

# PLANNED AREA DEVELOPMENT OVERLAY FOR DORSEY LANE

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

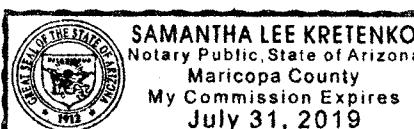
## ACKNOWLEDGEMENT

ON THIS 19<sup>th</sup> DAY OF January 2017 BEFORE ME THE  
UNDERSIGNED, PERSONALLY APPEARED Steven Pritulsky,  
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: Steven Pritulsky

July 31, 2019  
MY COMMISSION EXPIRES



WATT NEW LEAF DORSEY, LLC, BY NEW LEAF MANAGER, LLC ITS MANAGER, BY  
NEW LEAF COMMUNITIES, INC ITS MANAGER & MEMBER

STEVEN M. PRITULSKY, PRESIDENT & DIRECTOR

PAUL W. TIAN, VICE PRESIDENT

  
BY: Paul W. Tian DATE: 1/19/18

## LEGAL DESCRIPTION

PARCEL NO. 1:

LOTS 1 THROUGH 45, INCLUSIVE AND TRACTS A THROUGH I, INCLUSIVE, OF  
DORSEY CROSSING LIVE/WORK, ACCORDING TO THE PLAT OF RECORD IN THE  
OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN  
BOOK 923 OF MAPS, PAGE 11.

PARCEL NO. 2:

THAT PORTION OF LOT 12, DORSEY CROSSING 2ND AMENDED, ACCORDING TO BOOK  
250 OF MAPS, PAGE 50; AND AFFIDAVIT OF CORRECTION RECORDED IN  
INSTRUMENT NO. 83-143143 OF OFFICIAL RECORDS; AND IN INSTRUMENT NO.  
88-382042 OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA;

COMMENDING AT A POINT, FROM WHICH THE NORTH QUARTER CORNER OF SECTION  
26, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA, BEARS NORTH 89 DEGREES 50 MINUTES  
06 SECONDS EAST, A DISTANCE OF 65 FEET AND NORTH 0 DEGREES 05 MINUTES  
14 SECONDS EAST, A DISTANCE OF 55 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 06 SECONDS WEST, PARALLEL TO AND  
55.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 464.33 FEET TO THE  
NORTHEAST CORNER OF SAID LOT 12 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 234.74  
FEET;

THENCE WEST, A DISTANCE OF 63.46 FEET;

THENCE NORTH 31 DEGREES 08 MINUTES 15 SECONDS WEST, A DISTANCE OF  
46.71 FEET TO AN INSIDE CORNER POINT OF SAID LOT 12;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 194.69  
FEET TO THE MOST NORtherly NORTHWEST CORNER OF SAID LOT 12;

THENCE NORTH 89 DEGREES 50 MINUTES 06 SECONDS EAST, ALONG THE NORTH  
LINE OF SAID LOT 12, A DISTANCE OF 87.50 FEET TO THE TRUE POINT OF  
BEGINNING.

PARCEL NO. 3:

RECIPROCAL NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS  
EASEMENT AS SET FORTH IN PLAT RECORDED AS BOOK 235 OF MAPS, PAGE 8,  
AND SECOND AMENDED IN BOOK 250 OF MAPS, PAGE 50, AND AN AFFIDAVIT OF  
CORRECTION RECORDED AS 88-382042, OF OFFICIAL RECORDS.

PARCEL NO. 4:

NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER DRIVEWAY AS SET  
FORTH IN EASEMENT AGREEMENT RECORDED SEPTEMBER 5, 2003 AS  
2003-1248852, OF OFFICIAL RECORDS.

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
TEMPE ON THIS 31st DAY OF JULY, 2014.

DS131101

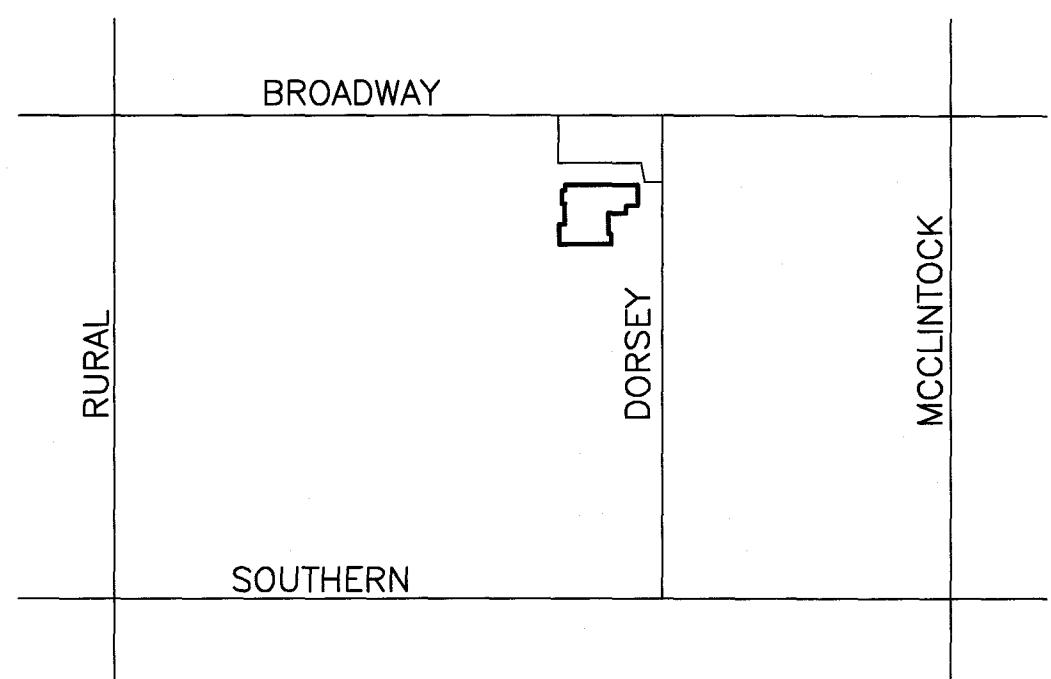
PL130438

REC17126

## OWNER/DEVELOPER

WATT NEW LEAF DORSEY, LLC BY NEW LEAF MANAGER, LLC  
ITS MANAGER, BY NEW LEAF COMMUNITIES, INC ITS  
MANAGER & MEMBER  
2716 OCEAN PARK BLVD, 2025  
SANTA MONICA, CA 90405  
PHONE: (480) 922-4590

## SITE VICINITY MAP



## PROJECT DATA

ZONING DISTRICTS AND OVERLAYS TABLE 4-203(A)	PAD PROVIDED (PCC-2 PAD)
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	MEDIUM DENSITY <15DUA
SITE AREA	130,869SQFT (3.00AC)
DWELLING QUANTITY	51 UNITS
DENSITY	17 DUA (51 UNITS/3 AC)
BUILDING HEIGHT	±36'-0"
BUILDING LOT COVERAGE	30% (39,111SQFT / 130,869SQFT)
SITE LANDSCAPE COVERAGE	23% (29,850SQFT / 130,869SQFT)
BUILDING SETBACKS	
FRONT: 0'	0'-0"
SIDE: 0'	0'-0"
REAR: 10'-0"	10' (SOUTH)
VEHICLE PARKING QUANTITY	134 SPACES PROVIDED
BICYCLE PARKING QUANTITY	60
USES	
RESIDENTIAL	35,370SQFT
USE PERMITS	RESIDENTIAL IN PCC-2 ZONING

## CONDITIONS OF APPROVAL: PL130438

1. A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE JULY 31, 2016, OR THE PAD OF THE PROPERTY MAY REVERT TO THE ORIGINAL UNDERLYING ZONING. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
2. THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY THE 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 AND 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 AUGUST 30, 2014 OR THE PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR DORSEY LANE 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. THE PAD SETBACKS FOR THE DEVELOPMENT SHALL PROVIDE 0' SETBACKS ON ALL SIDES, EXCEPT FOR THE SOUTHERN-MOST PROPERTY BOUNDARY SHALL PROVIDE A MINIMUM 10'-0" REAR YARD BUILDING SETBACK. (MODIFIED BY THE COMMISSION)
5. THE PARKING IDENTIFIED IN THE PAD, SHALL PROVIDE 134 PARKING SPACES, INCLUDING 32 NON-DESIGNATED SPACES, SHALL BE PROVIDED BASED ON THE ANTICIPATED DEMAND FOR THE RATIO OF BEDROOM TYPES. THE DEVELOPMENT SHALL BE LIMITED TO 4 TWO-BEDROOM UNITS, 21 THREE-BEDROOM UNITS, AND 26 FOUR-BEDROOM UNITS, BASED ON THE POTENTIAL OF DENS CONVERTED TO BEDROOMS.

OWNER  
WATT NEW LEAF DORSEY LLC  
2716 OCEAN PARK BLVD, 2025  
SANTA MONICA, CA 90405  
480.922.4590  
CONTACT: STEVE PRITULSKY  
ENGINEER  
CEG APPLIED SCIENCES  
12409 W INDIAN SCHOOL ROAD  
AVONDALE, AZ 85392  
623.536.1993  
CONTACT: NATE COTTRELL

REC17126

PL130438  
DORSEY LANE  
PLANNED AREA DEVELOPMENT OVERLAY  
TEMPE, ARIZONA

DRAWN BY: SMZ  
CHECKED BY: NJC  
DATE: 07/31/17  
SCALE:  
PROJECT #: 13-076  
LAST MODIFIED:  
LAST MODIFIED BY:

P.O. BOX 2368  
GLENDALE, AZ 85311  
PH: (602) 956-1993  
PL131101

Professional Engineering  
Certified Copy  
34081  
NATHAN J  
COTTRELL  
07/31/17  
State of Arizona  
Tempe, Arizona  
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