

AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR '1949 E. UNIVERSITY DR'

A PORTION OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

ON THIS 21 DAY OF January, 2009 BEFORE ME,
THE UNDERSIGNED, PERSONALLY APPEARED Ray Miltenberger,
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: Molly Gmara June 29, 2011
NOTARY PUBLIC MY COMMISSION EXPIRES



BUILDER OF 1949 E. University Drive

BY: [Signature] DATE: 1-21-09
OWNER

ITS: MANAGER/OWNER/PRESIDENT etc

LEGAL DESCRIPTION

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST
QUARTER;

THENCE SOUTH 88 DEGREES 31 MINUTES 00 SECONDS WEST ALONG
THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 503.36
FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 23 SECONDS EAST, PARALLEL
WITH AND 503.25 FEET, MEASURED AT RIGHT ANGLES, WESTERLY OF
THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 55.00
FEET TO THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE AND
THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 17 MINUTES 23 SECONDS
EAST, PARALLEL WITH AND 503.25 FEET, MEASURED AT RIGHT ANGLES,
WESTERLY OF THE EAST LINE OF SAID NORTHWEST QUARTER A
DISTANCE OF 486.47 FEET TO THE NORTH LINE OF PAPER PARK
VILLAGE 2, AS SHOWN IN BOOK 265 OF MAPS, PAGE 20, MARICOPA
COUNTY RECORDS;

THENCE SOUTH 89 DEGREES 50 MINUTES 51 SECONDS WEST ALONG
SAID NORTH LINE OF PAPER PARK VILLAGE 2, A DISTANCE OF 210.86
FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 47 SECONDS WEST ALONG
THE SOUTH LINE OF PROPERTY QUIT CLAIMED TO AGI INVESTORS LLC
BY PAPER PARK VILLAGE 2 HOMEOWNERS ASSOCIATION, A DISTANCE
OF 386.88 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY QUIT
CLAIMED TO AGI INVESTORS LLC;

THENCE NORTH 01 DEGREES 26 MINUTES 54 SECONDS WEST ALONG
THE WEST LINE OF SAID PROPERTY QUIT CLAIMED TO AGI INVESTORS
LLC, A DISTANCE OF 452.71 FEET TO SAID SOUTH RIGHT-OF-WAY LINE
OF UNIVERSITY DRIVE;

THENCE NORTH 88 DEGREES 31 MINUTES 00 SECONDS EAST ALONG
SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 607.02 FEET TO THE
POINT OF BEGINNING.

OWNER/DEVELOPER

JLB TEMPE LLC, A DELAWARE LIMITED LIABILITY COMPANY
909 LAKE CAROLYN PKWY
SUITE 360
IRVING, TX 75039
CONTACT: ERIC JAKIMIER

PROJECT DATA

EXISTING

R-4 (PAD)
25 DU/AC
BLDG HT. MAX: 46 FT
MAX. LOT COVERAGE: 39%/60% MAX
MIN. LANDSCAPE AREA: 39%/25% MIN.
BLDG. HT. STEP BACK: YES
FRONT SETBACK: 20 FT
SIDE SETBACK: 10 FT/9 FT
REAR SETBACK: 10 FT

PROPOSED

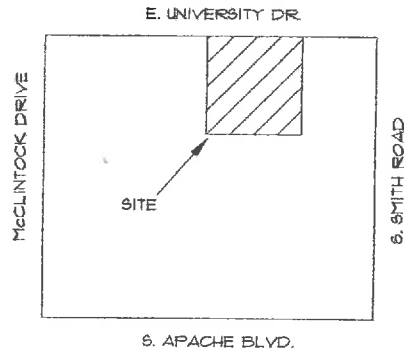
MU-4 (PAD)
35.4 DU/AC
BLDG HT. MAX: 60 FT
MAX. LOT COVERAGE: 48%/60% MAX
MIN. LANDSCAPE AREA: 32%/25% MIN.
BLDG. HT. STEP BACK: YES
FRONT SETBACK: 5 FT
SIDE SETBACK: NO CHANGE
REAR SETBACK: NO CHANGE

GROSS AREA		
BUILDING:	93,487 SF.	33.8%
GARAGE:	38,214 SF.	13.8%
% OF LOT COVERAGE		47.6%
SURFACE PARKING:	56,178 SF.	20.5%
LANDSCAPE:	88,253 SF.	31.9%
ACTUAL/ PROPOSED BUILDING HEIGHT:		56'/60'
NUMBER OF STORIES:		4
BUILDING CODE:	2003 IBC W/CITY AMMENDMENTS	

OCCUPANCY TYPE:	GROUP R2 AND S2
CONSTRUCTION TYPE:	TYPE V-A
SPRINKLER SYSTEM:	ENCLOSED GARAGE (G2)-13 SYSTEM RESIDENTIAL (R2)-13 SYSTEM AT BUILDINGS I AND II RESIDENTIAL (R2)-13R SYSTEM AT BUILDINGS III, IV AND V

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON
THIS 16TH DAY OF OCTOBER, 2008.



LOCATION MAP

CONDITIONS OF APPROVAL:

GEP08004, ZON08006 AND PAD08012
CONDITIONS OF APPROVAL: OCT 16TH, 2008

1. THE PROPERTY OWNER SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES PURSUANT TO A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, RELEASING THE CITY FROM ANY POTENTIAL CLAIMS UNDER ARIZONA'S PRIVATE PROPERTY RIGHT PROTECTION ACT, WHICH SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT NO LATER THAN NOVEMBER 17, 2008 OR THE GENERAL PLAN AMENDMENT, ZONING MAP AMENDMENT AND AMENDED PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.

2. A BUILDING PERMIT SHALL BE OBTAINED ON OR BEFORE OCTOBER 18, 2010 OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.

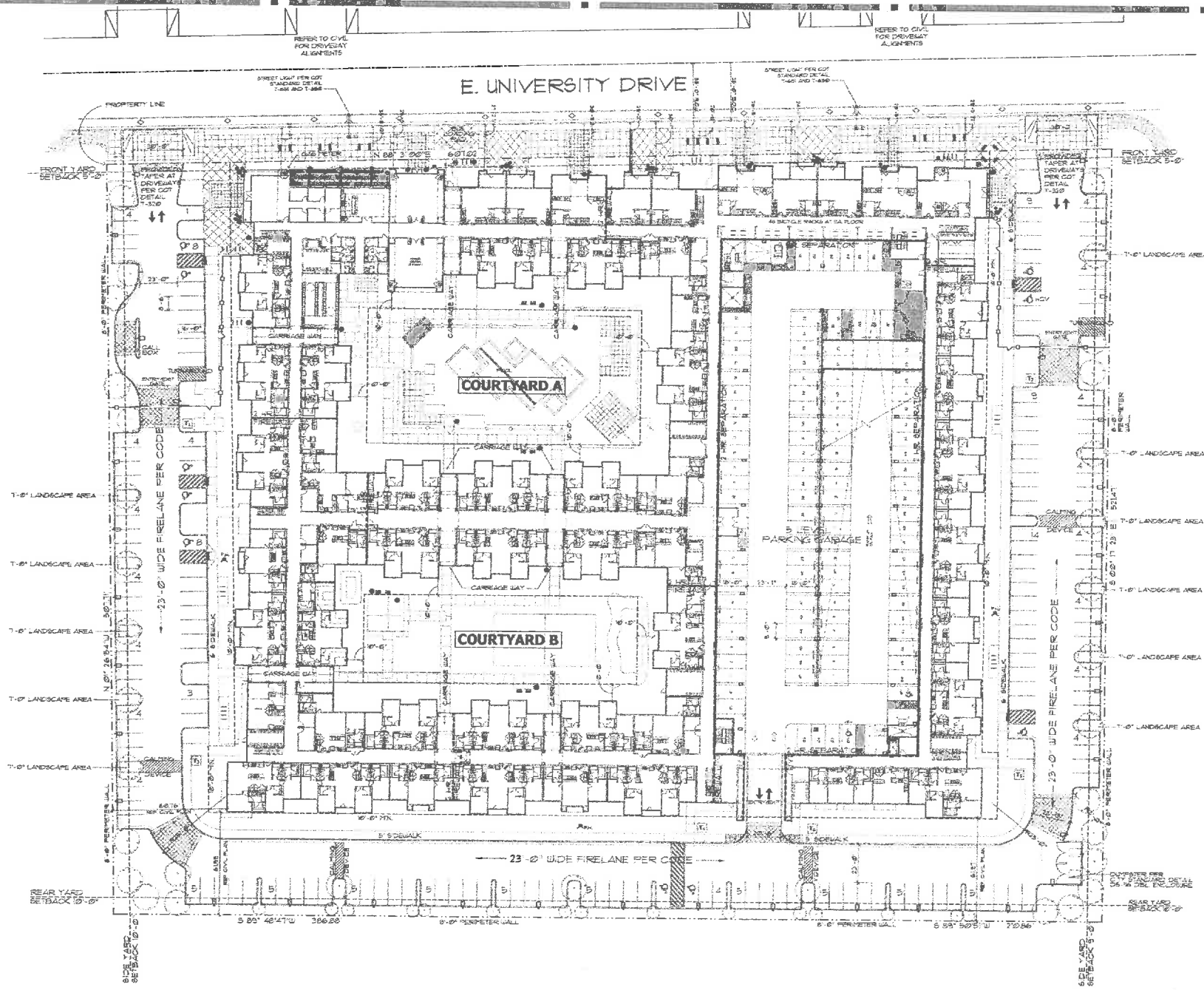
3. THE PLANNED AREA DEVELOPMENT OVERLAY SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

4. THE PAD SETS FORTH THE PROPOSED MODIFIED STANDARDS WITH A MAXIMUM ALLOWABLE BUILDING HEIGHT OF 60'-0", MINIMUM FRONT YARD BUILDING SETBACK OF 5'-0" AND MAXIMUM DENSITY OF 35.4 DWELLING UNITS PER ACRE OF THE SITE AREA. ANY FURTHER REDUCTION OR INCREASE IN THE STANDARDS SHALL REQUIRE APPROVAL OF AN AMENDED PLANNED AREA DEVELOPMENT BY THE ORIGINAL DECISION MAKING BODY.

5. THE MAXIMUM NUMBER OF BEDS FOR THIS PROJECT SHALL NOT EXCEED SIX HUNDRED FORTY (640), AS IDENTIFIED ON THE PLANS.

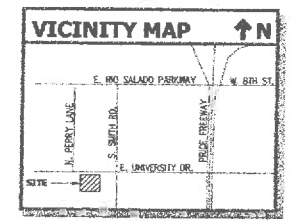
DS080112 PAD 08012. REC 08039.

DS080112 PAD 08012. REC 08039.



SITE DATA		09.30.08	
SITE LOCATION			
1949 EAST UNIVERSITY DR. TEMPE, ARIZONA 85281			
SITE ZONING			
ZONING:	MU-4 (PAD)	5'-0" FRONT	
SETBACKS:		10'-0" SIDE & REAR (9'-0" @ EASTERN SIDE YARD)	
EASEMENTS			
MAX. BLDG. HT.:	NONE	60'-0"	
MAX. LOT COVERAGE:	60% MAX.		
LANDSCAPE COVERAGE:	25% MIN.		
SITE DENSITY			
SITE AREA:	276,792.11 S.F./ 6.354 ACRES		
TOTAL UNITS:	225 UNITS		
TOTAL SETS:	640		
PROPOSED DENSITY:	35.4 UNITS/ACRE		
BUILDING INFORMATION			
GROSS AREA:			
BUILDING:	93,444 S.F.	33.8%	
GARAGE:	38,274 S.F.	13.8%	
% OF LOT COVERAGE:			
SURFACE PARKING:	57,971 S.F.	20.9%	
LANDSCAPE:	87,103 S.F.	31.4%	
BUILDING HEIGHT:	5'-3'-11"		
NUMBER OF STORIES:	4		
PARKING REQUIRED			
SPACES REQUIRED PER ZONING (MIXED USE)			
VEHICLE			
STUDIO:	10	1/UNIT	10 SPACES
1 BED (L/W):	25	1.5/UNIT	37.5 SPACES
2 BED:	64	2/UNIT	128 SPACES
3 BED:	37	2.5/UNIT	92.5 SPACES
4 BED:	59	3/UNIT	177 SPACES
TOTAL:	225		540 SPACES
VISITOR:			
		2/UNIT	45 SPACES
TOTAL REQUIRED:			585 SPACES
RECYCLE			
1 BED/STUDIO:	35	.75/UNIT	27 SPACES
2 BED:	64	.75/UNIT	48 SPACES
3 BED:	27	1/UNIT	27 SPACES
4 BED:	99	1/UNIT	99 SPACES
VISITOR:	225	2/UNIT	45 SPACES
TOTAL PARKING PROVIDED			540 SPACES
RESIDENTIAL VEHICLE			
SURFACE:	170 SPACES		
PUBLIC:	4 SPACES		
PRIVATE:	ACCESSIBLE: 140 SPACES		
	ACCESSIBLE: 6 SPACES		
GARAGE:	475 SPACES		
	ACCESSIBLE: 10 SPACES		
TOTAL PEDESTRIAN			645 SPACES
RECYCLE:			246 SPACES

CODE DATA	
BUILDING CODE:	2000 IBC W/ CITY AMENDMENTS
OCCUPANCY TYPE:	GROUP R2 & S2
CONSTRUCTION TYPE:	TYPE V-A & I-B
SPRINKLER SYSTEM:	ENCLOSED GARAGE (S-2 13 SYSTEM) DWELLINGS BLDG'S I + II (R-2 13 SYSTEM) BLDG'S III, IV, + V (R-2 13R SYSTEM)



SITE PLAN
SCALE: 1" = 30'-0"



1949
E. UNIVERSITY DR.
JLB PARTNERS
PROJECT CASE # SPR 0907
1949 E. UNIVERSITY DR.
TEMPE, ARIZONA

Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING
1481 OLDSMAN DR.
DALLAS, TEXAS 75244
PH 972.726.9400
FAX 972.726.9401
SUITE 500



DATE: 09/11/2008
PROJECT MGR: RJC
DRAWN BY: RJC
CHECKED BY: RJC

PERMIT DATE SET:
09.30.2008

REVISIONS

10.21.08 PAD REVISIONS
1.10.09 PAD REVISIONS

08016
A11
SITE PLAN

V-06-23-08

DS080112 PAD08012 REC08039