

FINAL

Glen Village on 62nd

Planned Area Development

Owner: YMH Holdings 62nd LLC

2820 S Alma School Rd Ste 18-628

Chandler, AZ 85286

ymhholdingsllc@gmail.com



**Case Numbers:
ZON25-05 & GPA25-03**

City of Glendale

December 19, 2025

Table of Contents

I.	Purpose Statement and Explanation	3
II.	Project Description	4
III.	Supplemental Use Regulations Compliance	5
IV.	General Development Standards	7
V.	Residential PAD Standards	10
VI.	Architectural Design	15
VII.	Public Utilities and Services	16
VIII.	Minor General Plan Amendment Request	17
IX.	Conclusion	18

Table of Exhibits

Exhibit 1	Land Use Map
Exhibit 2	Additional two units
Exhibit 3	Current lot pictures
Exhibit 4	Pictures of a renovated unit (house)
Exhibit 5	Pictures of the street (before the renovations)
Exhibit 6	Pictures of the street (after the renovations)
Exhibit 7	Survey
Exhibit 8	Site Plan – Parcel A
Exhibit 9	Site Plan – Parcel B
Exhibit 10	Site Plan – Parcel C

I. Purpose Statement and Explanation

The proposed development is located at 62nd Ave. and W. Oranewood Ave. The property is owned by one owner and currently contains 3 parcels and a total of 9 houses, completely renovated in cooperation with the city (plans, structural, etc.). The parcels' numbers are identified with Maricopa County Assessor: **143-38-018A, 143-38-017A, 143-38-028F** (Cul de sac)

The intent of this PAD is to establish a flexible framework that accommodates higher-density residential uses while respecting the existing character of the site. A simultaneous General Plan Amendment (GPA) application is being submitted to secure the HDR-20 (High Density Residential, 12–20 du/ac) designation necessary to support this vision. The near-term goal is to construct two new two-story units on the northeast corner of the property, while the long-term intent is to allow for the continued evolution of the site as a cohesive residential community. The PAD will recognize both the existing “Dwelling, For Rent Community” use and “Dwelling, Single-Family Detached” units, ensuring that a range of housing options remain available.

The requested modifications to setbacks, open space, and amenity requirements are rooted in the unique circumstances of this property. The residential units were originally constructed between 1945 and 1950, under development standards very different from those in place today. In addition, the lots are irregular in both shape and size, which further limits the ability to conform to current standards without rendering portions of the property underutilized. While the existing houses have been renovated, the compact footprints and atypical lot configurations require tailored standards to allow for reinvestment and modernization. These adjustments are not intended to reduce quality; rather, they are critical to creating a community that aligns with modern expectations for safety, livability, and sustainability.

By optimizing density, reinvesting in older housing stock, and creating opportunities for a diverse range of residents, this PAD supports Glendale’s growth strategy and responds to citywide housing demand. The project will catalyze neighborhood revitalization, showing how context-sensitive infill can honor the area’s history while fostering a vibrant, sustainable future.

Existing (See Exhibit 1 - Land Use Map)						
<u>Parcel</u>	<u>APN</u>	<u>Number of Houses/Units</u>	<u>Total Livable Area</u>	<u>Total Roof Area</u>	<u>Lot Size</u>	<u>Lot Coverage</u>
Parcel A	143-38-018A	3	2,105 SF	3,286 SF	14,636 SF	22.5%
Parcel B	143-38-017A	5	3,248 SF	5,069 SF	14,636 SF	34.6%
Parcel C	143-38-028F	1	1,038 SF	1,431 SF	8,115 SF	17.6%

II. Project Description

The Property is proposed to be a high-density residential use providing two, three- and four-bedroom units, within single family houses, townhomes and residential buildings.

This PAD will consist of a high-density residential use, and request reduced front, side, and rear setbacks to maximize building footprints, with centralized houses and the high-density residential uses and will comply with all applicable City of Glendale standards including, but not limited to the City of Glendale unified development code and the City of Glendale Residential Design & Development Manual, unless otherwise modified by this PAD.

The residential houses and buildings are designed to provide modern and upgraded housing at a higher standard, with sidewalks creating a safer and connected community that will also provide young couples with small children the feeling of a secure environment.

An immediate proposal includes two additional 2-story units in the northeast parcel that will naturally complete the block. The layout is designed to maximize density, while ensuring adequate access and utility connections (see Exhibit 2).

Access and Circulation - The proposal provides direct access from Orangewood Ave. with internal roadways providing circulation through the development.

Parcel A: Proposal – Two 2-story units					
APN	<u>Number of Units Added</u>	<u>Total Livable Area added</u>	<u>Total Roof Area added</u>	<u>Lot Size</u>	<u>Lot Coverage</u>
143-38-018A	2	Approx. 3,680 SF	Approx. 2,450 SF	14,636 SF	Maximum. 50%

III. Supplemental Use Regulations Compliance

Alternative Compliance with UDC Section 35.3.102.C – Dwelling, For Rent Community

This Planned Area Development (PAD) is proposed to allow alternative development standards to UDC Section 35.3.102.C – *Dwelling, For Rent Community*, as permitted through the PAD process. While certain standards are modified to address the site’s unique characteristics, including irregular lot configurations, existing legacy residential development, and infill constraints, the PAD has been structured to meet the intent and overall objectives of Section 35.3.102.C.

1. Site Layout and Circulation & Connectivity

The three parcels function as a unified, cohesive residential community with established internal circulation patterns, safe pedestrian access, and direct connectivity to 62nd Avenue. Existing and proposed pathways ensure continuous access for residents while maintaining appropriate site organization, visibility, and safety consistent with UDC requirements for For Rent Communities.

2. Building Orientation and Relationship to Streets

Buildings maintain appropriate orientation by providing street-facing façades along 62nd Avenue and orienting entries toward internal circulation areas. The layout respects the established configuration of the historic homes while enhancing pedestrian visibility and neighborhood compatibility. This approach meets the orientation and frontage objectives of Section 35.3.102.C.

3. Open Space and Private Outdoor Areas

The PAD provides open space in a manner that responds to the site’s historic use and physical constraints. Common open space is included within the new development areas, including an amenity/BBQ space and designated open-space areas on Parcel A.

Each additional new dwelling unit shall be provided with private open space that meets or exceeds the minimum private open space area requirements of UDC Section 35.3.102.C.g. Private open space may be provided through a combination of ground-level private yards, patios, and/or balconies, as permitted by PAD standards. Where private yards are provided, they shall meet the minimum depth requirement for private yards set forth in UDC Section 35.3.102.C.g. Existing units are provided with private outdoor areas and are not required to retroactively meet current private open space standards. For Parcel C, both existing and future units shall be provided with a minimum of 400 square feet of private, ground-level yard space per unit, consistent with UDC Section 35.3.102.C.g.

These open-space provisions are intended to meet the intent of Section 35.3.102.C by providing functional, usable private and common outdoor areas while accommodating the

site's existing conditions and supporting reinvestment in an established residential neighborhood.

4. Amenities

A shared amenity area such as a BBQ/picnic space, seating, or similar passive feature, will be provided in conjunction with new construction. This meets the intent of Supplemental Use Regulation 35.3.102.C by offering a functional communal outdoor element that complements the private spaces already provided to each unit.

5. Screening and Transitions

The site is already enclosed by existing 6-foot block walls, which provide the required perimeter screening for a Dwelling, For Rent Community. Where new construction occurs, additional screening or fencing will be installed as needed to ensure consistent visual separation and privacy. Internal fences will comply with UDC height and visibility limitations. This approach satisfies the screening standards of Section 35.3.102.C.

6. Architectural Design and Building Quality

All new development will comply with the architectural requirements of Section 35.3.102.C, including massing, articulation, and material quality. Flexibility in materials and design elements is preserved to allow modernization while maintaining consistency with the surrounding character.

7. Parking Requirements

Parking for new units will comply with UDC requirements for Dwelling, For Rent Communities, including the minimum number of spaces and required covered parking. Existing units may maintain their current parking configuration, with reconstruction permitted under existing conditions in the event of loss. This satisfies the UDC's rental-community parking standards.

8. Maintenance and Property Management

All open-space areas, landscaping, screening, lighting, and shared amenity elements will be owned and maintained by the property owner or property management. Unified maintenance ensures consistent long-term operation, as required by UDC 35.3.102.C for rental communities.

IV. General Development Standards – Applies to All Parcels

The high-density residential uses shall comply with all applicable City of Glendale standards including, but not limited to the City of Glendale Unified Development Code and the City of Glendale Residential Design & Development Manual, unless otherwise modified by this PAD. The development standards will refer to the Multi-Family Residential standards for the multi-family residential uses. In cases where a parcel-specific table provides different requirements, those parcel standards shall prevail.

Parking:

Parking for the site will be provided in accordance with the existing “Dwelling, For Rent Community” use. Per UDC Table 4.000-2 Parking Ratios, each additional new dwelling unit will be required to provide two (2) parking spaces, with a minimum of one (1) covered parking space per unit. No deviation from these traditional parking standards is proposed for the new units. Existing units will remain under their current parking conditions and will not be required to retrofit or add covered parking. In the event an existing unit is rebuilt due to fire, damage, or total loss, it may be reconstructed under the same parking configuration it had prior to the loss.

Landscaping:

All Dwelling, For Rent Community developments shall contain a minimum of one (1) tree or one (1) shrub for each dwelling unit. All landscaped areas shall be finished with a natural topping material and will prioritize low-water-use, low-maintenance plant materials. In areas adjacent to single-family neighborhoods, a 10-foot-wide landscape buffer shall be provided along the rear property line, located within private yards, to enhance screening and separation where a 6-foot-high block wall currently exists. Each unit shall provide at least one tree (minimum 2.5” caliper) or one shrub (minimum 5-gallon) within the buffer, using low-water-use species; additional plantings and layout shall remain flexible. Minimal perimeter landscaping will be incorporated within this buffer area to soften the wall while maintaining site functionality. These landscaping requirements shall apply only in connection with the construction of additional new units. They shall not apply retroactively to existing units, including those rebuilt in the event of fire, damage, or total loss.

Open Space:

Open space requirements will be tailored to the unique conditions of each parcel. Where new development is proposed, such as on Parcel A, a minimum of 10% of the total lot area will be designated as open space. Open space shall not be calculated based on the combined area of multiple parcels unless a unified redevelopment of those parcels is proposed and approved under this PAD, and shall be provided only at the time of, and in conjunction with, the construction of new additional units. For Parcel C, no shared or common open space is required. Each unit on Parcel C shall instead be provided with a minimum of four hundred (400) square feet of private, ground-level open space per unit.

The property owner will retain ownership and maintenance responsibility for all designated common open space areas. These areas will be legally accessible to the owner, property management or their representative, and the residents of the applicable parcel(s).

Amenities:

A shared BBQ area with either a bench or a picnic table is proposed as part of the addition, with a minimum space of 120 square feet. Each existing unit already includes a private yard, so this common amenity will serve as a supplemental outdoor space. The BBQ area may be covered by a detached, open-sided shade structure, such as a ramada or pergola with a maximum height of ten (10) feet and shall maintain a minimum setback of five (5) feet from all side and rear property lines. In addition, the shade structure shall maintain a minimum separation from any residential building of six (6) feet when constructed with a fire-rated assembly, or ten (10) feet when not fire-rated, consistent with applicable fire and building code requirements. An optional fence may be installed around the amenity area for safety, privacy, or visual definition, provided it does not exceed 6 feet in height and is constructed of materials such as view fencing, decorative metal, wrought iron, or similar open-style fencing. Chain link, barbed wire, and electric fences are prohibited. The amenity area will be owned and maintained by the property owner, and will have legal access for the owner, property management (or their designee), and residents. All design, placement, and fencing shall comply with the City's site visibility regulations and will be subject to city review and approval at the time of site plan submittal.

Private Open Space:

Every unit within the PAD will be provided with a minimum of 80 square feet of private open space, achieved through a combination of backyards, covered patios, balconies, or similar ground-level features. For **Parcel C** future development, this requirement is expanded to a minimum of 400 square feet of private yard space in accordance with UDC Section 35.3.102.C.g. Private yard space shall consist of ground-level outdoor areas such as backyards or garden areas and may not include balconies or covered patios. This ensures that each unit has a functional, usable outdoor area that provides residents with adequate space for recreation, relaxation, and landscaping, consistent with the City's standards.

Balconies may be provided as an optional feature for second-floor or above units and, when provided, may contribute toward the required private open space. To maintain privacy for neighboring properties, balconies must be located at the front (street-facing) elevation; rear- and side-facing balconies will not be permitted. An existing 6-foot-high block wall along the rear property line further enhances privacy and screening for adjacent properties.

Screening:

All parcels are already defined by existing 6-foot-high block walls along most parcels' boundaries, which serve as the primary screening element. These walls will be maintained in their current condition, and new walls for any additional new units will be constructed as necessary to match and ensure consistent screening across the site. Within the site, block walls or fencing between units will require a maximum height of 3 feet within the front yard and maximum 6 feet for the side and rear yard. Due to the limited space available for expansion and the existing conditions on site, no additional screening measures beyond this wall are proposed or required. Final placement and design will be subject to city review and approval.

Lighting:

All lighting shall comply with the City of Glendale's lighting requirements.

Residential Density:

The allowable number of dwelling units within this PAD shall be based on the HDR-20 (High Density Residential, 12–20 du/ac) General Plan designation, which allows a maximum of 12 to 20 dwelling units per acre. Final unit counts for any future Dwelling for Rent Community development will be determined at the time of site plan review, based on compliance with applicable development standards, including lot coverage, setbacks, parking, and open space requirements.

Accessory Uses:

Accessory uses, buildings, and structures shall be allowed as permitted by the Glendale Unified Development Code, and shall comply with Section 35.3.200 – Establishing Accessory Use Buildings and Structures, as well as all applicable development standards in UDC Section 35.3.202. The design, location, and type of accessory uses may vary, but shall be integrated into the overall site plan in a manner consistent with the character and function of the development. Accessory uses, buildings, and structures shall be reviewed and approved through the appropriate City process, which may include Design Review, Minor Design Review, or a Design Review Waiver, depending on the scope of the improvement. Parcel-specific accessory use conditions may apply. For example, Parcel A may include an amenity ramada as part of its open space program, while Parcel C's accessory uses are expected to be limited to residential yard features such as garden sheds or pergolas, reflecting its emphasis on private space.

V. RESIDENTIAL PAD STANDARDS

The base development standards for the proposed PAD shall be those established in Table 2.400-1: Table of Allowed Uses for Multiple Residence Districts of the City of Glendale UDC. These standards are being used as the foundation because the development consists of existing and proposed attached and detached rental units. Flexibility in setbacks, building height, and other requirements is requested to address the unique lot configuration, site constraints, and the fact that the existing units are over 70 years old. These adjustments will allow modernization to current standards while enabling a more efficient site layout, additional housing opportunities, and alignment with Glendale's growth strategy.

Parcel A – Existing and Proposed Development Standards

EXISTING AND PROPOSED DEVELOPMENT STANDARDS				
APN: 143-38-018A (Parcel A) – Units 7401, 7405, 7409 in Exhibit 8				
Development Standard	Existing Units*			Proposed for New Development Units**
	7401	7405	7409	
Minimum Front building setback – (62nd Ave) - Livable	14.5 ft	14.5 ft	13 ft	10 ft
Minimum Front building setback – (62nd Ave) – Carport/Garage	20 ft	20 ft	20 ft	18 ft
Minimum Side building setback – North				15 ft
Minimum Side building setback – South	Unit 7401 - 0'			10 ft
Minimum Separation between buildings	5 ft - 13 ft			10 ft
Minimum Rear building setback	5 ft	10 ft	5 ft	10 ft
Maximum Building height	One Story	One Story	One Story	Two Story (30 ft.)
Maximum lot coverage (total)	50%			50%
Parking	2 spaces per unit (1 covered)			2 spaces per unit (minimum 1 covered)
Landscaping	Minimal existing			1 tree/shrub per unit; 10 ft. buffer along eastern property line; low-water plants
Density, Maximum (dwelling units/ gross acre)	12–20 du/ac (HDR-20)			12–20 du/ac (HDR-20)
Minimum Net Lot Area	6,000 SF			6,000 SF
Minimum Lot Width	N/A			N/A

*All existing units are legally established. If any existing unit is damaged or destroyed by fire, casualty, or other cause, it may be reconstructed to its existing conditions, including the same footprint, height, setbacks, parking configuration, and up to one hundred percent (100%) of the previously existing gross floor area (GFA), pursuant to this PAD and Article 7 of the City of Glendale Unified Development Code.

**This column reflects the development standards for the immediate addition of two new units and to any future development, redevelopment, or redesign, in whole or in part, on the parcel, allowing flexibility for updated site planning and building design.

Parcel B - Existing and Proposed Development Standards

EXISTING AND PROPOSED DEVELOPMENT STANDARDS						
APN: 143-38-017A (Parcel B) – Units 7402, 7404, 7408, 7412, 7416 in Exhibit 9						
Development Standard	Existing Units*					Proposed for New Development**
	<u>7402</u>	<u>7404</u>	<u>7408</u>	<u>7412</u>	<u>7416</u>	
Minimum Front building setback – (62nd Ave) - Livable	14.5'	15.5'	16'	15.5'	17.5'	10'
Minimum Front building setback – (62nd Ave) – Carport/Garage	20'	20'	20'	No carport	20'	18'
Minimum Side building setback – North					0'	15'
Minimum Side building setback – South	0'					10'
Minimum Rear building setback	11'	11.5'	11'	6.5'	9'	10'
Minimum Separation between buildings/Property line - North	3' - 7'					10'
Maximum Building height	One story	One story	One story	One story	One story	Two Story (30 ft.)
Maximum lot coverage (total)	50%					50%
Parking	2 SP (1 C)	2 SP (1 C)	2 SP (1 C)	1 SP (uncovered)	2 SP (1 C)	2 SP (1 C)
Landscaping	Minimal existing					1 tree/shrub per unit
Density, Maximum (dwelling units/ gross acre)	12–20 du/ac (HDR-20)					12–20 du/ac (HDR-20)
Minimum Net Lot Area	6,000 SF					6,000 SF
Minimum Lot Width	N/A					N/A

*All existing units are legally established. If any existing unit is damaged or destroyed by fire, casualty, or other cause, it may be reconstructed to its existing conditions, including the same footprint, height, setbacks, parking configuration, and up to one hundred percent (100%) of the previously existing gross floor area (GFA), pursuant to this PAD and Article 7 of the City of Glendale Unified Development Code.

**This column identifies development standards that would apply to any future development, redevelopment, or redesign, in whole or in part, on the parcel, allowing flexibility for updated site planning and building design, such as the additional units proposed on Parcel A.

Parcel C – Existing, Proposed and Potential Future Development Standards

EXISTING AND PROPOSED DEVELOPMENT STANDARDS		
APN: 143-38-028F (Parcel C) – Unit 7327 in Exhibit 10		
Development Standard	Existing Unit – 7327*	Proposed Future Development**
Minimum Front building setback - Livable	34 ft - to property line 15 ft – to Sidewalk	Minimum of 15 ft to Sidewalk
Minimum Front building setback - Carport/Garage	40 ft- to property line 18 ft – to Sidewalk	Minimum of 18 ft to Sidewalk
Minimum Side building setback – North	14.5 ft	Minimum of 10 ft
Minimum Side building setback - South	16 ft	Minimum of 10 ft
Minimum Rear building setback	17 ft	Minimum of 10 ft
Maximum Building height	One Story	Two-story (30 feet)
Maximum Lot Coverage	50%	50%
Parking	2 spaces (1 covered)	2 spaces per unit (minimum 1 covered)
Landscaping	Minimal existing	10' buffer along east property line + 1 tree/shrub per unit
Density, Maximum (dwelling units/ gross acre)	12–20 du/ac (HDR-20)	12–20 du/ac (HDR-20)
Minimum Net Lot Area	6,000 SF	6,000 SF
Minimum Lot Width	N/A	N/A

*All existing units are legally established. If any existing unit is damaged or destroyed by fire, casualty, or other cause, it may be reconstructed to its existing conditions, including the same footprint, height, setbacks, parking configuration, and up to one hundred percent (100%) of the previously existing gross floor area (GFA), pursuant to this PAD and Article 7 of the City of Glendale Unified Development Code. Setback requirements, setbacks shall be measured from the building to the eastern edge of the attached sidewalk off of N. 62nd Ave.

**This column identifies development standards that would apply to any future development, redevelopment, or redesign, in whole or in part, on the parcel, allowing flexibility for updated site planning and building design, such as the additional units proposed on Parcel A.

Permitted Uses

Uses in the Residential District shall be limited to those specifically identified herein as Permitted Uses. The following uses shall be permitted in this PAD: "Dwelling, For Rent Community" units, including detached or attached rental units, townhomes, and condominiums.

For **Parcel C**, permitted uses shall also include attached and detached rental units (such as townhomes) to reflect the parcel's smaller size and unique configuration.

Administrative Relief

Applicants may request administrative relief of up to ten percent (10%) from any of the established development standards contained within this PAD. Such requests shall be submitted with the development application to the City of Glendale Planning Division for review and approval. This process provides flexibility to accommodate unique site conditions or project requirements while maintaining overall compliance with PAD objectives.

VI. ARCHITECTURAL DESIGN

This PAD allows for a mix of high-quality residential designs that incorporate modern architecture. Design elements such as building form, color schemes, and materials are intended to remain adaptable to accommodate future trends and housing needs. All development will conform to the City of Glendale's applicable development standards at the time of construction, including the design requirements set forth in Supplemental Use Regulation 35.3.102.C – Dwelling, For Rent Community, except where modified or enhanced in this PAD.

- **Architecture**

Buildings shall exhibit a unified yet varied architectural style that complements the surrounding context. Flexibility in design elements such as materials, colors, and roof forms is encouraged to allow for future design evolution.

- **Building Height and Scale**

All structures shall comply with the height limitations of this PAD. Building massing shall be designed to respect adjacent residential uses and promote a compatible transition where applicable.

- **Materials and Colors**

Exterior materials may include stucco, masonry, fiber cement siding, stone veneer, metal accents, or similar durable finishes. A complementary palette of earth tones and neutrals with accent colors is encouraged. No specific materials or colors are mandated, and final material selections will be subject to design review.

- **Roofing**

Roof design may include flat, pitched, shed, or other contemporary forms. Acceptable materials may include but are not limited to shingles, standing seam metal, clay or concrete tile, TPO, foam, or other durable and weather-resistant roofing systems. Final roof types and materials shall be consistent with the overall architectural style and may vary by unit or building type to maintain design flexibility.

VII. PUBLIC UTILITIES and SERVICES

The following table outlines the public utilities and services for the Property.

Public Utility	Responsible Entity
Water	City of Glendale
Wastewater	City of Glendale
Refuse/Trash	City of Glendale
Fire Services/Emergency	City of Glendale
Police	City of Glendale
Electricity	APS
Gas	Southwest Gas
Telephone	Local providers
Cable TV	Local providers

VIII. MINOR GENERAL PLAN AMENDMENT REQUEST

This Planned Area Development (PAD) is submitted concurrently with a Minor General Plan Amendment to change the property's land use designation from **GC (General Commercial)** to **HDR 20 (High Density Residential, 12–20 du/ac)**.

The current GC designation is no longer appropriate, as the site has been developed with residential uses and is surrounded by established housing. Designating the property as HDR 20 better reflects its existing character and supports the provision of diverse, higher-density housing options.

This amendment directly advances the goals of **Envision Glendale 2040** by:

- **Aligning the land use map with actual site conditions and context.**
- **Encouraging infill redevelopment** that leverages existing infrastructure to support higher-density housing.
- **Ensuring consistency** between the City's long-term growth strategy and the site's development potential.

Adopting this General Plan Amendment ensures that both the land use designation and the PAD zoning are aligned, creating a clear, consistent framework for reinvestment in the neighborhood.

IX. Conclusion

This PAD directly supports key themes of **Envision Glendale 2040**, namely Growth & Development, Housing, and Community Preservation & Revitalization:

- **Growth & Development Theme (Land Use Element):**

Encourages thoughtful infill redevelopment to enhance neighborhood vitality, efficiently use land, and support smart growth. This PAD responds by revitalizing underutilized irregular parcels with context-sensitive housing.

- **Housing Element:**

Emphasizes the necessity of diverse housing types and designs to accommodate a growing and varied population. This PAD introduces adaptable housing options while preserving the existing "For Rent Community" and single-family residential character.

- **Community Preservation & Revitalization Theme:**

Focuses on reinvestment in aging housing stock as a means to preserve neighborhood character and bolster revitalization. By modernizing homes over 70 years old and adding new units in a respectful manner, this PAD aligns with revitalization goals.

By optimizing density, modernizing legacy housing, and introducing new housing in a balanced and sensitive way, this PAD embodies Glendale's vision for diversified housing, sustainable growth, and resilient neighborhoods, honoring the city's heritage while setting the stage for its future.

Exhibit 1 – Land Use Map



Exhibit 2 - Additional Two Units on Parcel A

Current



Proposal

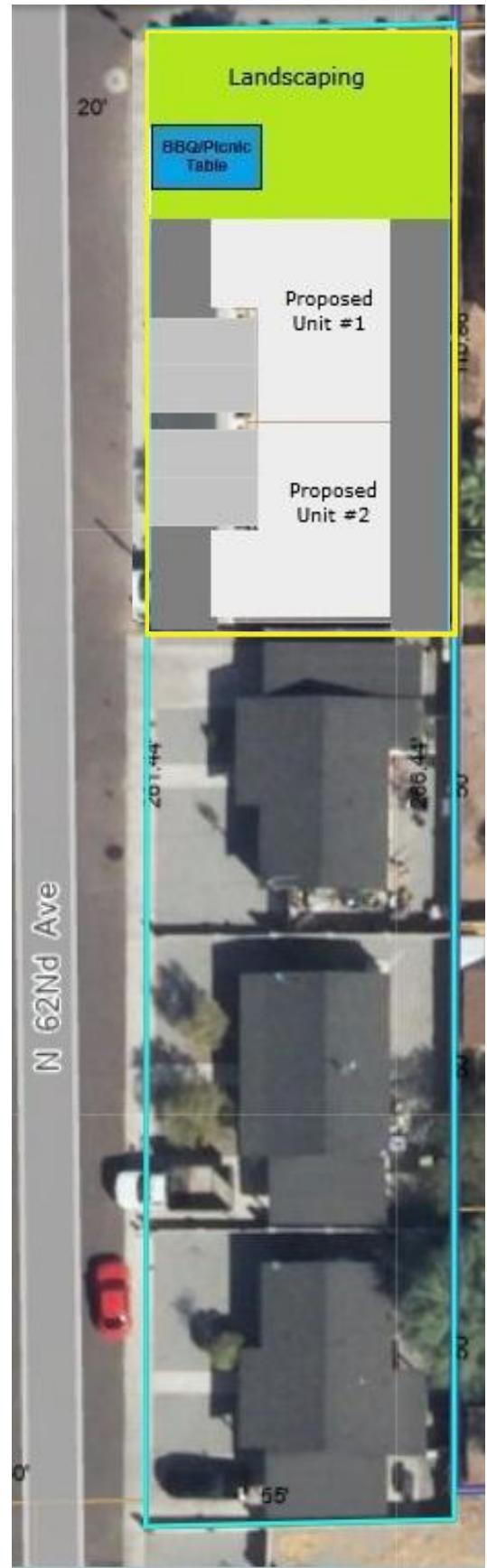


Exhibit 3 – Current Lot Pictures (Parcel A)



Exhibit 4 – Pictures of Renovated Units (houses)



Exhibit 5 – Pictures of the Street (before the renovations)



Exhibit 6 – Pictures of the Street (after the renovations)



Exhibit 7 – Survey

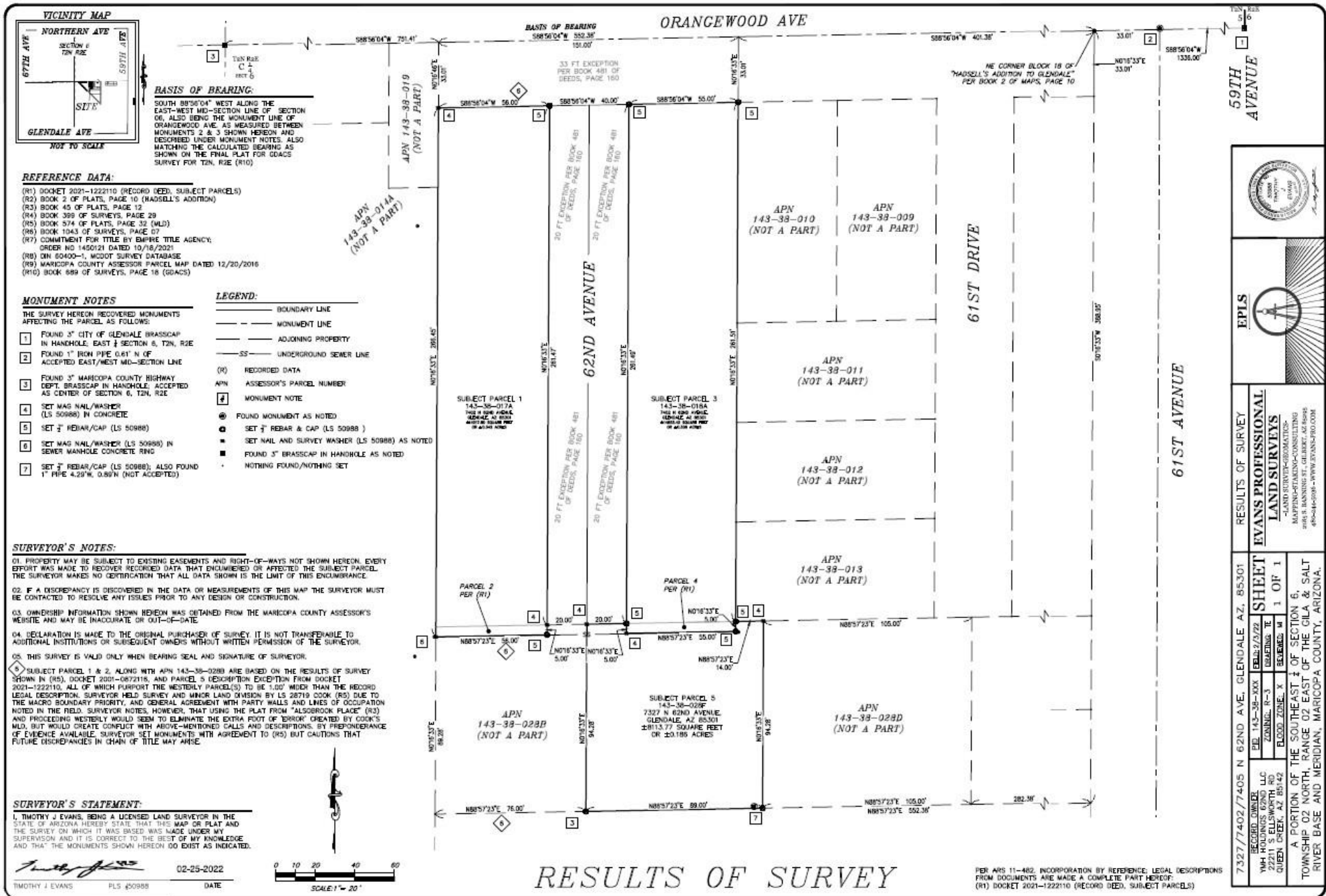
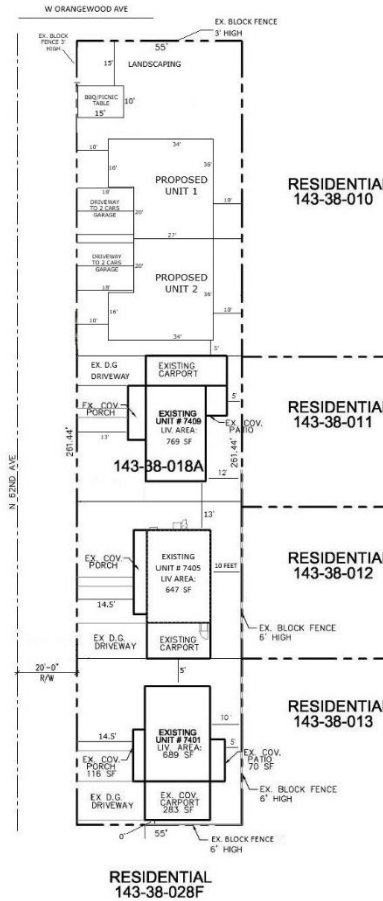


Exhibit 8 – Site Plan Parcel A - Proposal

Parcel A - APN: 143-38-018A - Site Plan

7405 N 62ND Ave
Glendale, AZ 85301

Project Name: Glen Village ON 62ND



SITE PLAN

SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"



CODE DATA	
BUILDING CODES:	
2018 INTERNATIONAL BUILDING CODE (IBC)	
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)	
2018 INTERNATIONAL MECHANICAL CODE (IMC)	
2018 INTERNATIONAL PLUMBING CODE (IPC)	
2018 UNIFORM PLUMBING CODE (UPC)	
2018 INTERNATIONAL FUEL GAS CODE (IFGC)	
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)	
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPC)	
2017 NATIONAL ELECTRICAL CODE (NEC)	
PROJECT INFORMATION	
OWNER INFORMATION	
YMH HOLDINGS 62ND LLC 2820 S ALMA SCHOOL RD STE 18-628 CHANDLER, AZ 85286 ACCESSOR PARCEL NO.: 143-38-018A	
ZONING: PAD	
LOT SIZE: 14,636	
TOWNSHIP: 6 2N 2E	
SUBDIVISION: HADSELLS ADDITION	
LOT#: 18	
EXISTING BUILDING AREAS:	
EX LIVABLE AREA:	2,105 SF
EX TOTAL ROOFED AREA:	3,286 SF
LOT SIZE:	14,636 SF
LOT COVERAGE:	22.5%
PROPOSAL - ADD 2 UNITS	
BUILDING AREAS:	
LIVABLE AREA ADDED:	Approx. 3,680 SF
ROOFED AREA ADDED:	Approx. 2,450 SF
LOT SIZE:	14,636 SF
LOT COVERAGE:	39%
NO FISSURES	
DRIVING DIRECTIONS: GRAND AVE NORTH WEST TO W ORANGE WOOD TO N 62ND AVE TO PROPERTY	

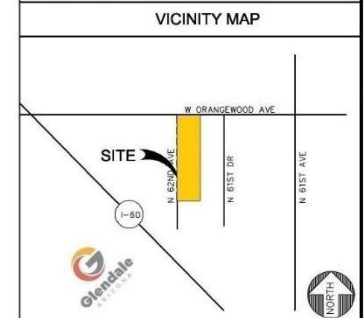
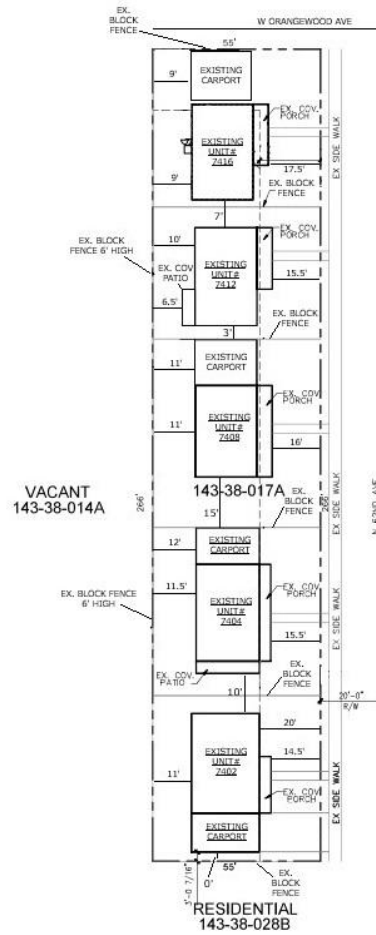


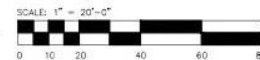
Exhibit 9 – Site Plan Parcel B (Existing)

Parcel B - APN: 143-38-017A - Site Plan

Project Name: Glen Village on 62nd



SITE PLAN
SCALE: 1" = 20'-0"



CODE DATA	
BUILDING CODES:	
2018 INTERNATIONAL BUILDING CODE (IBC)	
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)	
2018 INTERNATIONAL MECHANICAL CODE (IMC)	
2018 INTERNATIONAL PLUMBING CODE (IPC)	
2018 INTERNATIONAL FUEL GAS CODE (IFGC)	
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)	
2017 NATIONAL ELECTRICAL CODE (NEC)	
2018 INTERNATIONAL FIRE CODE (IFC)	
CITY OF GLENDALE AMENDMENTS	
PROJECT INFORMATION	
OWNER INFORMATION	
YMH HOLDINGS 62ND LLC 2820 S ALMA SCHOOL RD STE 18-628 CHANDLER, AZ 85286	
ACCESSOR PARCEL NO.: 143-38-017A ZONING: PAD LOT SIZE: 14,636 TOWNSHIP: 5 2N 2E SUBDIVISION: HADSELLS ADDITION LOT #: 18	
EXISTING UNITS # 7402, 7404, 7408, 7412, 7416 BUILDING AREAS:	
EX LIVABLE AREA	3248 SF
EX TOTAL ROOF AREA	5069 SF
LOT SIZE	14636 SF
LOT COVERAGE	34.6%
NO FISSURES	
DRIVING DIRECTIONS: GRAND AVE NORTH WEST TO W ORANGER WOOD TO N 62ND AVE TO PROPERTY	
VICINITY MAP	

