



❑ **Location:** SE Corner of Missouri Ave and 60th Ave, Glendale, AZ

❑ **Size:** 2.33 Net Acres

❑ **Price:** \$558,250 Cash

❑ \$5.50 PSF

❑ **Zoning:** R-4

❑ **Comments:**

- This well located infill site will accommodate a wide variety of uses.

- Congregate Care, Charter School, a Church, an Office Building or a Small Business could all work well here.

- Some work has been done for a 32 unit condominium site.

CANELA VILLAS CONDOS

GLENDALE, AZ

CANELA VILLA CONDOS

GLENDALE, ARIZONA



Missouri Ave.

Glendale
Haciendas

SUBJECT

Easy Stop
Convenience

Weiss Guys
Car Wash

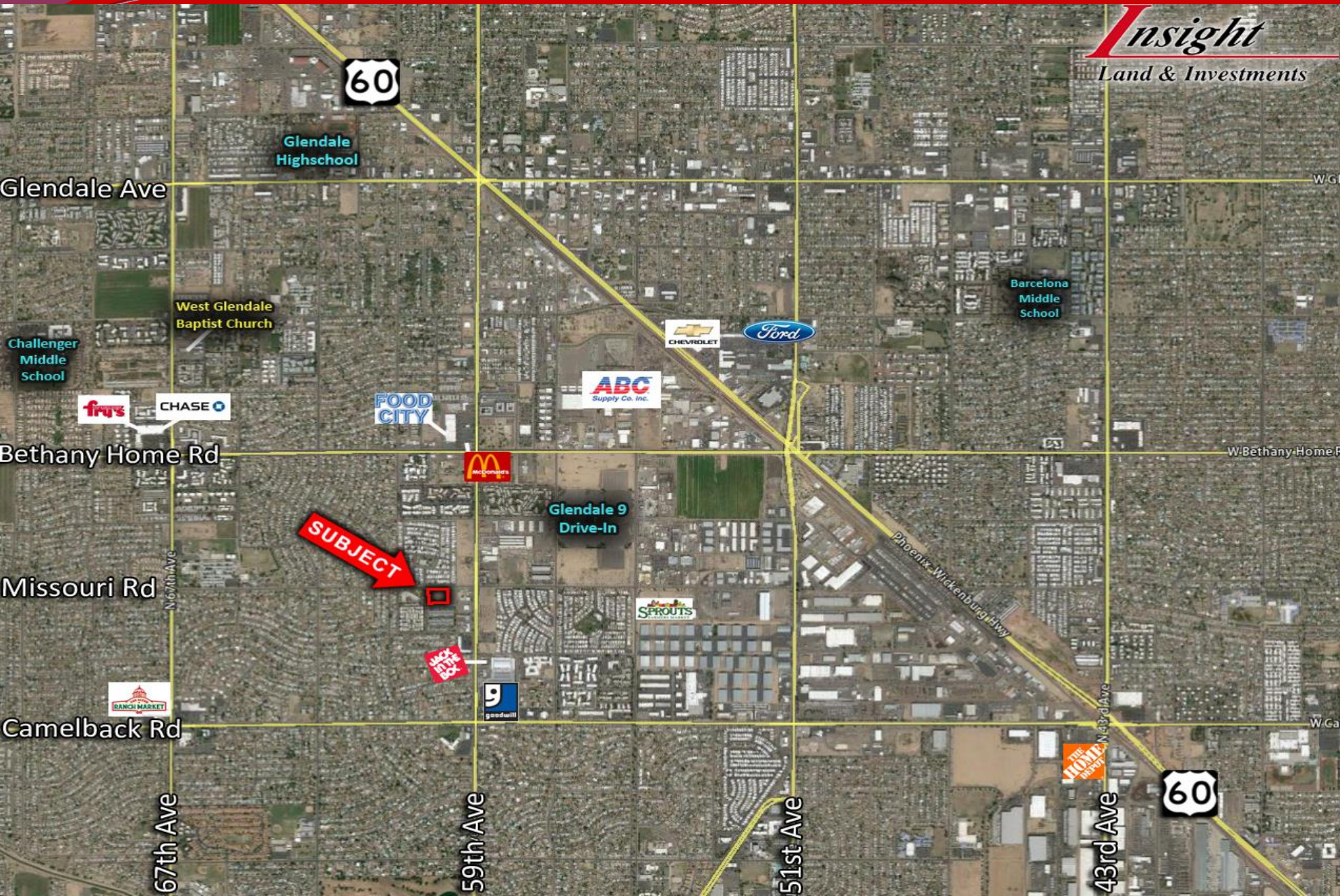
N 59th Ave

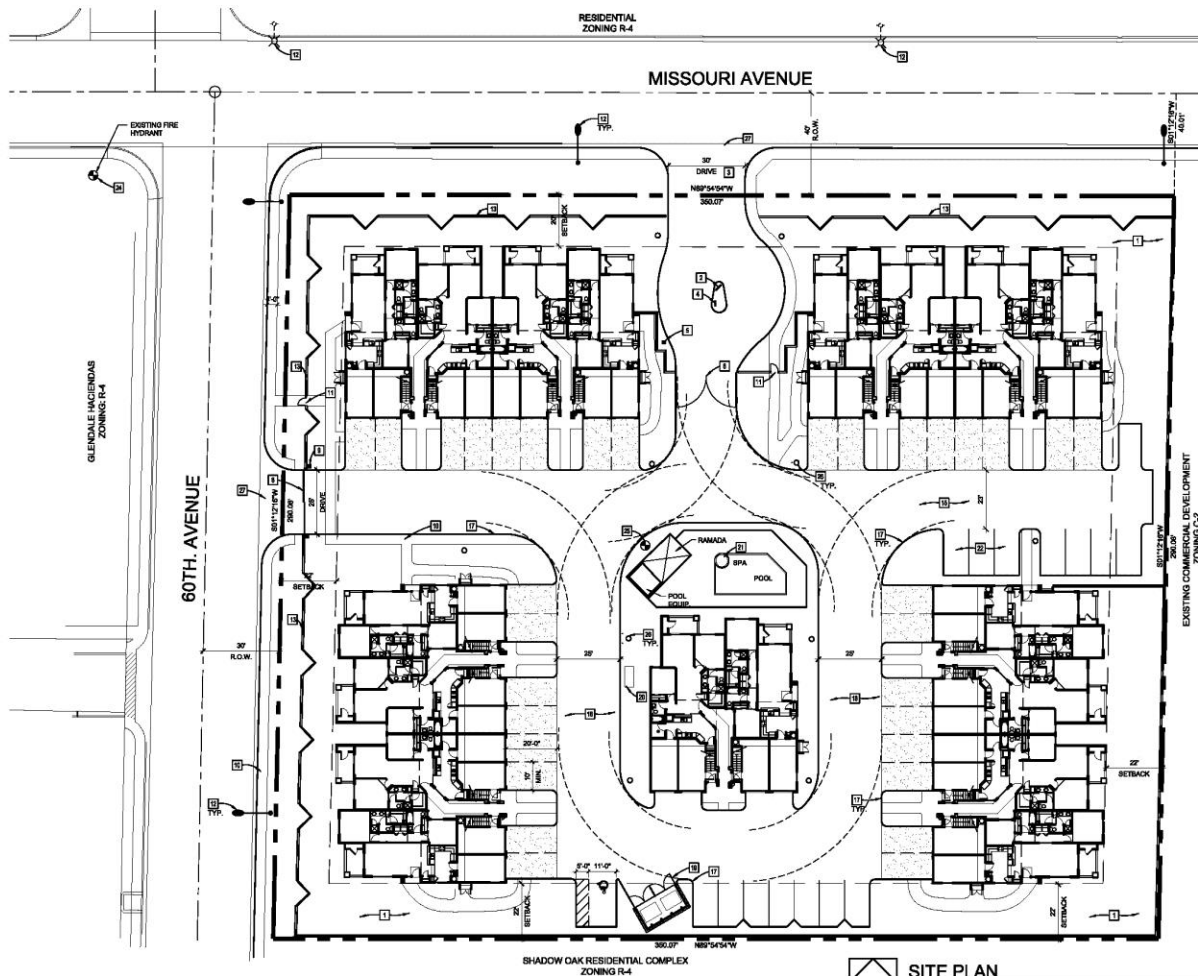
W Missouri Ave

59th Ave

N 60th Ave

60th Ave





PROJECT INFORMATION

PROJECT:	CANELA VILLAS CONDOMINIUMS A 96 UNIT CONDOMINIUM DEVELOPMENT 8908 W. MISSOURI AVE. GLENDALE, AZ
PROJECT OWNER/DEVELOPER:	60TH AVE. & MISSOURI AVE. CONDO, LLC C/O DAVE CANNON 20305 VIA SANTA TERESA SAN JOSE, CA 95131 (408) 288-0307
SITE AREA:	NET 101,300 S.F. 2.33 AC GROSS 121,682 S.F. 2.78 AC
ZONING:	R-4
TOTAL BUILDING AREA:	64,900 S.F.
BUILDING HEIGHT:	30'-0"
OCCUPANCY:	DWELLING UNITS-R-2 GARAGES-U
CONSTRUCTION TYPE:	V-8 WEAPES NFPA-13 SYSTEM
LOT COVERAGE:	33%
PRIVATE OPEN SPACE PROVIDED:	3072 S.F.
OPEN SPACE PROVIDED:	33,096 S.F.
PERCENTAGE OF SITE:	33%
DENSITY PROVIDED:	12.8 DU/AC
PARKING REQUIRED:	38 UNITS @ 2 PER UNIT 1 GUEST SPACE PER 3 UNITS
PARKING PROVIDED:	ATTACHED GARAGES 58 SPACES PARKING @ THE FRONT OF GARAGES 38 GUEST PARKING 1 ACCESSIBLE SPACE 1 TOTAL 98 SPACES

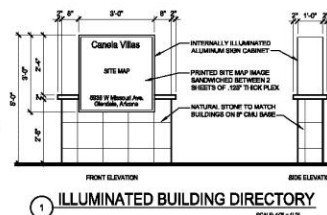
LEGAL DESCRIPTION

THE EAST 360 FEET OF THE WEST 875 FEET OF THE NORTH 300 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE 6TH AND 5TH MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 40 FEET THEREOF.

GENERAL SITE PLAN NOTES

- A FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
- PURSUANT TO CHAPTER 92.8 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED IN ACCORDANCE.
- ALL UTILITY BOXES, VALVES 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.
- DISTANCE REQUIREMENTS OF 500 DETAIL G-44 (LOCAL STREETS) OR G-48 (NATIONAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
- STREET LIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
- ON-SITE LIGHTING SHALL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL UNITS AND MUST NOT EXCEED ONE-FOOT CANOLES AT THE PROPERTY LINE. THE HEIGHT OF THE PARANOL LIGHTS WITHIN 100' OF RESIDENTIAL USE TO BE 10'. HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
- ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
- WOODEN ROBE LEVELS OR DISCLES (SHOWING SPINNING VOICE) AT PROPERTY LINE.
- CONVEYANCE LINES SHALL BE SUBMITTED TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.



ILLUMINATED BUILDING DIRECTORY

SCALE 1/2" = 1'-0"

KEYNOTE LEGEND

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|---------------------------------------------------------|------------------------|------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------|-------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------|-------------------------------------|------------------------------------------|-----------------------------------------------------------------|
| 1 LANDSCAPE RETENTION AREA
SEE DETAIL ON THIS SHEET. | 2 30' WIDE ENTRY DRIVE | 3 30' WIDE DRIVE | 4 GATE OPERATORS - 1 PER GATE PANEL
NEW 4' FT. WIDE CONC. SIDEWALK | 5 1 FT. PEDESTRIAN GATE WITH
FOR COMPLIANT DESIGN ELEMENTS
FOR HANDICAPPED AND GATE CONTROLS | 6 PROPOSED STREET LIGHTS | 7 8 FT. HIGH MASONRY WALLS AT
PROPERTY LINE ON AND OFF SITE
WITH THE EXISTING TOP OF THE EAST WALL.
EAST WALL TO BE 8' 4" O.C. WIDE. | 8 EXISTING STREET LIGHTS TO REMAIN | 9 20' FT. WIDE DRIVE AT THIS LOCATION. | 10 PLACE SIGN AT THIS LOCATION TO READ "DO NOT ENTER" | 11 8" C.I.P. CONC. CURB, TYPICAL AT
ALL DRIVES AND PARKING SPACES | 12 ASPHALTIC CONCRETE DRIVE ABLE AND PARKING SPACES | 13 DOUBLE CONTAINER REFUSE ENCLOSURE WITH
DOUBLE GATES AND CONCRETE APRON FOR
C.O.D. STANDARD DETAIL G-48. | 14 MAILBOX PEDestal | 15 JACUZZI TYPE SPA | 16 12' X 18' GUEST PARKING SPACE
WITH 1.0' OVERHANG INTO LANDSCAPE AREA. | 17 8' H. POOL ENCLOSURE WITH MASONRY WALL
AND 1/2" FENCE VIEW PANELS. | 18 EXISTING FIRE HYDRANT | 19 NEW FIRE HYDRANT PER CIVIL PLANS | 20 LIGHT POLE & POSTING - SEE SHEET PH-1 | 21 DRIVES TO BE CONSTRUCTED PER C.O.D.
STANDARD DETAIL G-48. |
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SITE PLAN

SCALE: 1" = 20'



VICINITY MAP

N.T.S.



K&D architects llc
NATIONAL ARCHITECTS
1000 N. 10TH AVE. SUITE 100
PHOENIX, AZ 85006
PH: 602.944.1000 FAX: 602.944.1001

Canela Villas Condominiums
Glendale

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NO.	REVISION	DATE

PROJECT NO.	050606
PROJECT NAME	CANELA VILLAS
DRAWN BY	JD
CHECKED BY	JD
DATE	08/06

SITE