

Zanjero Apartments



A Minor GENERAL PLAN AMENDMENT and PLANNED AREA DEVELOPMENT

*Case GPA15-02, ZON15-07 & DR15-14
Land Use and Development Standards*

Submitted: March 20, 2015
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ATTORNEYS AT LAW

A Planned Area Development (PAD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PAD are governed by the zoning ordinance. A PAD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PAD only modifies zoning ordinance regulations and does not modify other City Codes or requirements.

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A. EXECUTIVE SUMMARY

This request is submitted by Fore Property Company (“FORE”), one of nation’s leading developer, builder and manager of residential multifamily housing. The company is a full service, national real estate company. Over the last thirty years, FORE has developed over 77 communities comprising more than 18,000 units. FORE currently manages 37 properties in 12 states. Having been in business for more than 30 years, FORE has proven its long-term stability and financial strength.

The purpose of the proposed Minor General Plan Amendment and companion PAD (“PAD”) zoning request is to amend the current approvals on the property and to create specific standards to guide the development of the approximately 18 gross acre (16.5 net acre) subject property located northeast corner of Zanjero Boulevard and Cabela Drive. The subject property is located within the approved 158-acre Zanjero PAD development which was approved by the City Council in 2003. The subject property is depicted below.

The subject site is strategically located near Westgate Entertainment and Sport area, Cabela’s, Tanger Outlets, University of Phoenix Stadium, and near the Loop 101 Freeway. Principal access to this property will be from Zanjero Boulevard via Glendale Avenue, Cabela Drive and/or 91st Avenue.

The General Plan Amendment and Rezoning request will involve approximately 18 acres and will rezone the property from PAD to PAD to allow for the development of a Multi-Family Residential community which implements the vision of the City of Glendale for the development near the Sport and Entertainment district.

There has been tremendous growth in the West Valley Communities of West Phoenix, Avondale, Buckeye, Glendale, Goodyear, Litchfield Park, Peoria, Surprise, and Tolleson and, much has changed since 2000. The area has evolved from mostly suburban neighborhoods with corresponding suburban style retail centers and employers to a dynamic area featuring major



retail/entertainment venues in Westgate City Center, Tanger Outlets, University of Phoenix Stadium, Jobing.com Arena, and the Camelback Ranch spring training ballpark for the Los Angeles Dodgers and Chicago White Sox teams, near 107th Avenue and Camelback Road.

Two requests are being filed concurrently. The first request is for a Minor General Plan Amendment (“GPA”). The Minor General Plan amendment seeks to change “Corporate Commerce Center” (“CCC”) land use designations to “High Density Residential” (“HDR-12-20 du/ac”). The companion rezoning request seeks to rezone the property from PAD (Planned Area Development) to PAD-Multiple Family Residential to allow the property the opportunity to develop with multi-family residential uses within the context of common circulation, landscape and design themes.

Zanjero Apartments is designed as a multi-family residential community. This proposal provides future Glendale residents who are looking for freeway accessibility; residential opportunities to capitalize on the nearby shopping and entertainment area of Jobing.com arena, Westgate, and the University of Phoenix Stadium; and proximity to the proposed office, businesses in the surrounding area. This multi-family residential development request will support the area’s restaurants, retail shops, and support services.

The “High Density Residential (12-20 du/ac)” land use designation allows this parcel to be developed with a land use that acts as a transition from the 91st Avenue and is one that will be compatible with the other planned retail and employment uses in the surrounding area.

This amendment will also enhance the opportunities for high-quality employment for professionals, technical experts and highly skilled labor surrounding the Glendale Municipal Airport by introducing additional housing diversity for employers. The larger employment area has lacked diversity of housing opportunities that is important to attracting major employers.

B. PROJECT BACKGROUND and ZONING HISTORY

The subject property is located with the approved Zanjero Planned Area Development which received City Council approval on May 13, 2003. The overall Zanjero PAD consists of 158 acres that includes a mixture of employment, retail and residential uses and is generally bounded by 91st Avenue on the east, Glendale Avenue on the south, 95th Avenue on the West and Orangewood Avenue alignment on the north. The subject site is a portion of 1 property currently under the same PAD and ownership located at northeast corner of Zanjero Boulevard and Cabela Drive. Current developments within Zanjero include Cabela’s, a few restaurants, two apartment projects, two hotels, and a vacant office development. Zanjero PAD was approved to allow a number of development scenarios from all employment to a true mixed-use concept integrating employment, retail and residential uses. The subject property is currently designated in

the City of Glendale General Plan (“Plan”) as “Corporate Commerce Center” land use and zoned “Planned Area Development”.

C. SITE LOCATION and CONTEXT

1. Site, Location and Acreage

The proposed property is an irregular shaped undeveloped site. The site consists of approximately 18 gross acres. The site enjoys excellent regional access due to its strategic location approximately .6 of a mile east of the Loop 101 Freeway. As previously noted, the subject property also has immediate access to major arterials in Glendale Avenue and 91st Avenue. Access to the property is from Zanjero Boulevard via 91st Avenue and Glendale Avenue. The existing property topography is relatively flat with a slight slope from the northeast to southwest and with no natural features.

2. Surrounding Context

Glendale Avenue serves as a gateway to the City of Glendale Municipal Airport which is located approximately 2 miles to the west of the property. The property is directly east of Cabela’s and enjoys the close proximity of Westgate City Center, Jobing.com arena, and University of Phoenix football stadium. Westgate City Center is a mixed-use development which includes entertainment, shopping, restaurants, offices, residential uses, Jobing.com arena and Tanger Outlet mall. A freeway interchanges exists at Glendale Avenue.

Glendale Avenue consists of 3 lanes east bound and 3 lanes west bound. Dual left turn (north and south bound) lanes exist onto Zanjero Boulevard. 91st Avenue consists of 3 lanes north bound and 3 lanes south bound. Zanjero Boulevard consists of 2 lanes in each direction with a center turn lane and stretches from Glendale Avenue to 91st Avenue. Zanjero Boulevard is fully improved with curb, gutter, street lights and landscaping.

The General Plan Land Use designations, Land Uses, and existing Zoning for the properties surrounding the subject site are as follows:

General Plan Land Use Designation:

North:	CCC
South:	CCC
East:	CCC
West:	CCC

Existing Land Use:

North:	Zanjero Falls Office buildings and Vacant undeveloped
South:	Vacant undeveloped

East: Vacant undeveloped
West: Commercial (2 Hotels)

Existing Zoning:

North: PAD (Parcel J-Residential/Employment, Parcel K- Employment and Parcel L-Employment)
South: PAD (Parcel P-Retail/Employment & Parcel Q-Retail/Employment)
East: PAD (Parcel M-Employment & Parcel N-Employment)
West: PAD (Parcel H-Residential/Employment & Parcel I-Residential/Employment)

D. GENERAL PLAN AMENDMENT REQUEST

The Minor General Plan Amendment request is for this 18-acre site located at the northeast corner of Zanjero Boulevard and Cabela Drive. The subject property is currently designated in the City of Glendale General Plan ("Plan") as "Corporate Commerce Center" land use and zoned "Planned Area Development".

The Minor General Plan amendment seeks to change "Corporate Commerce Center" ("CCC") land use designations to "High Density Residential" ("HDR 12-20 du/ac").

Given the amount of approved "Employment" and "Retail" mixed-use project along the Loop 101 Freeway corridor and adjacent Westgate we believe this request is appropriate. Furthermore, given this property's interior location, relatively close distance from Westgate and related employment area, the Loop 101 freeway access and the newly developed Tanger Outlet, we believe the proposed high end multi-family development provides a superior land use solution for this property.

The proposed amendments will better meet the Goals and Objectives set forth in the General Plan. The General Plan Goals being met are as follows:

• **Land Use Goal 1 – Relate residential areas with work places.**

This request provides the opportunity for high quality rental housing options to this area. The site's location will not have any adverse impacts on lower density developments since there is no single family housing adjacent to the site. The site is near to the Loop 101 freeway, which provides connections to the I-10 and I-17 Freeways, and the City's Sports and Entertainment district which include Westgate City Center, Jobing.com arena, and University of Phoenix football stadium. The proposed request provides a residential uses with close proximity to the Loop 101 and future employment places along the Loop101 corridor.

• **Land Use Goal 2 – Promote sound growth management methods.**

This minor amendment and the companion rezoning request will allow for a multi-family residential development which can provide expendable spending income to the area. At the time of the Zanjero rezoning case the entire area had an

employment/residential/commercial designation. However, several years ago, the City has changed the land use character for most of this property and properties along the Loop 101 Freeway. Those projects along the Freeway Corridor have been approved to accommodate employment and retail uses and as a result this site has become less desirable for employment land uses. By allowing a multi-family land use designation on this property we believe that a better balance in housing opportunities would result.

- **Land Use Goal 3 – Create transition and buffer areas.**

This amendment and the companion rezoning request will establish a land use that is compatible with the existing surrounding entertainment mixed-use land uses and near-by freeway and one that creates a transition to the future employment and retail land uses and arterial streets. The proposed applications will allow the ability for a development which is consistent with the surrounding area and can provide new housing opportunities.

- **Land Use Goal 4 – Ensure compatibility between land uses and transportation.**

The proposed Minor General Plan Amendment and companion PAD zoning request at this location is compatible with the existing and emerging development in the immediate area that includes an existing Westgate City Center (a mixed use entertainment, retail, office and residential development), Cabela's, the existing hotels, the Loop 101 to the west, and the near-by Glendale Municipal Airport across the New River wash. In this setting, the minor amendment to the General Plan to allow a multi-family community is a logical land transitional use internal to this master plan project.

- **Circulation Goal 7 – Integrate land use and transportation.**

The proposed multi-family land use is a good land use solution for this property. Many successful multi-family sites are those located at or near the intersection of major transportation routes and/or near shopping. This site possess those characteristics.

- **Redevelopment Goal 2 – Consider infill development a top priority.**

The change in land use designations at this location is an overall improvement to the existing land use designations for this area because it provides for a high quality multi-family opportunity that will help support the adjacent retail, hotel, and/or Westgate entertainment district. Given the amount of approved "Employment" and "Retail" mixed-use project along the Loop 101 Freeway corridor and adjacent Westgate, we believe that this interior site does not have the same advantages that many of the employment sites on the Loop 101 Freeway have. Given this property's interior location, relatively close distance from Westgate and related employment area, near-by freeway access and the newly developed Tanger Outlet in the surrounding area, the proposed high end apartments provide the best land use solution allow for the development of the site with a residential use that is more appropriate and compatible with the surrounding area.

E. REZONING REQUEST

The proposed Glendale-Zanjero Apartments will be a gated multi-family residential development consisting of 18 gross acre site located at the northeast corner of Zanjero Boulevard and Cabela Drive in Glendale, Arizona. This multi-family development proposal is being requested on behalf of the Fore Property Company, in order to build an environmentally responsive, fully amenitized multi-family rental community. The subject request seeks to rezone the site from PAD (Planned Area Development) to PAD zoning to allow a 340 unit multi-family residential community.

With its conveniently situated location in proximity to a variety of employment and commercial uses, as well as direct access to the 101 Freeway, the site is ideal for this type of residential land use which will bring in new residents to support local employers and increased retail and restaurant demand.

The project offers multiple types of highly-stylized apartment residences which will create a walkable, inviting residential community that integrates enhanced architectural elements and building design and a blend of attractive open space areas throughout the development.

Directly across the street from this development to the west are three and four story tall buildings. While it's appropriate to place taller buildings along Zanjero Boulevard this project placed its two-story residential buildings along the Zanjero Boulevard frontage and placed its three-story buildings internal to the property. This design concept allows for a better transition in heights from Zanjero Boulevard and minimizes the canyon effect along the street frontage. It also provide for a better and more attractive streetscape. The project proposes (7) seven distinct 1, 2 and 3-story building types and will consist of units which range from 1-level garden flats to loft-style apartments. A clubhouse with a social area and model dwelling units, adjacent to the common open space areas is proposed. The development also accommodates (175) one bedroom units, (147) two bedroom units, and (18) three bedroom units.

Building elements ranging from linear to a cluster courtyard provide a distinct living environment and vary the massing and movement of the building elements within these various modules. The use of inter-changing colors will also articulate the weaving of architectural components and common use facilities. All of these elements will tie together with the architectural imagery to provide a strong identity for the site that complements the area. All units have direct access to the sidewalk system that runs through the project and connects to all of the amenity spaces as well as to Zanjero Boulevard and to the future retail development to the south. Solar shading by use of shade trees and the proximity of adjacent buildings is provided along these pedestrian pathways. The size of the units will range between approximately 600 to 1,350 square feet.

The private open space requirement for individual unit is a minimum of 125 square feet. However, this guideline assumes a development is only meeting and maintaining the minimum open space requirements and does not take into consideration project that provide larger common open space with enhanced amenities. This development merely seeks to shift a portion of the required individual private open space to a more useable common open space area. This shift of open space square footage area is not lost but rather being shifted to more useable common open space/landscape area within the proposed project. It is important to note that this request does not reduce the amount of open space required by the Code but merely shifts a portion of the private open space area to common open space/landscaping area to a more centralized open space/landscape area. Each of the proposed dwelling units will have private patio space ranging from 65 to 88 square feet. This amount of private patio space is adequate space for outdoor furniture, without becoming large enough to accommodate unsightly resident storage. In lieu of the larger private outdoor space that typically become outside storage, the developer is merely shifting the private open space requirement to common open space to allow for larger and more useable landscaped outdoor play areas for children of different ages and also different interests, including one tot lot with a water splash pad, and an urban garden. The clubhouse will have TV viewing spaces with comfortable furniture and a billiards table for entertainment during inclement and very hot weather days. Furthermore, this development is proposing approximately 40% open space which far exceeds the common open space requirement by the Ordinance. This additional open space is beneficial to the community as a whole, and supports more resident interaction in the amenity areas.

The project open spaces will accommodate pedestrian amenities such as benches, shade trees, aesthetic paving treatments to encourage pedestrian use and connectivity to various facilities on the site. Ramadas will act as outdoor rooms and complement the community's architecture and will be places for socializing and relaxation.

Major employers consider the presence of nearby high-quality apartments as a critical component for business relocation. We believe this amendment is much more compatible with the area and its planned land uses and provides another valuable residential life-style with good regional access and one that is located in relatively close proximity to one of the City's employment cores. This amendment creates long-term stability and vitality to the area.

F. LIST OF USES

The following list of uses is intended to define the authorized Permitted Uses, Uses Subject to Conditions, Uses Subject to Conditional Use Permit, and Accessory Uses within the **Zanjero Apartments** PAD. The Master Developer or any property owner within the **Zanjero Apartments** PAD may request an interpretation of analogous use to the defined list below or the referenced Sections of the Zoning Ordinance from the City of Glendale Planning Director. The Planning Director or his designee may

administratively approve a use analogous to those listed below or the referenced Sections.

Permitted Uses.

- A. Multiple-residence dwellings.

Uses Subject to Conditions.

- A. Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.

Accessory Uses.

Uses which are customary and incidental to the principal use of the property. All accessory uses are subject to Section 7.300 of the City of Glendale's Zoning Ordinance.

- A. Fences and walls, shall be in general conformance with the Site Plan, Landscape Plan, and Walls and Fence exhibits attached herein.
B. Garage or enclosed structure.
C. Swimming pool and other amenities commonly associated with multi-family projects – subject to Staff approval.
D. Satellite earth station.
E. Amateur radio tower.
F. Home Occupations (Class I): See Section 7.304 of the City of Glendale's Zoning Ordinance.

Development Standards	
<i>Minimum Lot Width/Depth:</i>	None
<i>Minimum Perimeter Setback</i>	15-feet
<i>Maximum Density Gross Acre</i>	21 dwelling units per acre
<i>Minimum Open Space %</i>	30%
<i>Minimum Private Individual Open Space Per Unit</i>	65 square feet
<i>Maximum Structure Height</i>	48 feet/3-story
<i>Maximum % Lot Coverage</i>	55%
<i>Minimum % Of Required Parking Spaces To Be Garage Parking</i>	16%

** Open Space is defined as: An area that is intended to provide light and air and is designed for either environmental, scenic, or recreational purposes. Open space includes, but is not limited to lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, water courses, perimeter landscaping, plazas and rooftop amenities.*

G. DESIGN GUIDELINES

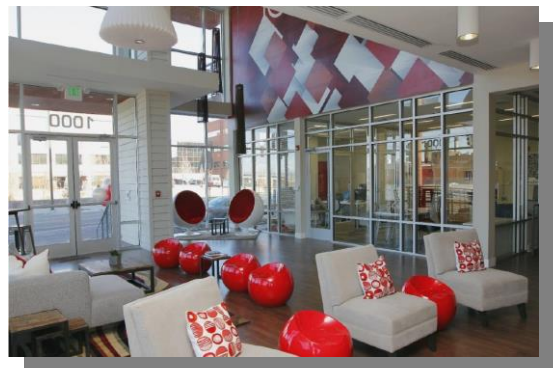
Zanjero Apartments shall be designed with 4-sided architecture so that it will offer pleasing views and vistas not only for tenants within the project but for potential owners and customers on the adjacent streets. The architectural style is Southwest contemporary, blending more traditional elements such as the round-top arches and cornice lines, with more up-to-date materials such as standing seam metal and dynamic colors. The applicant's design team worked diligently with City Staff on elevation design revisions to create building elevations that fit seamlessly within the context of the existing Zanjero development.

The Design functions have been created to develop this relationship between the project's urban environment and the internal pedestrian environment. It's critical that the design and layout of the project provides a comfortable and user friendly environment. Shade elements will be incorporated into the project.

Buildings will feature diverse and creative applications of materials, colors and textures. The design of the overall development will be complementary so as to create a harmonious style. This will be accomplished through the use of compatible materials and colors while creating a strong individual design identity consistent with each individual use and purpose.

The project design will create a dynamic streetscape through enhanced landscaping and alternating solid and wrought iron walls along Zanjero Boulevard. Buildings will feature creative applications of materials, colors and textures. Amenities will feature the following resort level elements:

- A richly appointed resident clubhouse and grounds for casual lounging and special events;
- Two resort-style pools with cabana and ramadas, outdoor kitchen, fireplaces, and large sundecks with Wi-Fi;
- A state of the art fitness center with yoga and spin rooms;
- A Tot lot with play structure for recreation;
- A dedicated community lobby and leasing office;



- A whirlpool spa;
- Big clubroom with demonstration kitchen/warming ovens;
- TV/media viewing areas in clubhouse (HD movie area and gaming center);
- Pool table and shuffle board in clubroom;
- Bar/lounge areas;
- Poker room;
- 24 hour Cyber café (soft seating computer lounge);
- 24 hour Conference room;
- Two large courtyards with yoga lawns, an urban garden, covered ramadas/cabanas with common seating areas, and picnic areas with grills;
- Bike kitchen/repair station;
- Dog Park/Run; and
- Pet Wash Station/Area.



LANDSCAPE CONCEPT

The landscape concept for Zanjero Apartments would be characterized as “Mediterranean Sonoran”, with the perimeter of the project being more of a Xeriscape Concept and the interior of the project providing more of a lush Mediterranean concept. Zanjero Boulevard will be lined with Southern Live oak trees to provide a unifying street tree and a sense of place. As one enters the project, majestic Date Palm together with Desert Museum Palo Verde trees will provide the entry experience. Turf will be used within the pool and amenity areas where it can be used by the resident and provide a cooling factor. These areas the planting will be more lush/ flowering species to provide a variety of color, form and textures. A variety of amenities will be provided for the residents for social gathering and active play areas, such as pools with water features and BBQ areas, splash pad zones and covered play structures for children, Urban garden and Dog Run areas.

Plant Legend

TREES

	<i>Prunus cerasifera</i> "purpurea"	15 Gallon
	Purple Leaf Plum	Standard
	<i>Quercus virginiana</i>	24" Box
	Southern Live Oak	Double Stake
	<i>Prosopis chilensis</i> "Hybrid"	24" Box
	Thornless Chilean Mesquite	Double Stake
	<i>Dalbergia sissoo</i>	24" Box
	Sisso Tree	Double Stake
	<i>Ulmus parvifolia</i>	36" Box
	Chinese Elm	Double Stake
	<i>Pistacia chinensis</i>	36" Box
	Chinese Pistache	Standard
	<i>Cercidium hybrid</i>	36" Box
	"Desert Museum" Hybrid	Multi Trunk
	<i>Syagrus romanzoffianum</i>	15 Gallon U.O.N.
	Queen Palm	24" Box
	<i>Phoenix dactylifera</i>	18' Trunk Height
	Date Palm	Diamond Cut Trunk
	<i>Acacia anuera</i>	24" Box
	Mulga	Double Stake
	<i>Pinus eldarica</i>	24" Box
	Mondel Pine	Double Stake
	<i>Olea europaea</i>	36" Box
	"Swan Hill" Olive	Multi- Trunk

SHRUBS

SIZE

	<i>Dasyliroon wheeleri</i>	5 Gallon
	Desert Spoon	
	<i>Tecoma hybrid</i>	15 Gallon
	Orange Jubilee	
	<i>Phoenix roebelenii</i>	15 Gallon
	Pigmy Date Palm	
	<i>Leucophyllum candida</i>	5 Gallon
	"Thundercloud " Sage	
	<i>Dodonea viscosa</i>	5 Gallon
	Hopseed Bush	
	<i>Ruellia brittoniana</i>	1 Gallon
	"Katie" Ruellia	
	<i>Tecomaria capensis</i>	5 Gallon
	Cape Honeysuckle	
	<i>Feijoa sellowiana</i>	5 Gallon
	Pineapple Guava	
	<i>Hibiscus rosa-sinensis</i>	5 Gallon
	Chinese Hibiscus	
	<i>Liriope japonica</i>	1 Gallon
	Giant Lilyturf	
	<i>Dietes bicolor</i>	1 Gallon
	Fortnight Lily	
	<i>Aloe barbadensis</i>	1 Gallon
	Aloe Vera	

SHRUBS

SIZE

	<i>Caesalpinia pulcherrima</i>	5 Gallon
	Red Bird of Paradise	
	<i>Senna phyllodenia</i>	5 Gallon
	Silver- Leaf Senna	
	<i>Nerium oleander</i>	5 Gallon
	Petite Pink Dwarf Oleander	
	<i>Dasyliroon wheeleri</i>	5 Gallon
	Desert Spoon	
	<i>Encelia farinosa</i>	5 Gallon
	Brittlebush	
	<i>Salvia clevelandii</i>	5 Gallon
	Chaparral Sage	
	<i>Agave gemoniflora</i>	5 Gallon
	Twin Flowered Agave	
	<i>Sophora secundiflora</i>	5 Gallon
	Texas Mountain Laurel	
	<i>Thevetia peruviana</i>	5 Gallon
	Yellow Oleander	
	<i>Muhlenbergia rigens</i>	5 Gallon
	"Regal Mist" Deer Grass	

GROUNDCOVERS

SIZE

	<i>Lantana montevidensis</i>	1 Gallon
	Gold Mound Lantana	
	<i>Convolvulus cneorum</i>	1 Gallon
	Bush Morning Glory	
	<i>Rosemarinus officinalis</i>	1 Gallon
	Prostrate Rosemary	
	<i>Wedelia trilobata</i>	1 Gallon
	Yellow Dots	
	<i>Seasonal annuals</i>	4" Pots @ 6" O.C.
	<i>Cynodon dactylon</i>	Sod
	Midiron Hybrid	

VINES

SIZE

	<i>Bougainvillea</i>	5 Gallon W/ 4'x 4' Trellis
	San Diego Red	
	<i>Ficus pumila</i>	1 Gallon
	Creeping Fig Vine	

LANDSCAPE MATERIALS

(Contractor to submit sample for approval)

	<i>Decomposed granite</i>	3/4" Sized
	"Gold"	2" Depth
	<i>Concrete header</i>	4"x 6"
	Extruded	

H. PHASING PLAN

The Multi-family residential will be developed in one phase. All needed off-site and on-site improvements will be constructed as approved by the Design Review approval.

I. CONCLUSION

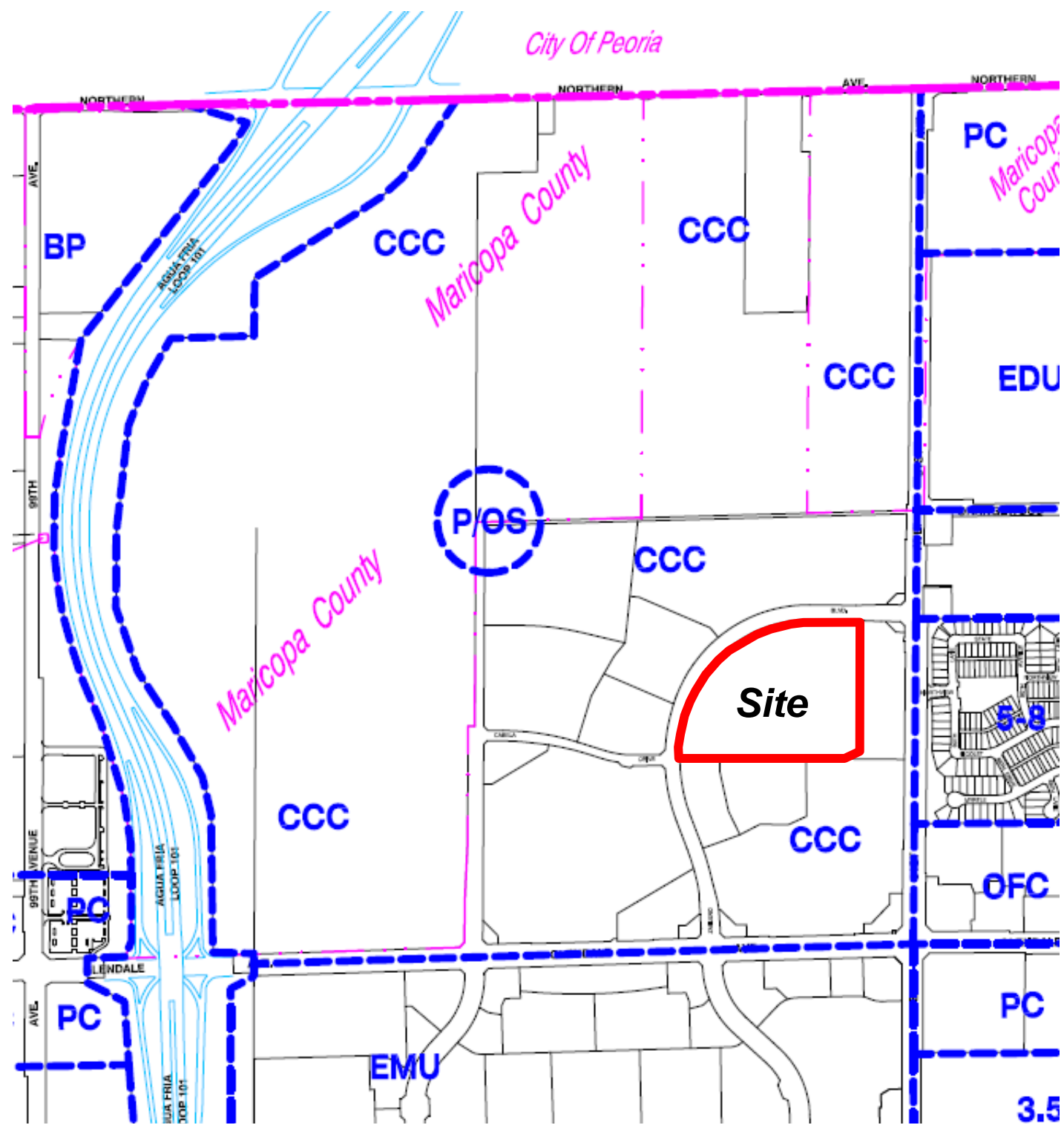
Based upon the analysis provided above, we believe this proposed amendment is consistent with the overall intent and goals of the City of Glendale General Plan which sets forth vision and expectations for this area. The proposed amendment will enhance the other planned uses in the area. The project will attract residents looking for an affordable alternative to single family housing and who prefer to live/work/recreate close to home. This property has excellent local and regional access that will be convenient for young professionals, business representatives/employees, and other individuals who prefer community shared amenities without the maintenance burdens of typical single-family residential uses. The multi-family residential land use will infuse a strong “mixed-use” presence which is appropriate given the existing land use patterns and character of the area. It also provides an appropriate High Density Residential land use designation that knits well into this part of the City.

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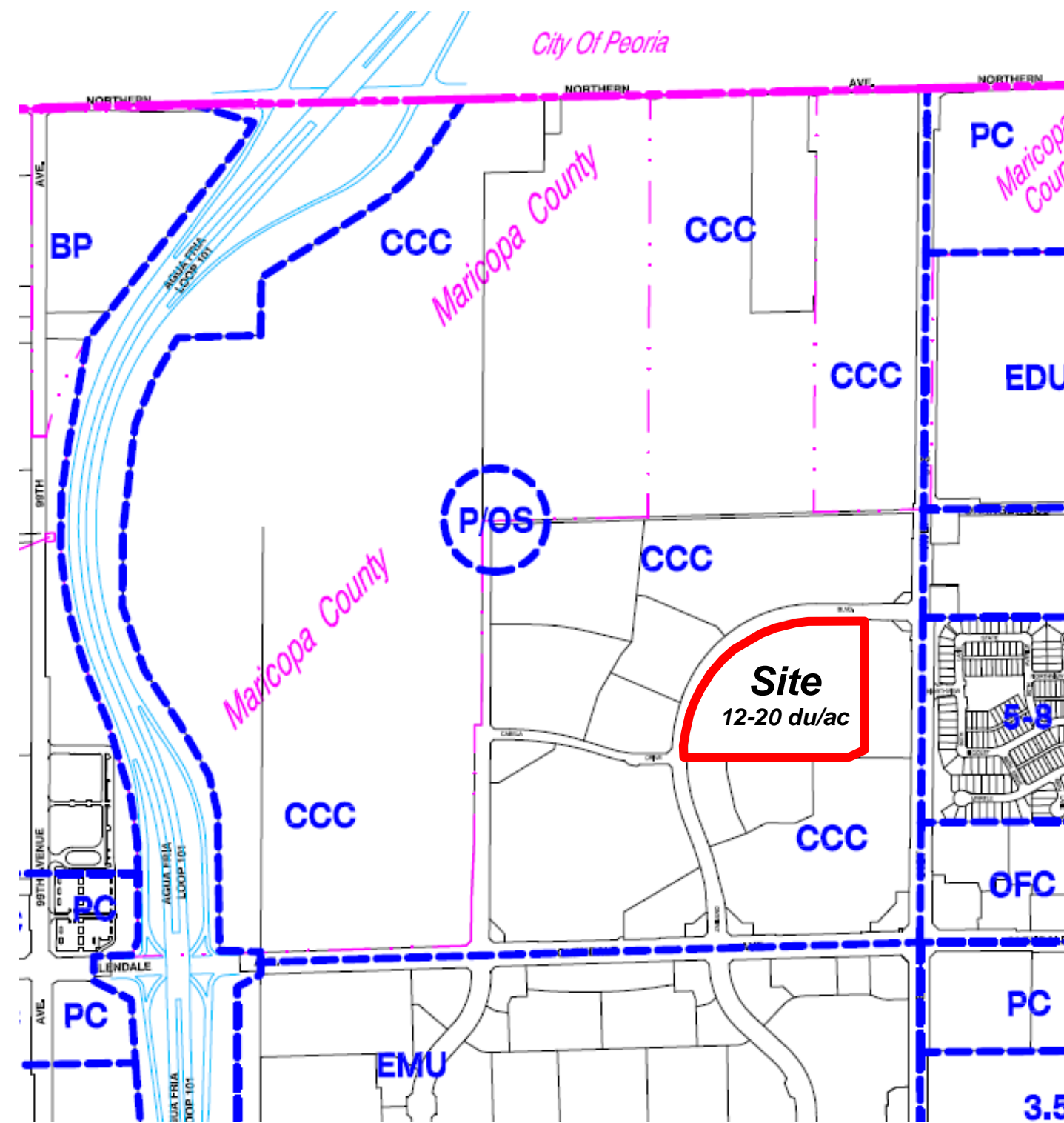




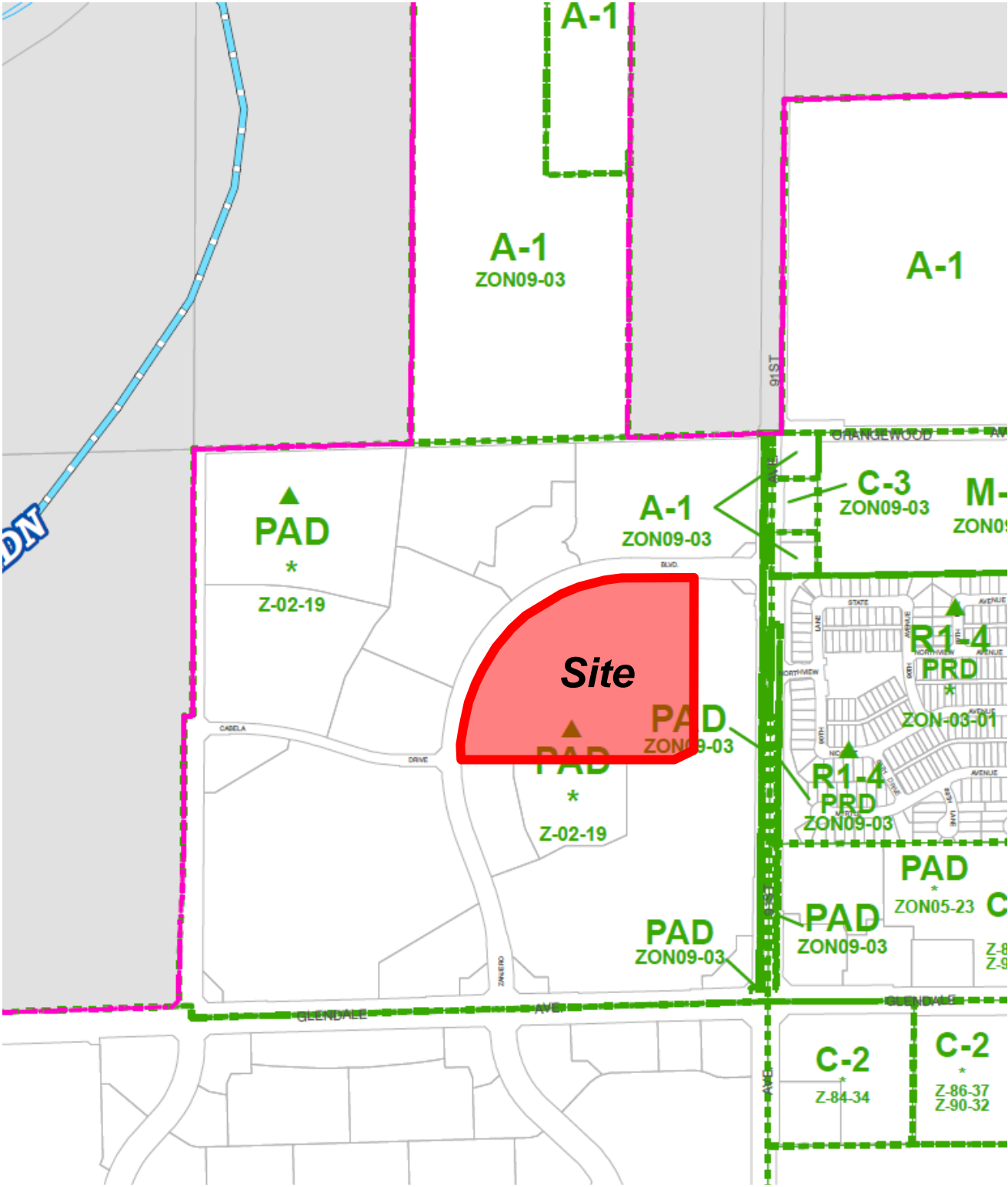
Aerial



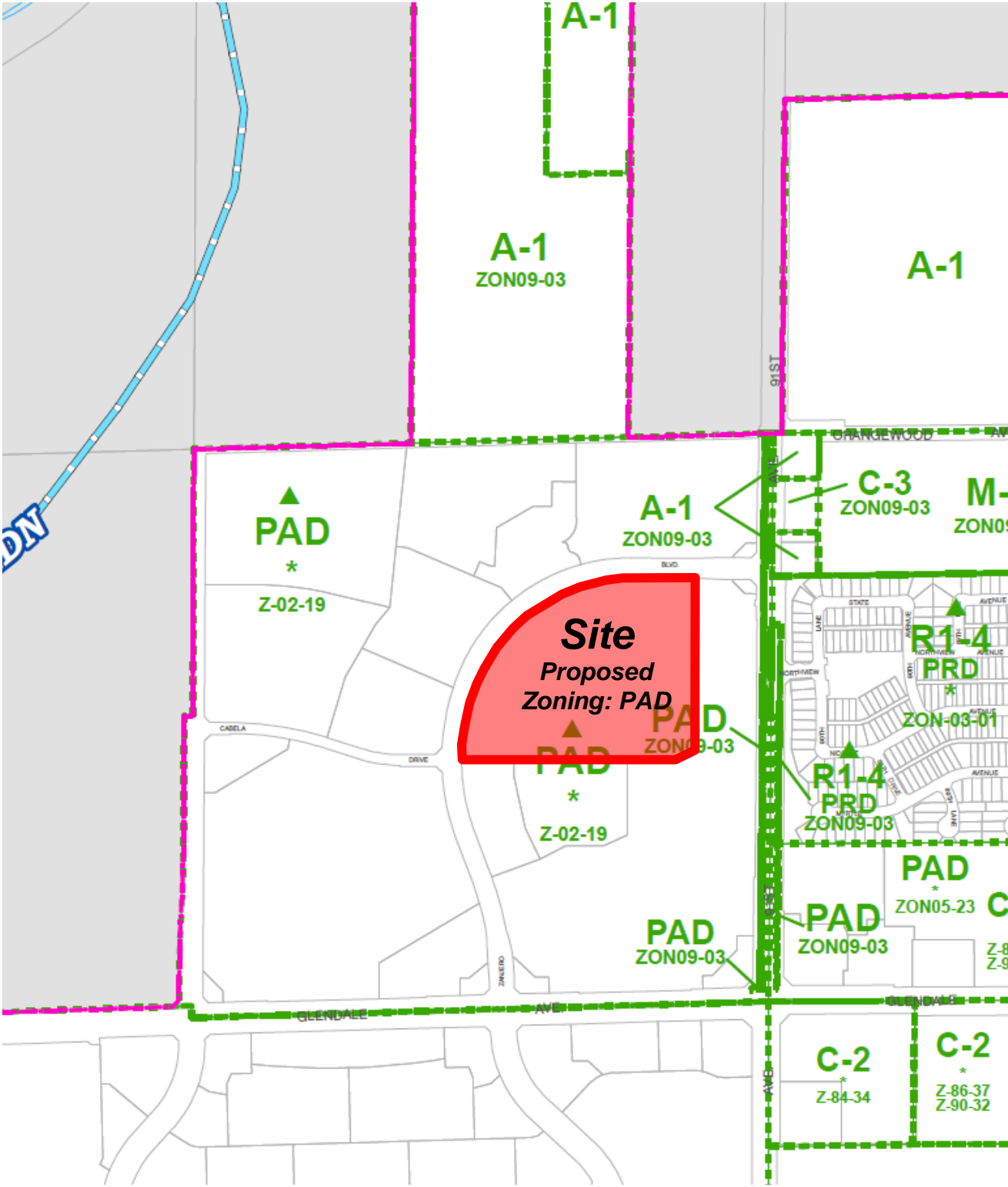
Existing General Plan
Existing Land Use: CCC



Proposed General Plan
Proposed Land Use: 12-20 (High Density Residential 12-20 du/ac)



Existing Zoning- PAD



Proposed Zoning – PAD (Multi-Family)

GENERAL NOTES

- A. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
- B. PURSUANT TO CHAPTER 32.5 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
- C. ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
- D. SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
- E. STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
- F. ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS WITHIN 150' OF RESIDENTIAL USE TO BE 15' HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
- G. ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
- H. MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
- I. CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
- J. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 10, OF THE MINOR LAND DIVISION IN BOOK 765, PAGE 17, COMMON WITH THE NORTHEAST CORNER OF TRACT "E" OF THE FINAL PLAT RECORDED IN BOOK 764, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 41 MINUTES 03 SECONDS WEST, ALONG THE NORTHERLY PROPERTY LINE OF SAID LOT 10, A DISTANCE OF 35.73 FEET;

THENCE NORTH 87 DEGREES 46 MINUTES 30 SECONDS WEST, A DISTANCE OF 150.09 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 03 SECONDS WEST, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 19 MINUTES 00 SECONDS WEST, DEPARTING SAID NORTHERLY PROPERTY LINE, A DISTANCE OF 776.89 FEET;

THENCE SOUTH 66 DEGREES 36 MINUTES 19 SECONDS WEST, A DISTANCE OF 98.79 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 954.09 FEET TO THE WESTERLY PROPERTY LINE OF SAID LOT 10, BEING A POINT OF A NON-TANGENT CURVE CONCAVE EASTERLY, OF WHICH THE RADIUS POINT LIES SOUTH 89 DEGREES 04 MINUTES 00 SECONDS EAST, A RADIAL DISTANCE OF 957.50 FEET;

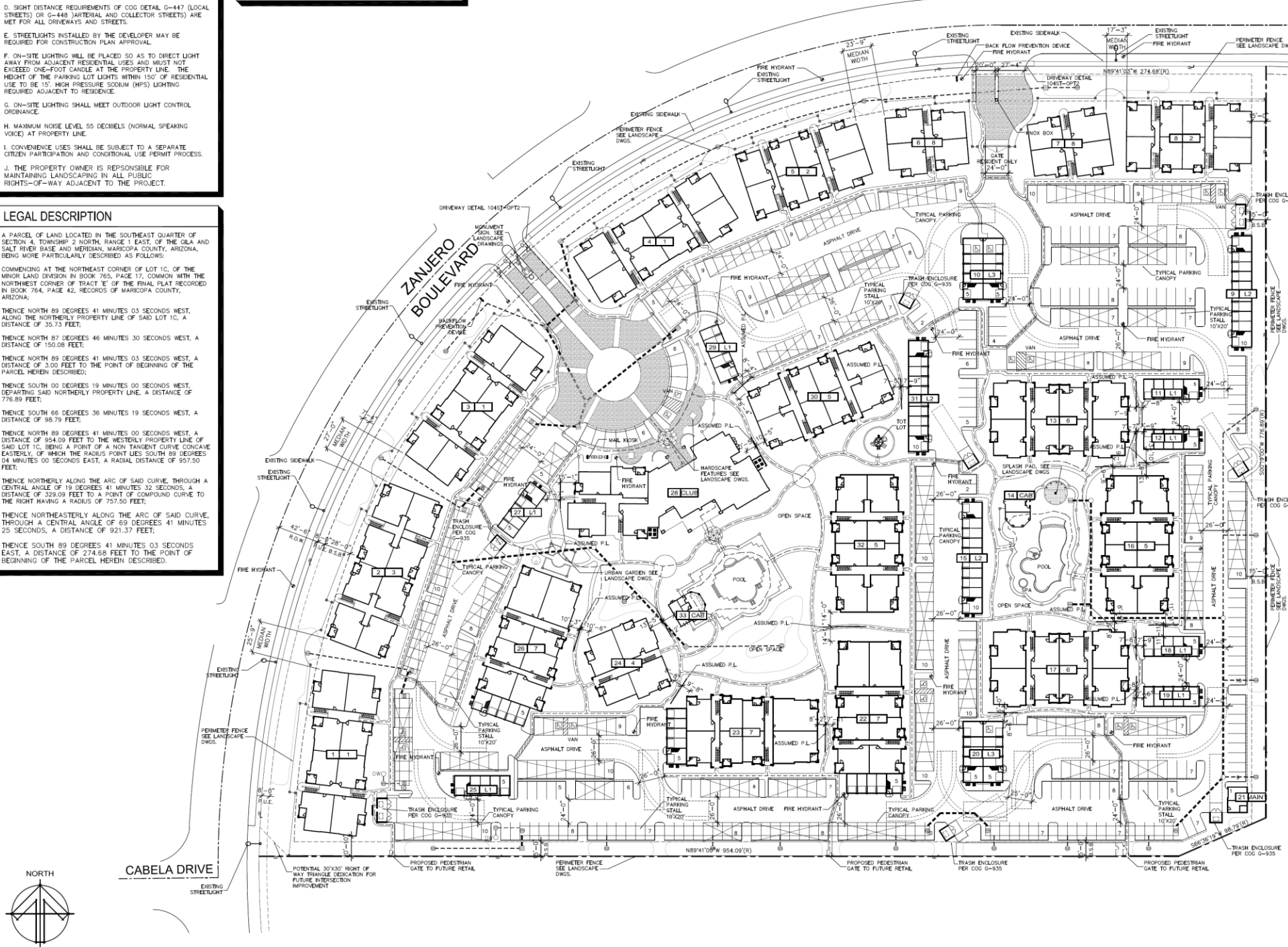
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 41 MINUTES 32 SECONDS, A DISTANCE OF 329.09 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 757.50 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69 DEGREES 41 MINUTES 25 SECONDS, A DISTANCE OF 921.37 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 03 SECONDS EAST, A DISTANCE OF 274.68 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

GENERAL FIRE PROTECTION NOTES

- A. PROVIDE FIRE ACCESS AS PER I.F.C. 2009 SECTIONS D103.1, D103.5, D105.2, D105.3 W/ AMENDMENTS SECTIONS 503.1.4, 503.1.5, AND 503.1.6.
- B. PROVIDE FIRE HYDRANTS AS PER 2015 DESIGN AND CONSTRUCTION STANDARDS.
- C. SECURITY GATES SHALL COMPLY AS PER 503.6 OF THE I.F.C. 2009 CODES.
- D. ALL TURNING RADII SHALL COMPLY SO PER 2015 DESIGN AND CONSTRUCTION STANDARDS DETAIL G-954.



PROJECT DATA

ADDRESS: NORTHEAST OF CABELA DRIVE AND ZANJERO BOULEVARD GLENDALE, ARIZONA 85305

EXISTING ZONING: PAD

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

TOTAL SITE AREA: (NET) ±16.518 ACRES (719,510 S.F.)

(GROSS): ±16.03 ACRES (785,579 S.F.)

BUILDING HEIGHT: 44'-0" MAXIMUM / 3 STORIES

DENSITY: 20.58 DU/NET ACRE

TOTAL BUILDING AREA: 446,679 S.F.

OCCUPANCY: RESIDENTIAL: NFPA 13R R-2

COMMUNITY BUILDING: NFPA 13 A-3

CONSTRUCTION TYPE: V-A & V-B W/ FIRE SPRINKLERS

TOTAL NO. OF BUILDINGS: 33

TOTAL LANDSCAPE AREA: 289,951 S.F. / 40%

UNIT MIX:

UNIT TYPE	NET AREA	# UNITS
UNIT A-1	1 BED/1 BA FLAT	600 S.F.
UNIT A-2	1 BED/1 BA FLAT	675 S.F.
UNIT A-3	1 BED/1 BA FLAT	740 S.F.
UNIT A-4	1 BED/1 BA FLAT	780 S.F.
UNIT B-1	2 BED/2 BA FLAT	1,000 S.F.
UNIT B-2	2 BED/2 BA FLAT	1,075 S.F.
UNIT B-3	2 BED/2 BA FLAT	1,175 S.F.
UNIT B-4/CARRIAGE UNIT	2 BED/2 BA LOFT	1,058 S.F.
UNIT C-1	3 BED/2 BA LOFT	1,350 S.F.
TOTAL		340 UNITS

PROJECT ALSO INCLUDES 4 ADDITIONAL UNITS - A-2, A-3, B-1, & B-2 AS MODEL UNITS ONLY, NOT TO BE OCCUPIED AS RESIDENCES.

PARKING:

REQUIRED:

1 STALL PER 1 BORM =	175 UNITS X 1 STALLS =	175 P.S.
2 STALLS PER 2 & 3 BORM =	165 UNITS X 2 STALLS =	330 P.S.
1 GUEST STALL PER 3 UNITS =	340 TOTAL UNITS / 3 =	114 P.S.
TOTAL REQUIRED PARKING:		619 P.S.

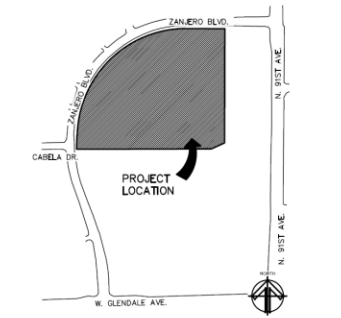
PROVIDED:

UNCOVERED PARKING STALLS =	198 P.S.
CARPORT STALLS =	320 P.S.
GARAGE STALLS =	101 P.S.
TOTAL PROVIDED:	619 P.S.

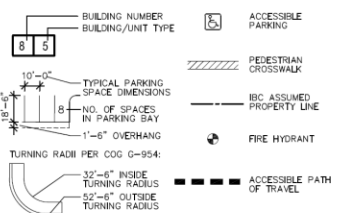
TOTAL REQUIRED/PROVIDED DISABLED SPACES:

UNCOVERED PARKING STALLS =	5 P.S. INCLUDING 1 VAN P.S.
CARPORT STALLS =	8 P.S. INCLUDING 3 VAN P.S.
GARAGE STALLS =	3 P.S.
TOTAL PROVIDED:	16 P.S.

VICINITY MAP



SYMBOL SCHEDULE



PROJECT NARRATIVE:

GLENDALE-ZANJERO APARTMENTS IS A GATED MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF A +/- 17.5 NET ACRE SITE LOCATED NORTH OF THE NORTHEAST CORNER OF GLENDALE AVENUE AND ZANJERO BOULEVARD IN GLENDALE, ARIZONA. THIS MULTI-FAMILY DEVELOPMENT PROPOSAL IS BEING REQUESTED ON BEHALF OF THE FORE PROPERTY COMPANY, IN ORDER TO BUILD AN ENVIRONMENTALLY RESPONSIVE, FULLY AUTHORIZED MULTI-FAMILY RENTAL COMMUNITY. THE SUBJECT REQUEST SEEKS TO REZONE THE SITE FROM PAD (PLANNED AREA DEVELOPMENT) TO PAD ZONING TO ALLOW A 340 UNIT MULTI-FAMILY RESIDENTIAL COMMUNITY.

PRELIMINARY SITE PLAN

A1.0

GPA15-02 / ZON15-07 / DR15-14

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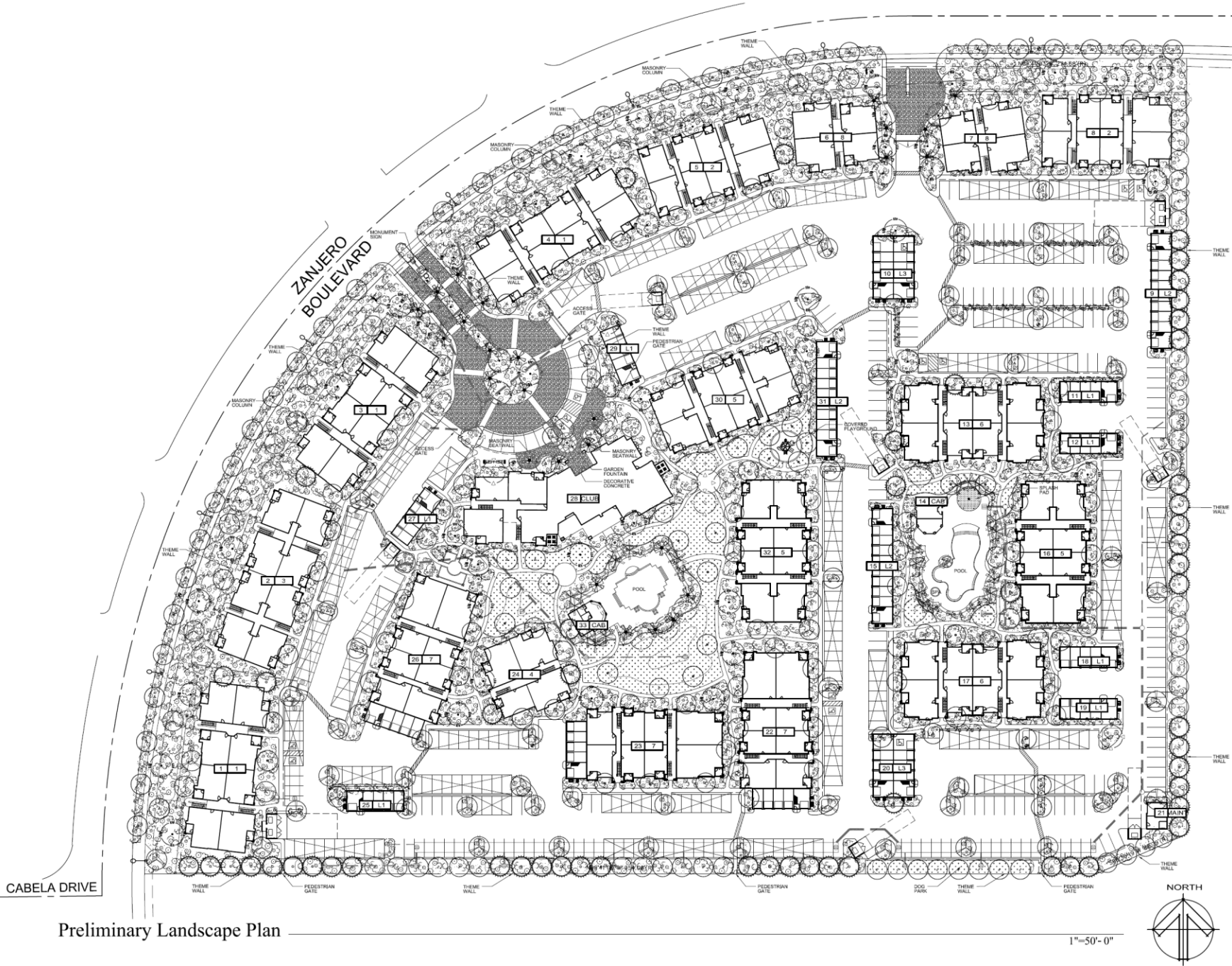
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DESIGN REVIEW
CONDITIONAL APPROVAL
REVISIONS
DECEMBER 11, 2015

Glendale-Zanjero Apartments
East of Cabela Drive and Zanjero Boulevard
Glendale, Arizona
Fore Property Company
17470 N. Pacesetter Way, Scottsdale, AZ 85255

REVISIONS	
1	
2	
3	
4	
JOB NO: 12-081	
DATE: JUNE 25, 2015	
SCALE: 1" = 50'	
SHEET NO:	



Preliminary Landscape Plan

Zanjero Apartments
Fore Property Company

June 25, 2015
Design Review Conditional Approval Revisions Dec. 11, 2015

LANDSCAPE SUMMARY

Total Site: 719,510 S.F.
Total Landscape : 289,951 S.F.
Total Turf : 24,750 S.F.
Total Percentage : 8.5%

PLANT LEGEND

TREES

	<i>Prunus cerasifera</i> "purpurea"	15 Gallon
	Purple Leaf Plum	Standard
	<i>Quercus virginiana</i>	24" Box
	Southern Live Oak	Double Stake
	<i>Prosopis chilensis</i> "Hybrid"	24" Box
	Thornless Chilean Mesquite	Double Stake
	<i>Dalbergia Sissoo</i>	24" Box
	Sissoo Tree	Double Stake
	<i>Ulmus parvifolia</i>	36" Box
	Chinese Elm	Double Stake
	<i>Pistacia chinensis</i>	36" Box
	Chinese Pistache	Standard
	<i>Cercidium hybrid</i>	36" Box
	"Desert Museum" Hybrid	Multi Trunk
	<i>Syagrus romanzoffianum</i>	15 Gallon U.O.N.
	Queen Palm	24" Box
	<i>Phoenix dactylifera</i>	18" Trunk Height
	Date Palm	Diamond Cut Trunk
	<i>Acacia anura</i>	24" Box
	Mulga	Double Stake
	<i>Pinus eldarica</i>	24" Box
	Mondel Pine	Double Stake
	<i>Olea europaea</i>	36" Box
	"Swan Hill" Olive	Multi-Trunk

SHRUBS

	<i>Dasylium wheeleri</i>	5 Gallon
	Desert Spoon	
	<i>Tecoma hybrid</i>	15 Gallon
	Orange Jubilee	
	<i>Phoenix roebelenii</i>	15 Gallon
	Pigmy Date Palm	
	<i>Leucophyllum candida</i>	5 Gallon
	"Thundercloud" Sage	
	<i>Dodonea viscosa</i>	5 Gallon
	Hopseed Bush	
	<i>Ruellia brittoniana</i>	1 Gallon
	"Katie" Ruella	
	<i>Tecomaria capensis</i>	5 Gallon
	Cape Honeyuckle	
	<i>Feijoa sellowiana</i>	5 Gallon
	Pineapple Guava	
	<i>Hibiscus rosa-sinensis</i>	5 Gallon
	Chinese Hibiscus	
	<i>Liriope japonica</i>	1 Gallon
	Giant Lilyturf	
	<i>Diets bicolor</i>	1 Gallon
	Fortnight Lily	
	<i>Aloe barbadensis</i>	1 Gallon
	Aloe Vera	
	<i>Caesalpinia pulcherrima</i>	5 Gallon
	Red Bird of Paradise	
	<i>Senna phyllodenia</i>	5 Gallon
	Silver-Leaf Senna	
	<i>Nerium oleander</i>	5 Gallon
	Petite Pink Dwarf Oleander	
	<i>Dasylium wheeleri</i>	5 Gallon
	Desert Spoon	
	<i>Encelia farinosa</i>	5 Gallon
	Brittishbush	
	<i>Salvia clevelandii</i>	5 Gallon
	Chaparral Sage	
	<i>Agave geminiflora</i>	5 Gallon
	Twin Flowered Agave	
	<i>Sophora secundiflora</i>	5 Gallon
	Texas Mountain Laurel	
	<i>Thevetia peruviana</i>	5 Gallon
	Yellow Oleander	
	<i>Muhlenbergia rigens</i>	5 Gallon
	"Regal Mist" Deer Grass	

GROUNDCOVERS

	<i>Lantana montevidensis</i>	1 Gallon
	Gold Mound Lantana	
	<i>Convolvulus creorum</i>	1 Gallon
	Bush Morning Glory	
	<i>Rosemarinus officinalis</i>	1 Gallon
	Prostrate Rosemary	
	<i>Wedelia trilobata</i>	1 Gallon
	Yellow Dots	
	Seasonal annuals	4" Pots @ 6" O.C.

Cynodon dactylon

	Midiron Hybrid	Sod
--	----------------	-----

VINES

	<i>Bougainvillea</i>	5 Gallon W/
	San Diego Red	4'x 4' Trellis
	<i>Ficus pumila</i>	1 Gallon
	Creeeping Fig Vine	

LANDSCAPE MATERIALS

(Contractor to submit sample for approval)
Decomposed granite 3/4" Sized
"Gold" 2" Depth
Concrete header 4"x 6"
Extruded



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inc.

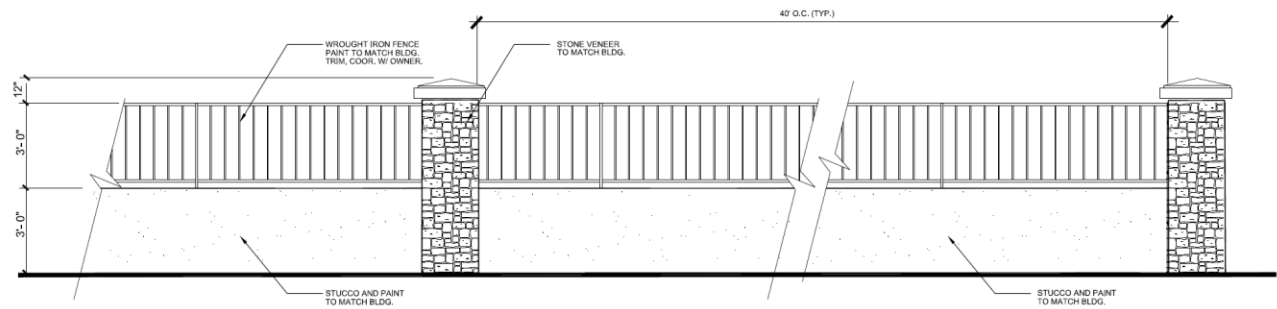
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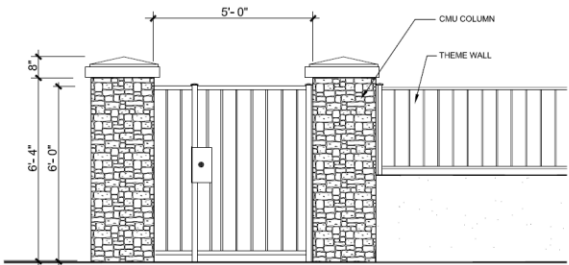
GPA15-02 / ZON15-07 / DR15-14

PL 1.2

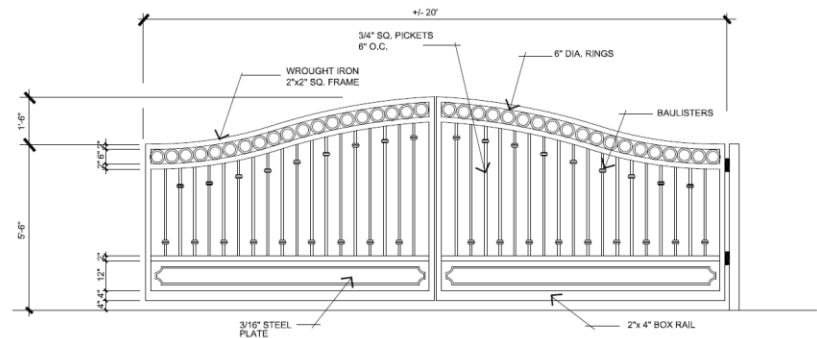
Conceptual Landscape Plan



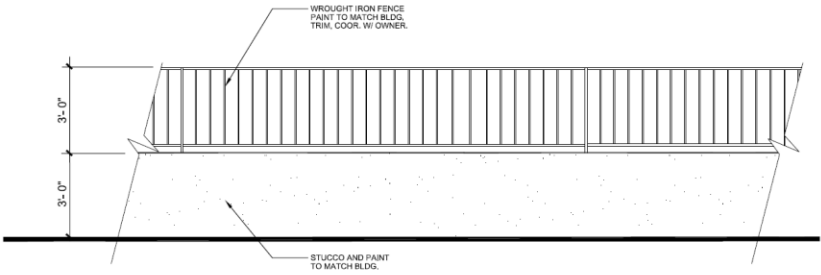
THEME WALL ALONG ZANJERO BLVD. N.T.S.



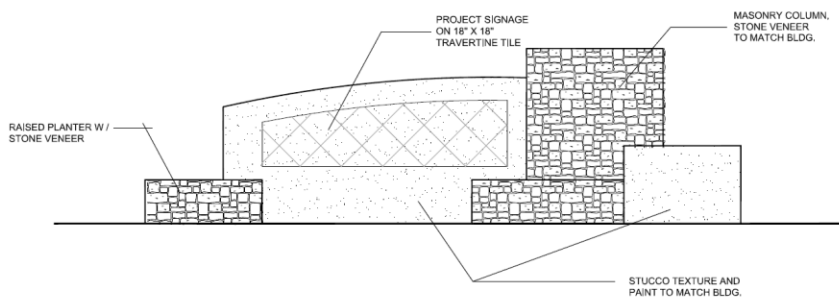
PEDESTRIAN GATE N.T.S.



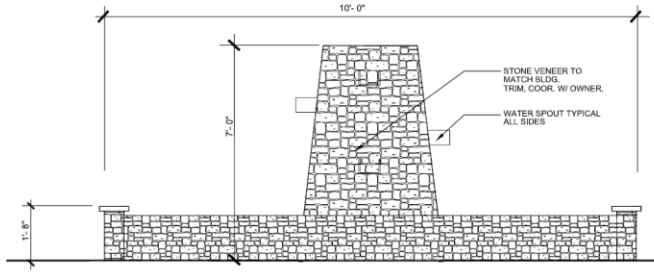
ACCESS GATES N.T.S.



THEME WALL ALONG EAST AND SOUTH PROPERTY LINES N.T.S.



MONUMENT SIGN N.T.S.



GARDEN FOUNTAIN N.T.S.



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Zanjero Apartments

Fore Property Company

June 25, 2015
Design Review Conditional Approval Revisions Dec. 11, 2015

GPA15-02 / ZON15-07 / DR15-14 PL 2.2



- ELEVATION KEY NOTES: #**
- 1. EXTERIOR STUCCO SYSTEM.
 - 2. CORNICE WITH STUCCO FINISH.
 - 3. STEPPED PARAPET CAP WITH STUCCO FINISH.
 - 4. POP-OUT WITH STUCCO FINISH.
 - 5. STONE VENEER (STREET SIDE ONLY EXCEPT CLUBHOUSE).
 - 6. METAL RAILING.
 - 7. METAL AWNING.
 - 8. VINYL FRAME WINDOW UNIT.
 - 9. FIBERGLASS FRAME SINGLE LITE DOOR.
 - 10. MASONRY WALL ENCLOSURE WITH STUCCO FINISH FOR CONDENSING UNITS.
 - 11. RECESSED STUCCO WALL DETAIL.
 - 12. METAL GARAGE DOOR.
 - 13. ALUMINUM STOREFRONT WINDOW SYSTEM.
 - 14. FINISH GRADE.
 - 15. ALUMINUM TELESCOPING DOOR SYSTEM.
 - 16. BREZEWAY BEYOND.
 - 17. METAL STAIR SYSTEM WITH CONCRETE TREADS.
 - 18. METAL TRELLIS.
 - 19. LINE OF ROOF BEYOND. ALL PARAPETS HIGHER THAN ROOF MOUNTED EQUIPMENT.
 - 20. 2X FRAME WALL WITH STUCCO FINISH.
 - 21. MECHANICAL UNITS BEYOND.

EXTERIOR COLOR SCHEME:

	STUCCO 1:	SHERWIN WILLIAMS SW 6657 AMBER WAVE
	STUCCO 2:	SHERWIN WILLIAMS SW 6179 ARTICHOKES
	STUCCO 3:	SHERWIN WILLIAMS SW 7074 SOFTWARE
	STUCCO CORNICE AND DOORS:	SHERWIN WILLIAMS SW 6006 BLACK BEAN
	AWNINGS AND RAILINGS:	BM2132-60 METALLIC SILVER
	STONE VENEER:	ENVIRONMENTAL STONEWORKS TUSCAN LEDGE MIST
	WINDOW FRAMES:	WHITE
	STUCCO TRIM & GARAGE DOOR:	SHERWIN WILLIAMS SW 7532 URBAN PUTTY
	STOREFRONT SYSTEM:	CLEAR ANODIZED ALUMINUM

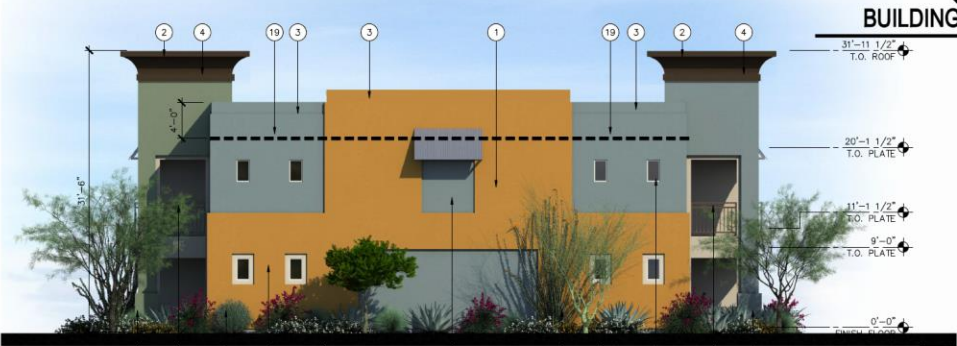
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DESIGN REVIEW
RESUBMITTAL
JUNE 25, 2015



BUILDING TYPE 2 ELEVATIONS



BUILDING TYPE 1 ELEVATIONS
GPA15-02 / ZON15-07 / DR15-14

Glendale-Zanjero Apartments
East of Cabela Drive and Zanjero Boulevard
Glendale, Arizona

Fore Property Company
17470 N. Pacesetter Way, Scottsdale, AZ 85255

REVISIONS:

△	-
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JOB NO: 12-061
DATE: JUNE 25, 2015
SCALE: 1/8" = 1'-0"
SHEET NO:

A3.1C

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ELEVATION KEY NOTES: (#)	
1.	EXTERIOR STUCCO SYSTEM.
2.	CORNICE WITH STUCCO FINISH.
3.	STEPPED PARAPET CAP WITH STUCCO FINISH.
4.	POP-OUT WITH STUCCO FINISH.
5.	STONE VENEER (STREET SIDE ONLY EXCEPT CLUBHOUSE).
6.	METAL RAILING.
7.	METAL AWNING.
8.	VINYL FRAME WINDOW UNIT.
9.	FIBERGLASS FRAME SINGLE LITE DOOR.
10.	MASONRY WALL ENCLOSURE WITH STUCCO FINISH FOR CONDENSING UNITS.
11.	NECESSED STUCCO WALL DETAIL.
12.	METAL GARAGE DOOR.
13.	ALUMINUM STOREFRONT WINDOW SYSTEM.
14.	FINISH GRADE.
15.	ALUMINUM TELESCOPING DOOR SYSTEM.
16.	BREEZEWAY BEYOND.
17.	METAL STAIR SYSTEM WITH CONCRETE TREADS.
18.	METAL TRELLIS.
19.	LINE OF ROOF BEYOND. ALL PARAPETS HIGHER THAN ROOF MOUNTED EQUIPMENT.
20.	2X FRAME WALL WITH STUCCO FINISH.
21.	MECHANICAL UNITS BEYOND.

EXTERIOR COLOR SCHEME:	
	STUCCO 1: SHERWIN WILLIAMS SW 6657 AMBER WAVE
	STUCCO 2: SHERWIN WILLIAMS SW 6773 ARTICHOKE
	STUCCO 3: SHERWIN WILLIAMS SW 7074 SOFTWARE
	STUCCO CORNICE AND DOORS: SHERWIN WILLIAMS SW 6006 BLACK BEAN
	AWNINGS AND RAILINGS: BM2132-80 METALLIC SILVER
	STONE VENEER: ENVIRONMENTAL STONEWORKS TUSCAN LEDGE MIST
	WINDOW FRAMES: WHITE
	STUCCO TRIM & GARAGE DOOR: SHERWIN WILLIAMS SW 7532 URBAN PUTTY
	STOREFRONT SYSTEM: CLEAR ANODIZED ALUMINUM

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DESIGN REVIEW
RESUBMITTAL
JUNE 25, 2015

Glendale-Zanjero Apartments
East of Cabela Drive and Zanjero Boulevard
Glendale, Arizona

Fore Property Company
17470 N. Pacesetter Way, Scottsdale, AZ 85255

REVISIONS:

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LEFT



RIGHT



REAR



FRONT



SIDE



FRONT/REAR

ELEVATION KEY NOTES: #

1. EXTERIOR STUCCO SYSTEM.
2. CORNICE WITH STUCCO FINISH.
3. STEPPED PARAPET CAP WITH STUCCO FINISH.
4. POP-OUT WITH STUCCO FINISH.
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19. LINE OF ROOF BEYOND. ALL PARAPETS HIGHER THAN ROOF MOUNTED EQUIPMENT.
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EXTERIOR COLOR SCHEME:

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STUCCO 2:	SHERWIN WILLIAMS SW 6179 ARTICHOKÉ
STUCCO 3:	SHERWIN WILLIAMS SW 7074 SOFTWARE
STUCCO CORNICE AND DOORS	SHERWIN WILLIAMS SW 6006 BLACK BEAN
AWNINGS AND RAILINGS	BW2132-60 METALLIC SILVER
STONE VENEER	ENVIRONMENTAL STONEWORKS TUSCAN LEDGE MIST
WINDOW FRAMES	WHITE
STUCCO TRIM & GARAGE DOOR	SHERWIN WILLIAMS SW 7232 URBAN PUTTY
STOREFRONT SYSTEM	CLEAR ANODIZED ALUMINUM

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DESIGN REVIEW
CONDITIONAL APPROVAL
REVISIONS
DECEMBER 11, 2015

Glendale-Zanjero Apartments
East of Cabela Drive and Zanjero Boulevard
Glendale, Arizona

Fore Property Company
17470 N. Pacesetter Way, Scottsdale, AZ 85255

REVISIONS:

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JOB NO: 12-051
DATE: JUNE 25, 2015
SCALE: 1/8" = 1'-0"
SHEET NO:

A3.3C

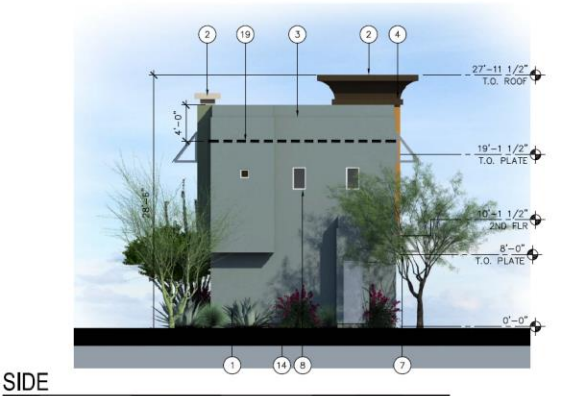
BUILDING TYPE 5 ELEVATIONS
GPA15-02 / ZON15-07 / DR15-14

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BUILDING TYPE L2 ELEVATIONS



BUILDING TYPE L1 ELEVATIONS

GPA15-02 / ZON15-07 / DR15-14

ELEVATION KEY NOTES: (#)	
1.	EXTERIOR STUCCO SYSTEM.
2.	CORNICE WITH STUCCO FINISH.
3.	STEPPED PARAPET CAP WITH STUCCO FINISH.
4.	POP-OUT WITH STUCCO FINISH.
5.	STONE VENEER.
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18.	METAL TRELLIS.
19.	LINE OF ROOF BEYOND. ALL PARAPETS HIGHER THAN ROOF MOUNTED EQUIPMENT.
20.	2X FRAME WALL WITH STUCCO FINISH.
21.	MECHANICAL UNITS BEYOND.

EXTERIOR COLOR SCHEME:	
STUCCO 1:	SHERWIN WILLIAMS SW 6657 AMBER WAVE
STUCCO 2:	SHERWIN WILLIAMS SW 6170 ARTICHOKE
STUCCO 3:	SHERWIN WILLIAMS SW 7074 SOFTWARE
STUCCO CORNICE AND DOORS:	SHERWIN WILLIAMS SW 6005 BLACK BEAN
AWNINGS AND RAILINGS:	BW2132-60 METALLIC SILVER
STONE VENEER:	ENVIRONMENTAL STONWORKS TUSCAN LEDGE MIST
WINDOW FRAMES:	WHITE
STUCCO TRIM & GARAGE DOOR:	SHERWIN WILLIAMS SW 7532 URBAN PUTTY
STOREFRONT SYSTEM:	CLEAR ANODIZED ALUMINUM

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companies, llc.

11480 north cave creek road, suite 11
phoenix, arizona 85023
Phone 602.295.9200 Fax 602.295.9229



DESIGN REVIEW
CONDITIONAL APPROVAL
REVISIONS
DECEMBER 11, 2015

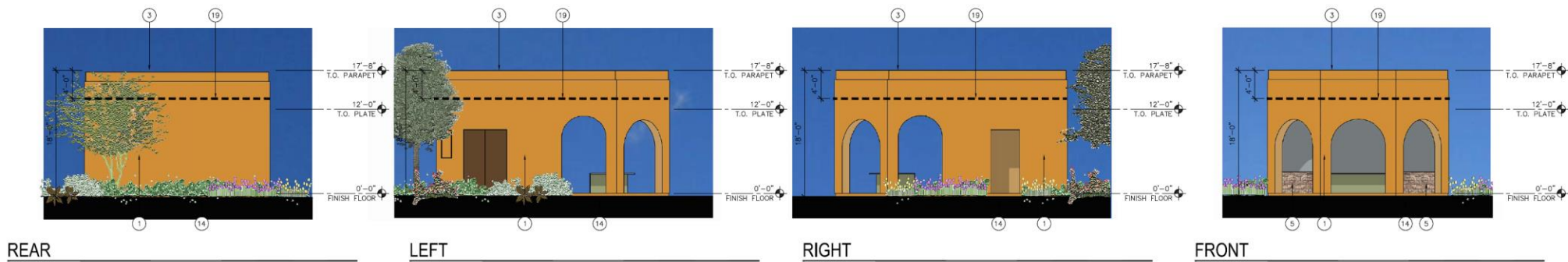
Glendale-Zanjero Apartments
East of Cabela Drive and Zanjero Boulevard
Glendale, Arizona

Fore Property Company
17470 N. Pacesetter Way, Scottsdale, AZ 85255

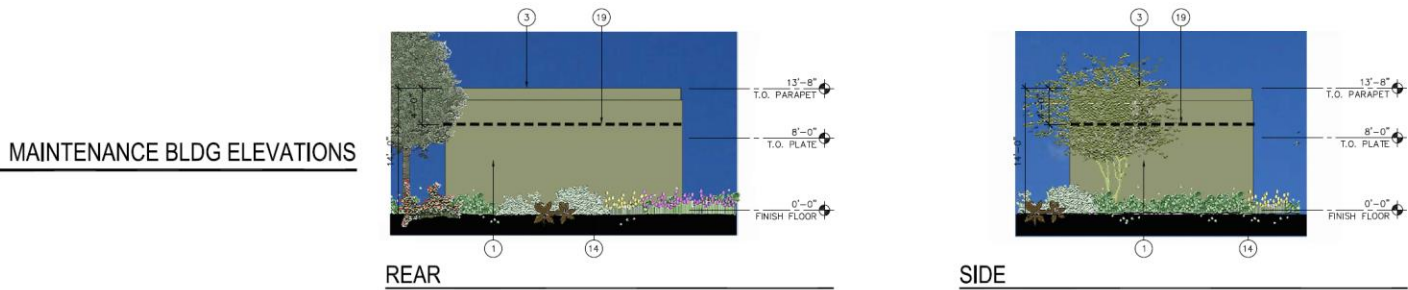
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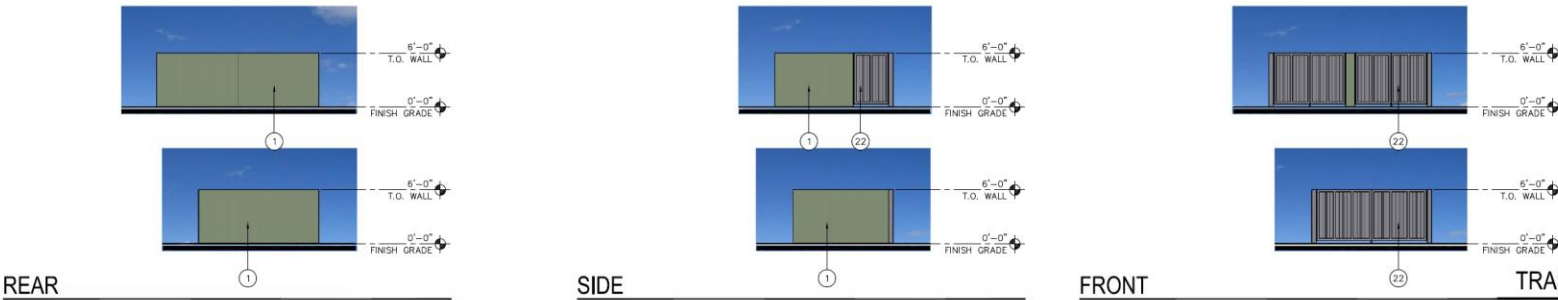
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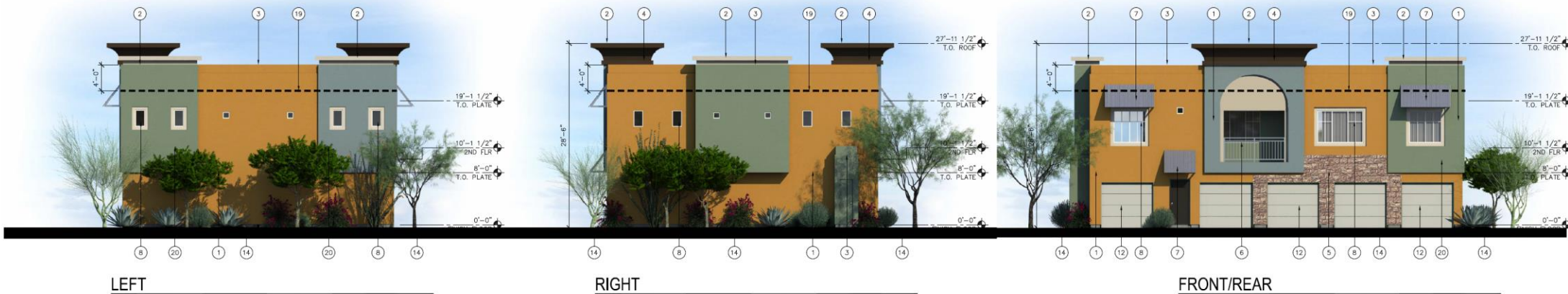
POOL CABANA ELEVATIONS



MAINTENANCE BLDG ELEVATIONS



TRASH ENCLOSURE ELEVATIONS



LOFT TYPE 3 ELEVATIONS
GPA15-02 / ZON15-07 / DR15-14

ELEVATION KEY NOTES: #

1. EXTERIOR STUCCO SYSTEM.
2. CORNICE WITH STUCCO FINISH.
3. STEPPED PARAPET CAP WITH STUCCO FINISH.
4. POP-OUT WITH STUCCO FINISH.
5. STONE VENEER.
6. METAL RAILING.
7. METAL AWNING.
8. VINYL FRAME WINDOW UNIT.
9. FIBERGLASS FRAME SINGLE LITE DOOR.
10. MASONRY WALL ENCLOSURE WITH STUCCO FINISH FOR CONDENSING UNITS.
11. RECESSED STUCCO WALL DETAIL.
12. METAL GARAGE DOOR.
13. ALUMINUM STOREFRONT WINDOW SYSTEM.
14. FINISH GRADE.
15. ALUMINUM TELESCOPING DOOR SYSTEM.
16. BREEZEWAY BEYOND.
17. METAL STAIR SYSTEM WITH CONCRETE TREADS.
18. METAL TRELLIS.
19. LINE OF ROOF BEYOND. ALL PARAPETS HIGHER THAN ROOF MOUNTED EQUIPMENT.
20. 2X FRAME WALL WITH STUCCO FINISH.
21. MECHANICAL UNITS BEYOND.
22. METAL GATE WITH TUBULAR STEEL FRAME AND SOLID INFILL PANELS.

EXTERIOR COLOR SCHEME:

STUCCO 1:	SHERWIN WILLIAMS SW 6657 AMBER WAVE
STUCCO 2:	SHERWIN WILLIAMS SW 6179 ARTICHOKES
STUCCO 3:	SHERWIN WILLIAMS SW 7074 SOFTWARE
STUCCO CORNICE AND DOORS	SHERWIN WILLIAMS SW 6005 BLACK BEAN
AWNINGS AND RAILINGS	BM2132-60 METALLIC SILVER
STONE VENEER	ENVIRONMENTAL STONEWORKS TUSCAN LEDGE MIST
WINDOW FRAMES	WHITE
STUCCO TRIM & GARAGE DOOR	SHERWIN WILLIAMS SW 7532 URBAN PUTTY
STOREFRONT SYSTEM	CLEAR ANODIZED ALUMINUM



DESIGN REVIEW
CONDITIONAL APPROVAL
REVISIONS
DECEMBER 11, 2015

Glendale-Zanjero Apartments
East of Cabela Drive and Zanjero Boulevard
Glendale, Arizona
Fore Property Company
17470 N. Pacesetter Way, Scottsdale, AZ 85255

REVISIONS:

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JOB NO: 12-451
DATE: JUNE 25, 2015
SCALE: 1/8" = 1'-0"
SHEET NO:

A3.6C

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ELEVATION KEY NOTES: #

1. EXTERIOR STUCCO SYSTEM.
2. CORNICE WITH STUCCO FINISH.
3. STEPPED PARAPET CAP WITH STUCCO FINISH.
4. POP-OUT WITH STUCCO FINISH.
5. STONE VENEER (STREET SIDE ONLY EXCEPT CLUBHOUSE).
6. METAL RAILING.
7. METAL AWNING.
8. VINYL FRAME WINDOW UNIT.
9. FIBERGLASS FRAME SINGLE LITE DOOR.
10. MASONRY WALL ENCLOSURE WITH STUCCO FINISH FOR CONDENSING UNITS.
11. RECESSED STUCCO WALL DETAIL.
12. METAL GARAGE DOOR.
13. ALUMINUM STOREFRONT WINDOW SYSTEM.
14. FINISH GRADE.
15. ALUMINUM TELESCOPING DOOR SYSTEM.
16. BREEZEWAY BEYOND.
17. METAL STAIR SYSTEM WITH CONCRETE TREADS.
18. METAL TRELLIS.
19. LINE OF ROOF BEYOND, ALL PARAPETS HIGHER THAN ROOF MOUNTED EQUIPMENT.
20. 2X FRAME WALL WITH STUCCO FINISH.
21. MECHANICAL UNITS BEYOND.

EXTERIOR COLOR SCHEME:

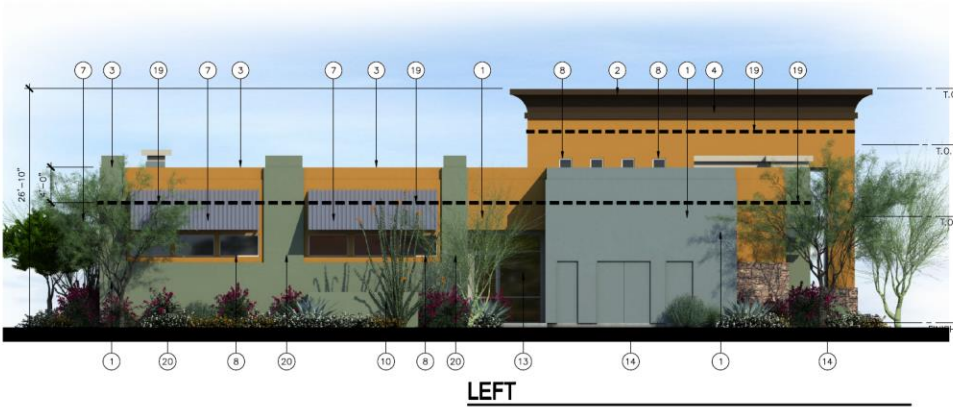
STUCCO 1:	SHERWIN WILLIAMS SW 6657 AMBER WAVE
STUCCO 2:	SHERWIN WILLIAMS SW 6179 ARTICHOKE
STUCCO 3:	SHERWIN WILLIAMS SW 7074 SOFTWARE
STUCCO CORNICE AND DOORS	SHERWIN WILLIAMS SW 6006 BLACK BEAN
AWNINGS AND RAILINGS	BM2132-60 METALLIC SILVER
STONE VENEER	ENVIRONMENTAL STONEWORKS TUSCAN LEDGE MIST
WINDOW FRAMES	WHITE
STUCCO TRIM & GARAGE DOOR	SHERWIN WILLIAMS SW 7532 URBAN PUTTY
STOREFRONT SYSTEM	CLEAR ANODIZED ALUMINUM

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DESIGN REVIEW
RESUBMITTAL
JUNE 25, 2015



Glendale-Zanjero Apartments
East of Cabela Drive and Zanjero Boulevard
Glendale, Arizona

Fore Property Company
17470 N. Pacesetter Way, Scottsdale, AZ 85255

REVISIONS:

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JOB NO. 12-091
DATE JUNE 25, 2015
SCALE 1/8" = 1'-0"
SHEET NO. A3.7C

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Representative Examples of Amenities