

PLANNED AREA DEVELOPMENT OVERLAY

1ST & FARMER

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER AUTHORIZATION

CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION

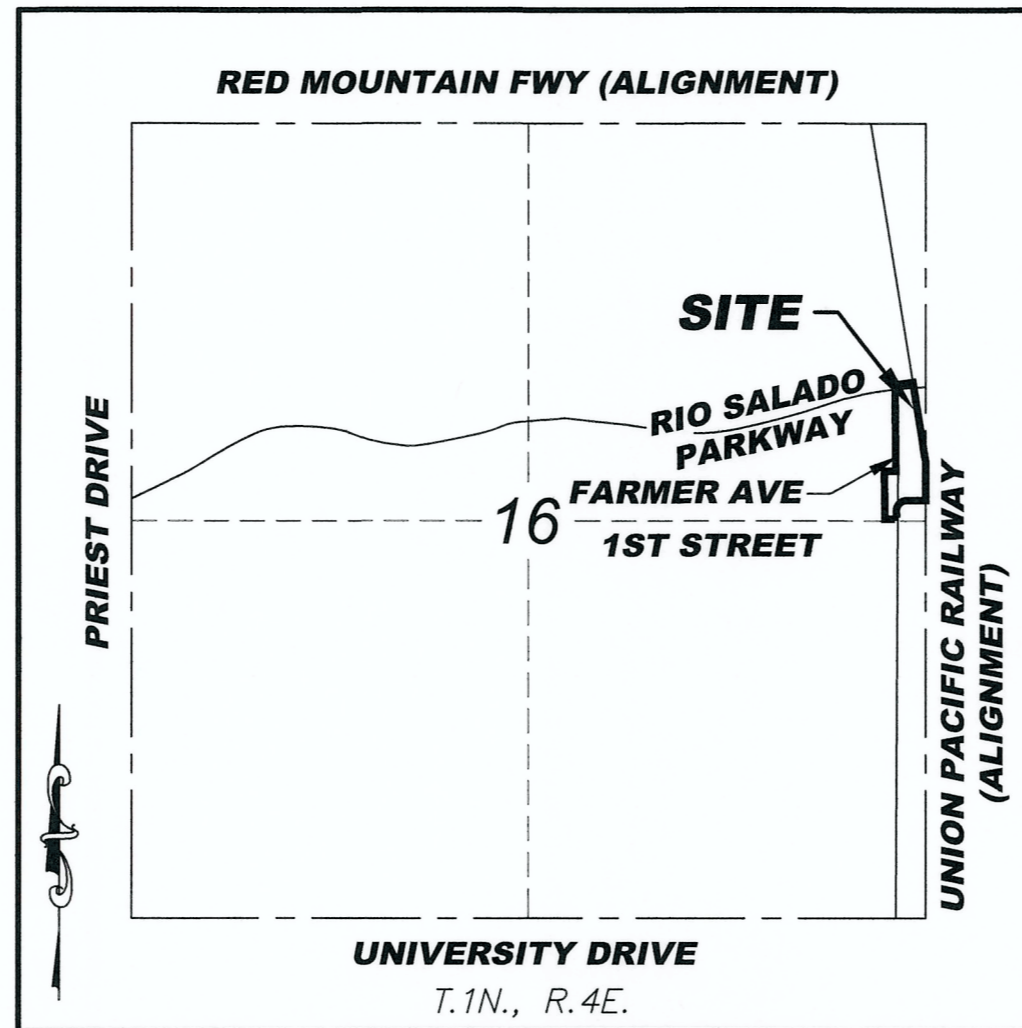
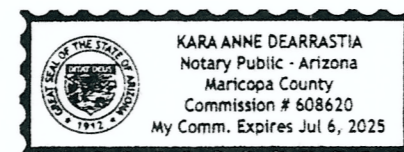
BY: Corey Woods DATE: 02/02/2024
ITS: Mayor

ACKNOWLEDGEMENT

ON THIS 2nd DAY OF February, 2024 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED Mayor Corey Woods WHO ACKNOWLEDGED HIMSELF/HERSELF 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: Kara Anne DeLuca EXPIRES: July 6, 2025
NOTARY PUBLIC



LOCATION MAP

NTS

OWNER AUTHORIZATION

1ST & FARMER, LLC

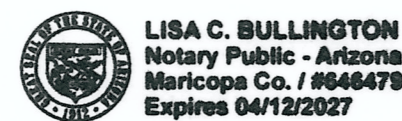
BY: [Signature] DATE: 1-23-24
ITS: [Signature]

ACKNOWLEDGEMENT

ON THIS 23 DAY OF JANUARY, 2024 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED TODD MARSHALL, WHO ACKNOWLEDGED HIMSELF/HERSELF 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: Lisa C. Bullington EXPIRES: 4-12-2027
NOTARY PUBLIC



OWNER AUTHORIZATION

265 LLC

BY: [Signature] DATE: 1/23/2024
ITS: Andrew M. Cohn
Authorized Rep.

ACKNOWLEDGEMENT

ON THIS 23 DAY OF January, 2024 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED Andrew M. Cohn, WHO ACKNOWLEDGED HIMSELF/HERSELF 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: Lisa C. Bullington EXPIRES: 4-12-2027
NOTARY PUBLIC



APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 28th DAY OF September, 2023.

OWNER/APPLICANT

CITY OF TEMPE
31 EAST 5TH STREET
TEMPE, ARIZONA 85281

OWNER/APPLICANT

1ST & FARMER, LLC
P.O. BOX 24641
TEMPE, ARIZONA 85285

OWNER

265 LLC
2801 E. CAMELBACK ROAD, STE 450
PHOENIX, ARIZONA 85016

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: SITE PLAN SHEET

BASIS OF BEARING

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, T1N, R4E. SAID LINE BEARS SOUTH 89 DEGREES 41 MINUTES 30 SECONDS WEST.

PROJECT DATA

GENERAL PLAN PROJECTED LAND USE	MIXED-USE UNLIMITED
GENERAL PLAN PROJECTED DENSITY	
ZONING (EXISTING)	GID
ZONING (PROPOSED)	MU-4 PAD TOD
SITE AREA (GROSS)	156,941 SQUARE FEET OR 3.6 ACRES
SITE AREA (NET)	156,941 SQUARE FEET OR 3.6 ACRES
DWELLING UNITS DENSITY*	550 240 DU/AC
BUILDING HEIGHT	210' MAXIMUM
BUILDING LOT COVERAGE	82%
LANDSCAPE COVERAGE	7%
SETBACKS	
REAR (NORTH)	0'
SIDE (EAST)	0'
SIDE (WEST)	0'(10' ADJACENT TO REGATTA POINTE RESIDENTIAL BUILDING AS SHOWN)
FRONT (SOUTH)	0'
VEHICLE PARKING QUANTITY	
RESIDENTIAL	.60/UNIT
VISITOR	.10/UNIT
RESTAURANT / BAR UP TO 10,000 SF	TOD
BICYCLE PARKING QUANTITY	
RESIDENTIAL	1/UNIT
COMMERCIAL	MIN. 6 BICYCLE SPACES

PAD PROVIDED

PAD230010 & ZON230008 CONDITIONS OF APPROVAL

1. A MAJOR DEVELOPMENT PLAN REVIEW APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF CITY COUNCIL APPROVAL 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 ZONING MAP AMENDMENT.

2. 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 THEN 30 DAYS FROM THE DATE OF CITY COUNCIL APPROVAL, OR THE ZONING MAP AMENDMENT, PAD AND GENERAL PLAN MAP AMENDMENT APPROVAL SHALL BE NULL AND VOID.

3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR 1ST & FARMER SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT WITHIN SIXTY (60) DAYS OF THE DATE OF CITY COUNCIL APPROVAL.

4. THE DEVELOPER SHALL PROCESS AN APPLICATION FOR HISTORIC DESIGNATION OF THE GONZALES-MARTINEZ HOUSE, TO BE PLACED ON ON THE CITY OF TEMPE LOCAL REGISTER OF HISTORIC PLACES, IN THE FORM OF A ZONING OVERLAY APPLYING TO THE PHYSICAL STRUCTURE OF THE HISTORIC PORTION OF THE GONZALES-MARTINEZ HOUSE. THE APPLICATION SHALL BE PROCESSED PRIOR TO, OR AT THE SAME TIME OF, THE PROCESSING OF A MAJOR DEVELOPMENT PLAN REVIEW FOR THE SITE, OR ANY PHASE THAT WOULD CONSTITUTE A MAJOR MODIFICATION TO THE GONZALES-MARTINEZ HOUSE.

5. THE DEVELOPER SHALL GRANT THE CITY A HISTORIC FACADE CONSERVATION EASEMENT, OR OTHER INSTRUMENT THAT IS MUTUALLY ACCEPTABLE TO DEVELOPER AND CITY, ON THE HISTORIC PORTION OF THE GONZALES-MARTINEZ HOUSE, PURSUANT TO THE APPROVED DEVELOPMENT AGREEMENT C2023-190 OR AS AMENDED.

6. A PRELIMINARY AND FINAL SUBDIVISION PLAT IS REQUIRED, CONSOLIDATING THE PARCELS OF LAND IDENTIFIED WITHIN THE DEVELOPMENT AREA, INCLUDING ANY ABANDONMENT OR DEDICATION OF STREET RIGHT-OF-WAY. NON-PROJECT PARCELS MAY BE IDENTIFIED AS SEPARATE LOTS.

7. A FULL TRAFFIC IMPACT STUDY SHALL BE CONDUCTED AT THE TIME AN APPLICATION IS RECEIVED FOR THE MAJOR DEVELOPMENT PLAN REVIEW FOR THE SITE PLAN AND CIRCULATION PATTERNS.

8. THE MAJOR DEVELOPMENT PLAN REVIEW APPLICATION, SHALL BE SUBJECT TO AN AMENDMENT TO THE PLANNED AREA DEVELOPMENT OVERLAY, INCLUDING CONDUCTING A NEIGHBORHOOD MEETING, HOLDING PUBLIC HEARINGS WITH THE DEVELOPMENT REVIEW COMMISSION AND CITY COUNCIL, PURSUANT TO THE APPROVED DEVELOPMENT AGREEMENT. THE DEVELOPER SHALL GRANT THE CITY A HISTORIC FACADE CONSERVATION EASEMENT, OR OTHER SIMILAR INSTRUMENT THAT IS MUTUALLY ACCEPTABLE TO DEVELOPER AND CITY, ON THE HISTORIC PORTION OF THE GONZALES-MARTINEZ HOUSE, PURSUANT TO THE APPROVED DEVELOPMENT AGREEMENT C2023-190 AS AMENDED.

9. AN AMENDED PLANNED AREA DEVELOPMENT OVERLAY SHALL BE PROCESSED, IDENTIFYING THE LOCATION AND CONNECTION OF AN 18' WIDE ACCESS EASEMENT OR DEDICATION INCLUDING AN 8' WIDE MULTI-USE PATHWAY CONNECTING FROM 1ST STREET TO RIO SALADO PARKWAY, AS PROVIDED FOR IN THE APPROVED DEVELOPMENT AGREEMENT C2023-190 OR AS AMENDED.

10. THE MAXIMUM ALLOWED NUMBER OF DWELLING UNITS SHALL BE 550, UNLESS OTHERWISE MODIFIED.

11. THE MODIFIED RESIDENTIAL PARKING STANDARDS, 0.6 SPACES PER UNIT AND 0.1 SPACES PER GUEST, ARE ALLOWED FOR DWELLING UNITS WITH THREE (3) BEDROOMS OR LESS.

REC23090

PAD230010

DS230661

SURVEYOR

2401 W PEORIA AVE, STE 130
PHOENIX, AZ 85029
602.957.3350
rickengineering.com
rickengineering.com
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
JAS SCALE: NTS
MB DATE: 10/18/2023
DRAWN BY: NTS
CHECKED BY:

PLANNED AREA DEVELOPMENT
1ST & FARMER
TEMPE, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

PROJECT NO.
P6230
PAD - 1

DS230661

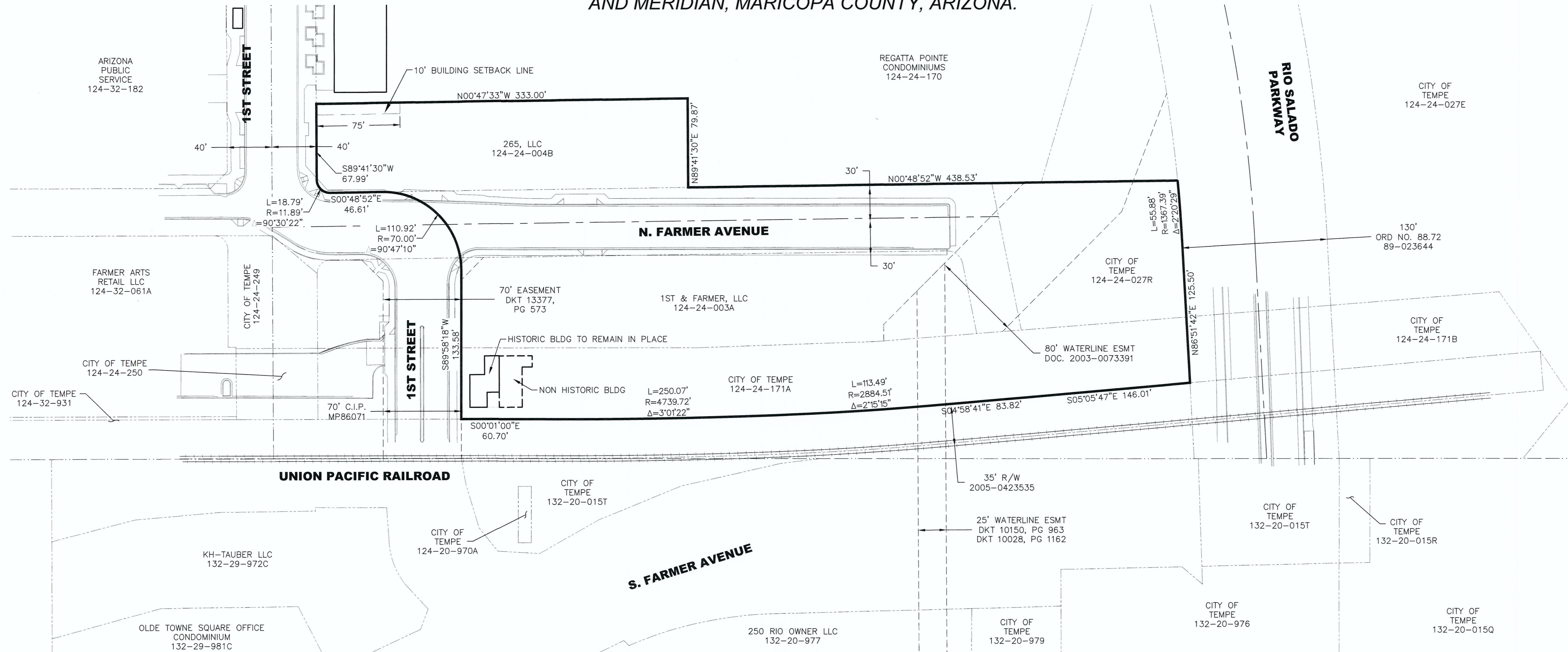
PAD230010

REC23090

C:\RICK\Projects\PO55000_6230_APN_124-24-003A_Tempe_Survey\Drawings\6230_PADMAP.dwg - © 2023 Rick Engineering Company

PLANNED AREA DEVELOPMENT OVERLAY 1ST & FARMER

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



PROJECT DATA

GENERAL PLAN PROJECTED LAND USE GENERAL PLAN PROJECTED DENSITY	MIXED-USE UNLIMITED
ZONING (EXISTING) ZONING (PROPOSED)	GID MU-4 PAD TOD
SITE AREA (GROSS) SITE AREA (NET)	156,941 SQUARE FEET OR 3.6 ACRES 156,941 SQUARE FEET OR 3.6 ACRES
DWELLING UNITS DENSITY*	550 240 DU/AC
BUILDING HEIGHT	210' MAXIMUM
BUILDING LOT COVERAGE LANDSCAPE COVERAGE	82% 7%
SETBACKS REAR (NORTH) SIDE (EAST) SIDE (WEST) FRONT (SOUTH)	0' 0' 0'(10' ADJACENT TO REGATTA POINTE RESIDENTIAL BUILDING AS SHOWN) 0'
VEHICLE PARKING QUANTITY RESIDENTIAL VISITOR RESTAURANT / BAR UP TO 10,000 SF	.60/UNIT .10/UNIT TOD
BICYCLE PARKING QUANTITY RESIDENTIAL COMMERCIAL	1/UNIT MIN. 6 BICYCLE SPACES

DS230661

LEGAL DESCRIPTION

LOT 1E AND A PORTION OF LOT 2E, STATE PLAT NO. 12, AMENDED, RECORDED BOOK 69, PAGE 38, MARICOPA COUNTY RECORDS, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16 A BRASS CAP FLUSH MARICOPA COUNTY LS 35832, FROM WHICH THE CENTER OF SAID SECTION 16 A CITY OF TEMPE BRASS CAP IN HANDHOLE, BEARS SOUTH 89 DEGREES 41 MINUTES 30 SECONDS WEST, A DISTANCE OF 2674.65 FEET, (BASIS OF BEARING, CITY OF TEMPE CONTROL);

THENCE SOUTH 89 DEGREES 41 MINUTES 30 SECONDS WEST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 16, A DISTANCE OF 35.26 FEET;

THENCE NORTH 0 DEGREES 01 MINUTE 0 SECONDS WEST, ALONG A LINE PARALLEL TO AND 35 FEET WEST OF THE CENTER OF THE UNION PACIFIC RAILROAD TRACKS, A DISTANCE OF 168.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 58 MINUTES 18 SECONDS WEST, DEPARTING SAID LINE, A DISTANCE OF 133.58 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 47 MINUTES 10 SECONDS, A DISTANCE OF 110.92 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FARMER AVENUE;

THENCE SOUTH 0 DEGREES 48 MINUTES 52 SECONDS EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 66.71 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 11.89 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 30 MINUTES 22 SECONDS, A DISTANCE OF 18.79 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 1ST AVENUE;

THENCE SOUTH 89 DEGREES 41 MINUTES 30 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 67.99 FEET;

THENCE NORTH 0 DEGREES 47 MINUTES 33 SECONDS WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EAST LINE OF REGATTA POINTE CONDOMINIUMS, ACCORDING TO BOOK 578 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 333.00 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 30 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 79.87 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE NORTH 0 DEGREES 48 MINUTES 52 SECONDS WEST, ALONG SAID LINE AND PROLONGATION SAID EAST LINE, A DISTANCE OF 438.53 FEET TO A POINT ON THE SOUTHERLY LINE OF RIO SALADO PARKWAY, ACCORDING TO 89-023644, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 5 DEGREES 28 MINUTES 47 SECONDS EAST, A RADIAL DISTANCE OF 1,367.39 FEET;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND ALONG ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2 DEGREES 20 MINUTES 29 SECONDS, A DISTANCE OF 55.88 FEET;

THENCE NORTH 86 DEGREES 51 MINUTES 42 SECONDS EAST, A DISTANCE OF 125.50 FEET;

THENCE SOUTH 5 DEGREES 5 MINUTES 47 SECONDS EAST, DEPARTING SAID SOUTHERLY LINE, ALONG A LINE PARALLEL TO AND 35 FEET WEST OF SAID UNION PACIFIC RAILROAD TRACK CENTERLINE, A DISTANCE OF 146.01 FEET;

THENCE SOUTH 4 DEGREES 58 MINUTES 41 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 83.82 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 84 DEGREES 59 MINUTES 43 SECONDS WEST, A RADIAL DISTANCE OF 2,884.51 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2 DEGREES 15 MINUTES 15 SECONDS, A DISTANCE OF 113.49 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 87 DEGREES 24 MINUTES 33 SECONDS WEST, A RADIAL DISTANCE OF 4,739.72 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3 DEGREES 01 MINUTE 22 SECONDS, A DISTANCE OF 250.07 FEET;

THENCE ALONG A NON-TANGENT LINE, SOUTH 0 DEGREES 01 MINUTE 0 SECONDS EAST, A DISTANCE OF 60.70 FEET TO THE POINT OF BEGINNING.

LEGEND

BOUNDARY LINE (PAD LIMITS)

SECTION LINE

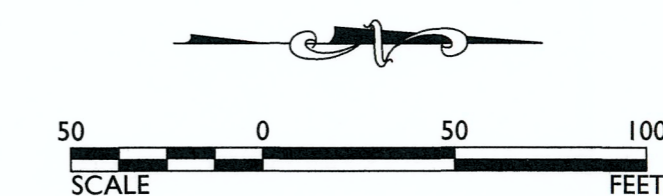
CENTER LINE

EASEMENT LINE

ADJACENT BOUNDARY LINE

BLDG BUILDING

ESMT EASEMENT



PAD230010

REC23090

REC23090

PAD230010

DS230661

PLANNED AREA DEVELOPMENT

1ST & FARMER

TEMPE, ARIZONA

2401 W PEORIA AVE, STE 130
PHOENIX, AZ 85029
602.957.3350

RICK
ENGINEERING COMPANY

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

1"=50'

JAS | SCALE:

DRAWN BY:

CHECKED BY:

10/18/2023

MB | DATE:

NO. | BY:

DATE | REVISION

SURVEYOR:

NO. | BY:

DATE | REVISION

PROJECT NO.

PAD - 2

CONTACT ARIZONA 911 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA 911

Call 911 or click Arizona911.com

PROJECT NO.

PAD - 2