

# PLANNED AREA DEVELOPMENT OVERLAY FARMER ARTS DISTRICT - PARCEL 2

A Portion of Southeast quarter of Section 16, Township 1 North, Range 4 East  
of the Gila and Salt River Base and Meridian, Maricopa County Arizona

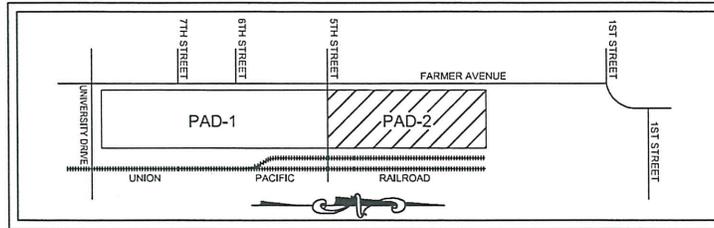
## ACKNOWLEDGMENT

State of Arizona  
County of Maricopa

On this \_\_\_\_ day of \_\_\_\_\_, 2007, before me the undersigned personally appeared (name here), who acknowledged himself to be the owner of (name here), an Arizona corporation, and that being authorized to do so, executed the foregoing instrument in the capacity therein stated and for the purpose therein contained.

In witness whereof, hereunto set my hand and official seal.

Notary Public  
My commission expires \_\_\_\_\_



LOCATION MAP

N.T.S.

## SHEET INDEX

- PAD2.0 COVER SHEET
- PAD2.1 SITE PLAN

## LEGAL DESCRIPTION PARCEL 2

That portion of the Southeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 16;  
thence North 00° 17' 11" West (record = North 00° 16' 40" West), along the East line of the Southeast quarter of said Section 16, also being the centerline of the Union Pacific Railroad Main Track, a distance of 1307.91 feet to the centerline of 5th Street, as recorded in Docket 7324, Page 437, Maricopa County Records, and the Point of Beginning;  
thence South 89° 04' 18" West, along said centerline 199.92 feet to the Easterly right-of-way of Farmers Avenue, as shown on the subdivision plat of State Plat No. 12 Amended, recorded in Book 69 of Maps, Page 38, Maricopa County Records;  
thence North 00° 16' 23" West (record = North 00° 16' 40" West), along said East right-of-way line, 927.18 feet to the South line of Patent No. 6898 recorded in Document 83-203726, Maricopa County Records;  
thence North 89° 27' 33" East, along the South line of said Patent No. 6898, a distance of 199.70 feet to the East line of the Southeast quarter of said Section 16;  
thence South 00° 17' 11" East (record = South 00° 16' 40" East), along said East line and the centerline of the Union Pacific Railroad Main Track, 925.82 feet to the Point of Beginning;

EXCEPT the East 35.00 feet thereof.

## BENCHMARK

Top of brass cap in handhole at the Intersection of University Drive and Hardy Drive.  
Elevation = 1149.89 feet City of Tempe datum

## SITE BENCHMARK

TBM #1 - Top of brass cap in handhole at the Intersection of University Drive and Farmer Avenue.  
Elevation = 1159.98 feet City of Tempe datum  
TBM #2 - Top of brass cap in handhole at the Intersection of 5th Street (West) and Farmer Avenue.  
Elevation = 1156.28 feet City of Tempe datum  
TBM #3 - Top of brass cap flush with pavement at the Intersection of 1st Street (West) and Farmer Avenue.  
Elevation = 1157.51 feet City of Tempe datum

## BASIS OF BEARING

The East line of the Southeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, as monumented.

Said Bearing = North 00° 17' 11" West (recorded = North 00° 16' 40" West)

## DEVELOPER

Farmer Arts, LLC  
PO Box 1833  
Tempe, Arizona 85280  
(480) 204-0104

## APPLICANT

Farmer Arts, LLC  
PO Box 1833  
Tempe, Arizona 85280  
(480) 204-0104

## ENGINEER

OTAK, Inc.  
Contact: Scott Shumaker  
17355 SW Boones Ferry Rd.  
Lake Oswego, Oregon 97035  
(503) 635-3618

## ARCHITECT

OTAK, Inc.  
Contact: Dennis Haden  
17355 SW Boones Ferry Rd.  
Lake Oswego, Oregon 97035  
(503) 635-3618

## PLANNER

OTAK, Inc.  
Contact: Brad Kilby  
17355 SW Boones Ferry Rd.  
Lake Oswego, Oregon 97035  
(503) 635-3618

## LANDSCAPE ARCHITECT

Vollmer & Associates  
Contact: Jim Smith  
426 North 44th Street Suite 350  
Phoenix, AZ 85008  
(602) 359-7711

## CONDITIONS OF APPROVAL: PAD 07024

**Farmer Arts District**  
Where the heart of the neighborhood meets the heart of the city

COVER SHEET - PARCEL 2



17355 SW Boones Ferry Rd.  
Lake Oswego, OR 97035-3277  
Phone: (503) 635-3618  
FAX: (503) 635-3618  
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Project No. 14457  
PAD2.0  
Sheet No.

NO.	DATE	BY	DATE	REVISIONS

280 WEST UNIVERSITY DRIVE  
DS 071056 PAD 07024 REC 70058

DS 071056 PAD 07024 REC 70058

ATTACHMENT 19

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# PLANNED AREA DEVELOPMENT OVERLAY FARMER ARTS DISTRICT - PARCEL 1

A Portion of Southeast quarter of Section 16, Township 1 North, Range 4 East  
of the Gila and Salt River Base and Meridian, Maricopa County Arizona

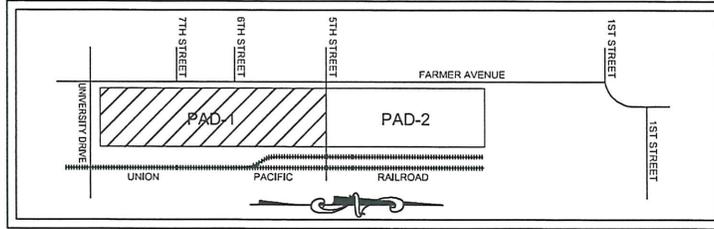
## ACKNOWLEDGMENT

State of Arizona  
County of Maricopa

On this \_\_\_\_ day of \_\_\_\_\_, 2007, before me the undersigned personally appeared (name here), who acknowledged himself to be the owner of (name here), an Arizona corporation, and that being authorized to do so, executed the forgoing instrument in the capacity therein stated and for the purpose therein contained.

In witness whereof, hereunto set my hand and official seal.

Notary Public  
My commission expires \_\_\_\_\_



LOCATION MAP

N.T.S.

## SHEET INDEX

- PAD1.0 COVER SHEET
- PAD1.1 SITE PLAN

## LEGAL DESCRIPTION PARCEL 1

That portion of the Southeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 16;  
thence North 00° 17' 11" West (record = North 00° 16' 40" West), along the East line of the Southeast quarter of said Section 16, also being the centerline of the Union Pacific Railroad Main Track, a distance of 33.00 feet to the Point of Beginning, said point being on the Northerly right-of-way of University Drive, as shown on the subdivision plat of State Plat No. 12 Amended, recorded in Book 69 of Maps, Page 38, Maricopa County Records;  
thence South 89° 57' 13" West (record = South 90° 00' 00" West), along said Northerly right-of-way line, 199.37 feet to the Easterly right-of-way line of Farmer Avenue;  
thence North 00° 17' 01" West (record = North 00° 16' 40" West), along said Easterly right-of-way line, 1271.84 feet to the centerline of 5th Street as recorded in Docket 7324, Page 437, Maricopa County Records;  
thence North 89° 04' 18" East, along the said centerline, 199.93 feet to the East line of the Southeast quarter of said Section 16;  
thence South 00° 17' 11" East, along said East line and the centerline of said Union Pacific Railroad Main Track, 1274.91 feet to the Point of Beginning;

EXCEPT the East 35.00 feet thereof.

## BENCHMARK

Top of brass cap in handhole at the Intersection of University Drive and Hardy Drive.  
Elevation = 1149.69 feet City of Tempe datum

## SITE BENCHMARK

TBM #1 - Top of brass cap in handhole at the Intersection of University Drive and Farmer Avenue.  
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TBM #2 - Top of brass cap in handhole at the Intersection of 5th Street (West) and Farmer Avenue.  
Elevation = 1156.28 feet City of Tempe datum  
TBM #3 - Top of brass cap flush with pavement at the Intersection of 1st Street (West) and Farmer Avenue.  
Elevation = 1157.51 feet City of Tempe datum.

## BASIS OF BEARING

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Lake Oswego, Oregon 97035  
(503) 635-3618

## ARCHITECT

OTAK, Inc.  
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17355 SW Boones Ferry Rd.  
Lake Oswego, Oregon 97035  
(503) 635-3618

## PLANNER

OTAK, Inc.  
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17355 SW Boones Ferry Rd.  
Lake Oswego, Oregon 97035  
(503) 635-3618

## LANDSCAPE ARCHITECT

Vollmer & Associates  
Contact: Jim Smith  
426 North 44th Street Suite 350  
Phoenix, AZ 85008  
(602) 358-7711

## CONDITIONS OF APPROVAL: PAD 07020

**Farmer Arts District**  
Where the heart of the neighborhood meets the heart of the city

COVER SHEET - PARCEL 1

**otak**  
17355 SW Boones Ferry Rd.  
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Project No.  
**PAD1.0**  
Sheet No.

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DS 071056 PAD 07020 REC 70053

280 WEST UNIVERSITY DRIVE

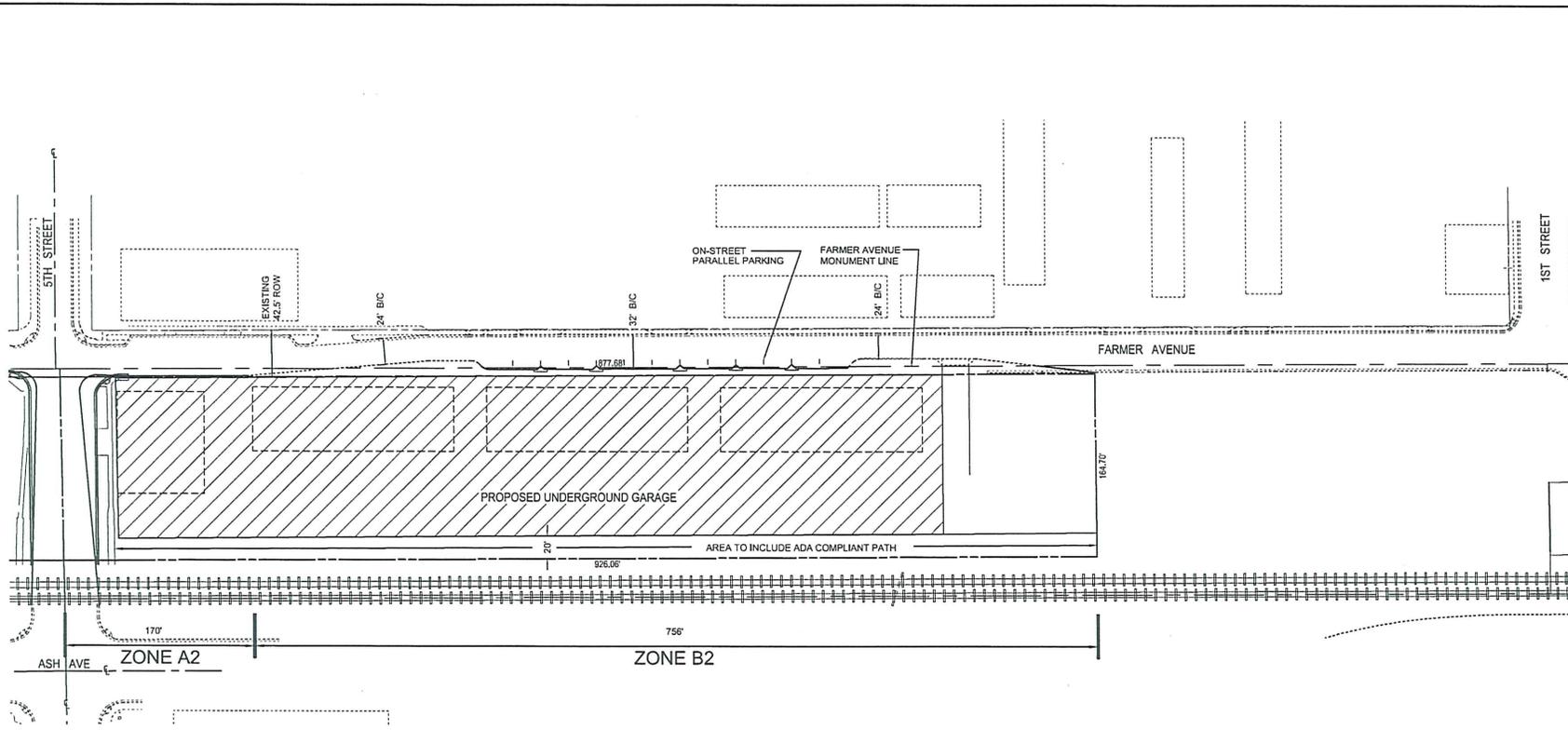
DS 071056 PAD 07020 REC 70053

NO.	DATE	BY	REVISION

ATTACHMENT 20

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PARCEL 2 DEVELOPMENT STANDARDS	EXISTING GID	MU4	PROPOSED WITH PAD
RESIDENTIAL DENSITY (DUI/ACRE)	NA	NS	30.0
BUILDING HEIGHT (in feet)	35	NS	65'15"
BUILDING ZONE A2 The height of buildings in the A2 Building Zone shall be limited to 65 feet of building height except that a penthouse shall be allowed to project an additional 15 feet of building height for an area not to exceed 60% of the building footprint.			
BUILDING ZONE B2			60
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	NS	NS	82%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	10%	NS	7%
SETBACKS (in feet)			
FRONT (SOUTH)	20	NS	0
SIDE (EAST)	0	NS	20
STREET SIDE (WEST)	20	NS	0
REAR (NORTH)	0	NS	0

NS = NO STANDARD

**Vehicle Parking: Parcel 2**

Parking Provided - Residential	113
Parking Provided - Visitors	18
Parking Provided - Non-Residential	110
Parking Provided - sub Total	241
Parking Located - On-Street	(13)
<b>Parking provided for Parcel 2</b>	<b>228</b>

**Parcel Size**

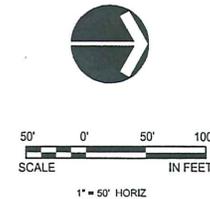
	square feet	acres
Gross site area:	159,619	3.66
Net site area:	152,712	3.51

**Zoning**

Existing: GID; General Industrial District  
 Proposed: MU-4; Mixed-use - High Density District

**General Plan 2030**

Existing: Mixed-Use; Medium to High Density  
 Proposed: Mixed-Use; High Density



NO.	DATE	BY	REVISIONS

**Farmer Arts District**  
 Where the heart of the neighborhood meets the heart of the City

SITE PLAN - NORTH PARCEL 2

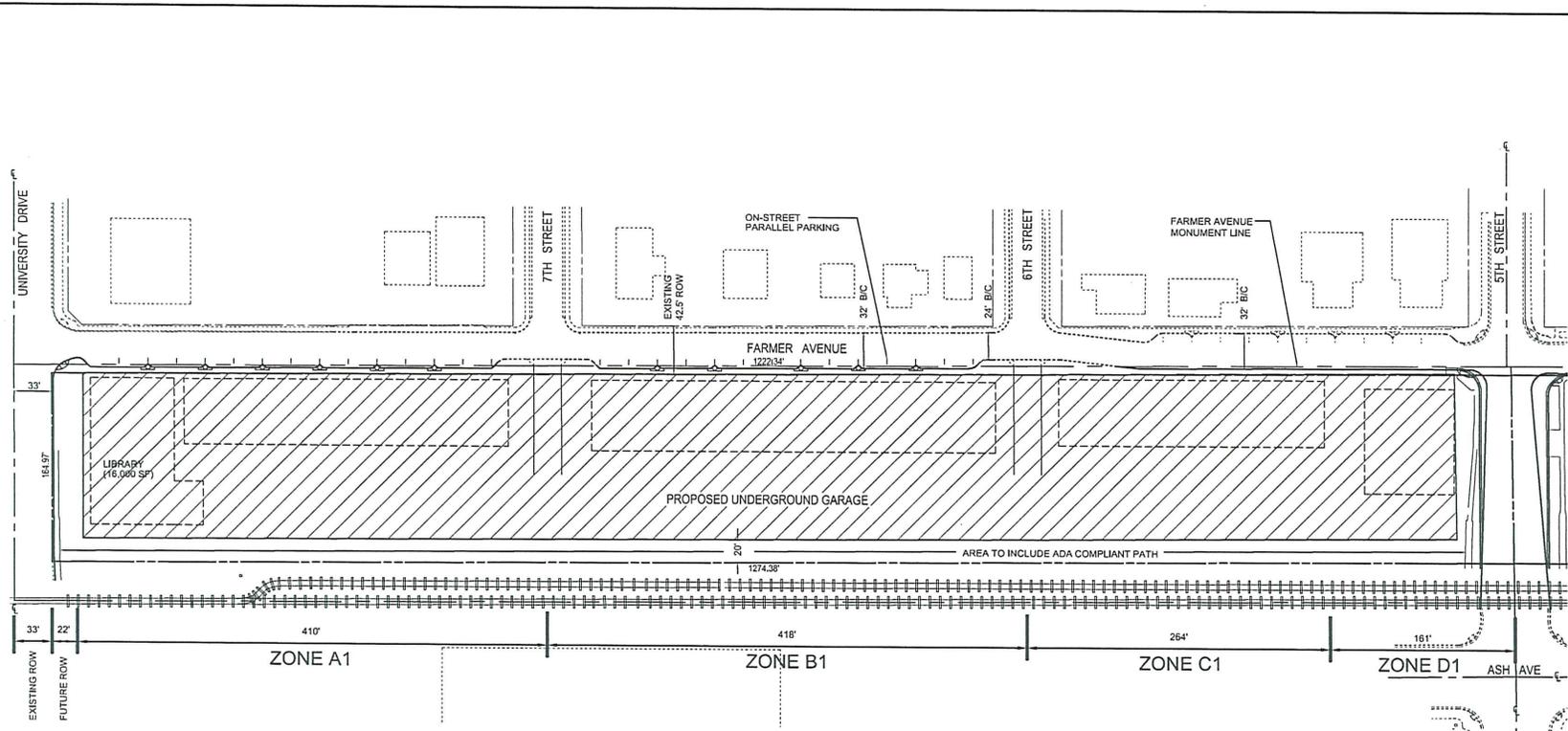


17356 SW Boone Perry Rd.  
 Lake Oswego, OR 97035-5277  
 Phone: (503) 635-3618  
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Project No. 14457  
 PAD2.1  
 Sheet No.

DS 071056 PAD 07024 REC 70058

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PARCEL 1 DEVELOPMENT STANDARDS			
	EXISTING GID	MUH	PROPOSED WITH PAD
RESIDENTIAL DENSITY (DU/ACRE)	NA	NS	50.0
BUILDING HEIGHT (in feet)	35	NS	50
BUILDING ZONE A1			50
BUILDING ZONE B1			50
BUILDING ZONE C1			60
BUILDING ZONE D1			65/15
BUILDING ZONE D1 The height of buildings in the D1 Building Zone shall be limited to 65 feet of building height except that a penthouse shall be allowed to project an additional 15 feet of building height for an area not to exceed 60% of the building footprint.			
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	NS	NS	82%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	10%	NS	7%
SETBACKS (in feet)			
FRONT (SOUTH)	20	NS	0
SIDE (EAST)	0	NS	20
STREET SIDE (WEST)	20	NS	0
REAR (NORTH)	0	NS	0

NS = NO STANDARD

**Vehicle Parking: Parcel 1**

Parking Provided - Residential	259
Parking Provided - Visitors	45
Parking Provided - Non-Residential	173
Parking Provided - sub Total	477
Parking Located - On-Street	(27)
Parking provided for Parcel 1	450

**Parcel Size**

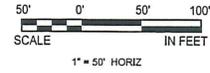
	square feet	acres
Gross site area:	225,147	5.17
Net site area:	209,989	4.82

**Zoning**

Existing: GID; General Industrial District  
Proposed: MU-4; Mixed-use - High Density District

**General Plan 2030**

Existing: Mixed-Use; Medium to High Density  
Proposed: Mixed-Use; High Density



NO.	DATE	BY	PROJECT REVISIONS

**Farmer Arts District**  
Where the heart of the neighborhood meets the heart of the city

SITE PLAN - SOUTH PARCEL 1



17050 SW Boones Ferry Rd.  
Lake Oswego, OR 97035-5277  
Phone: (503) 652-3618  
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Internet: WWW.OTAK.COM

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PAD1.1  
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280 WEST UNIVERSITY DRIVE

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