

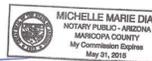
PLANNED AREA DEVELOPMENT OVERLAY FOR 8TH STREET & UNA AVE

A PORTION OF THE NORTHEAST QUARTER, SECTION 23, TOWNSHIP 1 N, RANGE 4 E, GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY ARIZONA

ACKNOWLEDGEMENT

ON THIS 31st DAY OF October, 2013, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED JUSTIN MARTINEZ / CITY OF TEMPE, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HERETO SET MY HAND AND OFFICIAL SEAL

BY:   Michelle Marie Diaz
NOTARY PUBLIC MY COMMISSION EXPIRES

BY: Justin Martinez 10/31/2013
JUSTIN MARTINEZ DATE

BY: _____ DATE _____
CITY OF TEMPE

ITS: DAVE NAKAGAWARA DIRECTOR FOR COMMUNITY DEVELOPMENT DEPARTMENT

LEGAL DESCRIPTION (CITY PROPERTY)

A parcel of land being a portion of the northeast quarter of the northeast quarter of Section 23, Township 1 North Range 4 east of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

All that property deeded to the City of Tempe in that Quit Claim Deed recorded in Book 3361, Page 157, Maricopa County Recorder's Office, Arizona.

TOTAL AREA IS 0.316 GROSS ACRES.

LEGAL DESCRIPTION (MARTINEZ PROPERTY)

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH RAGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, B-H HOMES, AS RECORDED IN BOOK 76 OF MAPS, PAGE 2, RECORD OF MARICOPA COUNTY RECORDER;

THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY PROLONGATION OF THE EAST ALLEY RIGHT OF WAY AS SHOWN ON SAID B-H HOMES, 46.29 FEET TO THE SOUTH RIGHT OF WAY OF 8TH STREET;

THENCE NORTH 89 DEGREES 27 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 142.30 FEET;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY, SOUTH 00 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE PROLONGATION OF THE WEST RIGHT OF WAY OF UNA AVENUE AS SHOWN ON SAID PLAT, 48.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;

THENCE DEPARTING SAID PROLONGATION OF SAID WEST RIGHT OF WAY, NORTH 89 DEGREES 51 MINUTES 00 SECONDS ALONG THE NORTH LINE OF SAID LOT 5, 142.87 FEET TO THE POINT OF BEGINNING.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 22nd DAY OF AUGUST 2013.

OWNER/DEVELOPER

JUSTIN MARTINEZ - 900 S. UNA AVENUE
CITY OF TEMPE - 901 S. UNA AVENUE

PROJECT DATA

PROPOSED P.A.D. DEVELOPMENT STANDARDS

MINIMUM SITE AREA	6,000 SF
MINIMUM LOT WIDTH	44'
MINIMUM LOT LENGTH	100'
NUMBER OF TOTAL LOTS	2
NUMBER OF TOTAL UNITS	2
DENSITY	6.25 DUA
MAXIMUM HEIGHT	30 FT
MAXIMUM LOT COVERAGE	45%
SETBACK: FRONT YARD	20'
SETBACK: SIDE YARD	5'
SETBACK: STREET SIDE YARD	10'
SETBACK: REAR YARD	15'
SETBACK: OPEN STRUCTURES (FRONT YARD)	15'
VEHICLE PARKING	2

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD13008

- A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE AUGUST 22, 2015, OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
- THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER(S) VOLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN SEPTEMBER 21, 2013, OR THE ZONING MAP AMENDMENT AND PAD APPROVAL SHALL BE NULL AND VOID.
- THE PLANNED AREA DEVELOPMENT OVERLAY SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE PROPERTY SHALL MAINTAIN CONFORMANCE WITH THE R1-6, SINGLE-FAMILY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS FOR BUILDING HEIGHT, BUILDING SETBACKS AND LOT COVERAGE.
- MAINTAIN THE EXISTING COTTONWOOD TREE IN FRONT OF 900 SOUTH UNA AVENUE. AT SUCH TIME THE TREE DOES NOT SURVIVE A NEW COTTONWOOD SHALL BE INSTALLED WITHIN SIXTY (60) DAYS OF ITS DEMISE.

GENERAL NOTES

REC13030

PAD13008

DS121196

PREPARED BY:
JUSTIN MARTINEZ
714 S. EXTENSION RD. #11
MESA, ARIZONA 85210
(628) 242-5601

NOT FOR
CONSTRUCTION

8TH STREET & UNA AVE PAD
900 & 901 SOUTH UNA AVE,
TEMPE, AZ 85281

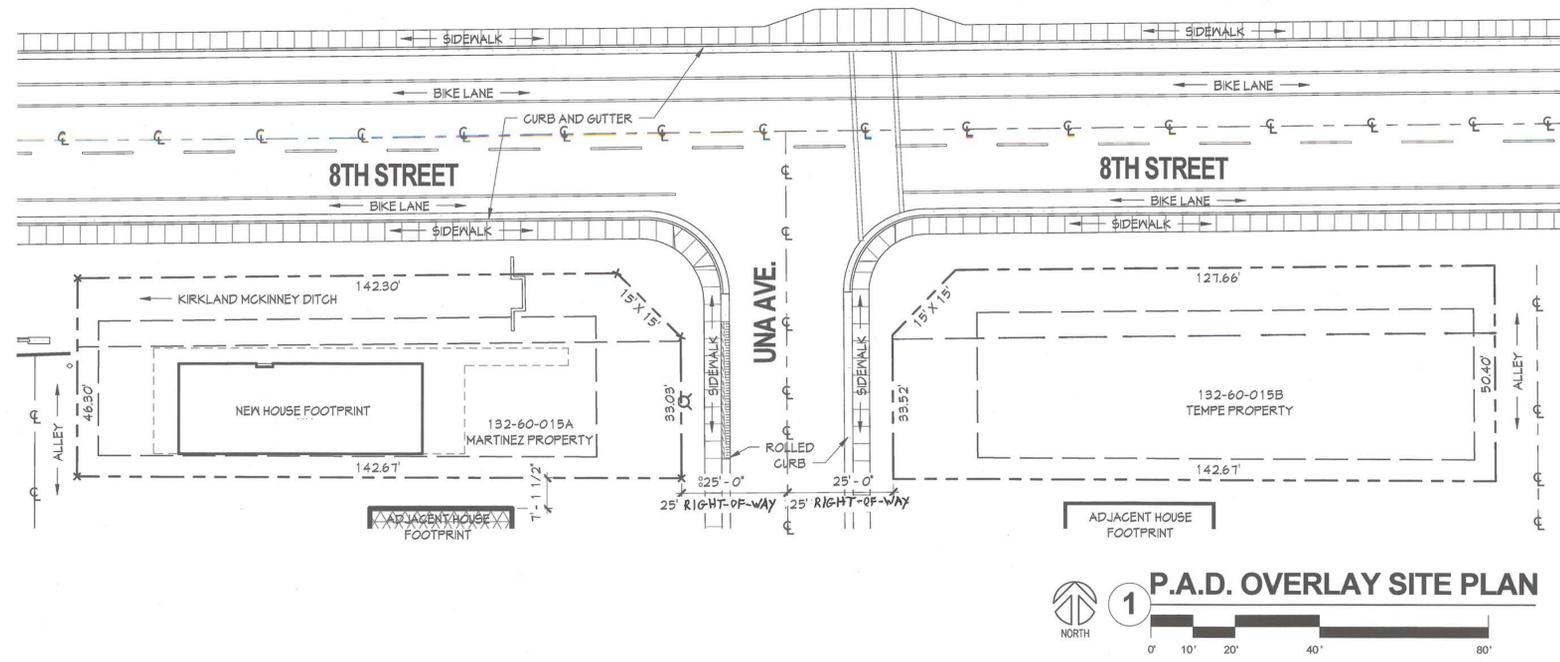
P.A.D. OVERLAY
COVER SHEET
DATE: 08/22/2013

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DS121196

PAD13008

REC13030



1 P.A.D. OVERLAY SITE PLAN

P.A.D. GENERAL SITE PLAN NOTES

OWNER:
 MARTINEZ PROPERTY:
 JUSTIN N. MARTINEZ
 715 SOUTH EXTENSION ROAD, UNIT 11
 MESA, ARIZONA 85210
 (928) 242-5801
 jnmart19@yahoo.com

TEMPE PROPERTY:
 CITY OF TEMPE
 31 EAST FIFTH STREET
 TEMPE, ARIZONA 85281
 (480) 350-8989
 C/O LISA COLLINS
 Lisa_Collins@Tempe.gov

ADDRESS OF PROPERTY:
 MARTINEZ PROPERTY: 900 S. UNA AVENUE, TEMPE, AZ 85281
 TEMPE PROPERTY: 901 S. UNA AVENUE, TEMPE, AZ 85281

PARCEL NUMBER:
 MARTINEZ PROPERTY: 132-60-015A
 TEMPE PROPERTY: 132-60-015B

CURRENT ZONING:
 R1-6

PROPOSED ZONING:
 R1-PAD

EASEMENTS:
 NORTH 16 FEET

LOT AREA:
 6,606.84 SQ. FT. GROSS ± NET / 7,116 SQ. FT. GROSS ± NET

NOTE:
 DIMENSIONS AND AREAS OF PARCEL 132-60-015B TAKEN FROM MARICOPA COUNTY ASSESSORS SITE.

PROPOSED P.A.D. DEVELOPMENT STANDARDS	
MINIMUM SITE AREA	6,000 SF
MINIMUM LOT WIDTH	44'
MINIMUM LOT LENGTH	100'
NUMBER OF TOTAL LOTS	2
NUMBER OF TOTAL UNITS	2
DENSITY	6.25 DUA
MAXIMUM HEIGHT	30 FT
MAXIMUM LOT COVERAGE	45%
SETBACK: FRONT YARD	20'
SETBACK: SIDE YARD	5'
SETBACK: STREET SIDE YARD	10'
SETBACK: REAR YARD	15'
SETBACK: OPEN STRUCTURES	15'
VEHICLE PARKING	2

SHEET INDEX	
SHEET NUMBER	SHEET NAME
A0.0	P.A.D. OVERLAY COVER SHEET
A1.1	P.A.D. OVERLAY SITE PLAN
A1.2	MARTINEZ PROPERTY SITE PLAN
A1.3	TEMPE PROPERTY SITE PLAN

DS121196

PAD13008

REC13030

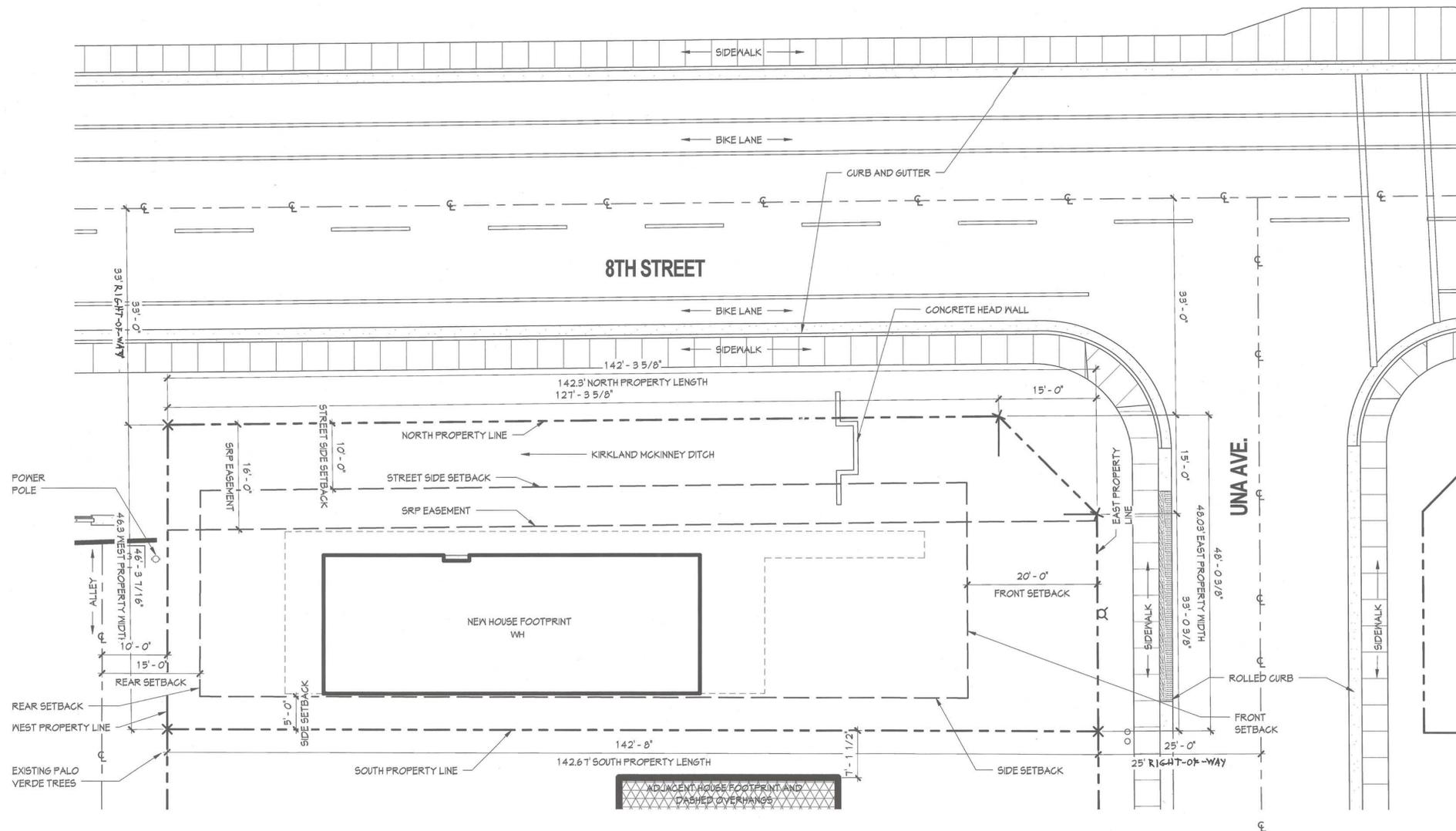
A1.1

P.A.D. OVERLAY
 SITE PLAN

8TH STREET & UNA AVE PAD
 900 & 901 SOUTH UNA AVE,
 TEMPE, AZ 85281

PREPARED BY:
 JUSTIN MARTINEZ
 715 S. EXTENSION RD. #11
 MESA, ARIZONA 85210
 (928) 242-5801

NOT FOR
 CONSTRUCTION



SITE LEGEND

○ FIRE HYDRANT

1 MARTINEZ PROPERTY SITE PLAN

MARTINEZ PROPERTY GENERAL SITE PLAN NOTES

LEGAL DESCRIPTION:
 A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH RAGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 5, B-H HOMES, AS RECORDED IN BOOK 16 OF MAPS, PAGE 2, RECORD OF MARICOPA COUNTY RECORDER;
 THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY PROLONGATION OF THE EAST ALLEY RIGHT OF WAY AS SHOWN ON SAID B-H HOMES, 46.24 FEET TO THE SOUTH RIGHT OF WAY OF 8TH STREET;
 THENCE NORTH 09 DEGREES 27 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 142.30 FEET;
 THENCE DEPARTING SAID SOUTH RIGHT OF WAY, SOUTH 00 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE PROLONGATION OF THE WEST RIGHT OF WAY OF UNA AVENUE AS SHOWN ON SAID PLAT, 48.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
 THENCE DEPARTING SAID PROLONGATION OF SAID WEST RIGHT OF WAY, NORTH 09 DEGREES 51 MINUTES 00 SECONDS ALONG THE NORTH LINE OF SAID LOT 5, 142.61 FEET TO THE POINT OF BEGINNING.

OWNER:
 JUSTIN N. MARTINEZ
 715 SOUTH EXTENSION ROAD, UNIT 11
 MESA, AZ 85210
 (428) 242-5801
 jnmarti3@yahoo.com

ADDRESS OF PROPERTY:
 900 SOUTH UNA AVENUE
 TEMPE, AZ 85281

PARCEL NUMBER:
 132-60-015A

CURRENT ZONING:
 R1-6

PROPOSED ZONING:
 R1-PAD

EASEMENTS:
 NORTH 16 FEET

LOT AREA:
 6,606.84 SQ FT GROSS & NET

BUILDABLE AREA:
 2,809.46 SQ FT
 42.5% OF LOT

AREA CALCULATIONS:

LIVABLE AREAS (GROSS)	
LOWER LEVEL	640 SF.
UPPER LEVEL	1,403 SF.
TOTAL GROSS LIVABLE AREA	2,043 SF.
NON-LIVABLE UNDER ROOF AREAS (GROSS)	
GARAGE	571 SF.
FRONT PORCH	246 SF.
REAR PORCH	147 SF.
TOTAL GROSS NON-LIVABLE AREA	970 SF.
TOTAL AREA UNDER ROOF	3,013 SF.
AREA OF ROOF FOOTPRINT	
	1,826 SF.
LOT COVERAGE (GROSS)	
LOT AREA	6,607 SF.
BUILDING FOOTPRINT	1,217 SF.
ACTUAL PERCENTAGE OF LOT COVERED	18.4%
ALLOWABLE "MAX" LOT COVERAGE	45%

REC13030

PAD13008

DS121196

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8TH STREET & UNA AVE PAD

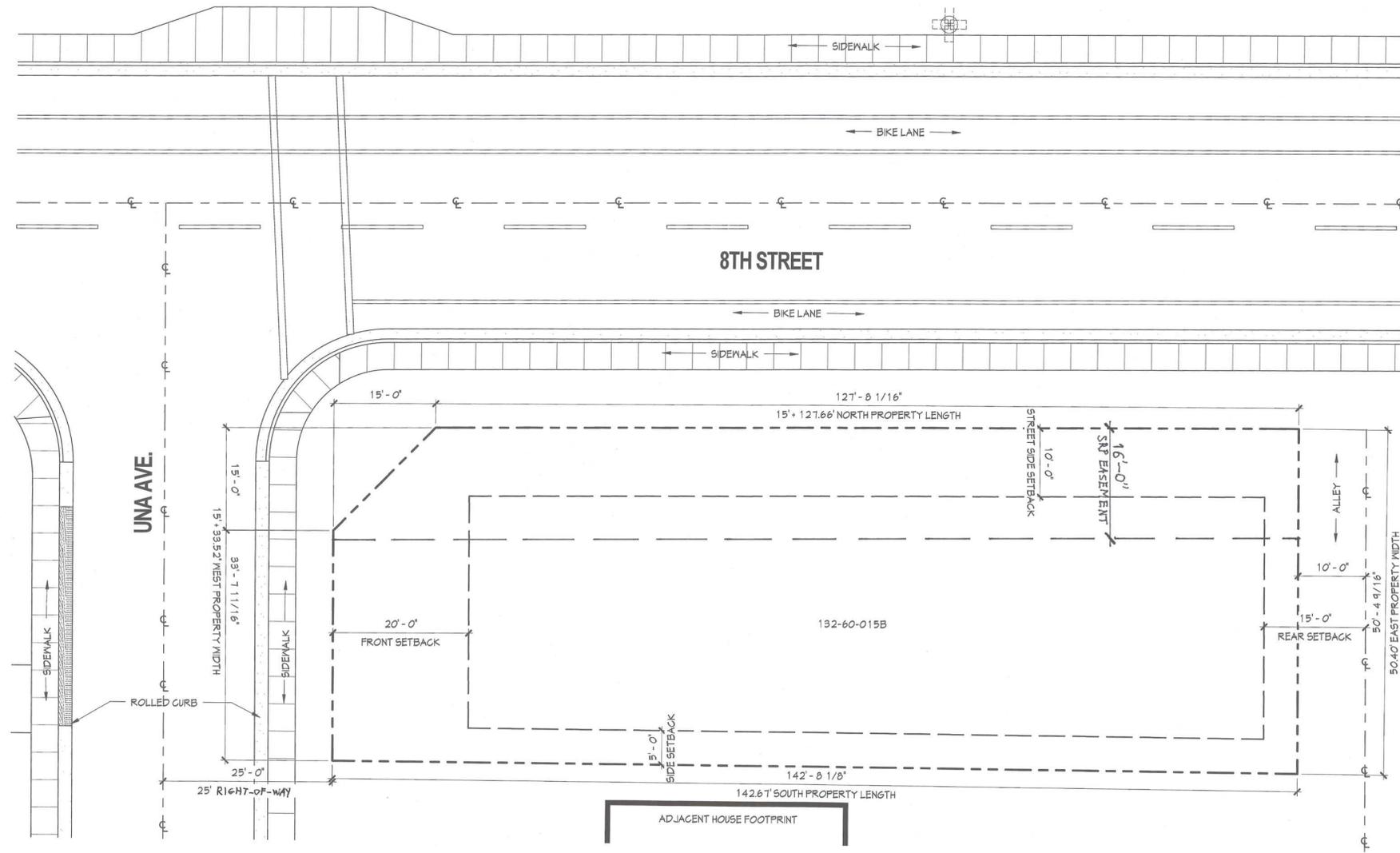
900 & 901 SOUTH UNA AVE,
 TEMPE, AZ 85281

MARTINEZ
 PROPERTY SITE
 PLAN

DATE: 08/22/2013

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1 TEMPE PROPERTY SITE PLAN

NORTH

0' 5' 10' 20' 40'

TMEPE PROPERTY GENERAL SITE PLAN NOTES

OWNER:
 CITY OF TEMPE
 31 EAST FIFTH STREET
 TEMPE, AZ 85281
 (480) 350-8989
 Lisa_Collins@Tempe.gov

ADDRESS OF PROPERTY:
 901 SOUTH UNA AVENUE
 TEMPE, AZ 85281

PARCEL NUMBER:
 132-60-015B

CURRENT ZONING:
 R1-6

PROPOSED ZONING:
 R1-PAD

EASEMENTS:
 NORTH 16 FEET

LOT AREA:
 7,176 SQ FT GROSS & NET

NOTE:
 DIMENSIONS AND AREAS OF PARCEL 132-60-015B TAKEN FROM MARICOPA COUNTY ASSESSORS SITE.

DS121196

PAD13008

REC13030

DS121196

PAD13008

REC13030

A1.3

TEMPE PROPERTY
 SITE PLAN

8TH STREET & UNA AVE PAD

900 & 901 SOUTH UNA AVE,
 TEMPE, AZ 85281

PREPARED BY:
 JUSTIN MARTINEZ
 715 S. EXTENSION RD. #11
 MESA, ARIZONA 85210
 (928) 242-5801

NOT FOR
 CONSTRUCTION

10/31/2013 8:11:21 AM

DATE: 08/22/2013