

# PLANNED AREA DEVELOPMENT OVERLAY FOR JONES STUDIO OFFICE

LOT 2 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

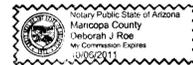
REC11023

## ACKNOWLEDGEMENT

ON THIS 3rd DAY OF October BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED EDWARD M. JONES 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] 10/6/11  
NOTARY PUBLIC MY COMMISSION EXPIRES

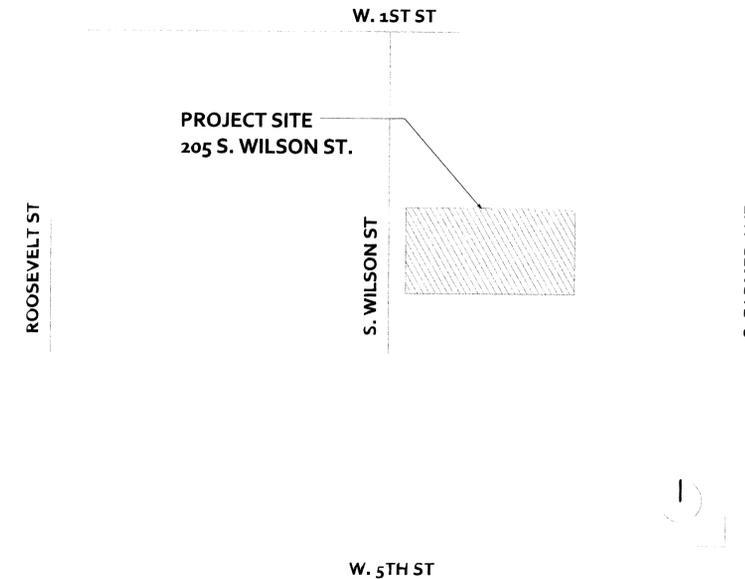


JONES BOYS, L.L.C.  
BY: [Signature] 10/3/11  
OWNER DATE

## OWNER / DEVELOPER

JONES BOYS LLC  
4450 N. 12TH ST. SUITE 104  
PHOENIX, AZ 85014  
  
CONTACT: MELISSA FARLING  
602.264.2941  
MELISSA@JONESSTUDIOINC.COM

## SITE VICINITY MAP



## PROJECT DATA

PLANNED AREA DEVELOPMENT OVERLAY WOULD MODIFY THE BUILDING SETBACK DEVELOPMENT STANDARDS TO REDUCE THE FRONT SETBACK FROM 25' TO 6' (SECTION 4-204 DEVELOPMENT STANDARDS FOR OFFICE / INDUSTRIAL DISTRICTS - TABLE 4-204 FRONT SETBACK GID) TO CONFORM TO EXISTING STREET FRONT DEVELOPMENT AND REDUCE THE SIDE YARD LANDSCAPE BUFFER FROM 6' TO 0' (SECTION 4-706 SCREENS, WALLS & ACCESS CONTROL LANDSCAPES - ITEM D1 - LAND USE BUFFERS) ALONG THE SOUTH PROPERTY EDGE TO PROVIDE A BUILDING WALL AND ENHANCED LANDSCAPE AREA.

**BUILDING HEIGHT**  
MAXIMUM ALLOWED: 35'  
PROVIDED BUILDING HEIGHT: 22' 6"

**BUILDING LOT COVERAGE**  
MAXIMUM ALLOWED: NS  
PROVIDED LOT COVERAGE: 32%

**SITE LANDSCAPE COVERAGE**  
MINIMUM REQUIRED: 10%  
PROVIDED LANDSCAPE COVERAGE: 25%

**BUILDING SETBACKS**  
REQUIRED:  
FRONT 25'  
SIDE 0'  
REAR 0'  
  
PROVIDED:  
FRONT 6'  
SIDE 0'  
REAR 0'

**VEHICULAR PARKING QUANTITY**  
SPACES REQUIRED: 20 + 1 HANDICAP SPACE  
(1/300 sf)(6,354 sf) = 21 TOTAL  
SPACES PROVIDED: 15 + 1 HANDICAP SPACE  
REFER TO ATTACHED LETTERS OF EXPLANATION

**BICYCLE PARKING**  
SPACES REQUIRED: 4  
4 REQUIRED IN BICYCLE COMMUTE AREA  
SPACES PROVIDED: 6

## CONDITIONS OF APPROVAL: PAD11005

1. A BUILDING PERMIT SHALL BE OBTAINED ON OR BEFORE SEPTEMBER 22, 2013 OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.
2. THE PROPERTY OWNER SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER VOLUNTARILY WAIVES ANY RIGHT TO CLAIM COMPENSATION OR 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 OCTOBER 24, 2011, OR THE PAD APPROVAL SHALL BE NULL AND VOID.
3. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT PRIOR TO SUBMITTAL OF CONSTRUCTION DOCUMENTS FOR BUILDING PERMIT.
4. THE PLANNED AREA DEVELOPMENT FOR JONES STUDIO 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.

## LEGAL DESCRIPTION

LOT 2 OF TREEHOUSE / JONES STUDIO SUBDIVISION ACCORDING TO PLAT OF RECORD IN THE OFFICE OF COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1066 OF MAPS, PAGE 38.

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 22nd DAY OF September 2011.

PAD11005

DS110560



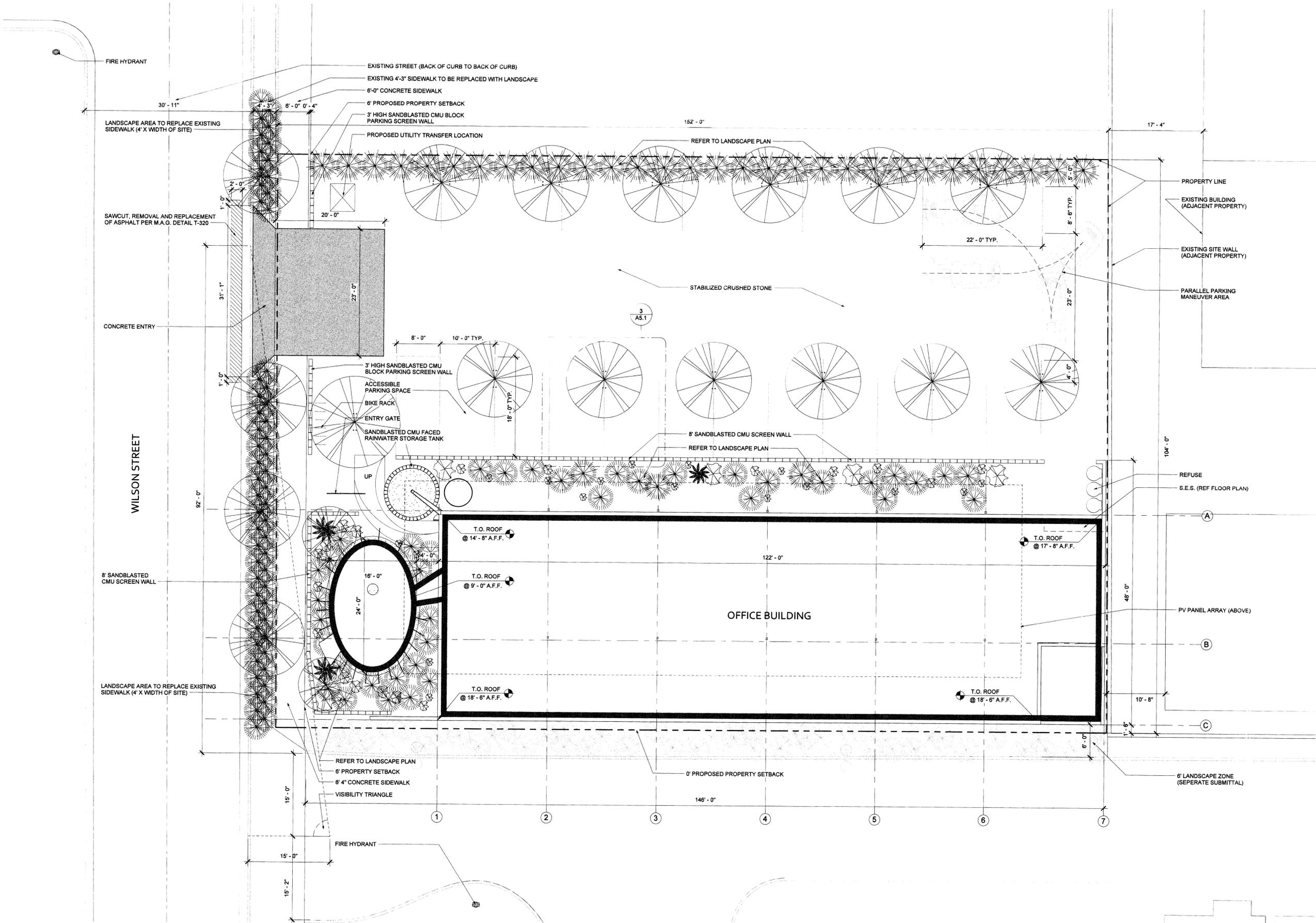
205 S. Wilson St. Tempe, Arizona 85281

jones studio office  
COVER SHEET A0.0

DS110560

PAD11005

REC11023



SITE PLAN 1  
1/8" = 1'-0"

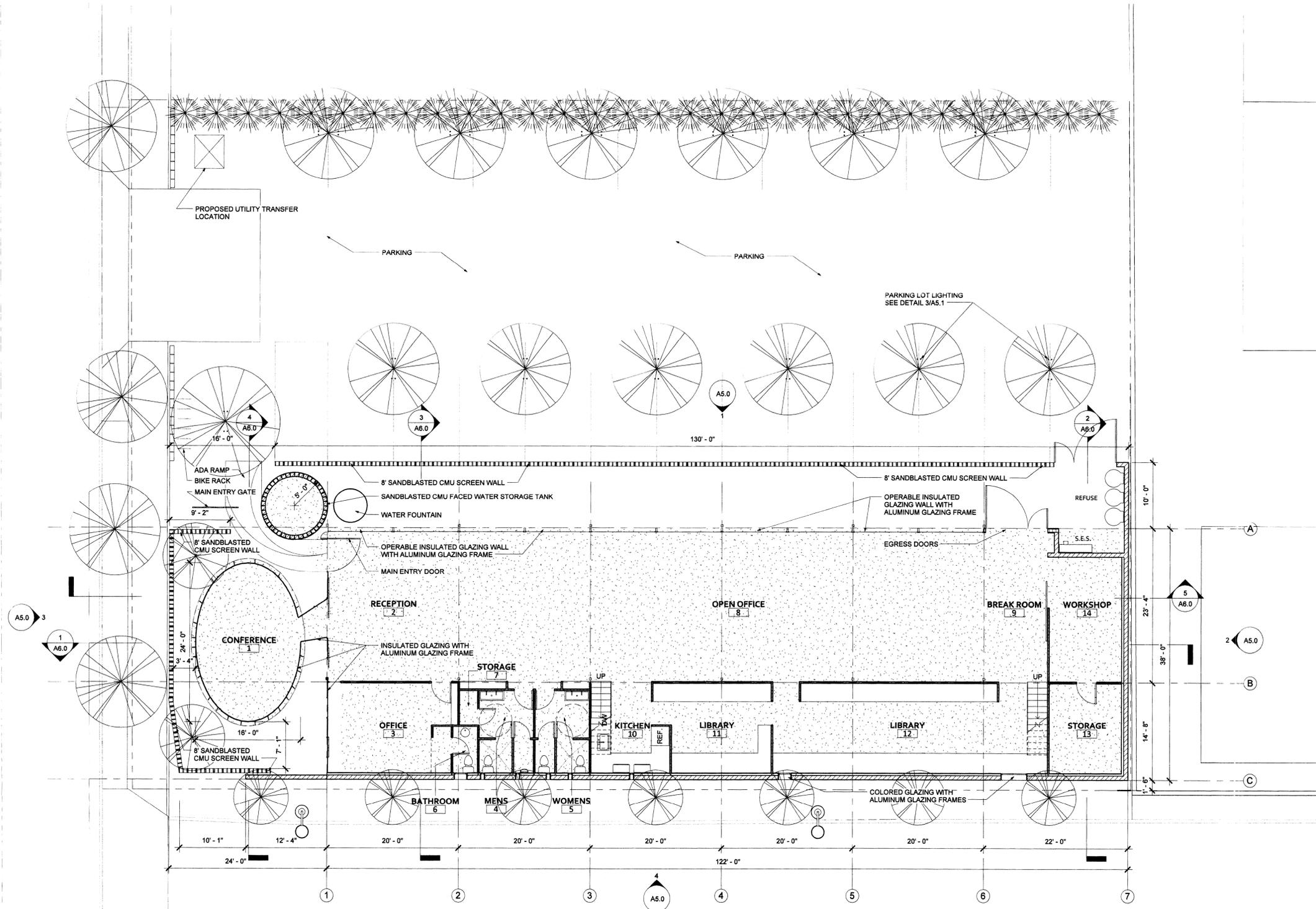
205 S. Wilson St. Tempe, Arizona 85281  
**Jones Studio Office**  
JONES STUDIO INC  
architects - graphic designers - 450 north 12th street - suite 104 - phoenix az 85014 - v 602.264.2941 f 602.26



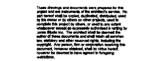
design development

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REVISION	
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SITE PLAN A1.0



NOTE: REFER TO LETTER OF EXPLANATION FOR FIRE SEPERATION @ SOUTH WALL



205 S. Wilson St. Tempe, Arizona 85281  
**Jones Studio Office**  
**JONES STUDIO INC**  
 ARCHITECTS - INTERIOR DESIGNERS - 4450 NORTH 12TH STREET - SUITE 104 - PHOENIX, AZ 85014 - V 602.264.2941 F 602.264.2942



design development

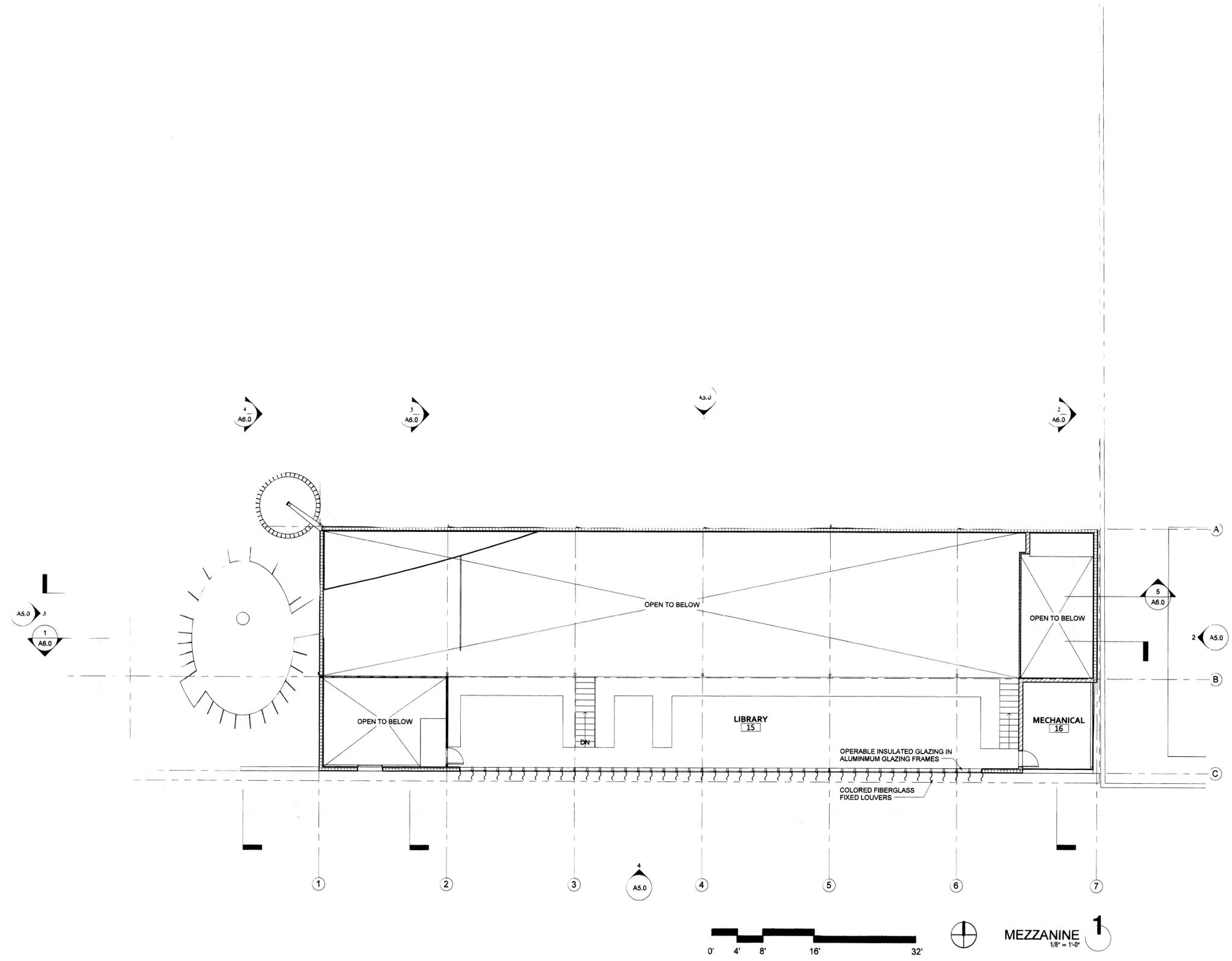
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REVISIONS

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**MAIN FLOOR PLAN A2.0**



# MEZZANINE FLOOR PLAN A2.2

design development 08.01.11  
 # 00.00.00  
 REVISION  
 10862  
 REGISTERED ARCHITECT  
 STATE OF ARIZONA  
 ARCHITECTS GRAPHIC DESIGNERS - 4425 NORTH 12TH STREET - SUITE 104 - PHOENIX AZ 85014 - V 602.264.2941 F 602.264.2942  
**JONES STUDIO INC**  
 205 S. WILSON ST. TEMPE, ARIZONA 85281  
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