

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: _____
SIGNATURE DATE

TRUSTEE: JOHN FLANAGAN

BY: _____
SIGNATURE 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____
NOTARY PUBLIC 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____.

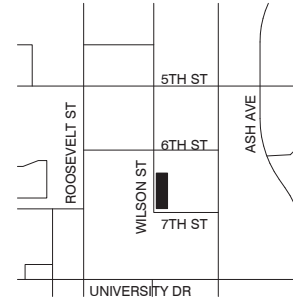
OWNER

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

PROJECT DATA

ZONING DISTRICTS AND OVERLAY TABLE 4-202B	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

DS180693

PAD190015

REC19155

REC19155

PAD190015

DS180693



430 W 7TH STREET
TEMPE, AZ 85281



REVISIONS

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

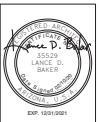
PAD1
COVER SHEET

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

REC19155

PAD190015

430 W 7TH ST APARTMENTS
430 W 7TH STREET
TEMPE, AZ 85281



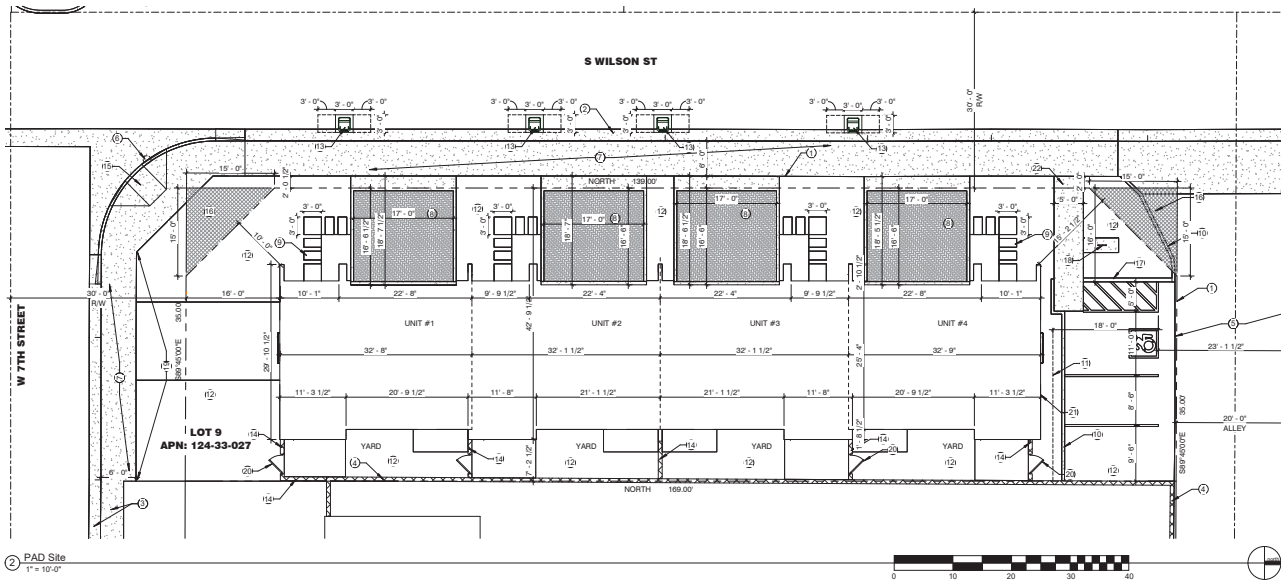
REVISIONS

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

PAD2
SITE PLAN

SHEET KEYED NOTES

1. PROPERTY LINE
2. EXISTING CONCRETE ROLLED CURB
3. EXISTING CONCRETE SIDEWALK AND CURB
4. EXISTING CMU WALL
5. EXISTING ASPHALT PAVED ALLEY
6. EXISTING POWER POLE TO BE REMOVED AND ELECTRICAL RELOCATED UNDERGROUND
7. 6'-0" WIDE CONCRETE SIDEWALK
8. PAVEMENT DRIVEWAY
9. CONCRETE STEPPING STONES, TYP. WITH STABILIZED DG INFILL
10. CONCRETE CURBING
11. LINE OF PARKING OVERHANG
12. LANDSCAPE AREA
13. LOCATION OF INDIVIDUAL CURBSIDE WASTE COLLECTION
14. 6'-0" SMOOTH FACE CMU WALL
15. DIAGONAL CURB RAMP
16. 15' X 15' CORNER CUT RIGHT-OF-WAY DEDICATION
17. 3'-0" SMOOTH FACE CMU SCREEN WALL
18. BICYCLE RACK ON CONCRETE PAD
19. NO PARKING SIGNAGE BY TRAFFIC ENGINEER
20. 6'-0" WROUGHT IRON GATE
21. LOCATION OF SES
22. CONCRETE SIDEWALK, ADA CONNECTION TO PUBLIC WAY



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

DS180693

PAD190015

REC19155