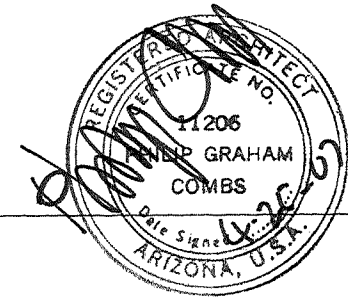




PLANNED AREA DEVELOPMENT OVERLAY FOR 5TH STREET WEST

A PORTION OF THE SOUTHWEST QUARTER OF SECTIN 16, TOWNSHIP 1 NORTH, RANGE
4 EAST OF THE GILA AND SALT RIVE BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE
DEVELOPMENT AD SHOWN.
SIGNED THIS _____ DAY OF _____, 2007
BY _____ AS _____ OF
P.G.J.T. HOLDINGS, LLC

ACKNOWLEDGMENT

STATE OF ARIZONA, COUNTY OF MARICOPA THE
FORGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 2007 BY
AS _____ P.G.J.T. HOLDINGS, LLC OWNER
IN WITNES WHEREOF I HAVE HERUNTO SET MY
HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

APN 124-28-036A
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA RIVER BASE
AND MERIDIAN BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:
TRACT A OF JO-ELLEN HOMES PER THE PLAT OF RECORD BOOK 89
OF MAPS PAGE 4, OFFICIAL RECORDS OF THE COUNTY RECORDED,
MARICIPA COUNTY ARAIZONA. EXCEPT THE WEST 60 FEET THEREOF.

APN 124-28-018
LOT 10, PECAN GROVE ESTATES, BOOK 78 OF MAPS, PAGE 39

OWNER/DEVELOPER

P.G.J.T. HOLDINGS, LLC
8501 EAST CITRUS WAY
SCOTTSDALE ARIZONA 85250

PROJECT DATA

SUBMITTED BY: PHILIP GRAHAM COMBS ARCHITECTS
14550 NORTH FRANK LLOYD WRIGHT BLVD.
SUITE 120
SCOTTSDALE ARIZONA 85260

SITE ADDRESS: 1300 WEST 5TH STREET, TEMPE ARIZONA

EXISTING ZONE: R-2. (PROPOSED ZONE R1-PAD)

EXISTING AREA: .6607 AC. (28,782 SF) + .2275 AC (9910SF) = .8882 AC (38,692 SF)

GENERAL PLAN: RESIDENTIAL / MEDIUM (15 UNITS PER ACRE)

CONSTRUCTION: 2003 IRC CODE, CONSTRUCTION TYPE 5-B, OCCUPANCY R3
AN AUTOMATIC FIRE EXTINGUISHING SYSTEM WILL NOT BE INCLUDED.

DENSITY REQUEST: 15 UNITS PER ACRE (15 X .8882 = 13.3 UNITS) **13 UNITS**

BUILDING HEIGHT: (EXISTING 30') PROPOSED 25' FOR TWO STORY, 35' FOR THREE STORY UNITS

BLDG. LOT COVERAGE: (EXISTING 45%) PROPOSED 30%

LANDSCAPE COVERAGE: (EXISTING 30%), PROPOSED 30%

SETBACKS: FRONT BUILDING (20' EXISTING), 14' PROPOSED
FRONT OPEN STRUCTURE (15' EXISTING), 9' PROPOSED
REAR: (15' EXISTING), 7' PROPOSED
EAST SIDE: (10' EXISTING), 9' PROPOSED, (7' BUILDING PROJECTION)
WEST SIDE: (10' EXISTING), 28' PROPOSED

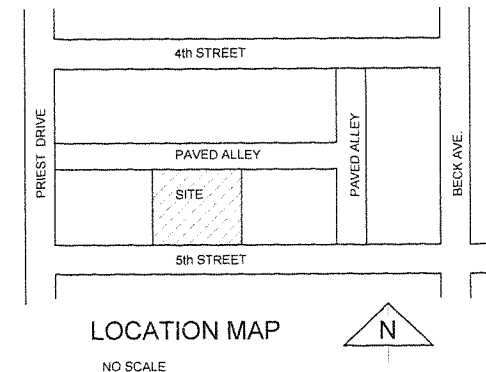
PARKING REQUIRED: 3 BEDROOM (8) UNITS X 2.5 = 20
2 BEDROOM (5) UNITS X 2.0 = 10
GUEST (13) UNITS X 0.2 = 03
TOTAL REQUIRED; 33

PARKING PROVIDED: GARAGE SPACES 26
SURFACE SPACES 08
H.C. SPACE 01
ADDITIONAL SURFACE 10 (GUEST FOR UNITS 5,6,7,12,13)
TOTAL PROVIDED; 45

BICYCLE PARKING: 3 BEDROOM (8) UNITS X 1.00= 8.0
2 BEDROOM (5) UNITS X 0.75= 3.75
GUEST (13) UNITS X 0.20=2.6
TOTAL REQUIRED 14
TOTAL PROVIDED 22 (8) SPACES IN GARAGES, (UNITS 2,3,5,6,8,9,12,13)
(11) SPACES ON PORCHES (UNITS 2 THRU 8, + 11,12,13)
(3) SURFACE SPACES

APPROVAL

BY: _____, DATE
DEVELOPMENT SERVICES MANAGER



CONDITIONS OF APPROVAL (PAD07006)

DS061171

PAD07006

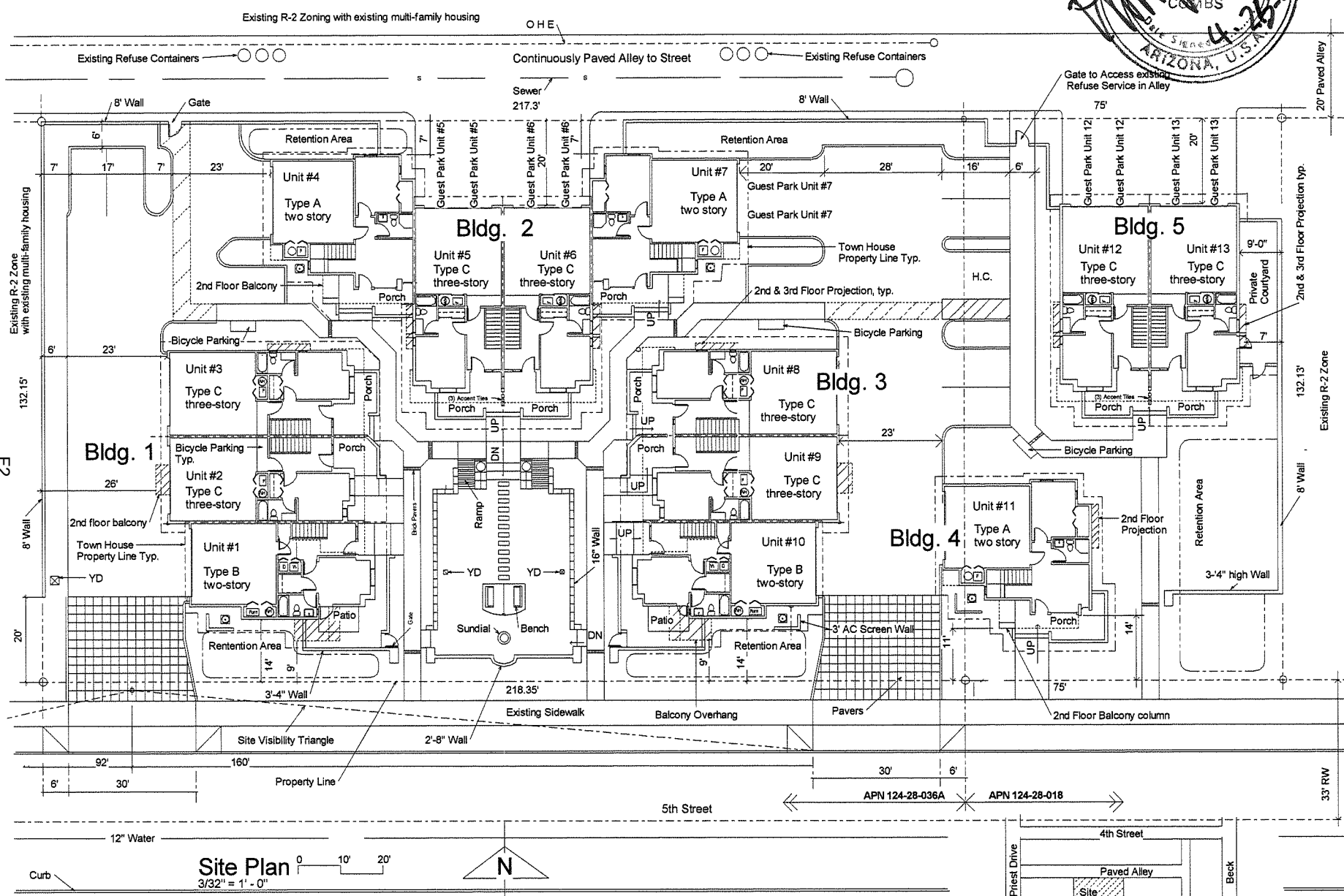
REC07013

REC07013

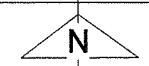
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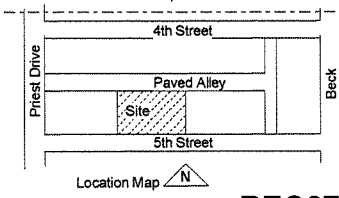
APR 26 2007



Site Plan
3/32" = 1' - 0"



Preliminary / Not for Construction
March 14, 2007
Revised: April 18, 2007



DS061171 PAD07006 REC07013 APR 26 2007

5th Street West by P.G.J.T. Holdings LLC, Philip Graham Combs Architects

1300 East 5th Street, Tempe Arizona

DS061171 PAD07006 REC07013