



**Garden Grove  
(Exclusively Available)**



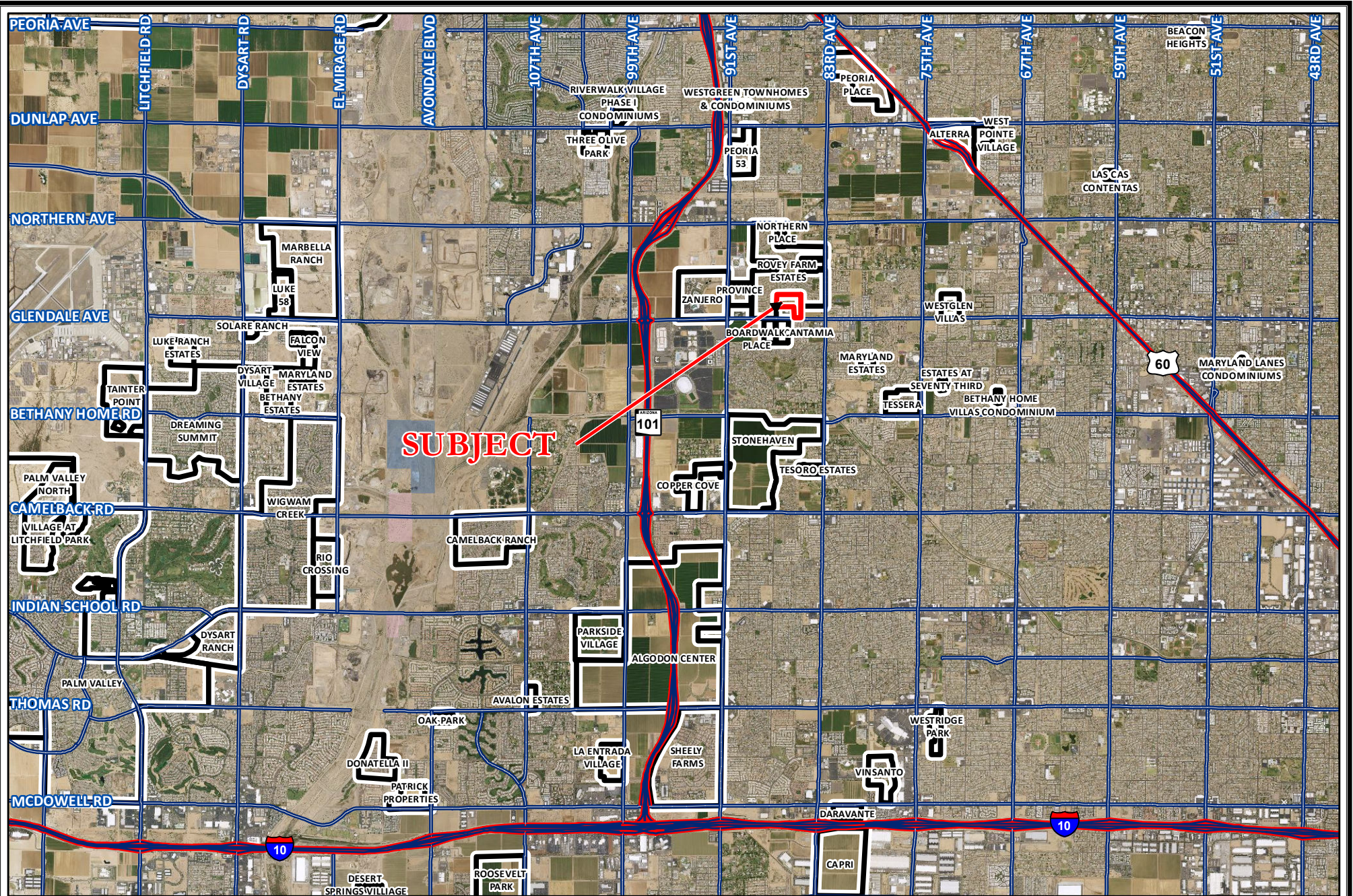
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## Project Details

### Garden Grove

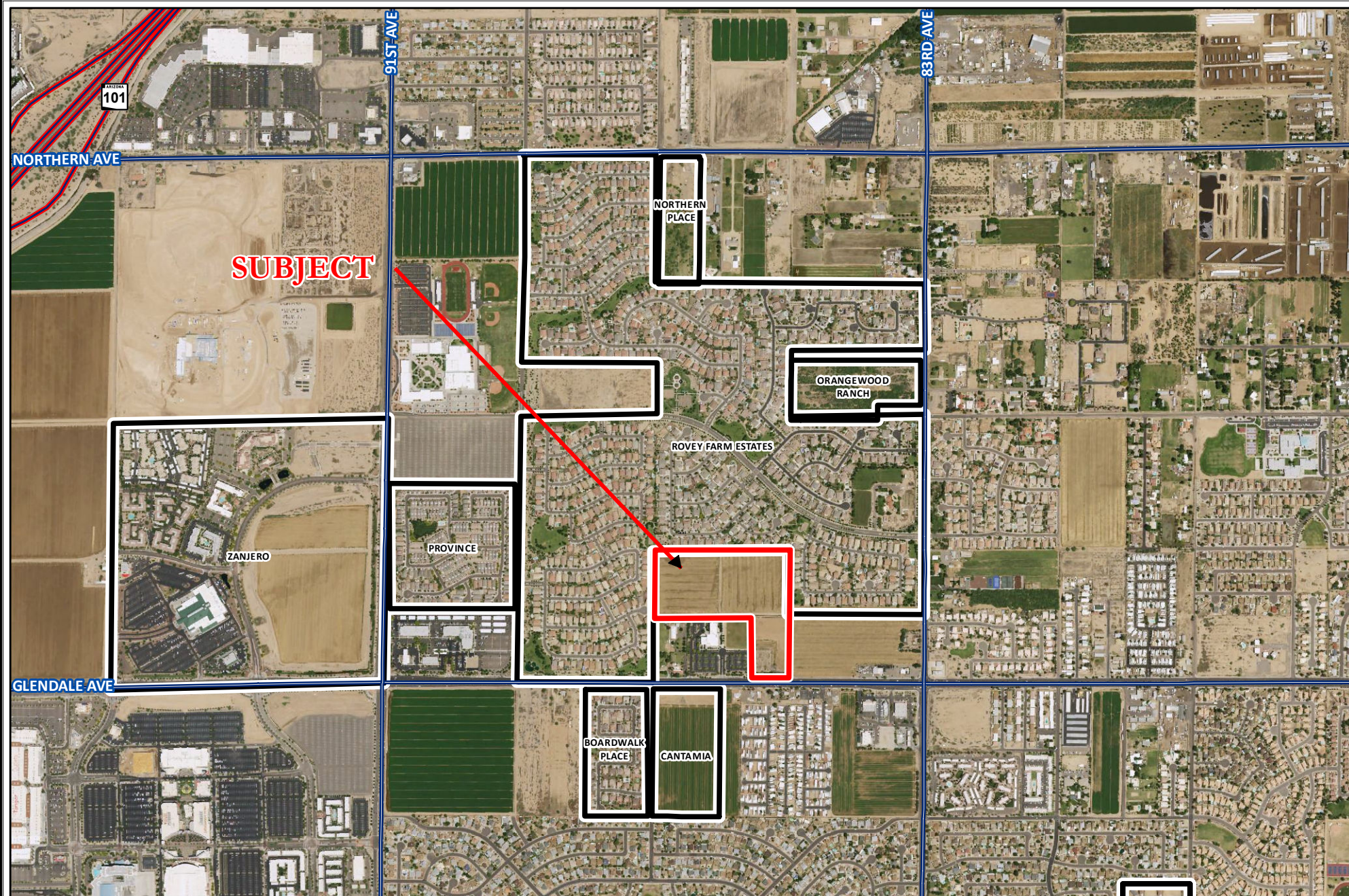
|                     |                                                                                           |
|---------------------|-------------------------------------------------------------------------------------------|
| <b>Location:</b>    | Northeast of Glendale Avenue and N 87th Avenue<br>Glendale, AZ                            |
| <b>Lots:</b>        | 82 Lots 60' x 125'                                                                        |
| <b>Zoning:</b>      | R1-7 PRD                                                                                  |
| <b>Utilities:</b>   | Water: City of Glendale<br>Sewer: City of Glendale<br>Electric: SRP<br>Gas: Southwest Gas |
| <b>Price:</b>       | Call for Price                                                                            |
| <b>Terms:</b>       | Cash                                                                                      |
| <b>Impact Fees:</b> | \$10,621 per lot                                                                          |





**SUBJECT**





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Subject



Master Planned Communities



Major Roads



Highways

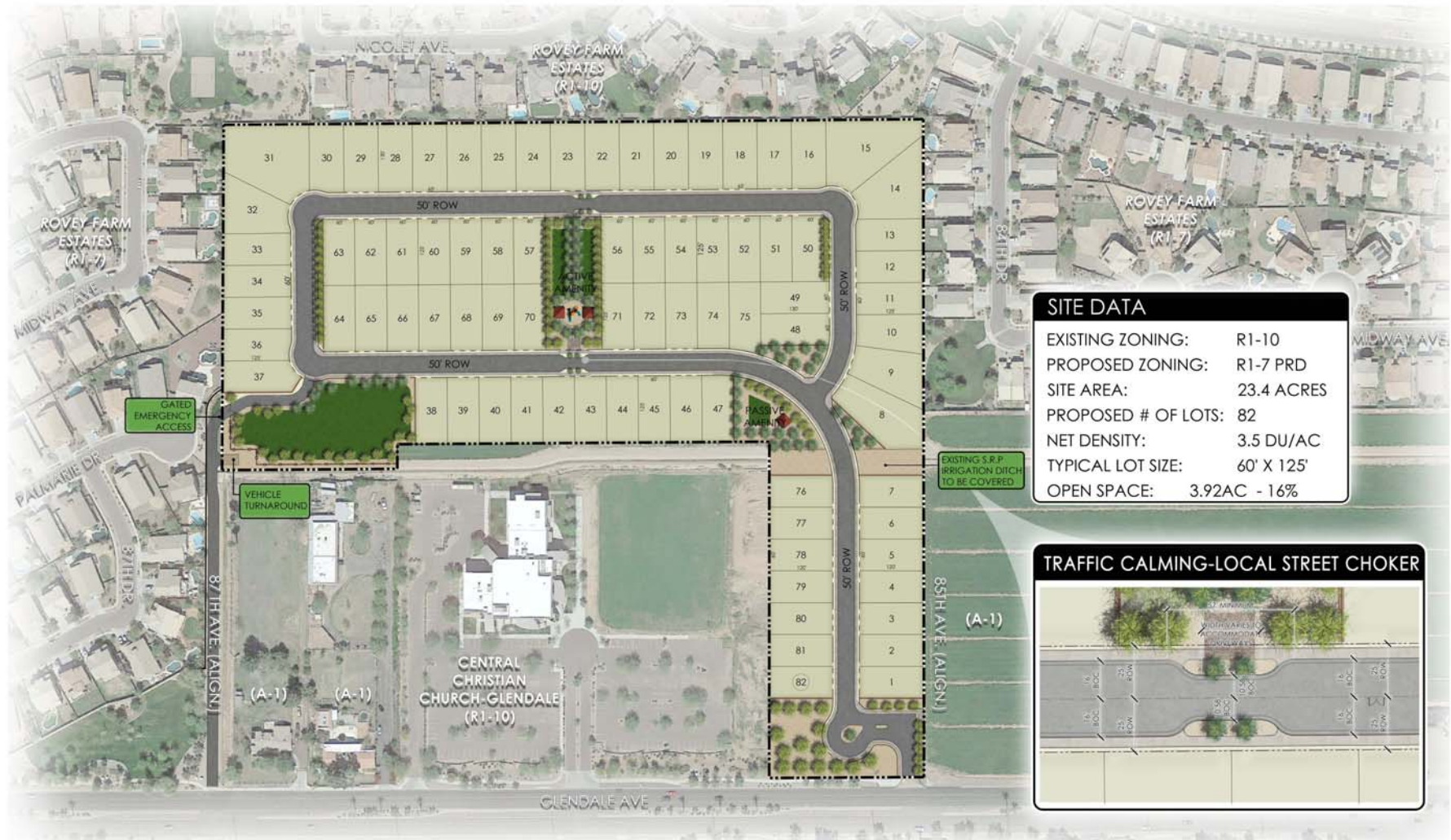
**Land Use**

Reservation

State Land

Federal Land





| SITE DATA           |              |
|---------------------|--------------|
| EXISTING ZONING:    | R1-10        |
| PROPOSED ZONING:    | R1-7 PRD     |
| SITE AREA:          | 23.4 ACRES   |
| PROPOSED # OF LOTS: | 82           |
| NET DENSITY:        | 3.5 DU/AC    |
| TYPICAL LOT SIZE:   | 60' X 125'   |
| OPEN SPACE:         | 3.92AC - 16% |



**LVA** urban design studio  
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## GARDEN GROVE

CONCEPTUAL SITE PLAN

APPROX. SCALE: 1"=80'  
 1525 DRAWN BY: PR/AH 10/21/15

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 5/1525-Glendale & 87th Avenue (S21) LVSITE ANALYSIS/LOT LAYOUTS BASE 10/21/15 Aug 04/30/2015