PLANNED AREA DEVELOPMENT OVERLAY
FOR W 9TH ST & WILSON

A PORTION OF THE NORTHWEST QUARTER, SECTION 21N, TOWNSHIP 1N, RANGE 4E, GILA AND SALT BASE AND MERIDIAN,
MARICOPA COUNTY ARIZONA

RE 16054

PL150336

DS150749

SITE ADDRESS
431 WEST 9TH STREET
TEMPE, AZ 85281

ASSESSOR'S PARCEL NO.
APN 124-69-070
APN 124-69-072

OWNER/ DEVELOPER
JOE RISI
RISI COMPANIES, LLC
PO BOX 8653
NEWPORT BEACH, CA 92658
risicorp@hotmail.com

ACKNOWLEDGEMENT

ON THIS 29th DAY OF Dec 2015 BEFORE ME,
THE UNDERSIGNED, PERSONALLY APPEARED JOE RISI OWNER
WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME
IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED
THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC

Aug 26, 2020
MY COMMISION EXPIRES

RISI COMPANIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____ OWNER

12-29-16
DATE

ITS: MANAGER/OWNER/PRESIDENT

KOURTNEY COOPER
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 26, 2020

LEGAL DESCRIPTION

PARCEL NO. 1
LOT 1, BLOCK 6, GOODWIN HOMES PER BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST HALF OF THE EAST HALF OF SAID LOT.

PARCEL NO.2
LOT 2, BLOCK 6, GOODWIN HOMES PER BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

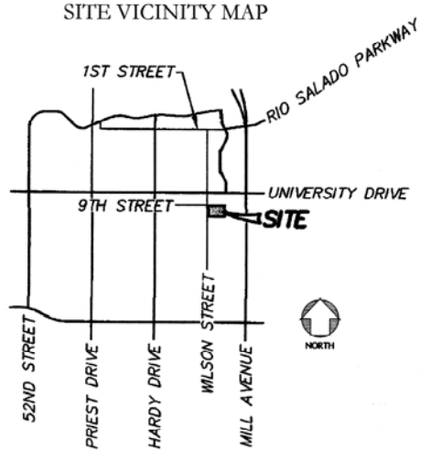
EXCEPT THE EAST HALF OF THE EAST HALF OF SAID LOT.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATION OF THE CITY OF TEMPE ON
THIS 26th DAY OF MAY, 2016

ZONING DISTRICT(S) & OVERLAY(S)	PAD PROPOSED
GENERAL PLAN LAND USE	R-3
GENERAL PLAN DENSITY	20 DU/ACRE
SITE AREA	15,000 S.F. (.344 ACRES)
DWELLING QUANTITY	6 UNITS
DENSITY	20 DU/AC
BUILDING HEIGHT	30'-0" REQUIRED HEIGHT 26'-8" (SINGLE FAMILY)
BUILDING LOT COVERAGE	45% (6,750 SF)
SITE LANDSCAPE COVERAGE	27% (4,045 SF)
BUILDING SETBACKS	
	(6) SINGLE FAMILY
FRONT	13'-0"
SIDE	5'-0"
REAR	15'-0"
STREET SIDE	3'-0"
VEHICLE PARKING QUANTITY	SINGLE FAMILY (2 SPACES PER UNIT) REQUIRED: 12 SPACES TOTAL PROVIDED: 16 SPACES
BICYCLE PARKING QUANTITY	SINGLE FAMILY REQUIRED: NONE TOTAL PROVIDED: 14 SPACES
USES SINGLE FAMILY RESIDENTIAL	(6) SINGLE FAMILY HOMES WITH 3 BEDROOMS / 2.5 BATHS

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD000000

DESCRIPTION OF WORK

PLANNING
6 SINGLE FAMILY HOMES

BUILDING
NEW HOMES WITH CARPORTS

ENGINEERING
ON SITE RETENSION, CURB CUTS, WATER/ SEWER

FIRE SPRINKLER
NEW FIRE SPRINKLER SYSTEM UNIT A

CODES
2012 IBC AND 2011 NEC

THESE PLANS ARE PROTECTED BY RISI COMPANIES LLC AND PALMER ARCHITECTS LTD. ANY USE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF RISI COMPANIES LLC AND PALMER ARCHITECTS LTD. IS PROHIBITED. ANY UNAUTHORIZED USE OF THESE PLANS SHALL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO RISI COMPANIES LLC AND PALMER ARCHITECTS LTD. THESE DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM BY ANY METHOD FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF RISI COMPANIES LLC AND PALMER ARCHITECTS LTD. © COPYRIGHT PALMER ARCHITECTS, LLC 2015

PALMER ARCHITECTS, LTD.
4222 E. Camelback Rd. • Suite H-210 • Phoenix, AZ 85018
(480) 947.7717 Fax: (480) 947.7776

RESIDENTIAL
THE MEWS AT 9TH ST.
431 WEST 9TH STREET
TEMPE, AZ 85281

COVER SHEET

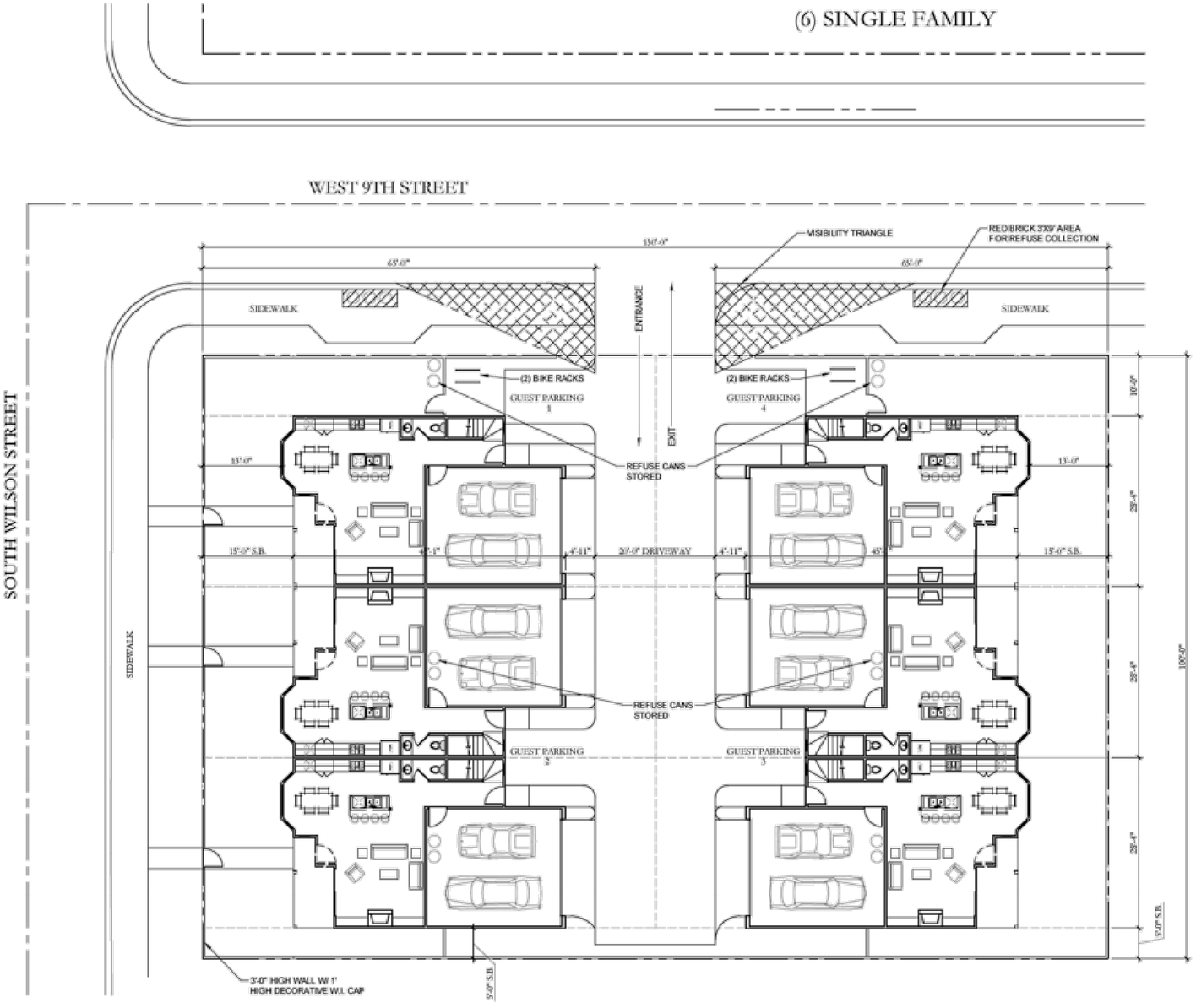
REVISIONS	BY

DRAWN
JM
CHECKED
GP
DATE
2013
SCALE
= 1'-0"
JOB NO.
000
SHEET
A0.0
01 OF SHEETS

COVER SHEET

DS150749 PL150336 REC16054

PLANNED AREA DEVELOPMENT OVERLAY
FOR W 9TH ST & WILSON
SITE PLAN



ZONING DISTRICT(S) & OVERLAY(S)	ZDC STANDARDS FOR DISTRICT	PAD PROPOSED
GENERAL PLAN LAND USE	R-3	R-3
GENERAL PLAN DENSITY	20 DU/ACRE	20 DU/ACRE
SITE AREA	N/A	15,000 S.F. (.344 ACRES)
DWELLING QUANTITY	# UNITS	6 UNITS
DENSITY	DU/ACRE	20 DU/ACRE
BUILDING HEIGHT	30 FT MAX	26'-8" SINGLE FAMILY
BUILDING LOT COVERAGE	50% MAX	45% (6,750 S.F.)
SITE LANDSCAPE COVERAGE	25% MIN	27% (4,045 S.F.)
BUILDING SETBACKS		
		(6) SINGLE FAMILY
FRONT	20Ft	13Ft
SIDE	10Ft	5 FT
REAR	15Ft	15FT
STREET SIDE	10Ft	10FT
VEHICLE PARKING QUANTITY		SINGLE FAMILY (2 SPACES PER UNIT) REQUIRED: 12 SPACES TOTAL PROVIDED: 16 SPACES
BICYCLE PARKING QUANTITY		SINGLE FAMILY REQUIRED: NONE TOTAL PROVIDED: 6 SPACES
USES SINGLE FAMILY RESIDENTIAL		(6) SINGLE FAMILY HOMES WITH 3 BEDROOMS / 2.5 BATHS

SITE PLAN (FIRST LEVEL FLOOR PLAN)

SCALE: 1"=10'-0"

NORTH

PALMER ARCHITECTS, LTD.
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(480) 947.7779 Fax: (480) 947.7776

RESIDENTIAL
W 9TH ST & WILSON
431 WEST 9TH STREET
TEMPE, AZ 85281

SITE PLAN

REVISIONS	BY

DRAWN: JM
CHECKED: GP
DATE: 2013
SCALE: = 1'-0"
JOB NO.: 000
SHEET: A1.0
01 OF SHEETS

SITE PLAN

REC 16054
PL 150336
DS 150749

DS 150749 PL 150336 REC 16054