

PLANNED AREA DEVELOPMENT OVERLAY
FOR BELLA VITA

A PORTION OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF SECTION 11, TOWNSHIP 1, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

ACKNOWLEDGMENT

ON THIS 26th DAY OF March, 2014 BEFORE ME,
THE UNDERSIGNED, PERSONALLY APPEARED HUDD HASSEL,
WHO ACKNOWLEDGED HIMSELF 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: Marjorie L. Davis, October 5, 2014
NOTARY PUBLIC MY COMMISSION EXPIRES

TRIO, L.L.C., AND ARIZONA LIMITED LIABILITY
COMPANY:

BY: [Signature] DATE: 3/25/14
HUDD HASSEL

ITS: MANAGER

LEGAL DESCRIPTION

LOTS 249 THROUGH 254, INCLUSIVE; AND THAT PART OF THE EAST-WEST
AND NORTH SOUTH ABANDONED ALLEY BOUNDED ON THE WEST BY THE
NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 249, BOUNDED
ON THE EAST BY THE SOUTHERLY PROLONGATION OF THE EASTERLY
LINE OF LOTS 252 THROUGH 254, AND BOUNDED ON THE NORTH BY THE
WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 254, ALL
REFERENCED LOTS ARE A PART OF NORTH TEMPE THREE, AS
RECORDED IN BOOK 71 OF MAPS, PAGE 40, MARICOPA COUNTY
RECORDS, ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS 21st DAY OF FEBRUARY, 2013.

OWNER/DEVELOPER

OWNER : TRIO, LLC
2043 S. CONSTELLATION CT
GILBERT, AZ
ADDRESS : 1104 N. MILLER RD
TEMPE, AZ 85281
APPLICANT / PROJECT MANAGER : HUDD HASSEL
PHONE : 602-525-0000

PROJECT DATA

ZONING DISTRICT: R-3 (PAD)

DWELLING QUANTITY: 18 UNITS

DENSITY: 15.7 DU/AC.

MINIMUM LOT AREA: 1,250 SF

BUILDING HEIGHT: 35 FEET

MAXIMUM PROJECT LOT COVERAGE: 28.44 %

MAXIMUM LOT COVERAGE: 70.00 %

MINIMUM PROJECT LANDSCAPE AREA: 35%

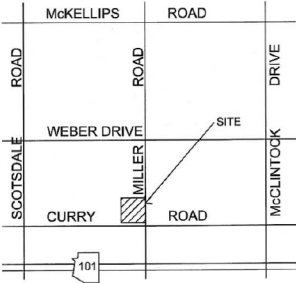
MINIMUM LOT LANDSCAPE AREA: 15%

Table with 2 columns: LOT SETBACKS and R-3(PAD). Rows include FRONT (BUILDING, OPEN STRUCTURE, PARKING), SIDE (BUILDING WALLS, PORCH, BALCONY, PATIO, WALL, COMMON WALLS), and REAR (BUILDING WALL, PORCH, BALCONY, PATIO WALL, COMMON WALLS).

Table with 2 columns: PROJECT SETBACKS and values. Rows include FRONT (CURRY ROAD), WEST SIDE, WEST SIDE (ALLEY), REAR, and EAST SIDE (MILLER ROAD).

Table with 4 columns: VEHICLE PARKING QUANTITY, 2 BD, 3 BD, GUEST, TOTAL. Rows include PROVIDED and REQUIRED.

Table with 2 columns: BICYCLE PARKING QUANTITY, REQUIRED, PROVIDED. Rows include REQUIRED and PROVIDED.



LOCATION MAP

CONDITIONS OF APPROVAL: PAD12016

GENERAL

- 1. A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE FEBRUARY 7, 2015, 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 A ZONING MAP AMENDMENT.
2. THE PROPERTY OWNER 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 THAN MARCH 7, 2013, OR THE GENERAL PLAN AND ZONING MAP AMENDMENTS AND PAD APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT FOR BELLA VITA TOWNHOMES SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
4. AN AMENDED SUBDIVISION PLAT SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
5. THE SUBDIVISION PLAT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT ON OR BEFORE FEBRUARY 7, 2014. FAILURE TO RECORD THE PLAT ON OR BEFORE FEBRUARY 7, 2014, WITHIN ONE YEAR OF CITY COUNCIL APPROVAL, SHALL MAKE THE PLAT NULL AND VOID.
6. ALL PROPERTY CORNERS SHALL BE SET AND VERIFIED WITH STAFF UPON FINAL RECORDATION OF THE SUBDIVISION PLAT, NO LATER THAN THREE (3) MONTHS FROM THE DATE OF COUNTY RECORDATION OR AS DETERMINED BY STAFF.

DS120912

PAD12016

REC12055

REC12055

PAD12016

DS120912

Project information block including project name (Bella Vita 18 Townhomes Community), location (1004 Miller Rd Tempe, AZ), cover sheet title, date (03-18-2014), project number (3312), and scale (n.t.s.).

