

ZANJERO PASS

EXCLUSIVE LISTING | ±171.56 ACRES | GLENDALE, ARIZONA

LOCATION Property is located at the northeast corner of Olive Avenue and Citrus Avenue in Glendale, Arizona

SIZE ±171.56 acres

SITE SUMMARY 491 lots

Lots	Lot Size
145	55' x 120'
131	60' x 120'
138	70' x 125'
77	80' x 130'

PRICE Submit

SETBACKS

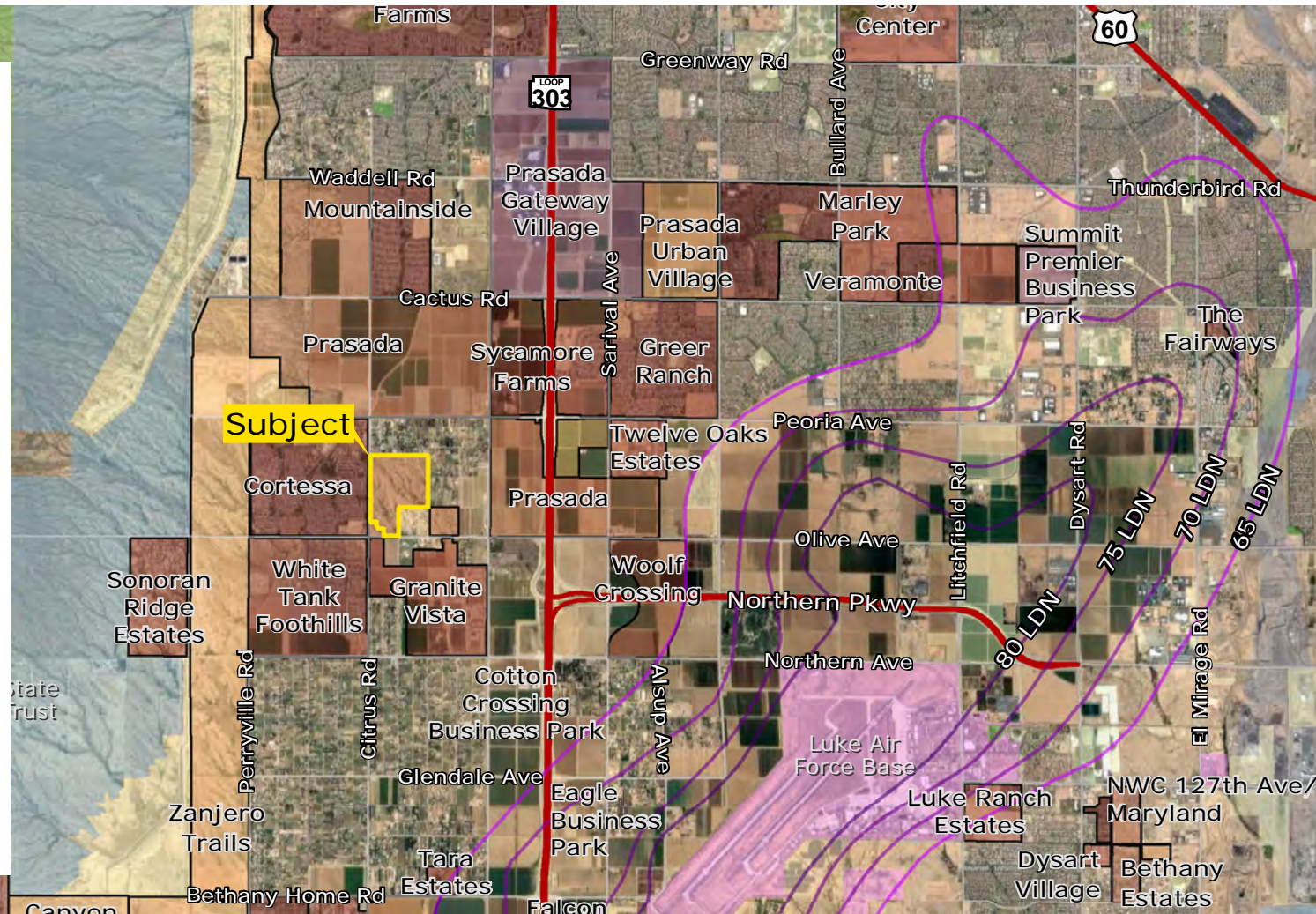
55', 60' & 70': Side yard setbacks shall total 15' with the minimum side yard of 5'
80': Minimum side yard setbacks of 10'

ENTITLEMENTS Annexation, zoning and preliminary plat application approved by Glendale City Council on February 10, 2015. Click here to view Approval Letter.

LINKS

Click here for [Development Agreement](#)

Click here for [Preliminary Plat](#)



Mike Schwab | mschwab@landadvisors.com Bret Rinehart | brinehart@landadvisors.com

Ryan Semro | rsemro@landadvisors.com Greg Vogel | gvogel@landadvisors.com

4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZMaricopaLitchfieldPark121928-8.30.17



ZANJERO PASS UTILITIES

UTILITIES

Power - Arizona Public Service (APS)
Water - EPCOR
Sewer - EPCOR
Gas - Southwest Gas

SEWER

- EPCOR's nearest sewer line is stubbed at Northern Avenue ¼ mile east of Cotton Lane. EPCOR's Brad Finke (623-445-2402) has indicated that EPCOR will extend the Sewer line to within ½ mile of Zanjero Pass upon a one-time payment of \$1,432,536 (\$8,350/acre x 171.6 acres or \$2,918/lot). This agreement is good through Sept. 2016. After that date, please check with Mr. Finke for a new ENR Index-Adjusted payment amount.
- There are no individual lot sewer hook up fees

WATER

Zanjero Pass will be served by EPCOR as part of their Agua Fria District tariff.

- Fees are based on water meter size. (see Agua Fria tariff)
Example: 5/8" meter = \$3,435; 3/4" meter = \$5,175

UTILITY SUMMARY

Impact Fee Summary (Due at issuance of building permit for each lot):

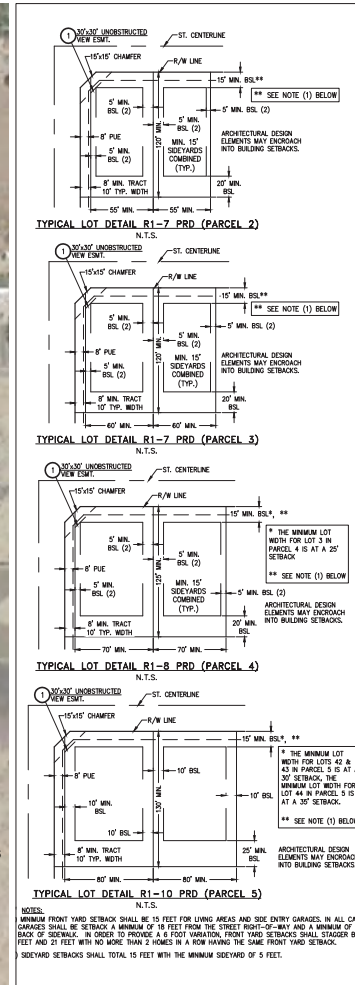
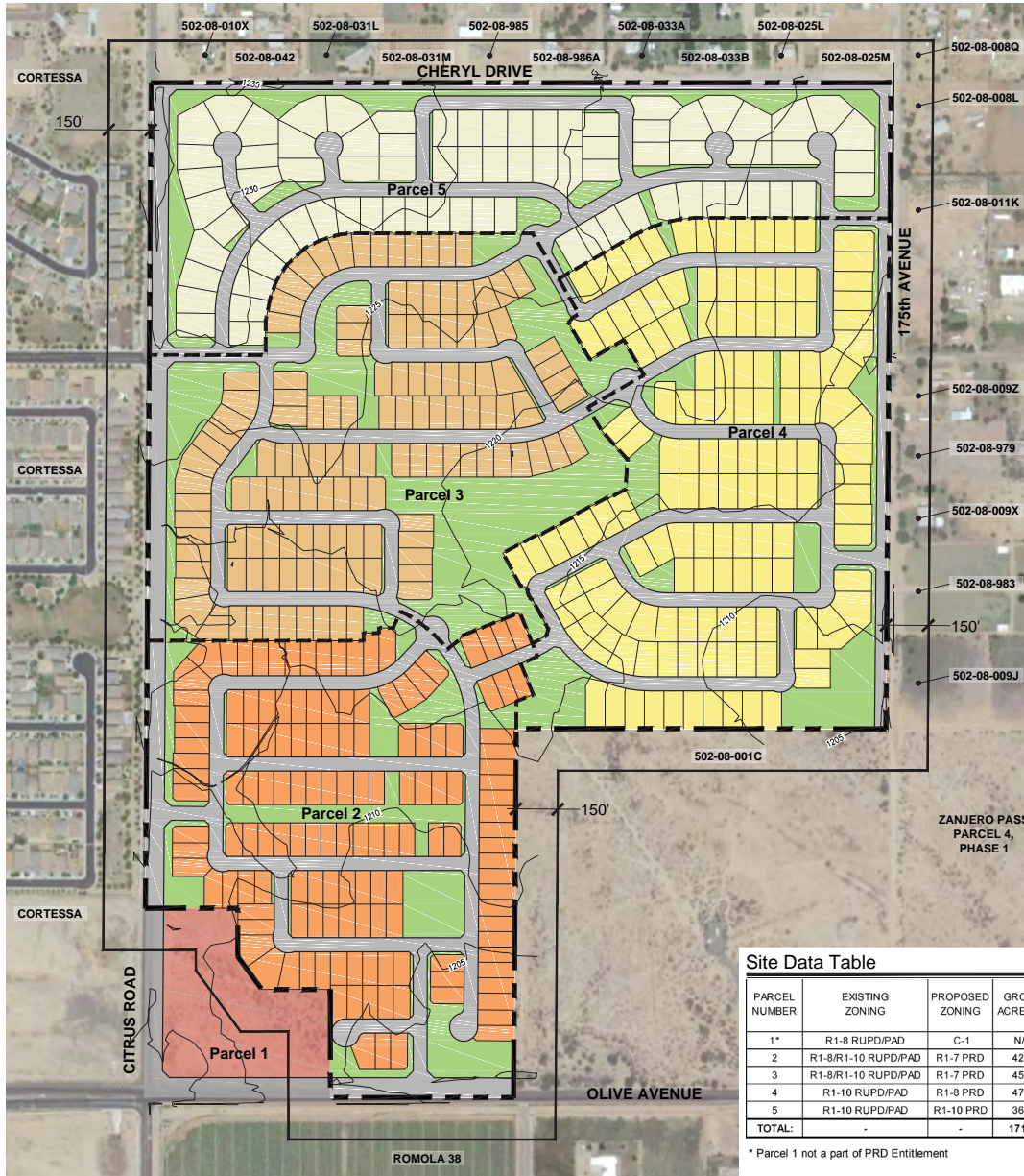
N/A	Sewer (no hook up fee)
\$1,888	City of Glendale (per Development Agreement)
\$1,000	Schools
<hr/>	
\$2,888	Total assuming 5/8' meter

Sewer - \$2,918 payable as detailed per EPCOR

Water (5/8" meter) - \$3,435 payable as detailed per EPCOR



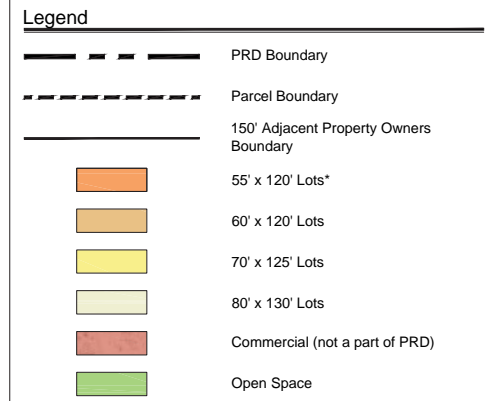
ZANJERO PASS SITE PLAN



Zanjero Pass
 Single Family Residential
 Glendale, Arizona
 Planned Residential Development

0 200' 400' 800'
 North Scale: 1" = 400'

Development Plan
 Figure 7



Notes

- * A mix of minimum 55' & 60' lot widths will be provided.
- See Figure 10a for Preliminary Master Landscape Plan.
- See Figure 10b for Usable open Space Exhibit
- See Figure 14 for Preliminary Drainage Information.
- See Figure 15 for Water Layout Plan.
- See Figure 16 for Wastewater Layout Plan.

Site Data Table

PARCEL NUMBER	EXISTING ZONING	PROPOSED ZONING	GROSS ACREAGE	LOT COUNT	DENSITY (du/Ac)	GROSS ROW AREA (Ac)	USABLE OPEN SPACE AREA (Ac)	USABLE OPEN SPACE AREA (%)
1*	R1-8 RUPD/PAD	C-1	N/A	N/A	N/A	N/A	N/A	N/A
2	R1-8/R1-10 RUPD/PAD	R1-7 PRD	42.1	145	3.4	10.6	6.7	3.9%
3	R1-8/R1-10 RUPD/PAD	R1-7 PRD	45.5	131	2.9	9.1	12.5	7.3%
4	R1-10 RUPD/PAD	R1-8 PRD	47.1	138	2.9	10.0	5.5	3.2%
5	R1-10 RUPD/PAD	R1-10 PRD	36.9	77	2.1	9.8	1.4	0.8%
TOTAL:			171.6	491	2.9	39.5	26.1	15.2%

* Parcel 1 not a part of PRD Entitlement

SURROUNDING DEVELOPMENT MAP

Mike Schwab | 480.483.8100 | www.landadvisors.com

