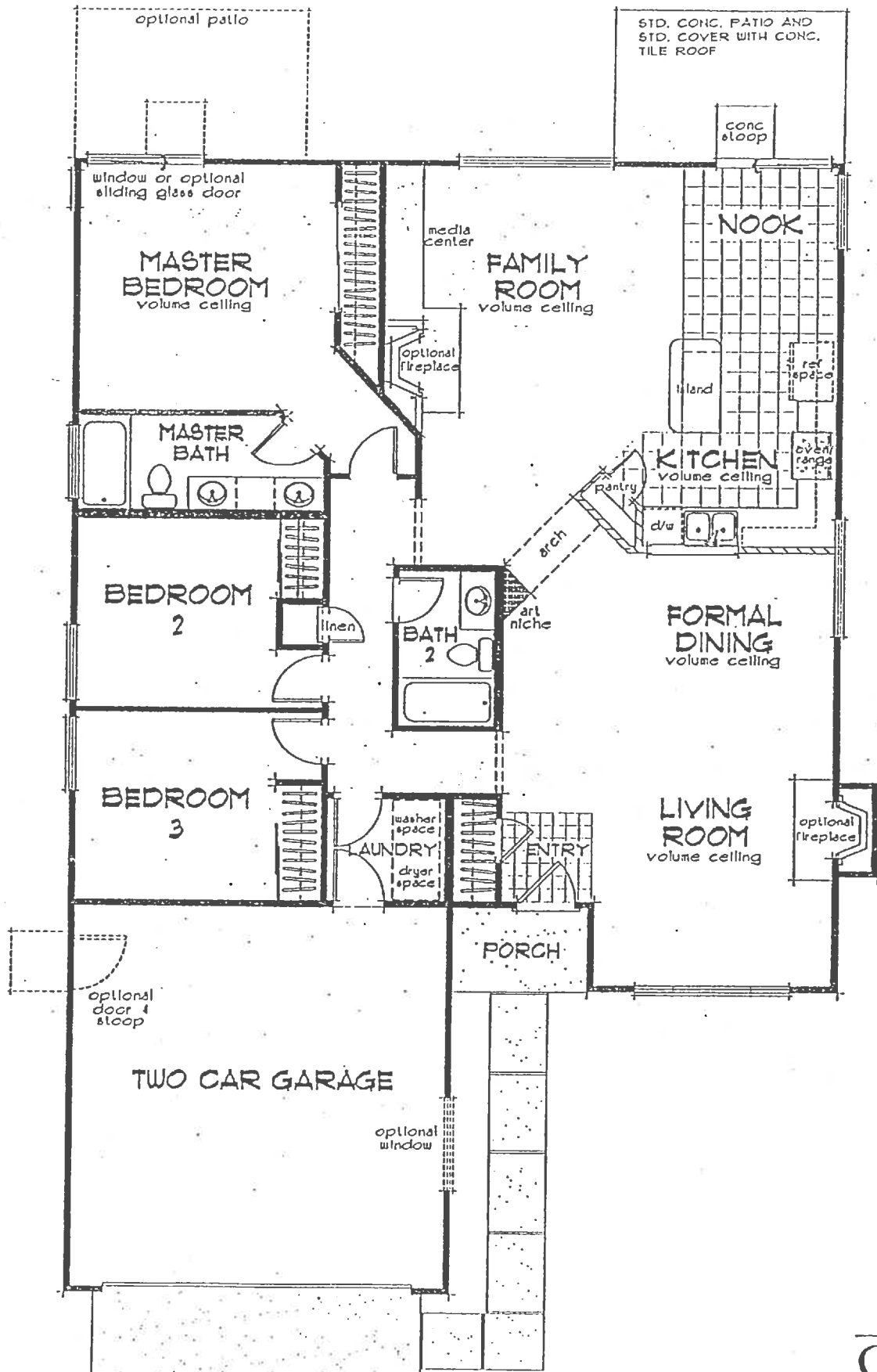
PLAN 1440
(RIGHT GARAGE)



GRANT
HOMES

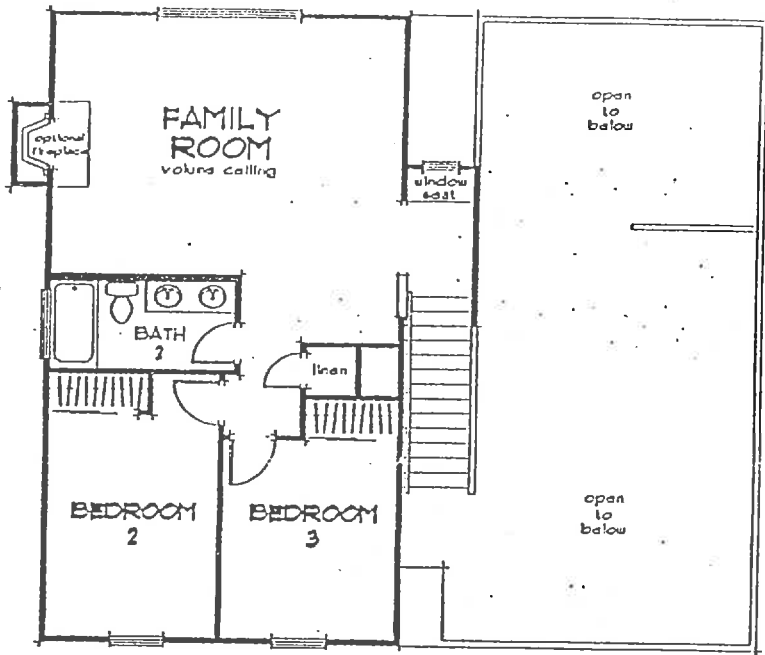
9/10/93

PLAN 1642
(LEFT GARAGE)

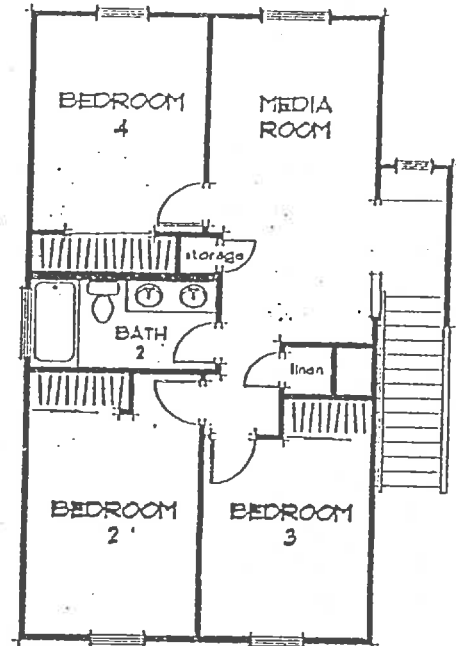


9/10/93

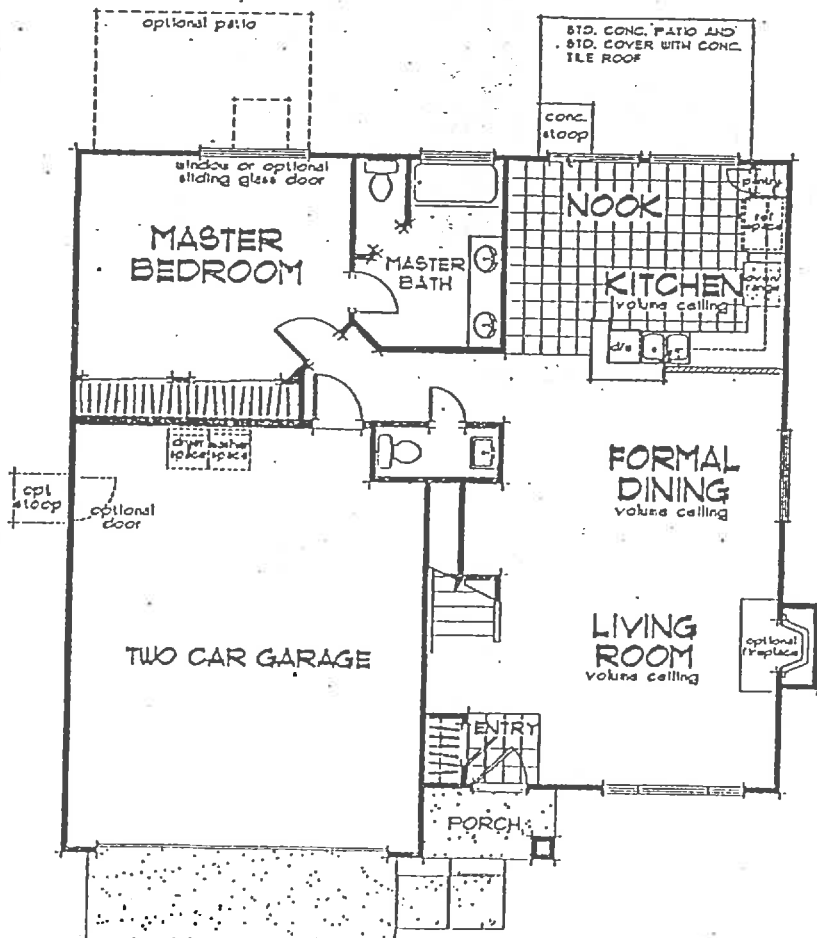
PLAN 1788
MASTER BEDROOM
DOWNSTAIRS
(LEFT GARAGE)



SECOND FLOOR



SECOND FLOOR OPTION
Bedroom 4 and Media Room
(Replaces Family Room)



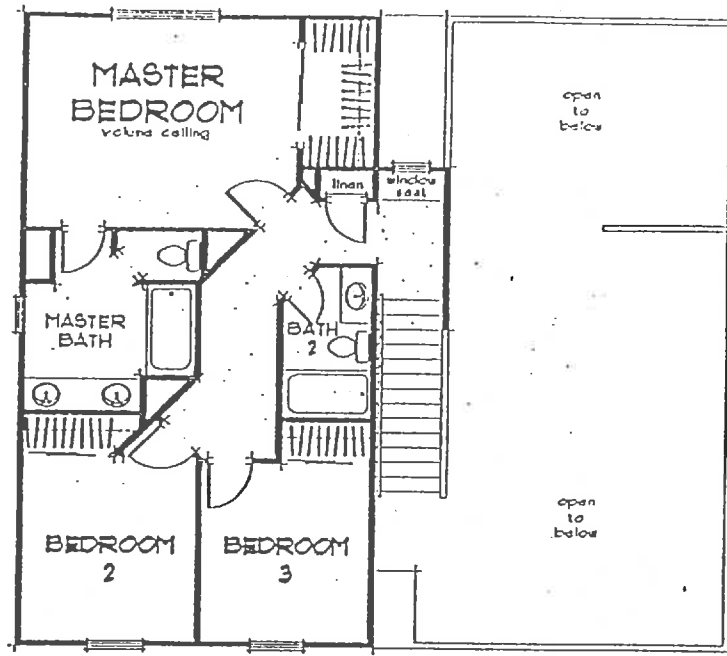
FIRST FLOOR



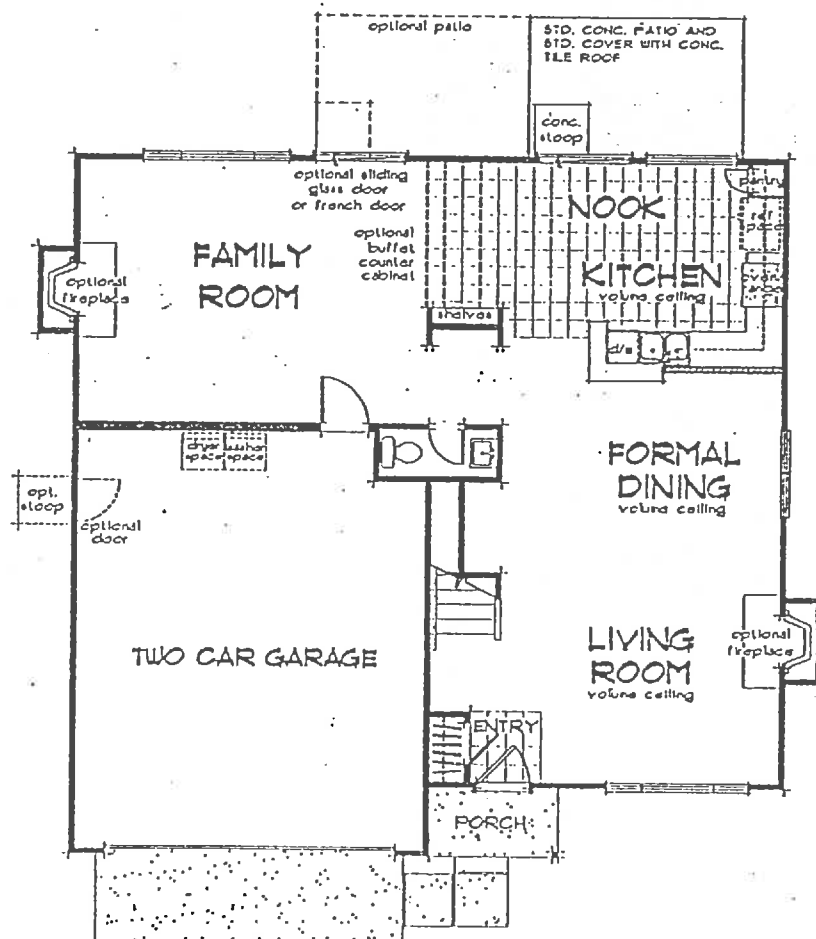
GRANT
HOMES

8/25/93

PLAN 1788
(LEFT GARAGE)



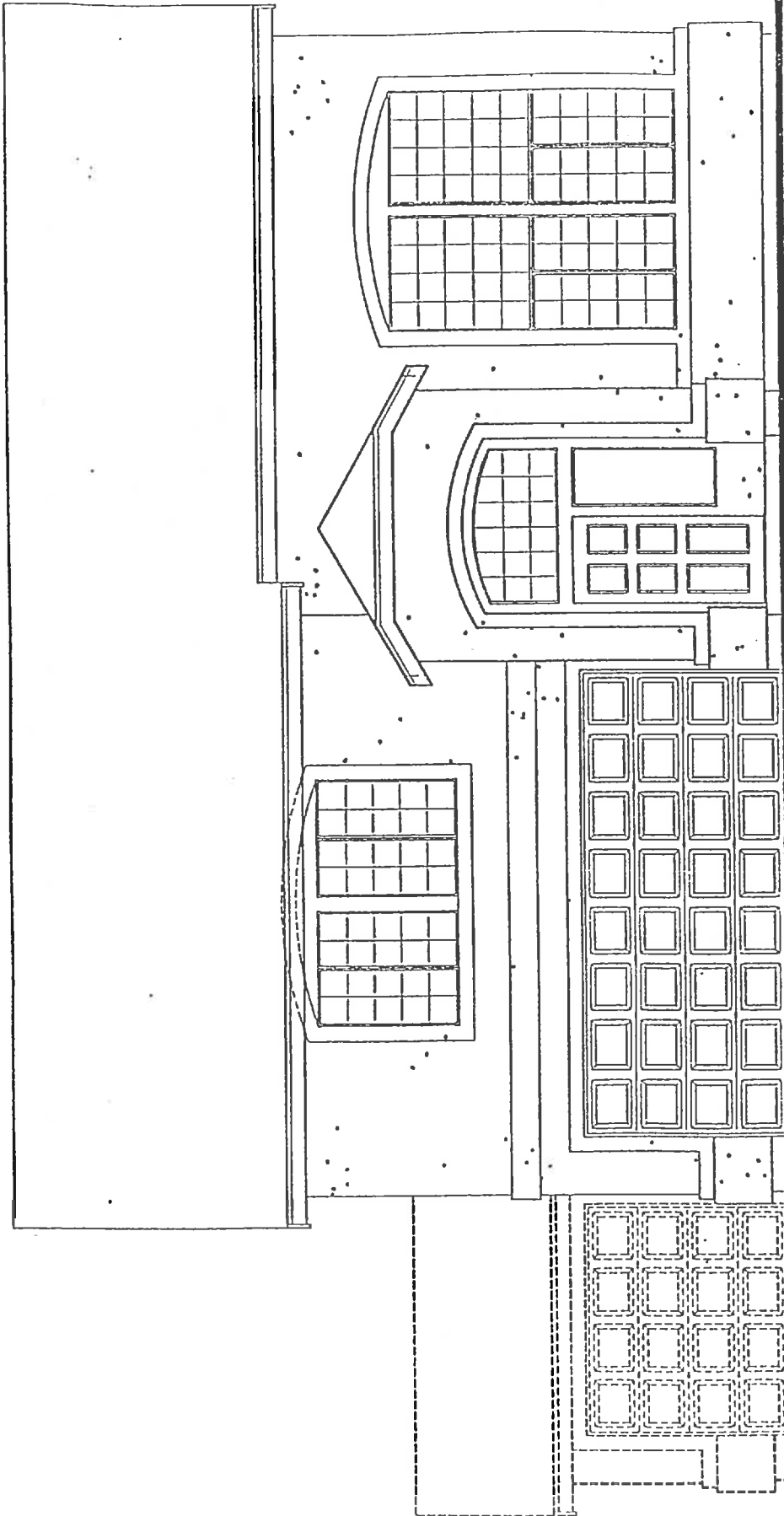
SECOND FLOOR



FIRST FLOOR

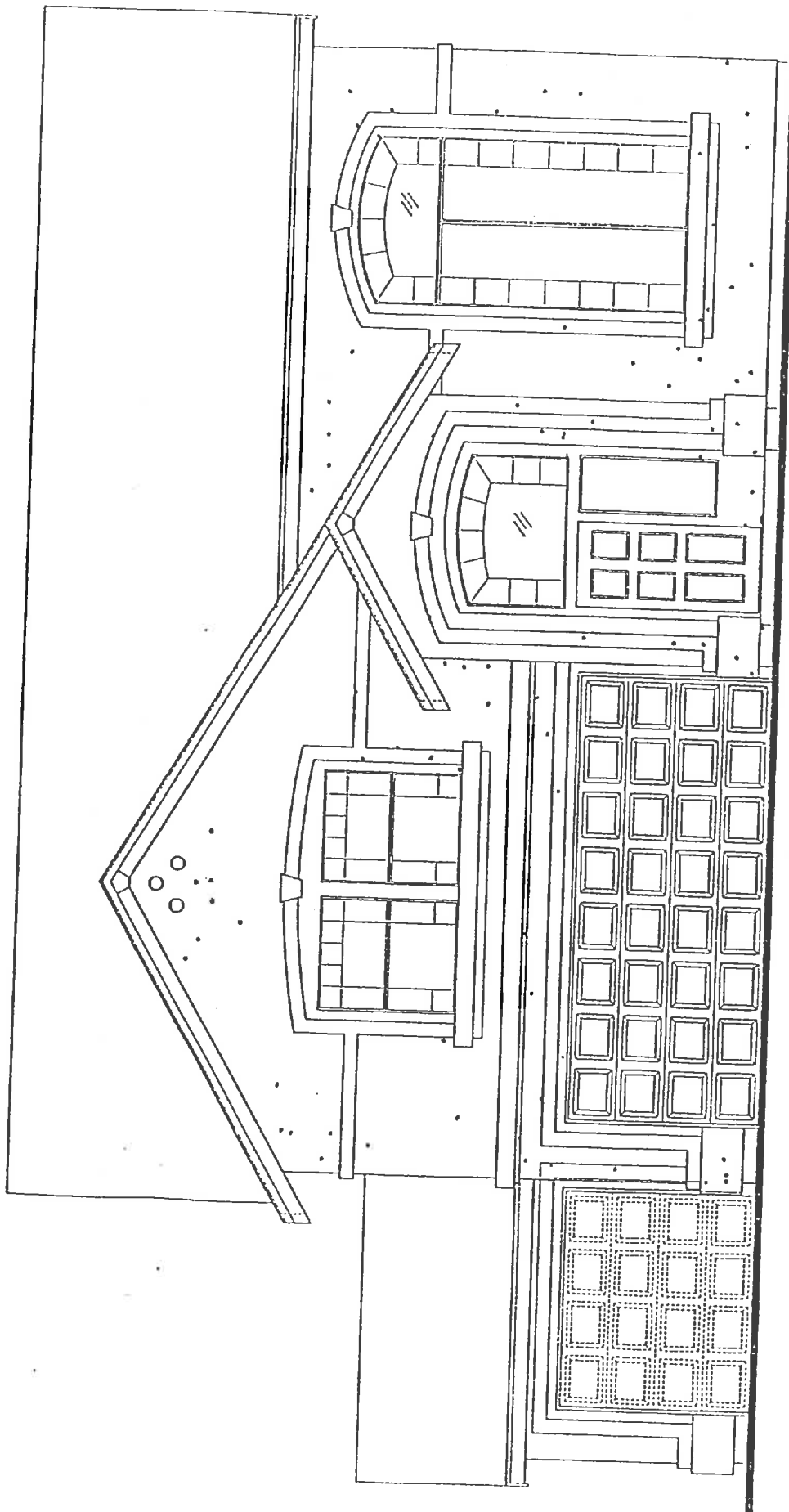


8/25/93



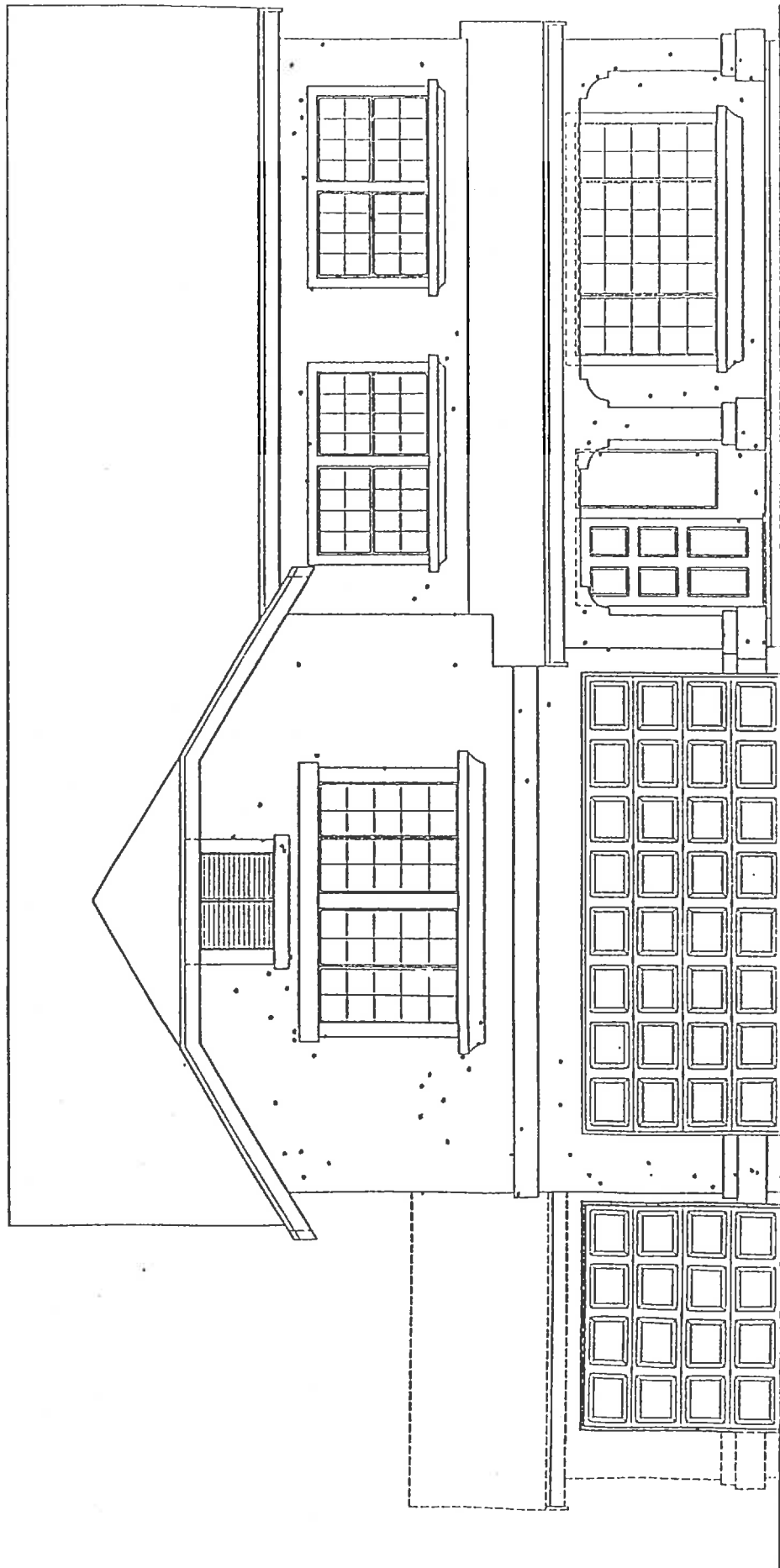
FRONT ELEVATION 300

1/4" = 1'-0"



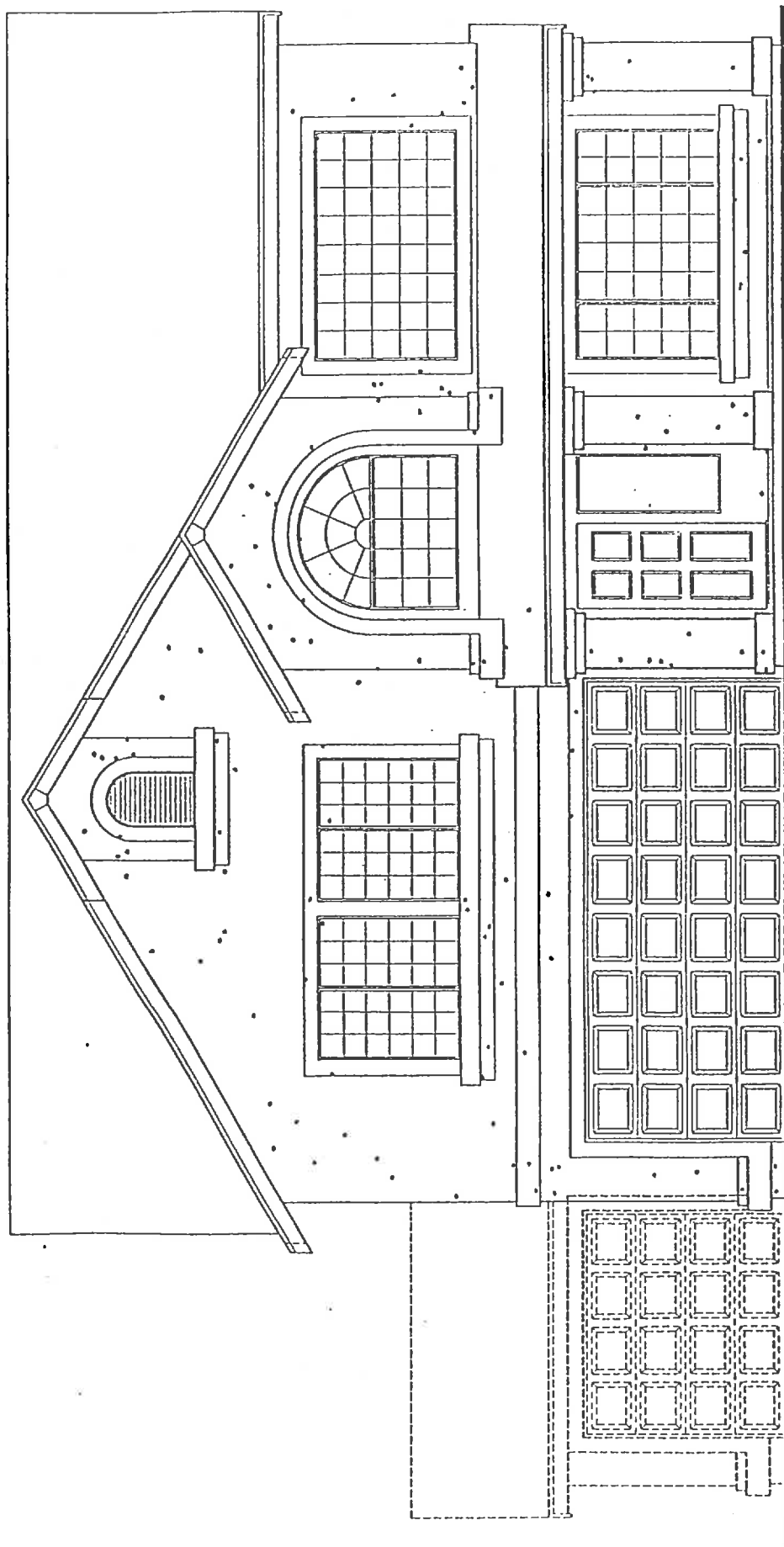
FRONT ELEVATION 301

1/4" = 1'-0"



FRONT ELEVATION 302

1/4" = 1'-0"



FRONT ELEVATION 303

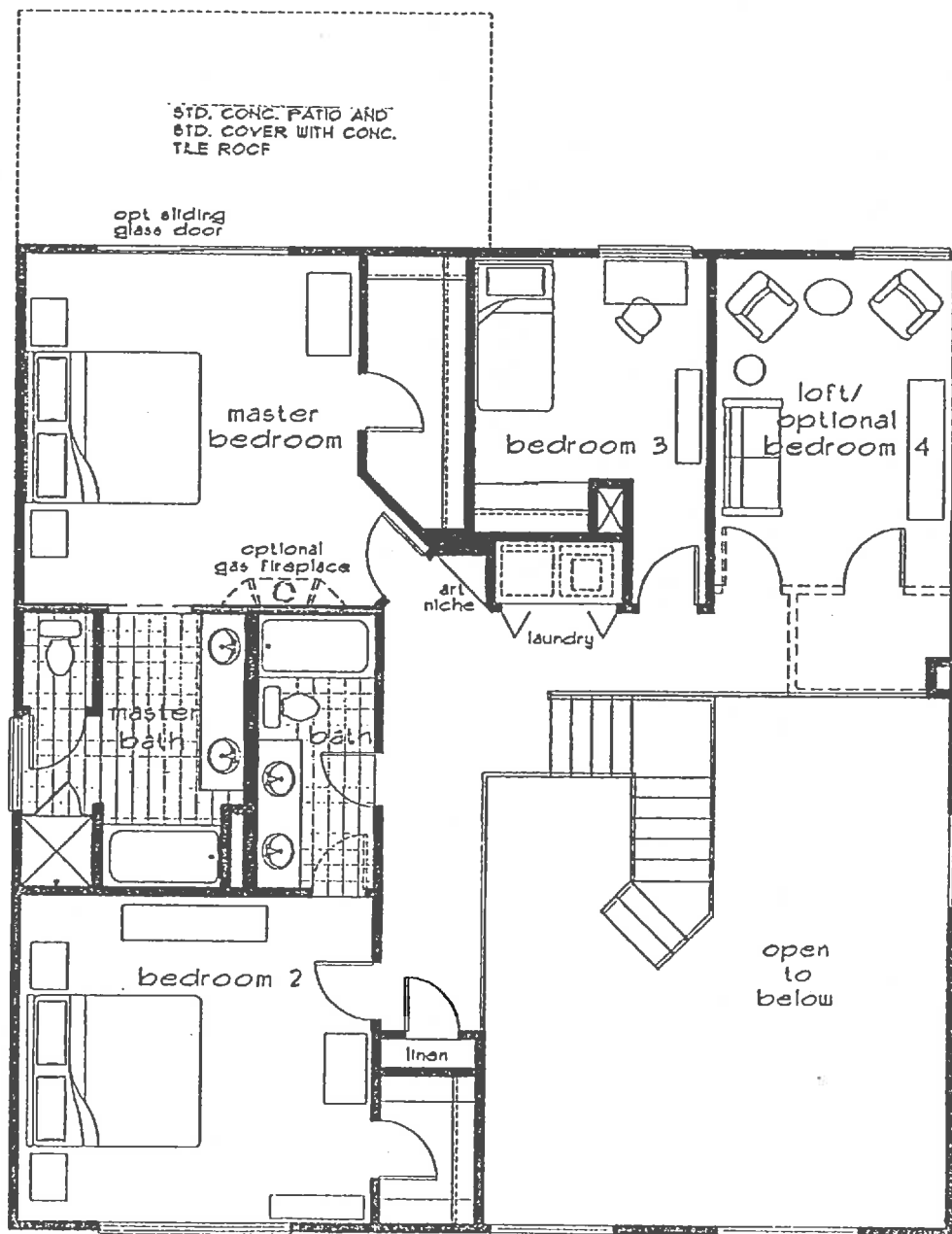
1/4" = 1'-0"



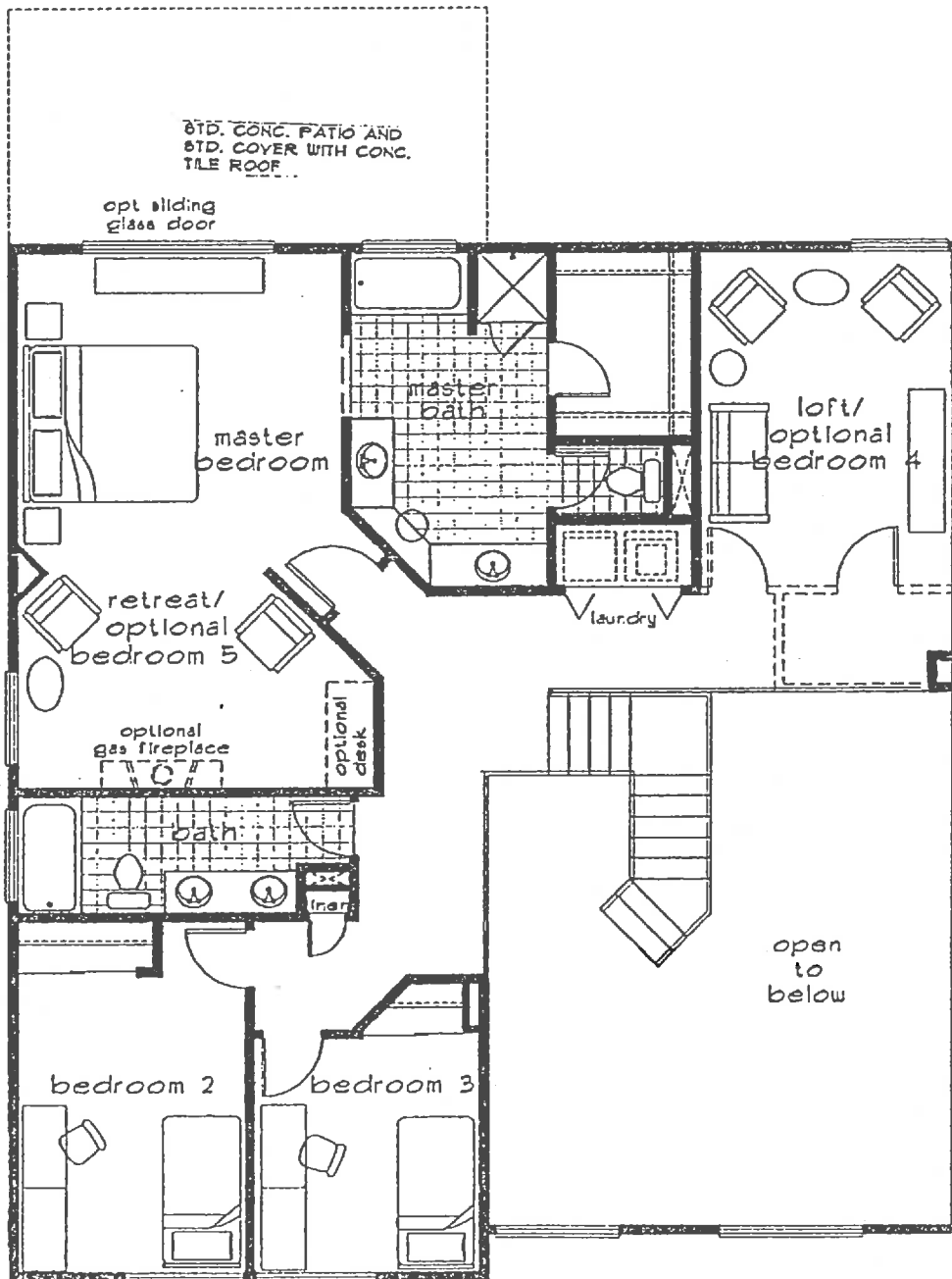
Plan 1 - 1186 S.F.



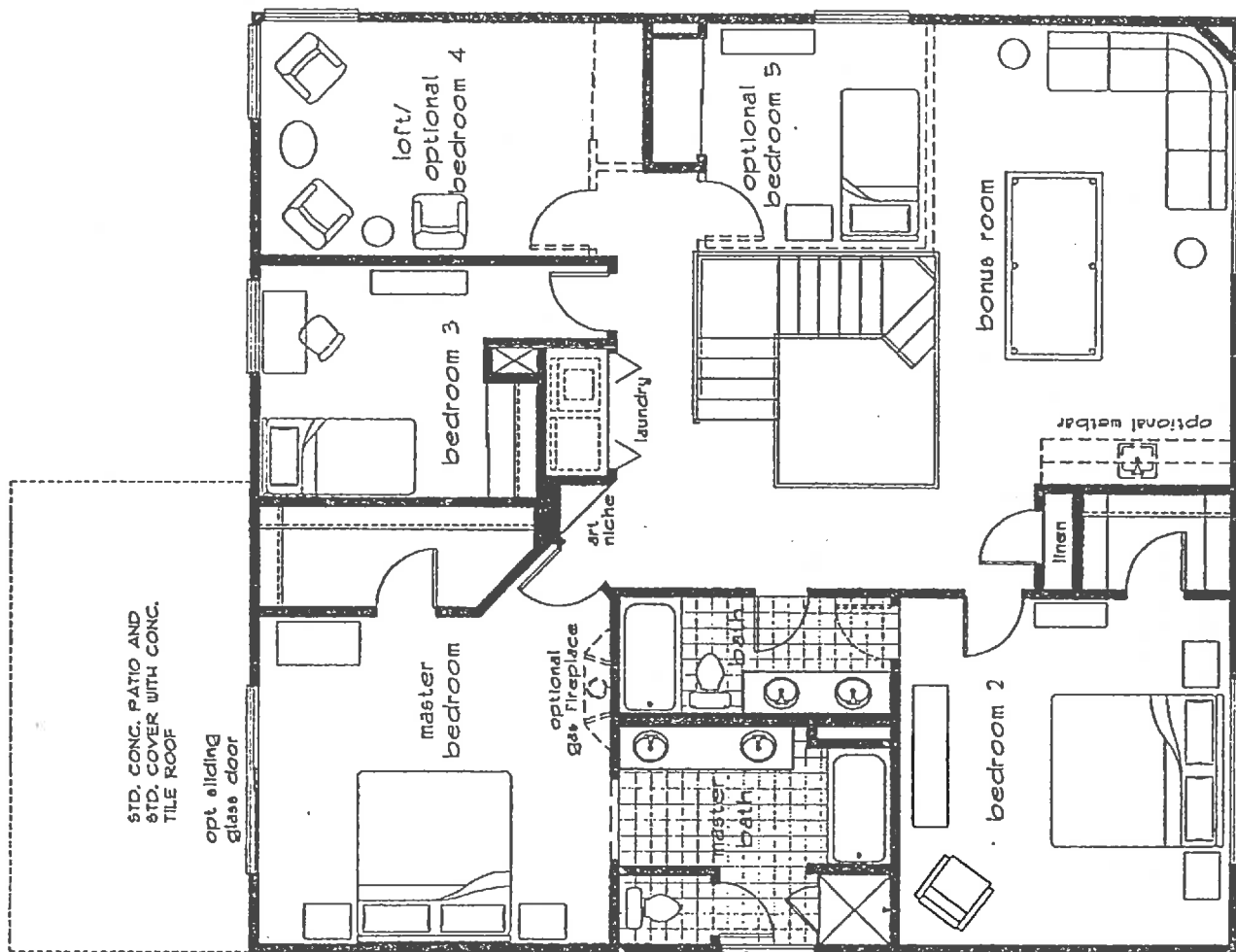
Plan 2 - 1389 S.F.



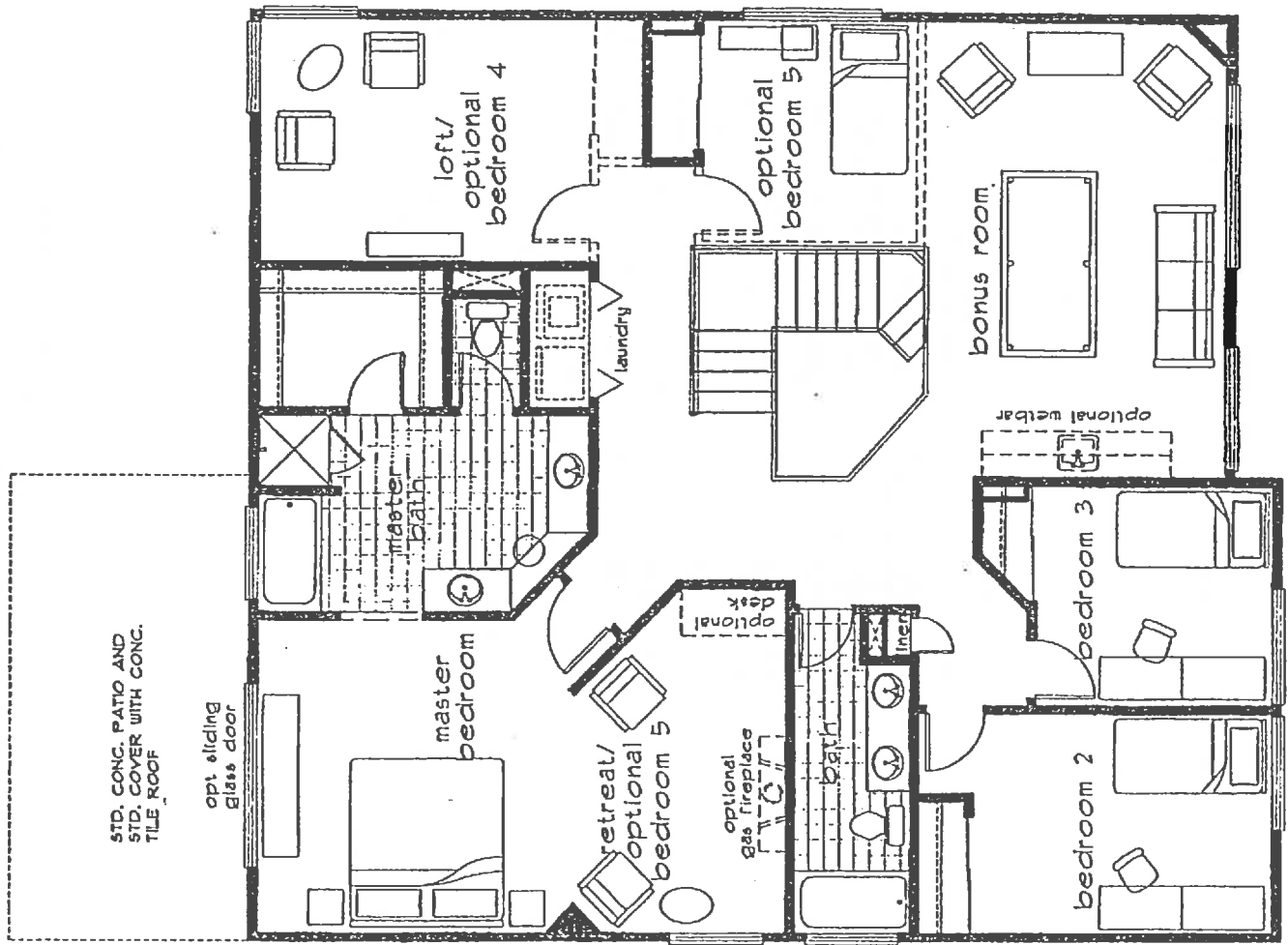
Plan A
1220 S.F.



Plan D



Plan C
1578 S.F.



Plan D

STANDARD FEATURES

RANDOLPH RANCH

Dramatic Living Areas

- * Vaulted Ceilings
- * Formal Dining Area (per plan)
- * Plant Shelves
- * Architectural Windows

Spacious Kitchens

- * Hotpoint Oven/Range
- * Multi-Cycle Dishwasher
- * In-Sink Waste Disposal
- * Pre-Plumbed For Ice Maker
- * Durable Designer Laminate
- * Solid Oak Cabinetry in Natural Oak or Whitewash
- * Spacious Breakfast Nook
- * Kitchen Pantry
- * Recessed Fluorescent Lighting (per plan)
- * Enameled Double Sink
- * Convenient Breakfast Bar

Master Bedroom and Bath

- * Cultured Marble Countertop
- * Tub/Shower Combination
- * Privacy Locks
- * Dual Vanities (per plan)
- * Theatrical Lighting

Convenient Location

- * Easy Access to Commuter Routes
- * Close to Schools
- * Close to Shopping

Distinctive Exterior Features

- * Tile Roof
- * Sectional Overhead Garage Doors
- * Raised Panel Insulated Front Door
- * Wide Variety of Exterior Elevations
- * White Mullion Windows on Front Elevations

Energy-Efficient Features

- * High Efficiency Heating and Air Conditioning
- * Aluminum Dual-Glazed Sliding doors and Windows with Locks
- * Fully Insulated R-19 Walls and R-30 Ceilings
- * Water Saver Showers and Toilets
- * 40-Gallon Insulated Water Heater
- * Sun Screens On All Windows

The Finishing Touches

- * Colonial Door Casings & Baseboard
- * Cable TV and Telephone Pre-Wire
- * Smoke Detectors
- * Polished Brass Door Hardware
- * All Underground Utilities
- * Front Yard Landscaping with Sprinkler System

Special Optional Features

- * Fireplace with Glass Doors
- * Ceiling Fans
- * Garage Door Opener
- * Sliding Glass Door off Bedroom
- * Ceramic Tile Kitchen Countertop

DEVELOPMENT STANDARDS

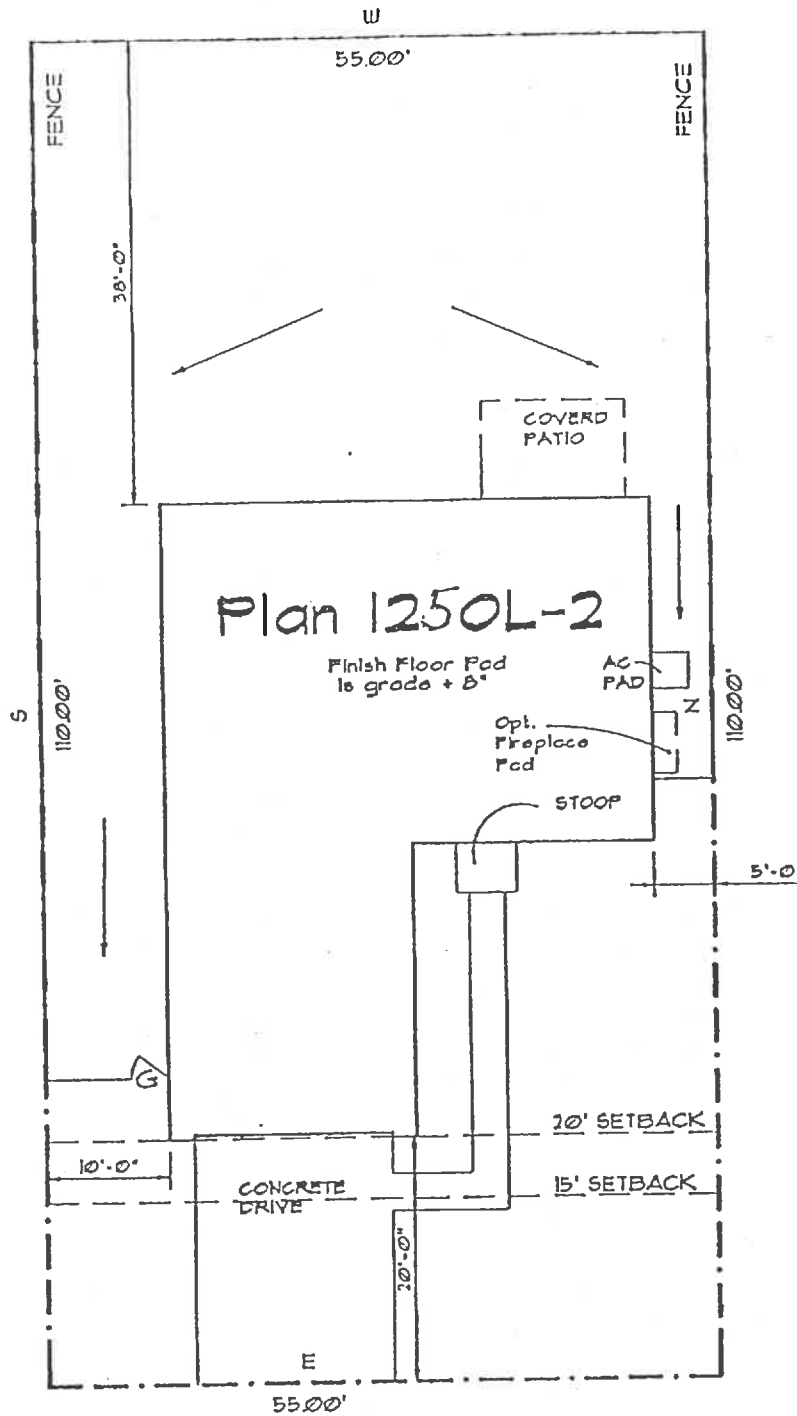
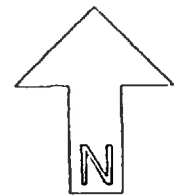
RANDOLPH RANCH
DEVELOPMENT STANDARDS

R1-7 PRD

- (a) Lot area. The lot shall not be less than fifty-five (55) feet in width or less than one hundred ten (110) feet in depth.
- (b) Lot coverage. The main building and all accessory buildings or structures on a lot shall not occupy more than forty-five percent (45%) of the total lot area.
- (c) Front yard. The front yard setbacks shall vary from 17' to 20' on the smaller Signature series, with the larger Monogram series being setback to 20', all to the front of the garage.
- (d) Side yards:
 - (1) On interior lots, there shall be two side yards, one of which shall be not less than ten (10 feet in width, and the other not less than five (5) feet in width. Fireplace and bay window may encroach three (3) feet into the side yard, with bay windows no closer than five (5) feet to a side property line.
- (e) Rear yard. There shall be a rear yard having a depth of not less than twenty (20) feet.
- (f) Height. No buildings shall exceed a height of two (2) stories or thirty (30) feet.
- (g) Accessory Structures:
 - (1) Buildings, structures, or satellite earth stations less than seven (7) feet shall meet a minimum three (3) foot setback to any side or rear property line, and shall be located behind the side return walls.
 - (2) Accessory structures exceeding seven (7) feet in height shall meet an additional setback of two (2) feet for each foot over seven (7) feet in height. Maximum accessory building height is fifteen (15) feet.
 - (3) Storage sheds not exceeding six (6) feet in height shall not be subject to side or rear yard setbacks.

TYPICAL PLOT PLANS

Scale: 1" = 16'



LOT AREA = 6050 sq. ft.
 HOUSE AREA = 1594 sq. ft.
 COVERED PATIO AREA = 96 sq. ft.
 FOOTPRINT RATIO = 27.9%

LOCAL STREET

K.P. 20.00

GRANT HOMES

1117 LONE PALM AVENUE
 Modesto, California 95351

Lot	Unit	Project PRELIMINARY	Date 5-25-94
-----	------	------------------------	-----------------

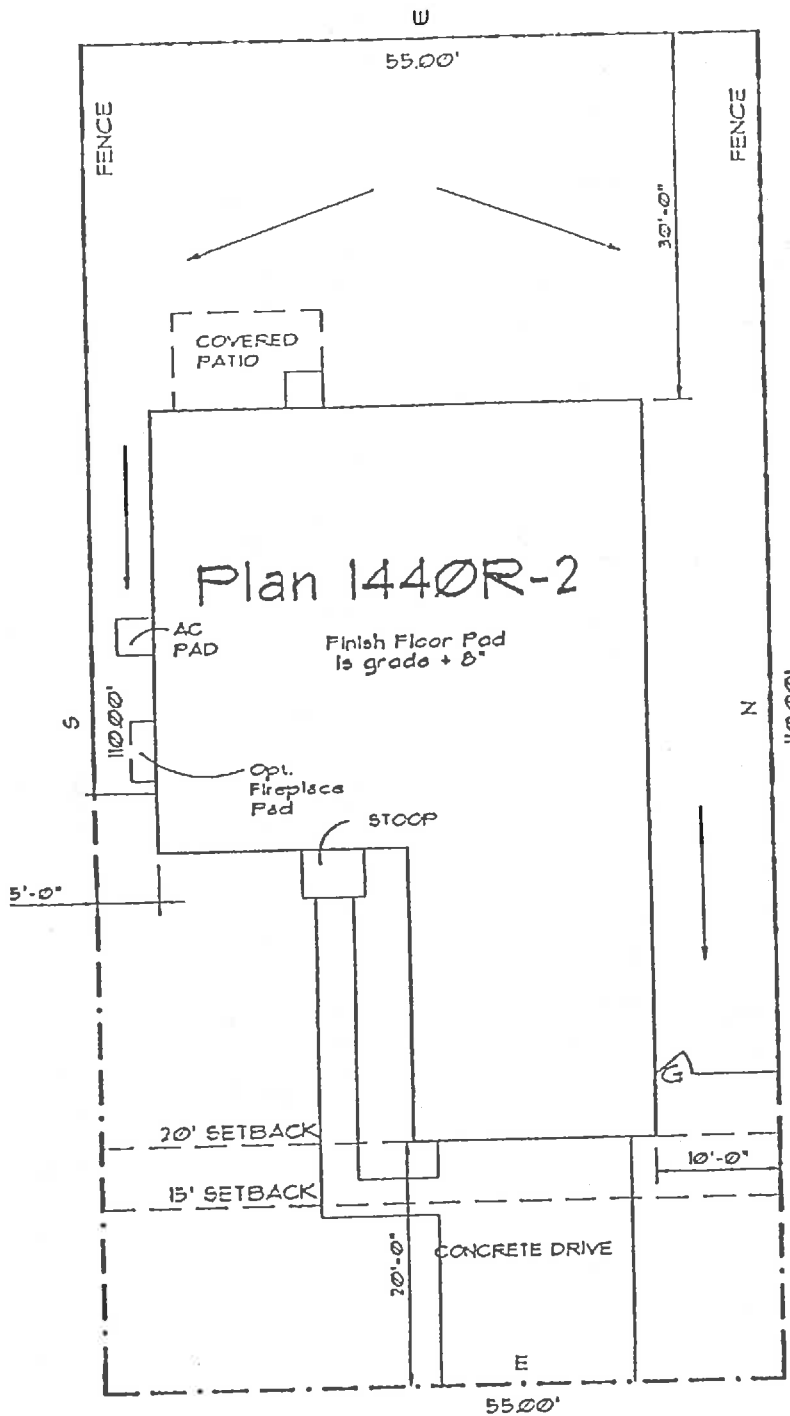
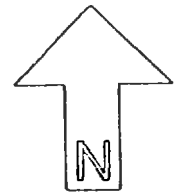
Address

Int. No.

Plan No.

Elevation

Scale: 1" = 16'



LOT AREA = 6050 sq. ft.
 HOUSE AREA = 1920 sq. ft.
 COVERED PATIO AREA = 86 sq. ft.
 FOOTPRINT RATIO = 33.3%

LOCAL STREET

GRANT HOMES

1117 LONE PALM AVENUE
 Modesto, California 95351
 (209) 571-7200

Lot

Unit

Project

PRELIMINARY

Date

5-25-94

Address

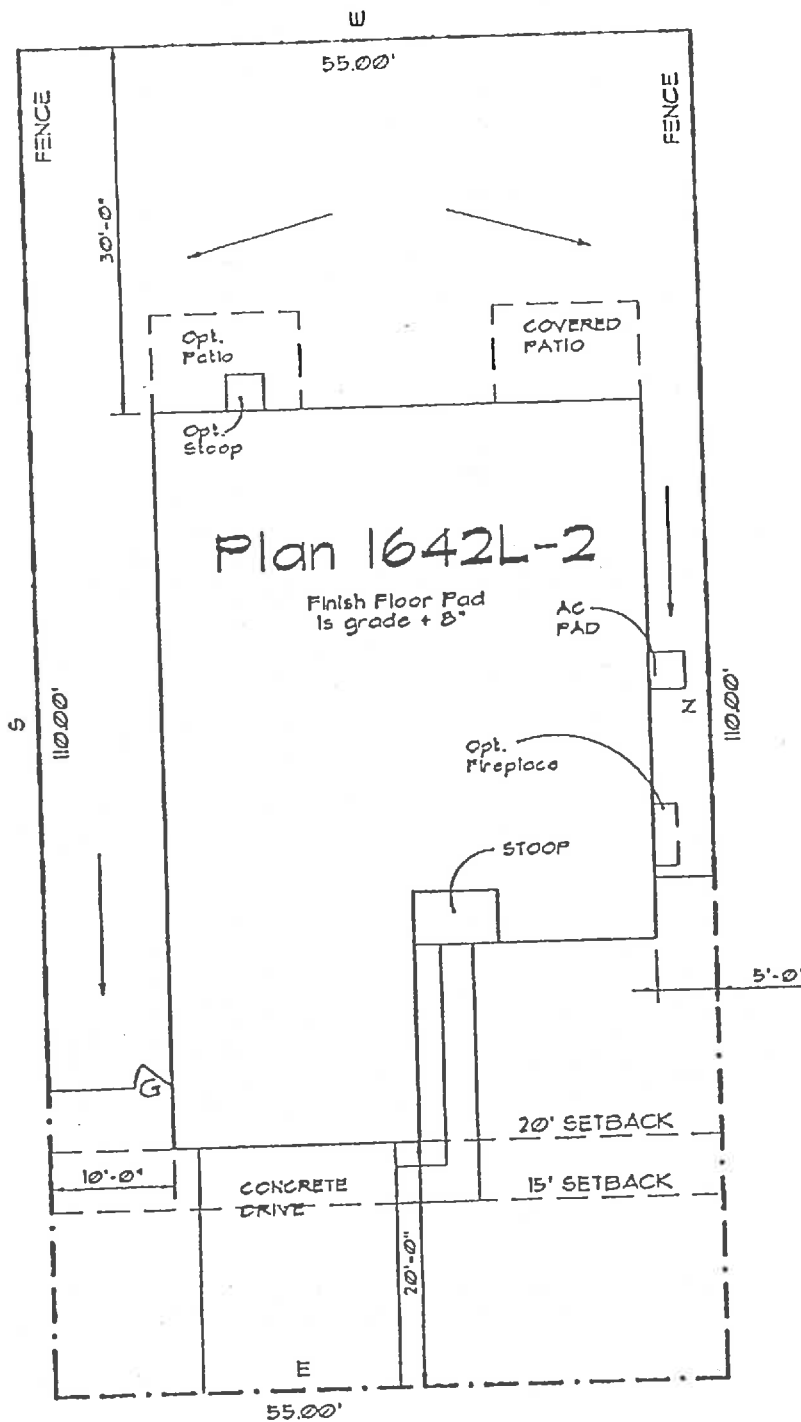
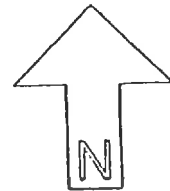
Job No.

Plan No.

1440

Elevation

Scale: 1" = 16'



LOT AREA = 6050 sq. ft.
HOUSE AREA = 2049 sq. ft.
COVERED PATIO AREA = 96 sq. ft.
FOOTPRINT RATIO = 35.5%

GRANT HOMES

1117 LONE PALM AVENUE
Modesto, California 95351
(209) 571-7200

Lot

Unit

Project
PRELIMINARY

Date
5-25-94

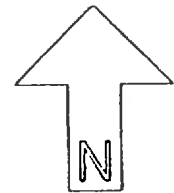
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Job No.

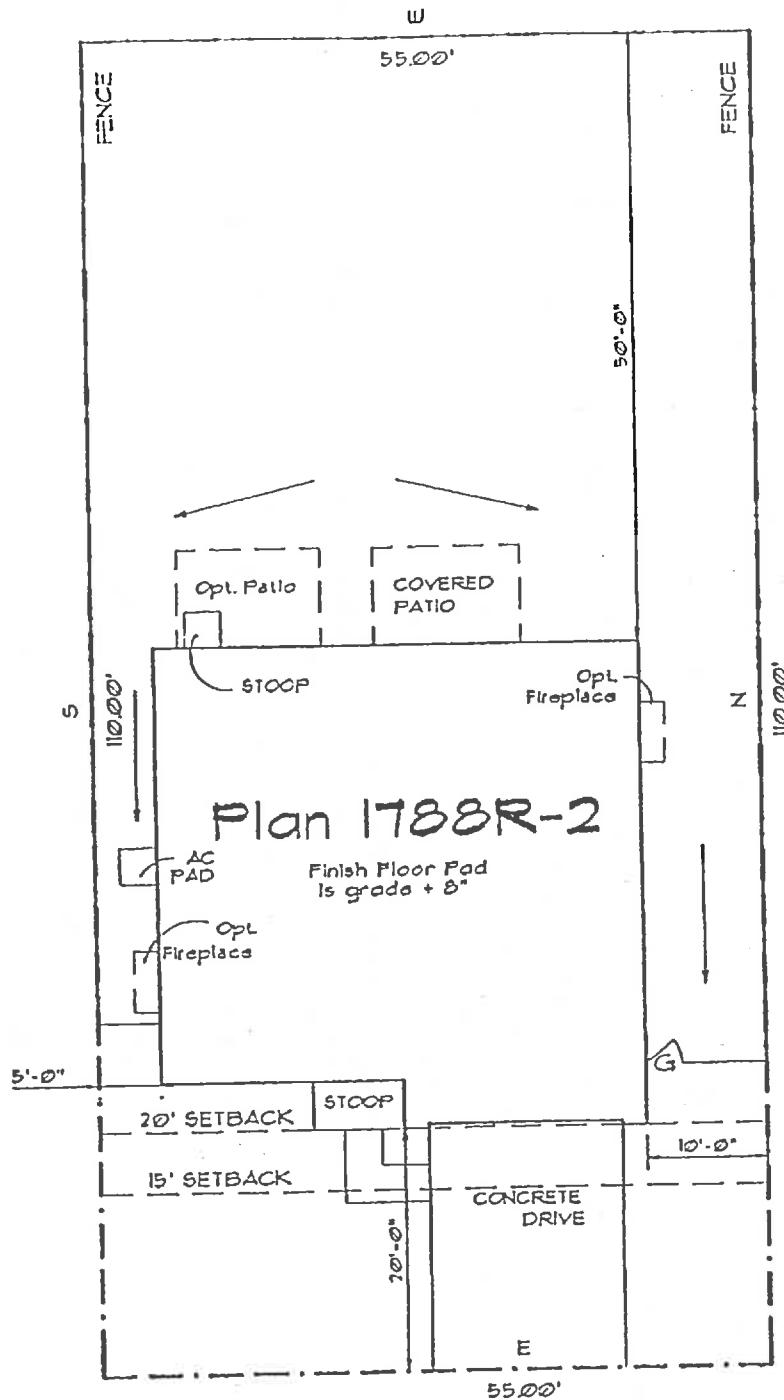
Plan No.
1642

Elevation

Scale: 1" = 16'



LOT AREA = 6050 sq. ft.
 HOUSE AREA = 1594 sq. ft.
 COVERED PATIO AREA = 125 sq. ft.
 FOOTPRINT RATIO = 28.4%



LOCAL STREET

GRANT HOMES

1117 LONE PALM AVENUE
 Modesto, California 95351
 (209) 571-7200

Lot

Unit

Project

PRELIMINARY

Date

5-25-94

Address

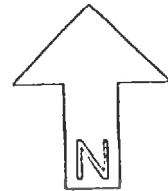
Job No.

Plan No.

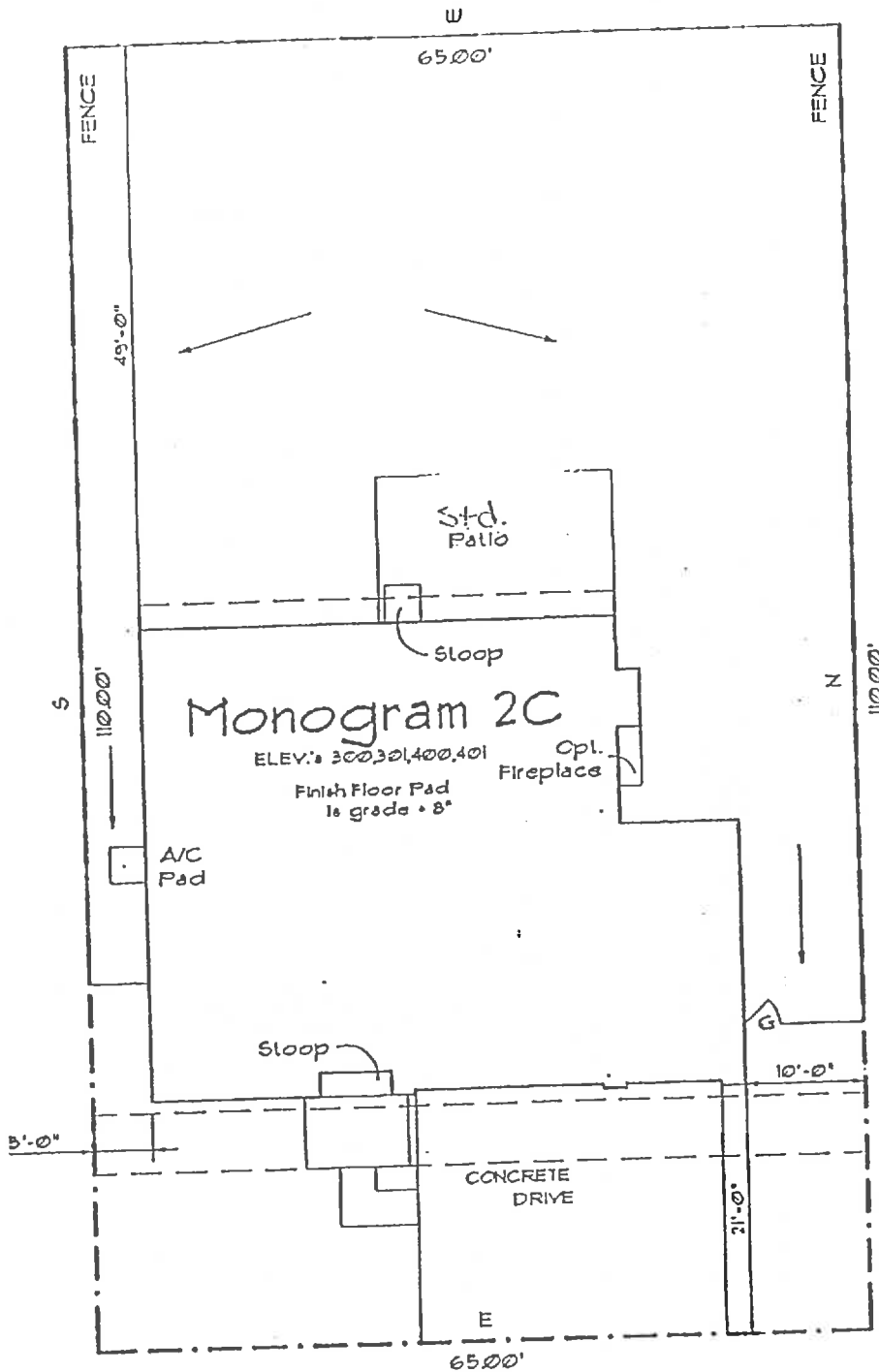
1788

Elevation

Scale: 1" = 16'



LOT AREA = 7150 sq. ft.
 HOUSE AREA = 1823 sq. ft.
 COVERED PATIO AREA = 254 sq. ft.
 FOOTPRINT RATIO = 29.1%



LOCAL STREET

GRANT HOMES

1117 LONE PALM AVENUE
 Modesto, California 95351
 (209) 571-7200

Lot

Unit

Project
 PRELIMINARY

Date
 5-25-94

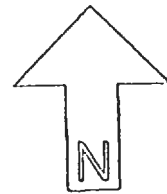
Address

Job No.

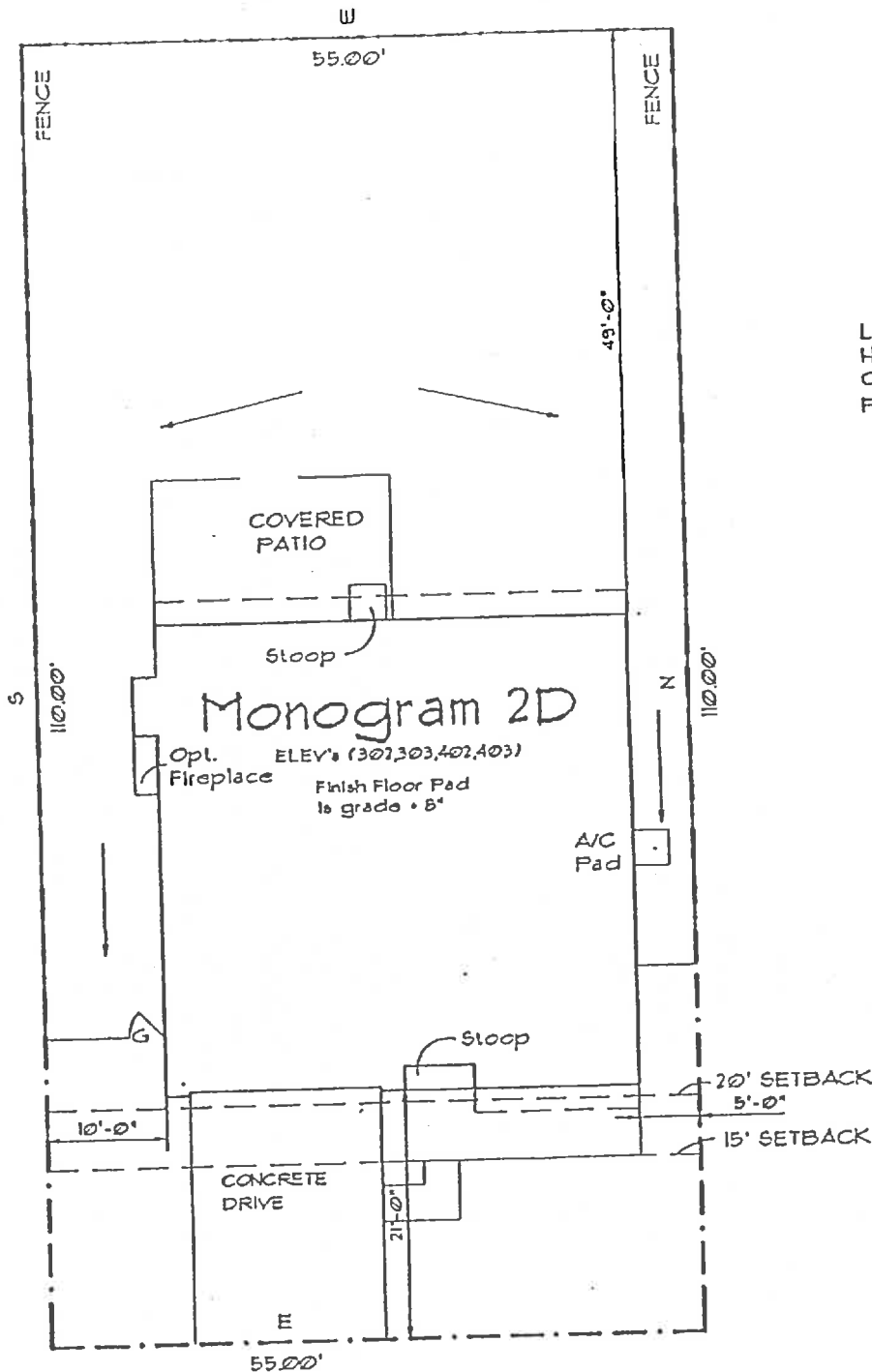
Plan No.
 MONOGRAM 2D

Elevation

Scale: 1" = 16'



LOT AREA = 6050 sq. ft.
 HOUSE AREA = 1600 sq. ft.
 COVERED PATIO AREA = 320 sq. ft.
 FOOTPRINT RATIO = 31.1%



LOCAL STREET

GRANT HOMES

1117 LONE PALM AVENUE
 Modesto, California 95351
 (209) 571-7200

Lot

Unit

Project

PRELIMINARY

Date

5-25-94

Address

Job No.

Plan No.

MONOGRAM 2D

Elevation

LEGAL DESCRIPTION

ORDER NO. 9411-1070

EXHIBIT "A"

The Northwest quarter of the Northwest quarter of Section Thirty-two (32), Township Three (3) North, Range Two (2) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the West 33 feet and

EXCEPT the North 40 feet thereof.



August 22, 1994

Mr. Chuck Hartin
Sage Engineering Corporation
3414 South 48th Street, Suite 8
Phoenix, Arizona 85040

Dear Chuck:

RE: GP-94-06, Z-94-17, AND P-94-12 (RANDOLPH RANCH)

At the regularly scheduled meeting of August 18, 1994, the Glendale Planning Commission approved the preliminary plat for "Randolph Ranch" located at 8801 North 59th Avenue. The Planning Commission's approval was subject to the following stipulations:

1. The proposed PRD Plan (Z-94-17) shall be approved by the City Council prior to final plat approval. The 15 day preliminary plat appeal period specified by Section 31-151 of the Subdivision and Minor Land Division Ordinance for this Planning Commission action shall begin on the date the City Council approves the PRD Plan.
2. Subdivision infrastructure and improvement plans, including plans for house products, entry features, perimeter walls, tract and median landscaping, and phasing schedule shall be reviewed and approved by staff prior to final plat approval by the City Council.
3. The developer shall construct a custom bus shelter, COG Standard Detail G-408, adjacent to the bus bay pull-out in the first phase of project construction.
4. The average depth of the retention basin shall not exceed three feet, with not more than 25 percent of the retention basin exceeding a maximum depth of four feet.
5. The developer shall submit documentation regarding the purpose of the private irrigation facility located adjacent to 57th Avenue as well as the rights of downstream users to that facility. Tiling or removal of the irrigation facility shall be approved by the Community Development Group based on the information submitted.

The Planning Commission's approval authorizes you and your consultants to prepare and submit improvement plans for this subdivision, including water, sewer, paving, grading and drainage

August 22, 1994
Mr. Chuck Hartin
Page 2

plans, landscape and perimeter wall design plans, and street lighting. However, as the 15 day preliminary plat appeal period does not start until the companion zoning case (Z-94-17) is approved by the City Council, any submittal of improvement plans is considered at risk. 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 435-4198 if you or your consultants have any questions regarding this submittal or information on plan review schedules and permit fees.

The submittal of the final plat application, \$500 final plat filing fee, and six copies of the final plat should be included with your improvement plan submittal. I have provided a copy of the final plat application form for your convenience.

At a future date, house product plans should be submitted to the Development Services Center for review. Please contact Autumn Hartsoe, Development Services Representative, at 435-4198 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. A copy of the model home guidelines is provided for your information.

Rezoning request Z-94-17 has tentatively been placed on the September 13, 1994 City Council agenda. Please contact me at 435-4169 if I can further assist you.

Sincerely,



Daniel P. Fairbanks
Planner
Community Development Group

DPF/ss

Enclosures

cc: Mary Wetenkamp, Senior Development Services Representative
Autumn Hartsoe, Development Services Representative
Rod Morris, R.L. Morris
Lou Turner, Grant Homes



September 21, 1994

Mr. Jim Holther
Sage Engineering Corporation
3414 South 48th Street, Suite 8
Phoenix, Arizona 85040

Dear Jim:

SUBJECT: CITY COUNCIL APPROVAL OF GP-94-06 AND Z-94-17 (RANDOLPH RANCH)

At their regularly scheduled meeting of September 13, 1994, the Glendale City Council unanimously approved General Plan Amendment GP-94-06 and Rezoning Application Z-94-17, located at 8801 North 59th Avenue. The City Council's approval of Z-94-17 was subject to the following two stipulations:

1. Development shall be in substantial conformance with the PRD Plan for "Randolph Ranch", dated August 1, 1994.
2. The front setback shall range from 17-20 feet as identified in the submitted PRD, however it shall be measured to the residential structure rather than the garage door.

This 49.6 acre parcel is now zoned R1-7 PRD and is subject to the zoning stipulations approved by the City Council and the approved PRD Plan. Please call me at 435-4169 if you have any questions regarding the City Council's approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Fairbanks", is written over the typed name.

Daniel P. Fairbanks
Planner
Community Development Group

DPF/dt

cc: Nikki Migliorino, Development Services Representative
Bob Porter, Grant Homes
Rod Morris, R.L. Morris