



CITY OF AVONDALE, ARIZONA

ENCANTO TOWNHOMES AT PALM LANE



**SUBJECT
SITE**

Encanto Townhomes
Looking Southeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



CITY OF AVONDALE, ARIZONA

ENCANTO TOWNHOMES AT PALM LANE

LOCATION

Located at the southwest corner of Encanto Boulevard and Avondale Boulevard in the City of Avondale, Arizona.

SIZE

370,126 Square Feet (8.50 Acres)

ASSESSOR PARCEL NUMBERS

501-74-015G and 501-74-015H

PRICE

Submit

TERMS

Cash

ZONING

PAD | City of Avondale

PROPERTY TAXES

2019 Assessment: \$4,324.06

DUE DILIGENCE ([Please click to view](#))

ALTA Survey

Phase 1

PAD

Elevations

Commitment for Title Insurance

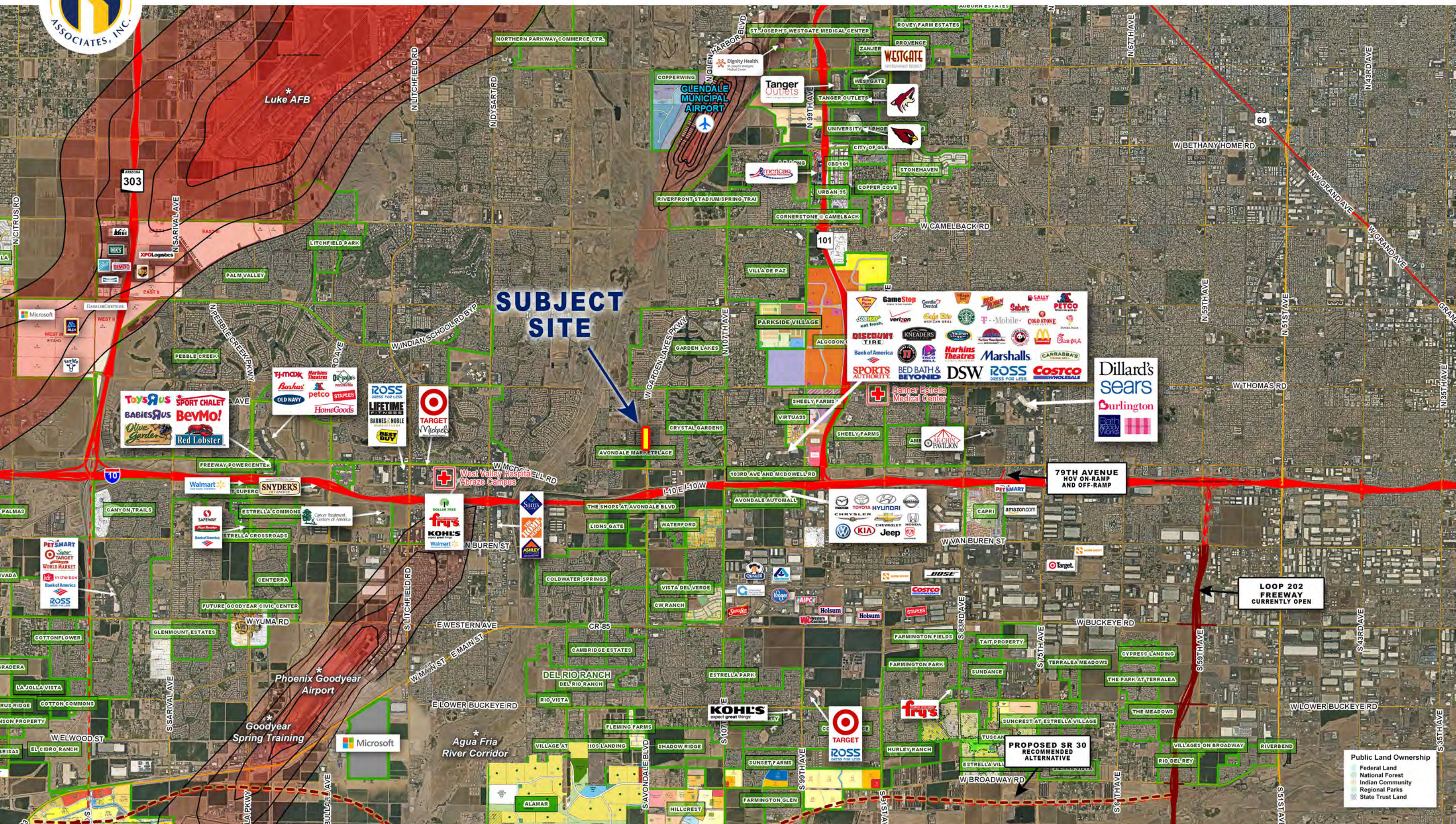
Water and Sewer Maps

Council Approvals

Topo



ENCANTO TOWNHOMES AT PALM LANE / WEST VALLEY SUBMARKET









ENCANTO TOWNHOMES AT PALM LANE / SITE PLAN



FRONT ENTRY ELEVATION



REAR GARAGE ELEVATION



PLAN 1503-SIDE FLOOR PLAN 3-BEDROOM/LOFT 1503 SF. UPPER LEVEL FLOOR PLAN PLAN 1503-END FLOOR PLAN UPPER LEVEL



PLAN 1633-SIDE FLOOR PLAN 3-BEDROOM/LOFT 1633 SF. UPPER LEVEL FLOOR PLAN PLAN 1633-END FLOOR PLAN UPPER LEVEL TOWNHOME MODELS FLOOR PLANS

PROJECT INFORMATION

OWNER: QUYP DEVELOPMENT SERVICES LLC
 1760 N. 15TH STREET SUITE 150
 PHOENIX, ARIZONA 85008
 602-930-9086

LOCATION: ENCANTO BLVD AND AVONDALE BLVD
 AVONDALE, ARIZONA

ZONING: AS PROPOSED R-4 P4D

SITE AREA: 28134 SF = 0.65 ACRES (NET)

TOWNHOMES - INDIVIDUALLY OWNED

16 UNITS TOTAL

INTERNATIONAL RESIDENTIAL CODE (IRC)
 OCCUPANT R-3 CONST. TYPE V-S

DENSITY: 1160 UNITS/ACRE (NET)

PARKING REQUIRED: 1 PER UNIT = 16
 1 PER 100 SQ. FT. = 10
 TOTAL REQUIRED: 26

PARKING PROVIDED:
 2 GARAGE SPACES EACH TOWNHOUSE = 32
 VISITOR SPACES = 26 (INCLUDES ACCESSIBLE SPACES)
 TOTAL PROVIDED: 58

OPEN SPACE REQUIRED: 20% NET SITE AREA = 5746.8 SF.
 BUILDING PAD AREA: PLAN 1633-1036 SF, 156-158, 216 SF
 PLAN 1503-953 SF, 581-582, 58 SF
 TOTAL BUILDING: 13,237 SF

PAVED AREA: 82574 SF

LANDSCAPED AREA: 80448 SF = 28% OF NET SITE AREA

USABLE OPEN SPACE: 5821 SF = 2% OF NET SITE AREA

TOTAL NET SITE AREA: 28134 SF



VICINITY MAP NO SCALE



W. ENCANTO BLVD.

N. AVONDALE BLVD.

CONCEPTUAL SITE PLAN
 1" = 60' NORTH

ENCANTO TOWNHOMES AT PALM LANE
 ENCANTO BLVD & PALM LANE AVONDALE, ARIZONA

PROJECT NO. 1501
 DATE: 9/2017
 DRAWN BY: PEE
 REVISIONS:
 08/15/2017
 08/15/2017
 08/15/2017
 08/15/2017

QUYP DEVELOPMENT SERVICES LLC
 ENCANTO TOWNHOMES AT PALM LANE
 AVONDALE, ARIZONA



WOODS ASSOCIATES ARCHITECTS, LLC
 3319 E. McDOWELL RD.
 MESA, ARIZONA 85213
 (480) 962-7672

