

SITE DATA TABLE	
PARCEL #	200-49-003
ZONING	B-P (PAD)
SITE AREA GROSS/NET	39,916 SF/ 0.92 AC 49,466 SF/ 1.14 AC
FLOOR AREA	5,510 SF.
BUILDING HEIGHT	1 STORY, 20'-0" +/-
PARKING REQ'D./PRVD.	24 REQUIRED PROVIDED 28 SPACES (1/80 SF. GROSS)
F.A.R.	0.11 (55,10/49,466)

### DETAILED PROJECT NARRATIVE

STORMY PROPERTY HOLDINGS INTENDS TO UTILIZE THIS VACANT PARCEL TO DEVELOP A NEIGHBORHOOD AUTO SERVICE FACILITY (O SERVICE BAYS). THE FACILITY WILL BE BRANDED 'GREULICH'S AUTOMOTIVE' AND OCCUPY LAND APPROVED FOR THIS USE TYPE. UPON ACQUIRING A CONDITIONAL USE PERMIT THIS REQUEST IS TO APPROVE THE USE, THIS SITE PLAN DESIGN AND BUILDING ELEVATION DESIGNS BEING CONSISTENT WITH THE 51 CAMPANA DESIGN GUIDELINES AND CITY OF GLENDALE ORDINANCE REQUIREMENTS.

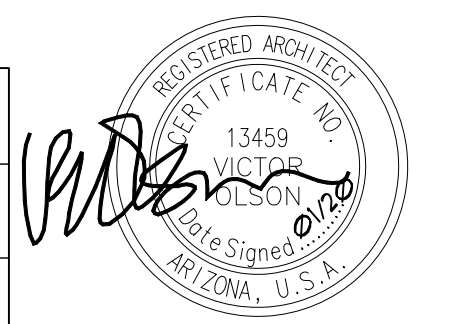
BUILDING ARCHITECTURE WILL UTILIZE MATERIALS, COLORS AND FINISHES CONSISTENT WITH THE NEARBY SITE CONTEXT AND IS ARCHITECTURALLY STYLED TO BE CONSISTENT WITH THE 51 CAMPANA DESIGN GUIDELINES. PLANTINGS WILL BE CONSISTENT WITH THE LANDSCAPE PALLETTE DEVELOPED WITH THE '51 CAMPANA' P.A.D. ZONING APPROVAL DESIGN STANDARDS AND ALL PLANTINGS WILL BE DRIP IRRIGATED.

RAINWATER/STORMWATER RETENTION WILL BE ACCOMPLISHED BY A SMALL BASIN ALONG BELL ROAD AND A MORE SIGNIFICANT UNDERGROUND STORAGE AND DISPOSAL SYSTEM FOR THIS SITE ONLY.

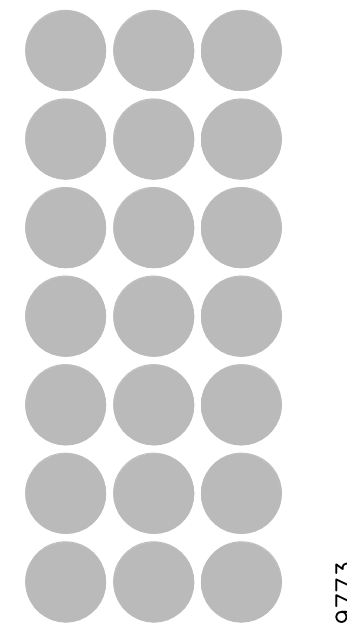
WET AND DRY UTILITIES ARE EXISTING TO THE PROPERTY BOUNDARIES AND OFF SITE IMPROVEMENTS ARE LIMITED TO THE EASTERN BOUNDARY COMMON DRIVE COMPLETION WHICH WILL BE COORDINATED WITH THE CURRENT EXISTING ADJACENT CONSTRUCTION.

### LEGAL DESCRIPTION

LOT 4, 51 CAMPANA SUBDIVISION.



EXPIRES 12/31/2021

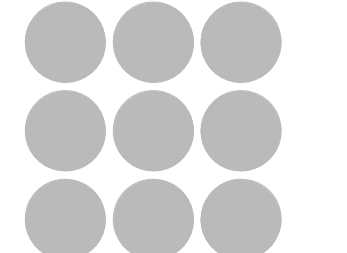


design group

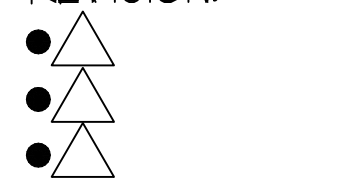
phoenix

8222 s. 48th street suite 236 phoenix arizona 85044 480.451.9773

GREULICH'S IN GLENDALE  
51ST AVENUE AND BELL ROAD  
GLENDALE, ARIZONA



JOB NO.: PDG-1847  
DATE: 11/25/2019  
REVISION:



DRAWN BY: STAFF  
CHECKED BY: V.E.O.  
SHEET NO.

**A1.1**