

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.

OWNER AUTHORIZATION

FARMER ARTS LOT 4, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BY: [Signature]
ITS: AUTHORIZED AGENT

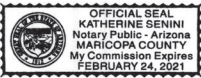
OWNER

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

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 HEREUNTO SET MY HAND AND OFFICIAL SEAL
BY: [Signature] February 24, 2021
NOTARY PUBLIC 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

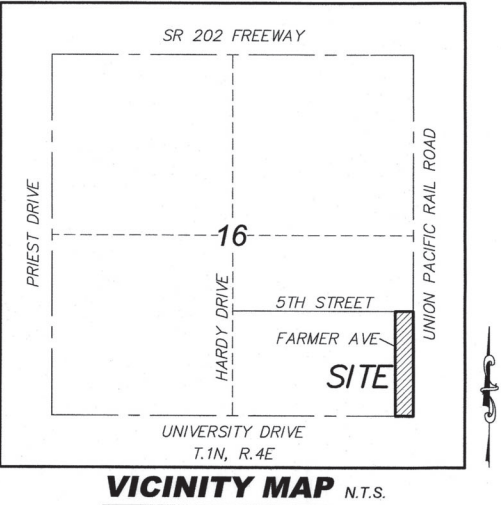
APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE
ON THIS 25 DAY OF November, 2019.

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	



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

- 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.
- 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.

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

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

REC 19191

PAD190018

DS 190558

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



REVISIONS:
Δ
Δ
Δ
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

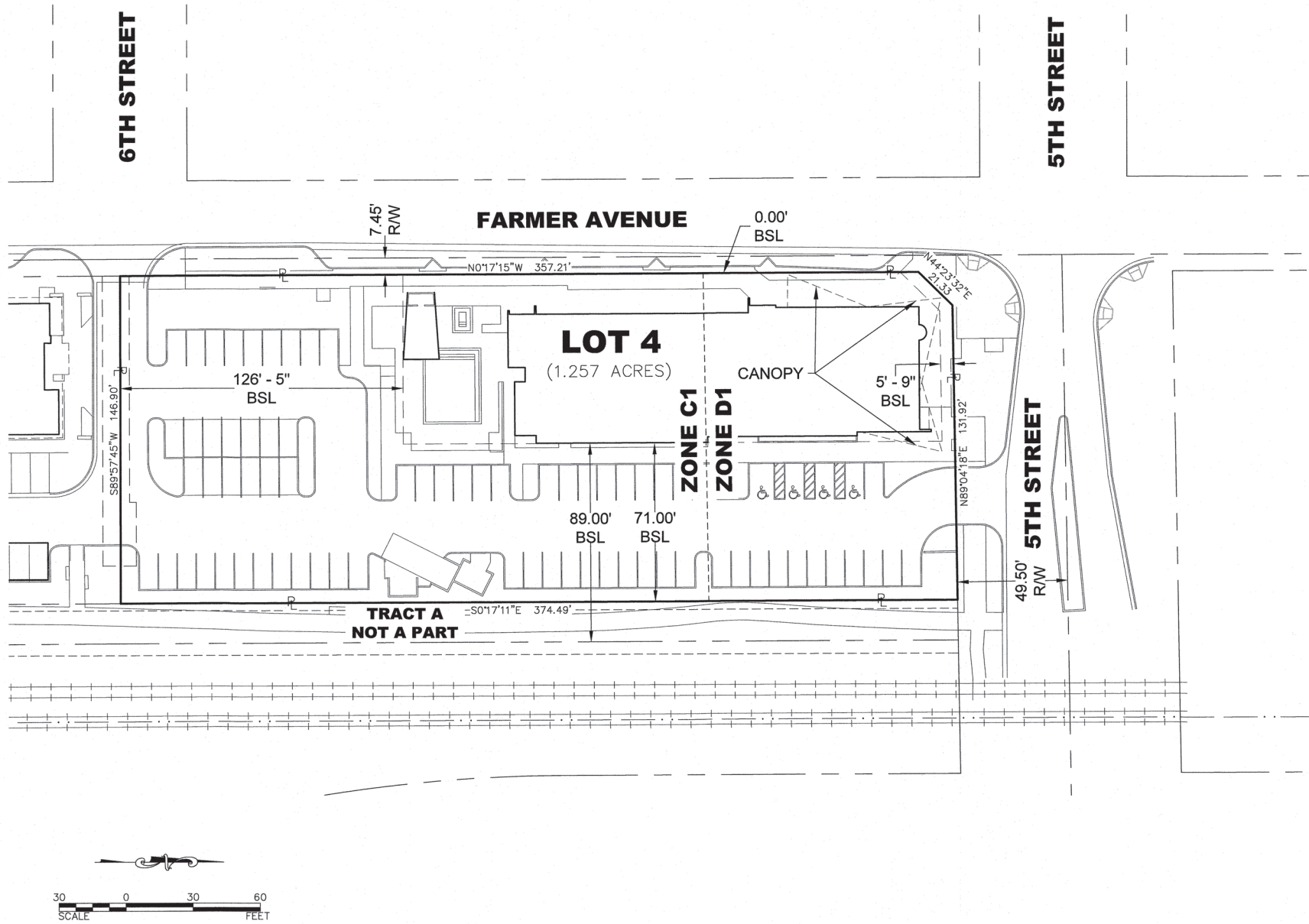
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 MERIDIAN, MARICOPA COUNTY, ARIZONA.



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
RESTURANT - INDOOR AREA (300/75)	4
RESTURANT - 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
RESTURANT - INDOOR (300/500)	0.6
RESTURANT - OUTDOOR (150/2,000)	0.75
TOTAL REQUIRED	10
TOTAL PROVIDED	10

DS 190558

PAD190018

REC 19191

DS 190558

PAD190018

REC 19191



REVISIONS:

1

2

3

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

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 TEMPE, ARIZONA

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