

PLANNED AREA DEVELOPMENT OVERLAY FOR LOT 4 OF FARMER ARTS DISTRICT - PARCEL 1

AN AMENDMENT TO LOT 4 OF THE 1ST AMENDED PLANNED AREA OF DEVELOPMENT OVERLAY FOR FARMER ARTS DISTRICT - PARCEL 1
LOCATED IN THE SOUTHEAST QUARTER SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM
Land Surveying Services

OWNER AUTHORIZATION

FARMER ARTS LOT 4, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: 

ITS: AUTHORIZED AGENT

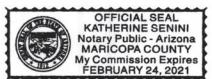
ACKNOWLEDGMENT

ON THIS 4 DAY OF December, 2019, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED TODD MARSHALL, 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 HEREBUTO SET MY HAND AND OFFICIAL SEAL

By: 
NOTARY PUBLIC

February 24, 2021
MY COMMISSION EXPIRES



LEGAL DESCRIPTION

LOT 4, FARMER ARTS DISTRICT - PARCEL 1, ACCORDING TO BOOK 1070 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION ACCORDING TO DOCUMENT NO. 2017-0817249, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE
ON THIS 25 DAY OF November, 2019.

OWNER

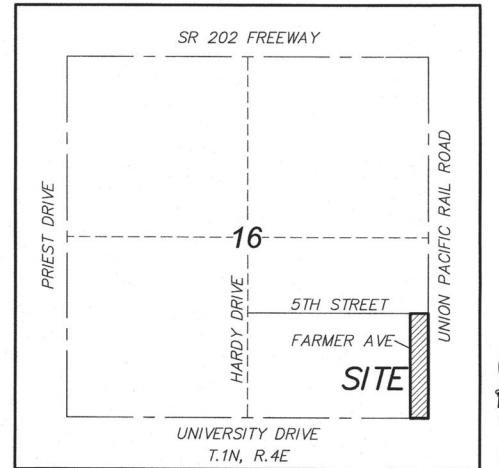
LOT 4: FARMER ARTS LOT 4, LLC
7250 N. 16TH STREET, STE 412
PHOENIX, ARIZONA 85020

DEVELOPER

URBAN DEVELOPMENT PARTNERS
7250 N. 16TH STREET, STE 412
PHOENIX, ARIZONA 85020

PROJECT DATA

PARCEL 1 DEVELOPMENT STANDARDS	
RESIDENTIAL DENSITY (DU/ACRE) PARCEL 1	50.0
BUILDING HEIGHT (IN FEET)	
LOT 4 - BUILDING ZONE C1	60'-0"
LOT 4 - BUILDING ZONE D1 The height of buildings in the D1 Building Zone shall be limited to 65 feet of building height except that a penthouse shall be allowed to project an additional 15 feet of building height for an area not to exceed 60% of the building footprint	65'-15' (80' total)
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	82.0%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	7.0%
RESIDENTIAL DWELLING QUANTITY	0
SETBACKS (IN FEET)	
FRONT (SOUTH)	0'-0"
SIDE (EAST) [INCLUDES TRACT A]	20'-0"
STREET SIDE (WEST)	0'-0"
REAR (NORTH)	0'-0"
*SOLAR PORTS, SITE FENCING, SEAT WALLS, ETC. ARE NOT GOVERNED BY BUILDING SETBACKS	



VICINITY MAP N.T.S.

PREVIOUS APPROVALS

PL070353 / PAD0720 - PLANNED AREA DEVELOPMENT OVERLAY
FARMER ARTS DISTRICT - PARCEL 1

PL170358 / PAD180015 - 1ST AMENDED PLANNED AREA
DEVELOPMENT OVERLAY FOR FARMER ARTS DISTRICT - PARCEL 1

CONDITIONS OF APPROVAL

1. THE MINOR PAD AMENDMENT FOR LOT 4 OF FARMER ARTS DISTRICT - PARCEL 1 SHALL BE PUT INTO PROPER ENGINEERED FORMAT THAT IS SEALED BY AN ARIZONA REGISTERED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER, FITTED WITH APPROPRIATE SIGNATURES, AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE FILL IN THE APPROVAL BLOCK WITH THE DATE OF NOVEMBER 25, 2019.
2. ALL PREVIOUS CONDITIONS OF APPROVAL ESTABLISHED BY THE ORIGINAL PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY CITY COUNCIL SHALL APPLY TO THIS REQUEST.

NOTES

THIS PLANNED AREA DEVELOPMENT OVERLAY MAP SHALL SUPERSEDE THE PREVIOUS INFORMATION PUBLISHED FOR LOT 4, AS SHOWN ON THE 1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER ARTS DISTRICT - PARCEL 1 APPROVED BY THE CITY OF TEMPE ON SEPTEMBER 6, 2018.

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

REC 19191

PAD190018

PLANNED AREA DEVELOPMENT OVERLAY FOR
LOT 4 OF FARMER ARTS DISTRICT - PARCEL 1
TEMPE, ARIZONA

DS 190558

DS 190558

PAD190018

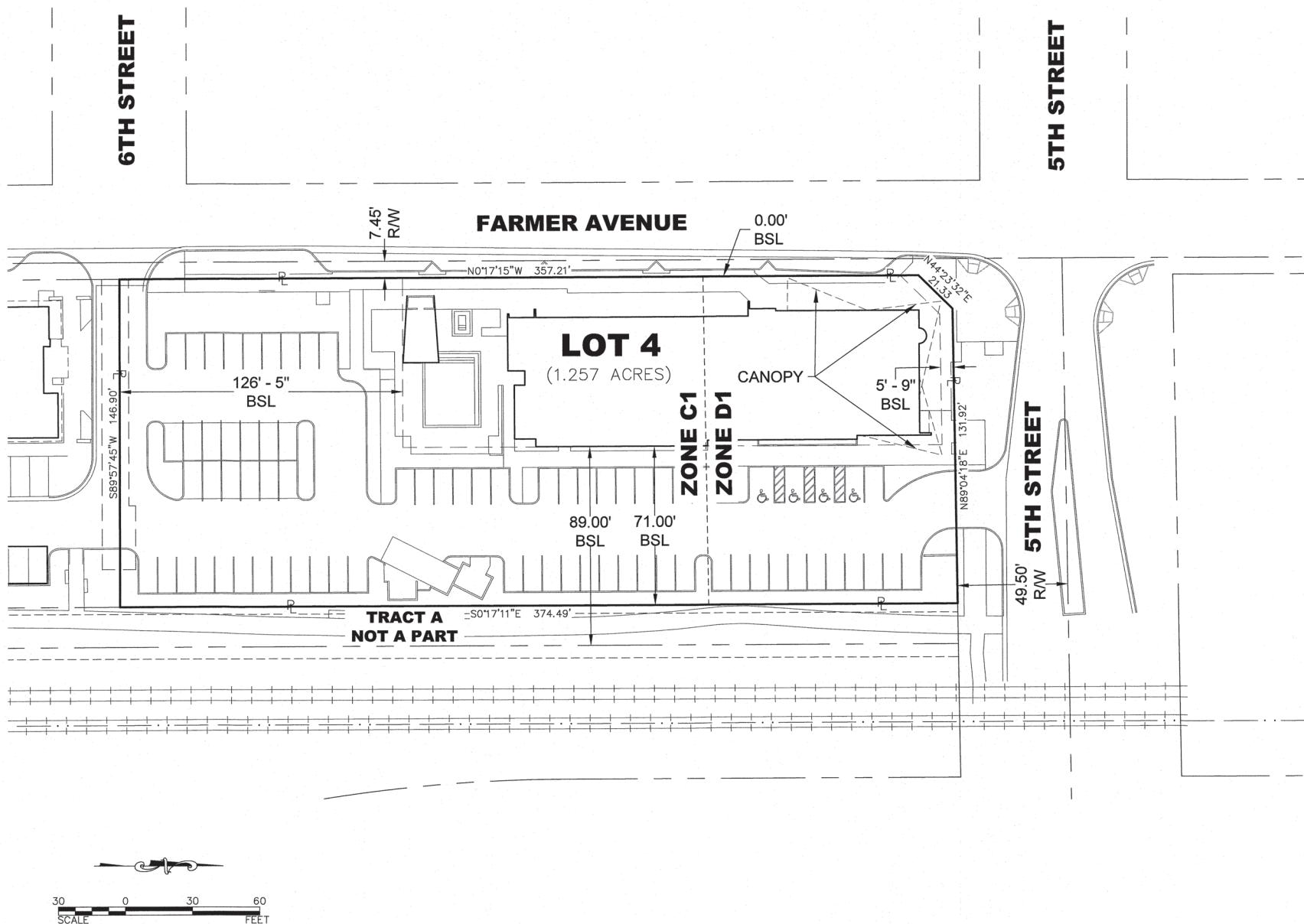
REC 19191



REVISIONS:
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△
DRAWING NAME:
10-085 LOT 4 PAD
JOB NO. 2010-085
DRAWN: TS
CHECKED: JAS
DATE: 9/9/19
SCALE: N.T.S.
SHEET: 1 OF 2

PLANNED AREA DEVELOPMENT OVERLAY FOR LOT 4 OF FARMER ARTS DISTRICT - PARCEL 1

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DS 190558

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PROJECT DATA - LOT 4	
MU-4 PAD TOD (AND DDA) TABLE 4-203(B)	PAD PROVIDED
GENERAL PLAN PROJECTED LAND USE	Mixed Use
GENERAL PLAN PROJECTED DENSITY	High (up to 65 du/ac)
LOT SIZE (NET)	1.257 AC (54,755 SF)
BUILDING HEIGHT (IN FEET)	72' - 10"
BUILDING LOT COVERAGE	19.13% (10,480 SF)
LANDSCAPE COVERAGE	25% (13,800 SF)
SETBACKS PER DPR	
FRONT (NORTH)	5' - 9"
SIDE (EAST)	71' - 0"
SIDE (EAST) [INCLUDING TRACT A]	89' - 0"
STREET SIDE (WEST)	0' - 0"
REAR (SOUTH)	126' - 5"
VEHICLE PARKING QUANTITY	
OFFICE (1/300) 545/300	1.81
HOTEL - 102 ROOMS (1 CAR / ROOM)	102
RESTAURANT - INDOOR AREA (300/75)	4
RESTAURANT - OUTDOOR AREA (150/150)	1
TOTAL REQUIRED	109
TOTAL PROVIDED	85
BICYCLE PARKING QUANTITY	
HOTEL (1/20 ROOM)	5.1
OFFICE AREA (545/8,000) (MIN. 4 spaces)	4
RESTAURANT - INDOOR (300/500)	0.6
RESTAURANT - OUTDOOR (150/2,000)	0.75
TOTAL REQUIRED	10
TOTAL PROVIDED	10



REVISIONS:

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DRAWING NAME:
10-085 LOT 4 PAD
JOB NO. 2010-085
DRAWN: TS
CHECKED: JAS
DATE: 9/9/19
SCALE: 1"=30'
SHEET: 2 OF 2

PAD190018

REC 19191

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