

PLANNED AREA OF DEVELOPMENT OVERLAY FOR "RIO TOWNHOMES"

FOR A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11
TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

DELOME & ASSOCIATES
 ARCHITECTURAL DESIGN
 BY DELOME AND ASSOCIATES
 8595 East Bell Road, Suite 103
 Scottsdale, AZ 85260
 480.686.0689

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 by these drawings are the property of
 DeLorme and Associates and were
 created for use on this project only, and
 shall not be copied or reproduced for
 any purpose without specific written
 consent.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
 COUNTY OF MARICOPA) SS

BEFORE ME ON THIS 23rd DAY OF DECEMBER, 2008,

AFTER PRODUCING PROPER IDENTIFICATION DID EXECUTE THIS DOCUMENT FOR THE PURPOSES STATED HEREON.



Donna Rygiel 4/12/2012
 NOTARY PUBLIC MY COMMISSION EXPIRES

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.

SIGNED THIS 23rd DAY OF Dec, 2008

BY Mark Richmond DATE
 MARK RICHMOND, DPR COMMERCIAL

LEGAL DESCRIPTION

PARCEL NO. 1A:
 THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
 THENCE SOUTH 0 DEGREES 07 MINUTES 08 SECONDS WEST ON THE NORTH- SOUTH QUARTER SECTION LINE, 425.00 FEET TO NORTH LINE OF THE SOUTH 125 FEET OF THE NORTH 550 FEET OF THE WEST 160 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11;
 THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 161.14 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
 THENCE NORTH 0 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF 10.52 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL NO. 3 DESCRIBED IN DEED RECORDED IN 97-0699567 OF OFFICIAL RECORDS;
 THENCE NORTH 0 DEGREES 11 MINUTES 21 SECONDS EAST, A DISTANCE OF 214.49 FEET;
 THENCE EAST, A DISTANCE OF 161.20 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11;
 THENCE SOUTH 0 DEGREES 13 MINUTES 27 SECONDS WEST, ALONG SAID EAST LINE A DISTANCE OF 214.08 FEET TO THE NORTHEAST CORNER OF SAID PARCEL NO. 3;
 THENCE SOUTH 89 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 161.07 FEET TO THE POINT OF BEGINNING;
 EXCEPT ONE-HALF OF ALL OIL, GAS, MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 324, PAGE 137, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 1B:
 THE NORTH 10.5 FEET OF THE SOUTH 137.04 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
 THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE SOUTH 775 FEET THEREOF; AND
 EXCEPT AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS APPERTAINING THERETO, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 324, PAGE 137, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
 THE SOUTH 100 FEET OF THE NORTH 425 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
 EXCEPT THE WEST 33 FEET; AND
 EXCEPT AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 324, PAGE 137.

OWNER/DEVELOPER:

~~DPR COMMERCIAL~~ **RIO TOWNHOMES, LLC**
~~MARK RICHMOND~~ 7110 E. CONTINENTAL DRIVE
~~7300 E CAMELBACK ROAD~~ #1004
~~PHOENIX, AZ~~ SCOTTSDALE, AZ 85257
 OFFICE: (480) 994-0800
 FAX: (480) 994-0450
 MOBILE: (602) 679-1699

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, T1N, 4E. BEARING S89°59'58"E. CITY OF TEMPE DATUM

BENCHMARK

FOUND STONE IN HAND HOLE AT THE INTERSECTION OF MCCLINTOCK DR. AND APACHE DR. ELEVATION= 1179.54' (CITY OF TEMPE DATUM NGVD29)

SURVEY DATE

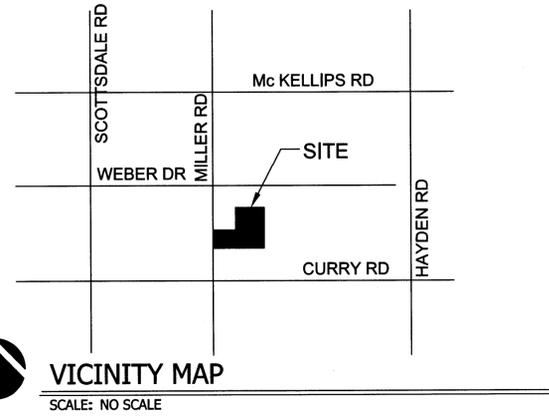
05/25/06

LEGEND

⊙ SET 1/2" REBAR W/CAP LS 28719 OR AS NOTED

APPROVAL

BY: [Signature] 12-23-08
 DEVELOPMENT SERVICES DATE



CONDITIONS OF APPROVAL: PAD006001

1. A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN TWO (2) YEARS OF THE DATE OF CITY COUNCIL APPROVAL OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.
2. 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 DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
3. A SUBDIVISION PLAT IS REQUIRED FOR THE CONSOLIDATION OF MULTIPLE LOTS AND THE DEVELOPMENT OF TOWNHOMES. THE PLAT SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

SURVEYOR:

WESTERN GEOMATICS SERVICES
 6052 E. BASELINE RD. #118
 MESA, AZ 85206
 PH. 480 924 0660
 CONTACT: JEFF R. COOK, RLS



6052 E. Baseline Rd.
 Suite 118
 Mesa, AZ 85206
 (480) 924-0660

REC06064

PAD06001

DS060040

RIO TOWNHOMES
 1245 N. MILLER ROAD
 TEMPE, AZ

DRAWN BY:	MCD
CHECKED BY:	JRC
DATE	05.30.06
SCALE	AS SHOWN
JOB NUMBER	WGS2910

TITLE
P.A.D.

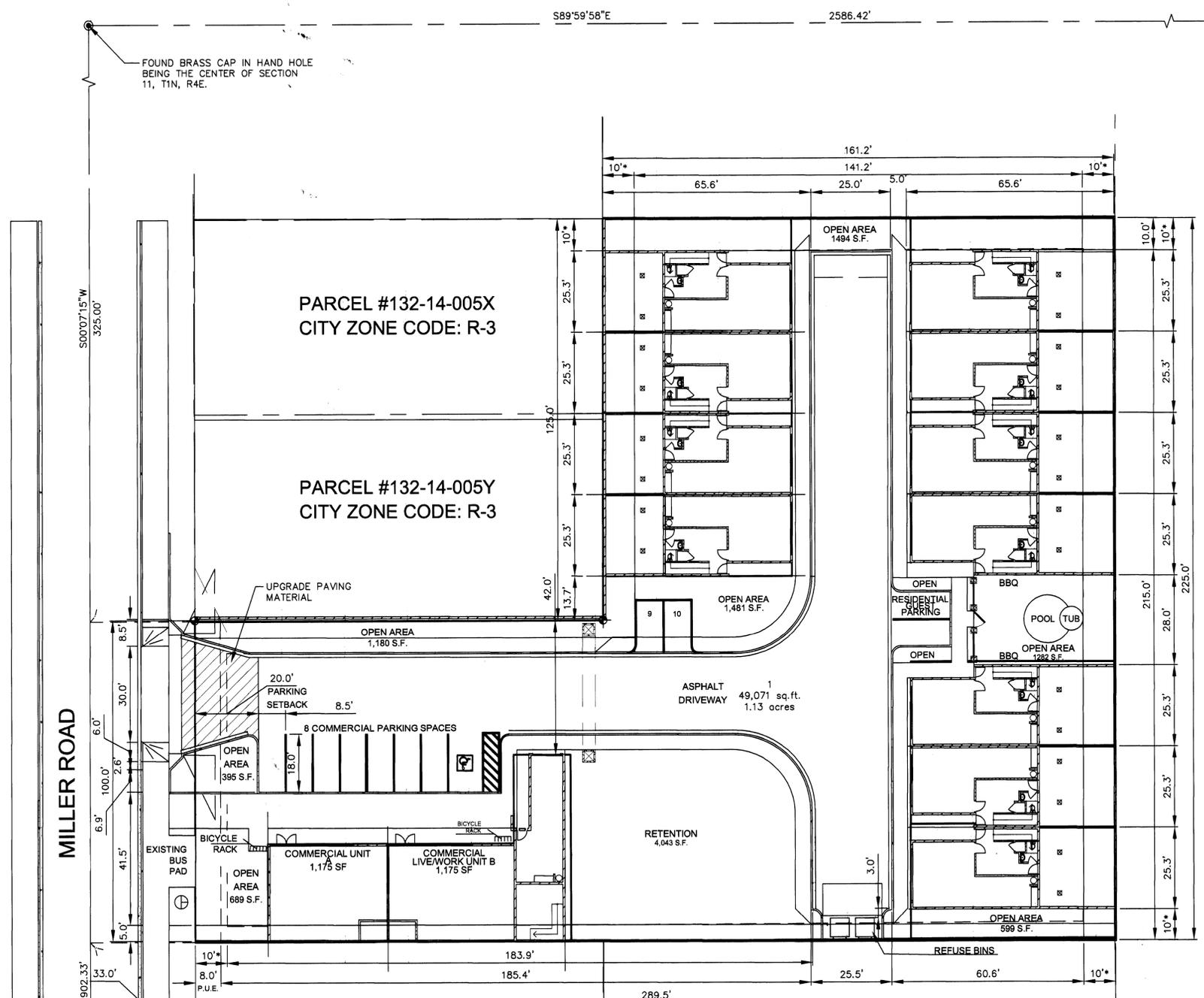
DS060040

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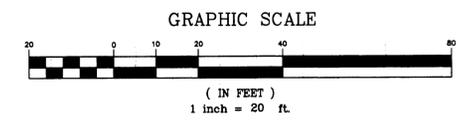
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WEBER ROAD ALIGNMENT



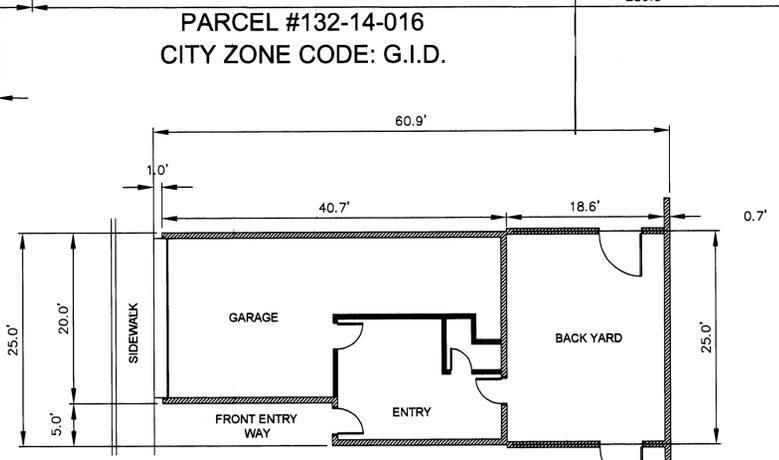
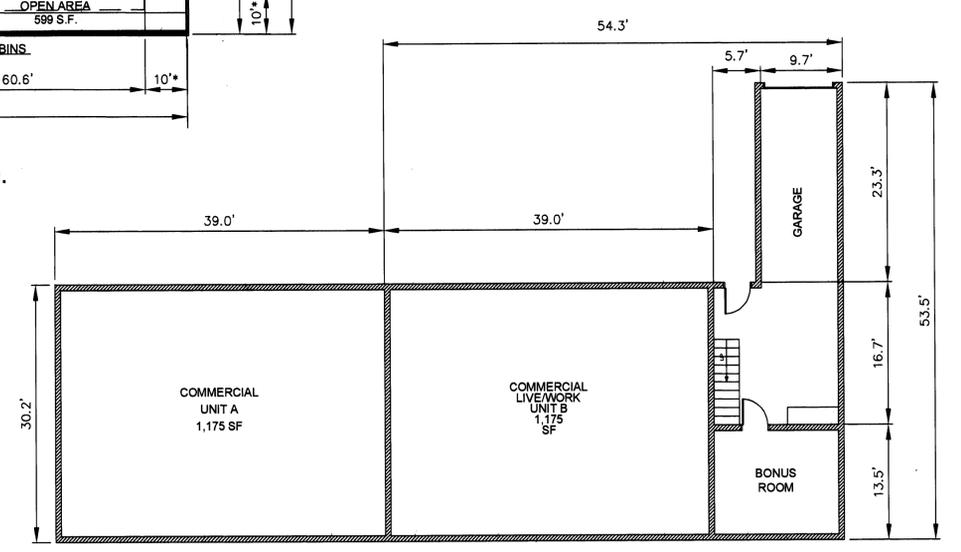
FOUND BRASS CAP IN HAND HOLE BEING THE CENTER OF SECTION 11, T1N, R4E.

FOUND BRASS CAP IN HAND HOLE BEING THE EAST 1/4 OF SECTION 11, T1N, R4E.



P.A.D. REQUEST DETAILS				CODE REQUIREMENTS
*BASED ON EXISTING ZONING & COMPARISON TO ZONING R-3R				
STANDARD	EXISTING	COMPARISON	REQUESTED	2003 INTERNATIONAL BUILDING CODE (IBC) 2003 INTERNATIONAL MECHANICAL CODE (IMC) 1997 UNIFORM FIRE CODE (UFC) 1986 NATIONAL ELECTRICAL CODE ARIZONA STATE PLUMBING CODE
ZONING	G.I.D.	R-3R	MU-2	
LOT DENSITY	N.S.	15	11.576	
BUILDING HEIGHT	40'-0"	30'-0"	35'-0"	
STEPBACK REQUIRED	YES	NO	YES	
LOT COVERAGE	N.S.	45%	33.9%	
LANDSCAPE AREA	10%	30%	21.8%	
SETBACKS: COMMERCIAL FRONT:	25'-0"	N.S.	10'-0"	
SIDE:	0'-0"	N.S.	0'-0"	
REAR:	0'-0"	N.S.	10'-0"	
PARKING (FRONT):	20'-0"	N.S.	20'-0"	
SETBACKS: RESIDENTIAL FRONT:	25'-0"	20'-0"	6'-0"	
SIDE:	0'-0"	10'-0"	10'-0"	
REAR:	0'-0"	15'-0"	10'-0"	

COMMERCIAL BUILDING LAYOUT



FOUND BRASS CAP FLUSH AT THE INTERSECTION OF CURRY AND MILLER ROAD



REC06064

PAD06001

DS060040

TITLE
P.A.D.

RIO TOWNHOMES
 1245 N. MILLER ROAD
 TEMPE, AZ

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PAD06001

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