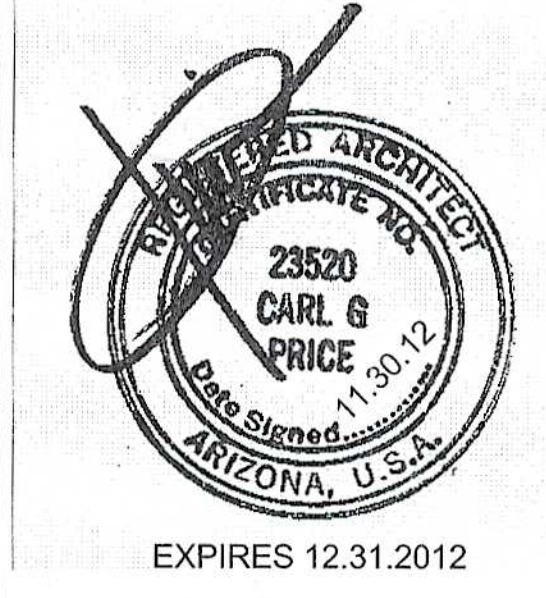


PLANNED AREA DEVELOPMENT OVERLAY FOR GRACIE'S VILLAGE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

RNL
4460 N. 12th Street, Suite 238
PHOENIX, AZ 85014
602.212.1044
602.212.0964

REC12001



PAD12001

Gorman and Company, Inc.
GRACIE'S VILLAGE
1520 East Apache Boulevard, Tempe
Arizona 85281

DS110786

No. REVISION/SUBMISSION DATE
PROJECT No: 3172.01
DATE: 11/30/12
SCALE:

PAD Cover Sheet

PAD
10F3

ACKNOWLEDGEMENT

(MOVED TO PAGE PADb)

OWNER/DEVELOPER

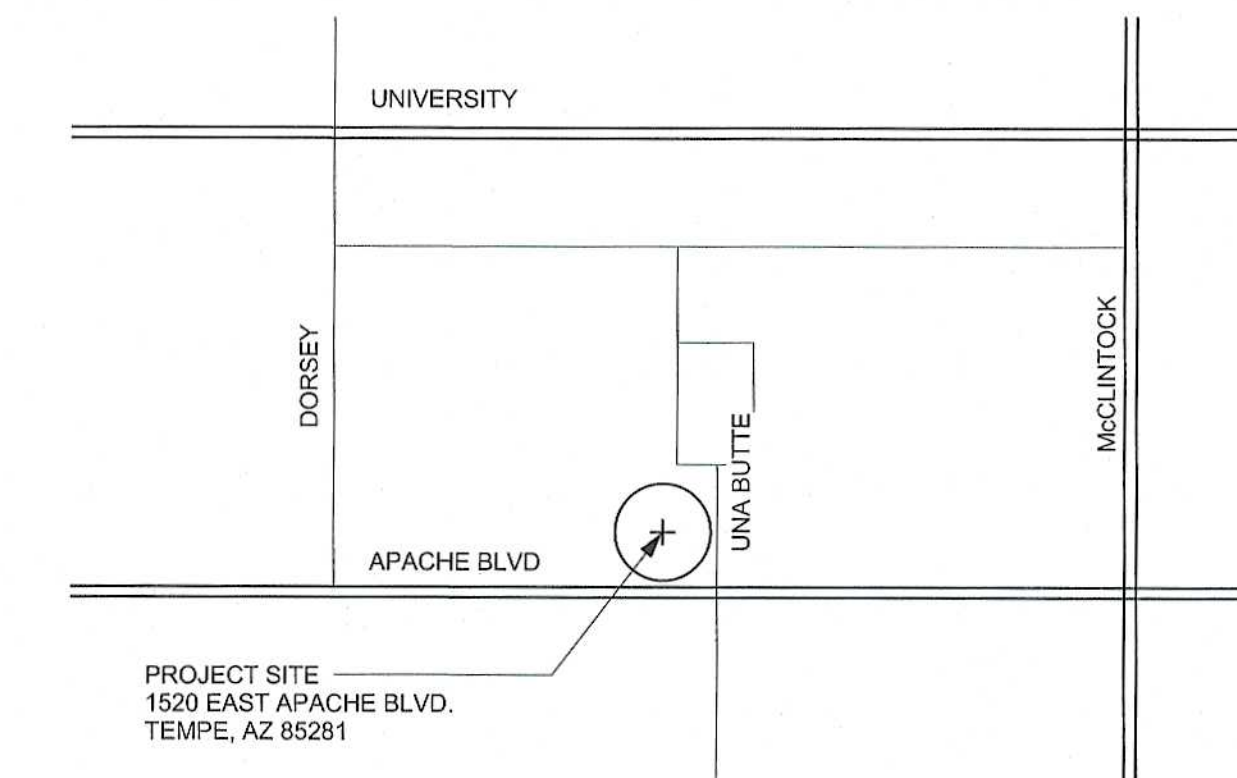
Owner: Grace Community Church of the Valley
1200 E Southern Avenue
Tempe, AZ 85282-5498
Contact: ~~Bruce Crawford~~, Agent
Tel 480.894.2201

Developer: Gracie's Village, LLC.
c/o CT Corporation System
2390 E. Camelback Road
Phoenix, AZ 85016
Contact: Gary Gorman
Tel 602.708.4889

PROJECT DATA

ZONING	MU-3 (TOD)(PAD)
LOT AREA= 0.1.984 ACRES	
DWELLING QUANTITY 50 dwelling units including maximum 94 bedrooms overall, no four bedroom units and maximum 15 three bedroom units.	
MAX. DENSITY	25 DU/AC
MAX. HEIGHT TOP OF PARAPET	54 ft. main and 64 ft. at top of stair and elevator cores (PAD STD)
ZDC 4-404 MIN. STEP-BACK	YES: apply 1:1 building step-back on setback plane facing a residential district and beginning at 30 ft. height
MAX BUILDING LOT COVERAGE	33% (PAD STD)
MIN. LANDSCAPE LOT COVERAGE	23% (PAD STD)
MIN. SETBACKS	
PARKING FRONT & SIDESTREET	20 ft.
BUILDING FRONT APACHE BLVD	0
SIDE STREET UNA/BUTTE	1 ft.
SIDE - WEST	2 ft.
REAR - NORTH	36 ft. to setback plane & 70 ft. to north stair tower (PAD STD)
MIN. VEHICLE PARKING COUNT	131 on-site spaces (PAD STD)
MIN. BICYCLE PARKING COUNT	50 interior (one housed in each unit) plus 20 exterior on-site spaces

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD12001

1. A building permit application shall be made on or before June 14, 2014 or the zoning of the property may revert to that in place at the time of application, subject to a public hearing.
2. The property owner shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives 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 July 16, 2012, or the approval shall be null and void.
3. Prior to issuance of building permits, the Planned Area Development Overlay document for Gracie's Village shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department.
4. The maximum residential density shall not exceed twenty-five (25.0) dwelling units per acre in accordance with the limit imposed by the MU-3 District.
5. The total building area, including non-habitable enclosed space, shall not exceed 80,548 sf.
6. The maximum building lot coverage shall not exceed thirty-three (33) percent of the net site area.
7. The maximum building height to parapet shall not exceed 54'-0", which is 4'-0" in excess of the height limit imposed by the MU-3 District. The maximum building height for uninhabited top of stair and elevator cores may extend an additional 10'-0" in height to a maximum of 64'-0". Building height is as measured from the top of curb in the center of site frontage on Apache Boulevard.
8. The maximum quantity of habitable building levels above grade shall be four (4). Residential dwelling units shall not be permitted on the 4th floor.
9. The minimum building setbacks shall be 0'-0" facing Apache Boulevard (front), 1'-0" facing Una-Butte Avenue (street side), 2'-0" facing west and 36'-0" facing north. The north building setback is established to allow building step-back to be measured from this line. A minimum dimension of 70'-0" from the north property line to the north stair tower, following the dimension as indicated on the site plan, shall be maintained.
10. The minimum 20'-0" on-site parking setback from property lines facing public streets shall be maintained in accordance with the limit imposed by the MU-3 District.
11. The minimum landscape coverage shall be twenty-three (23) percent of the net site area. The minimum box size of trees planted along the north property line shall be 36 inches. The applicant shall hold a neighborhood meeting to discuss and determine tree species to be planted along the north property line. The public utility easement located along the north property line may be surfaced with vegetative groundcover.

(CONTINUED ON PAGE 2)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER WHICH BEARS EAST 8 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREES 7 MINUTES EAST 350 FEET PARALLEL TO AND 8 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE EAST 239.20 FEET PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTHEASTERLY 78.67 FEET ALONG A 50 FOOT RADIUS CURVE; THENCE SOUTH 0 DEGREES 9 MINUTES WEST 299.87 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST 289.13 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 50 FEET THEREOF; AND

EXCEPT THAT PORTION OF LAND CONVEYED TO THE CITY OF TEMPE IN RECORDING NO. 2006-0260844, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND GARY DRIVE;

THENCE, NORTH 89 DEGREES 59 MINUTES 33 SECONDS EAST, ALONG THE CENTERLINE OF SAID APACHE BOULEVARD AND THE EAST-WEST MIDSECTION LINE OF SAID SECTION 23, A DISTANCE OF 517.14 FEET; THENCE, NORTH 00 DEGREES 00 MINUTES 27 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE, NORTH 86 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 124.86 FEET;

THENCE, NORTH 66 DEGREES 12 MINUTES 17 SECONDS EAST, A DISTANCE OF 8.54 FEET;

THENCE, NORTH 87 DEGREES 54 MINUTES 24 SECONDS EAST, A DISTANCE OF 11.17 FEET;

THENCE, NORTH 00 DEGREES 22 MINUTES 36 SECONDS WEST, A DISTANCE OF 4.58 FEET;

THENCE, NORTH 89 DEGREES 37 MINUTES 24 SECONDS EAST, A DISTANCE OF 7.00 FEET;

THENCE, SOUTH 00 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 4.58 FEET;

THENCE, NORTH 89 DEGREES 37 MINUTES 24 SECONDS EAST, A DISTANCE OF 18.76 FEET;

THENCE NORTH 60 DEGREES 01 MINUTES 41 SECONDS EAST, A DISTANCE OF 23.87 FEET;

THENCE, SOUTH 00 DEGREES 12 MINUES 38 SECONDS WEST, A DISTANCE OF 22.98 FEET;

THENCE, SOUTH 89 DEGREES 59 MINUTES 33 SECONDS WEST, A DISTANCE OF 189.99 FEET TO THE TRUE POINT OF BEGINNING.

APPROVAL

ORDINANCE NO. 2012.16
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS 14TH DAY OF JUNE, 2012

ORDINANCE No. 2012.16 CONSISTS OF ZON12001 & PAD12001. ZON12001 IS A ZONING MAP AMENDMENT FROM CSS, COMMERCIAL SHOPPING & SERVICE DISTRICT TO MU-3, MIXED-USE, MEDIUM-HIGH DENSITY DISTRICT. THE TOD, TRANSPORTATION OVERLAY DISTRICT FOR THIS SITE SHALL REMAIN WITHOUT CHANGE. PAD12001 IS A PLANNED AREA DEVELOPMENT OVERLAY TO ESTABLISH DEVELOPMENT STANDARDS FOR BUILDING HEIGHT, BUILDING SETBACKS, BUILDING LOT COVERAGE AND LANDSCAPE LOT COVERAGE.

PAD12001

REC12001

DS110786

PLANNED AREA DEVELOPMENT OVERLAY FOR GRACIE'S VILLAGE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 3rd DAY OF December, 2012 BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED

CHARLES B. ROBINSON

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 WHERE OF; I HERETO SET MY HAND AND OFFICIAL SEAL

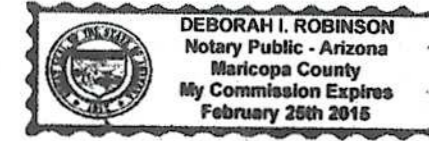
BY:

NOTARY PUBLIC

MY COMMISSION EXPIRES

Deborah Robinson

02-25-2015



GRACE COMMUNITY CHURCH OF THE VALLEY:

LAND OWNER

DATE

Charles B. Robinson

3 Dec 2012

ON THIS 30th DAY OF November, 2012 BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED

Gary J. Gorman

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 WHERE OF; I HERETO SET MY HAND AND OFFICIAL SEAL

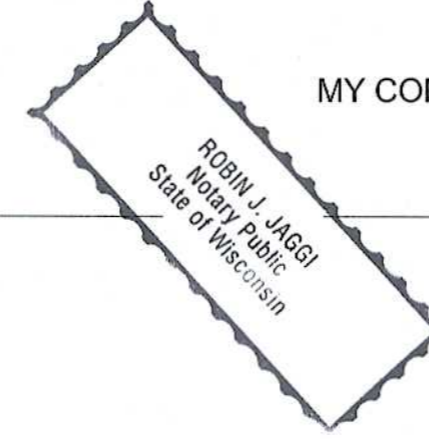
BY:

NOTARY PUBLIC

MY COMMISSION EXPIRES

Robin J. Jago

2/15/15



GRACIE'S VILLAGE, LLC:

LAND LEASE & IMPROVEMENT OWNER

DATE

See below 11/30/12

Gracie's Village, LLC, a Wisconsin Limited Liability Co.

By: Gorman Employee Group Gracie's, LLC

Its: Managing Member

By: Gorman & Company, Inc., its Manager

By: Gary J. Gorman, President/CEO

CONDITIONS OF APPROVAL CONTINUED: PAD12001

12. The applicant shall hold a neighborhood meeting to discuss and determine a modified driveway design on Una Butte Avenue that prevents vehicles from exiting the site driveway and turning left (north) on Una Butte Avenue. Final modified design detail is subject to approval by the Transportation Division.

13. Meet with Transportation Division and review signal timing and phasing of Apache Boulevard and McClintock Drive intersection. Subject to Transportation Division restrictions, have Transportation Division modify operation of eastbound Apache Boulevard left turn movement onto northbound McClintock Drive in order to reduce potential cut through traffic from eastbound Apache Boulevard left turn movement onto northbound Una-Butte Avenue and through neighborhood.

14. In the right of way where Una-Butte Avenue transitions into separate Una and Butte, provide a neighborhood entrance feature consisting of an upgraded pavement stripe. Conduct a neighborhood meeting with focus on the design of this neighborhood entrance feature. The design is subject to the restrictions of Public Works Department and will require an Encroachment Permit.

15. Do not locate on-street parking spaces on Una-Butte Avenue adjacent to development.

16. The minimum vehicle parking quantity shall be one-hundred thirty one (131) on-site parking spaces.

17. As part of the building plan submittal, Applicant shall clearly define the ground level Clubhouse/Community Center space. The Resident Clubhouse/Community Center space shall be designated as resident use only.

18. Use of the Clubhouse/Community Center space shall not include a food bank, a medical/dental clinic, or public shower or bathing facilities. Use of Clubhouse/Community Center space shall not include retail, office or storage functions for the thrift store.

19. Provide a maximum of fifty (50) dwelling units. There shall be no residential units containing four (4) or more bedrooms. There shall be a maximum of fifteen (15) residential units containing three (3) bedrooms. The Project's total bedroom count shall not exceed 94 bedrooms. Stipulate in the house rules that each of the dwelling units is for tenants that stay for a period of at least thirty (30) days. A tenant's guest may stay for a maximum of fourteen (14) days. Use of dwelling units for transients that stay for less than thirty (30) consecutive days, as defined in the Tempe City Code, shall be considered a violation of the intent of the Zoning Map Amendment.

20. Develop a Security Plan with the Police Department for the residences. Follow guidelines indicated in Security Section of Code-Ordinance requirements below. Additionally, the following apply: Provide a Management Team to govern the housing portion of the property. Include the Management Team in the security plan meetings with the Police Department. Complete draft of Security Plan prior to issuance of building permit. Complete final Security Plan prior to issuance of Certificate of Occupancy.

21. Develop a site monitoring process with the Salt River, Pima and Maricopa Indian Community. Provide a monitoring process during site excavation for prompt identification, protection and proper removal of archeological remains.

22. To protect the privacy of adjoining neighbors, the area of the roof patio shall not exceed 2,412 square feet. The roof patio shall also be setback from the exterior edge of the respective parapets of the building's north wing as follows: north parapet - minimum of 80 feet; east parapet - minimum of 12 feet; and, west parapet - minimum of 12 feet. Rails, metal screens, hardened glass or other building materials used to enclose the north edge of the roof patio shall be a minimum of 5'-0" in height.

23. Any tree(s) planted as part of the project's required landscape improvements that dies shall be replaced with the same type/species of tree within 30 days of the subject tree(s) being determined to be dead. The minimum box size of any replacement tree planted along the north property line shall be 36 inches.

REC12001

PAD12001

DS110786

RNL

4450 N. 12th Street, Suite 238
PHOENIX, AZ 85014
602.212.1044
602.212.0964



EXPIRES 12.31.2012

Gorman and Company, Inc.
GRACIES VILLAGE
1520 East Apache Boulevard, Tempe
Arizona 85281

No REVISION/SUBMISSION DATE

PROJECT No: 3172.01

DATE: 11/30/12

SCALE:

PAD cont.

PADb

2 OF 3

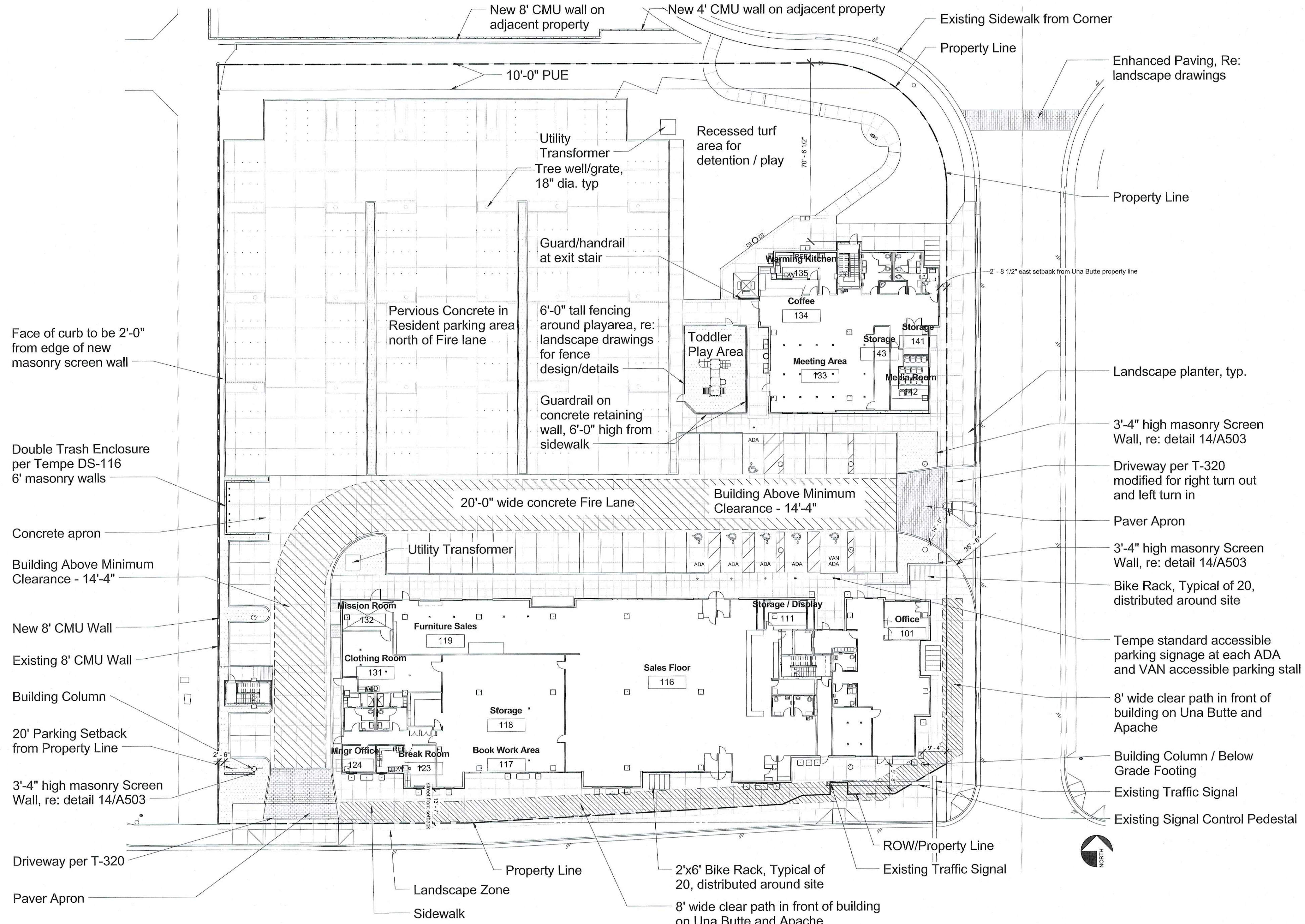
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1520 East Apache Boulevard, Tempe
Arizona 85281

No REVISION/SUBMISSION DATE
PROJECT No: 3172.01
DATE: 11/30/12
SCALE: 1" = 20'-0"

PAD Site Plan

SP001