

PLANNED AREA DEVELOPMENT OVERLAY FOR 430 W 7TH ST APARTMENTS

A PORTION OF THE SOUTHEAST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1N, RANGE 4E, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

OWNER AUTHORIZATION

CHRISTYE FLANAGAN 2012 IRREVOCABLE TRUST

BY: _____ DATE: _____

TRUSTEE: JOHN FLANAGAN

BY: _____ DATE: _____

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CHRISTYE FLANAGAN, OWNER, WHO ACKNOWLEDGED 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 HEREBUTO SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

LOT 9, BLOCK 2, ORTH SUBDIVISION, ACCORDING TO BOOK 33 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS _____ DAY OF _____, 20____.

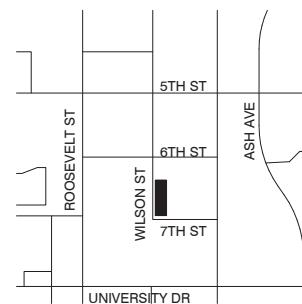
OWNER

CHRISTYE FLANAGAN 2012 IRREVOCABLE TRUST
1879 JIM SIMMONS
FLAGSTAFF, AZ 86001

PROJECT DATA

ZONING DISTRICTS AND OVERLAY TABLE 4-20B	PAD PROVIDED
GENERAL PLAN LAND USE	RESIDENTIAL
GENERAL PLAN DENSITY	25 DU/AC
GROSS SITE AREA	8,450 S.F. (0.193 AC)
NET SITE AREA	8,225 S.F. (0.188 AC)
DWELLING QUANTITY (3 BEDROOM)	4
DENSITY	20 DU/AC
MINIMUM NET LOT AREA PER DU	2,056 S.F.
BUILDING HEIGHT	32'
BUILDING LOT COVERAGE	50%
LANDSCAPE COVERAGE	25%
BUILDING SETBACKS	
FRONT	16'
FRONT PARKING	20'
SIDE	7'
REAR	15'
STREET SIDE BUILDING	10'
STREET SIDE PARKING	16'
VEHICLE PARKING QUANTITY	
REQ'D (3-BEDROOM 2.5 PER UNIT) = 10	10
REQ'D (GUEST 0.2 PER UNIT) = 0.8	1
BICYCLE PARKING QUANTITY	
REQ'D (3-BEDROOM 1 PER UNIT) = 4	4
REQ'D (GUEST 0.2 PER UNIT) = 0.8	2
USES	
RESIDENTIAL	3,331 SF
USE PERMITS	NONE

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD190015
TBD

REC19155

PAD190015

DS180693

PAD1
COVER SHEET

SYNCTIC
DESIGN
1111 West University
Drive, Suite 104, Tempe,
AZ 85281
t:480.948.0766
f:480.948.0211

430 W 7TH ST APARTMENTS

430 W 7TH STREET
TEMPE, AZ 85281



REVISIONS:

Phase: SD
Drawn By: JLM
Reviewed By: LD8
SDI Project No: 3878
Date: 2020-02-10
Sheet:

PLANNED AREA DEVELOPMENT OVERLAY FOR 430 W 7TH ST APARTMENTS SITE PLAN

REC19155

PAD190015

DS180693

430 W 7TH ST APARTMENTS

430 W 7TH STREET
TEMPE, AZ 85281

Phase: SD

Drawn By: JLM

Reviewed By: LD8

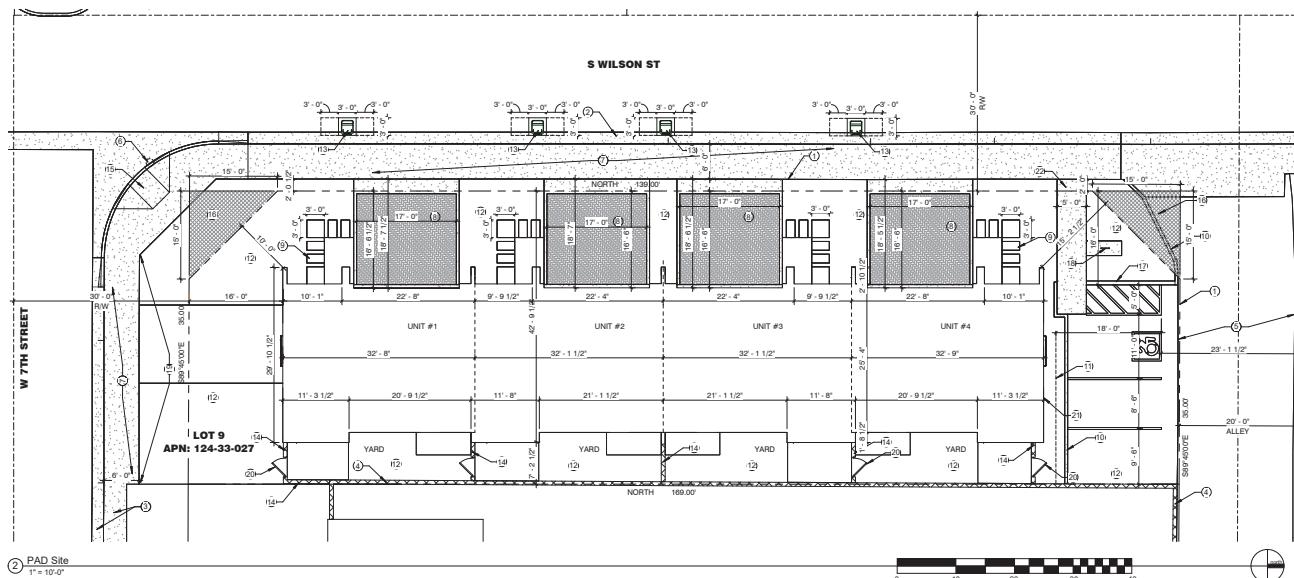
SDI Project No: 3878

Date: 2020-02-10

Sheet:

PAD2

SITE PLAN



DS180693

PAD190015

REC19155

ZONING DISTRICTS AND OVERLAY TABLE 4-202B

	R-3	PAD PROPOSED
GENERAL PLAN LAND USE	RESIDENTIAL	RESIDENTIAL
GENERAL PLAN DENSITY	25 DU/AC	25 DU/AC
GROSS SITE AREA	8,450 (0.193 AC)	8,450 (0.193 AC)
NET SITE AREA	8,225 (0.188 AC)	8,225 (0.188 AC)
DWELLING QUANTITY	4	4
DENSITY	20	20
MINIMUM NET LOT AREA PER DU	2,180	2,056
BUILDING HEIGHT	30'	32'
BUILDING LOT COVERAGE	50%	50%
LANDSCAPE COVERAGE	25%	25%
BUILDING SETBACKS		
FRONT	20'	16'
SIDE	10'	7'
REAR	15'	15'
STREET SIDE BUILDING	10'	10'
STREET SIDE PARKING	20'	16'
VEHICLE PARKING QUANTITY	11	11
BICYCLE PARKING QUANTITY	5	6
USES	MULTI-FAMILY	MULTI-FAMILY
USE PERMITS	NONE	NONE

REVISIONS:

Phase: SD

Drawn By: JLM

Reviewed By: LD8

SDI Project No: 3878

Date: 2020-02-10

Sheet:

PAD2

SITE PLAN