

# PLANNED AREA DEVELOPMENT OVERLAY FOR FIRST AND FARMER

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

## OWNER AUTHORIZATION

WEXFORD DEVELOPMENTS, LP:

BY: \_\_\_\_\_

SAM GORDON, PRINCIPAL

## ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIM/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 HEREBY SET MY HAND AND OFFICIAL

SEAL

BY: \_\_\_\_\_

## LEGAL DESCRIPTION

A parcel of land being a within a portion of Lot 21E as shown on the State Plat Number 21 Amended filed as Book 69 of Maps, Page 38 and in Certificate of Correction filed as Docket 2605, Page 40 records of Maricopa County, Arizona also being situated within the Southeast Quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at an aluminum cap accepted as the East Quarter corner of said Section 16 from which a brass cap in hand hole accepted as the Center of said Section 16 thereof bears South 89°41'49" West, 2674.60 feet;

Thence South 89°41'49" West, 207.52 feet along the north line of the Southeast Quarter of said Section 16 to the centerline of Farmers Avenue;

Thence leaving said north line, South 00°03'08" East, 241.94 feet along said centerline;

Thence leaving said centerline, South 89°43'46" West, 35.00 feet to the Northeast corner of said Lot 21E being the POINT OF BEGINNING;

Thence South 00°03'08" East, 261.65 feet along the east line of said Lot 21E to the Southeast corner of said Lot 21E;

Thence North 89°47'00" West, 257.65 feet along the south line of said Lot 21E to the east line of the west 172.00 feet of said Lot 21E;

Thence leaving said south line, North 00°02'13" West, 259.46 feet along last said east line to the north line of said Lot 21E;

Thence leaving last said east line, North 89°43'46" East, 257.58 feet along last said north line to the previously mentioned Northeast corner of said Lot 21E being the POINT OF BEGINNING.

The above described parcel contains a computed area of 67122 sq. ft. (1.541 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

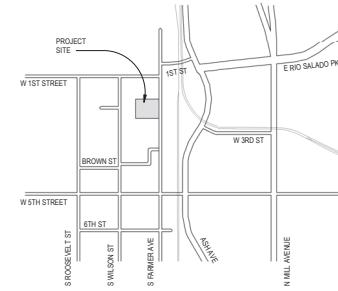
## OWNER / DEVELOPER

TEMPE 206 S FARMER AVE., LLC  
C/O SAM GORDON  
WEXFORD DEVELOPMENTS, LP  
700 6TH AVENUE SW, SUITE 290  
CALGARY, ALBERTA, CANADA T2P 0T8

## PROJECT DATA

DEVELOPMENT STANDARDS	PAD PROVIDED (GID PAD TOD)
ZONING	GID PAD TOD (CORRIDOR)
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	MEDIUM DENSITY (<15 DUA)
SITE AREA (GROSS)	67,124 SF (1.541AC)
SITE AREA (NET)	67,124 SF (1.541AC)
DWELLING QUANTITY	0.0
DENSITY	0.0 DUA
BUILDING HEIGHT	4-STORIES / 65'-7" (ROOF) / 69'-10" (T.O. SKIN)
BUILDING STEPBACK	Y, SOUTH SIDE
BUILDING LOT COVERAGE	±67.8% (45,480.0 SF/67,124 SF)
SITE LANDSCAPE AREA	±14% (9,387.43 SF/67,124 SF)
BUILDING SETBACKS:	
FRONT (EAST)	±0'-0" (±20' AT GROUND FLOOR)
SIDE (NORTH)	±8'-0"
SIDE (SOUTH)	±20'-0"
REAR (WEST)	±8'-0"
VEHICLE PARKING QUANTITY	
OFFICE	±319.28 (1:300SF-25% UP TO 10,000SF)
COFFEE SHOP	±7.25 (1:75SF)
ROOF DECK	±0.00 (TOD - NO STANDARD)
COFFEE-PATIO	±0.00 (TOD - NO STANDARD)
TOTAL REQUIRED	±326.53
TOTAL PROVIDED	±438 (±426 STRUCTURE/±12 SURFACE)
TOTAL COMPACT (C)	±27
TOTAL STACKED (S)	±24
BICYCLE PARKING QUANTITY	
OFFICE	±13.2 (1:8,000SF - MIN 4)
COFFEE SHOP	±1.08 (1:500SF)
ROOF DECK	±0.00 (PRIVATE FOR TENANTS)
COFFEE-PATIO	±0.25 (1:2,000)
TOTAL REQUIRED	±14.3
TOTAL PROVIDED	±18
USES	
OFFICE	±105,784 SF
COFFEE BAR	±544 SF
GARAGE/UTILITY/STOR.	±146,426 SF
TOTAL BUILDING	±252,753.87 SF
*ROOF DECK	±5,707.39 SF
USE PERMITS	FOR RESTAURANT / RETAIL USE

## SITE VICINITY MAP



## CONDITIONS OF APPROVAL: PL190093

REC19075

PAD190006  
1ST & FARMER  
WEXFORD DEVELOPMENT  
205 S. FARMER AVE.  
TEMPE, AZ 85281

DELTA REVISIONS  
# \_\_\_\_\_  
DESCRIPTION  
DESIGN REVIEW COMMENTS  
DATE  
06/03/2019

NOT FOR  
CONSTRUCTION



PROJECT # 1914  
ISSUE DATE 4/20/2019  
USER NAME DESIGN PLAN REVIEW & PAD REVIEW  
PLAT DATE 5/20/2019  
EXPIRE DATE 5/20/2019

G000.1  
PAD COVER SHEET

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DS181117

PAD190006

REC19075

# PLANNED AREA DEVELOPMENT OVERLAY FOR FIRST AND FARMER SITE PLAN

REC19075

PAD190006

1ST & FARMER  
WEXFORD DEVELOPMENT  
206 S. FARMER AVE.  
TEMPE, AZ 85281

## DELTA REVISIONS

NOT FOR  
CONSTRUCTION

DS181117

PROJECT # 18114  
ISSUE DATE 4/26/2019  
ISSUE NAME DESIGN PLAN REVIEW & P&D REVIEW  
PLOT DATE 8/20/2019 11:21:09 AM

**G000.2**

PAD\_ARCHITECTURAL SITE  
PLAN

1 PAD ARCHITECTURAL SITE PLAN

DS181117

PAD190006

REC19075

ATTACHMENT 36

