

PLANNED AREA DEVELOPMENT OVERLAY FOR McCLINTOCK STATION

A PORTION OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 10 DAY OF MAY, 2017, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Jonathan K. Goralis 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: Christina Lopez-Lee
MY COMMISSION EXPIRES: 11/16/2018



BY P7 McClintock Station Owners, LLC

BY: [Signature] DATE: 5/10/17
NAME: Jonathan K. Goralis
TITLE: Managing Member

LEGAL DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 24, BEING MONUMENTED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 15 MINUTES 34 SECONDS EAST, 2822.74 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, ALONG THE CENTERLINE OF APACHE BOULEVARD AND THE EAST-WEST MID-SECTION OF SAID SECTION 24, 643.40 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 00 DEGREES 02 MINUTES 08 SECONDS WEST, 61.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 34 MINUTES 10 SECONDS EAST, 102.14 FEET TO A LINE 55 FEET SOUTH OF AND PARALLEL TO SAID CENTERLINE; THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, ALONG SAID PARALLEL LINE, 224.79 FEET TO THE WEST LINE OF LOT 1, AS SHOWN IN TEMPE POLICE SUBSTATION, A FINAL PLAT, AS RECORDED IN BOOK 809, PAGE 35, MARICOPA COUNTY RECORDS (M.C.R.); THENCE DEPARTING SAID PARALLEL LINE, SOUTH 00 DEGREES 08 MINUTES 41 SECONDS EAST, ALONG SAID WEST LINE 1284.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD; THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 39 MINUTES 33 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 480.88 FEET TO THE SOUTHERLY PROLONGATION OF AN EASTERLY LINE OF LOT 1, AS SHOWN IN McCLINTOCK & APACHE PARK & RIDE, A SUBDIVISION, AS RECORDED IN BOOK 933, PAGE 48, M.C.R.; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00 DEGREES 03 MINUTES 08 SECONDS WEST, ALONG SAID EAST LINE AND ITS SOUTHERLY PROLONGATION, 1073.69 FEET TO A SOUTHERLY LINE OF SAID LOT 1; THENCE DEPARTING SAID EAST LINE AND ITS SOUTHERLY PROLONGATION, SOUTH 89 DEGREES 36 MINUTES 05 SECONDS EAST, ALONG SAID SOUTHERLY LINE AND THE SOUTH LINE OF LOT 2, AS SHOWN IN SAID McCLINTOCK & APACHE PARK & RIDE, 152.82 FEET TO THE EAST LINE OF SAID LOT 2; THENCE NORTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, ALONG SAID EAST LINE, 187.96 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 574,814 SQUARE FEET OR 13,198.2 ACRES MORE OR LESS.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL ON THE 25TH DAY OF JUNE, 2015.

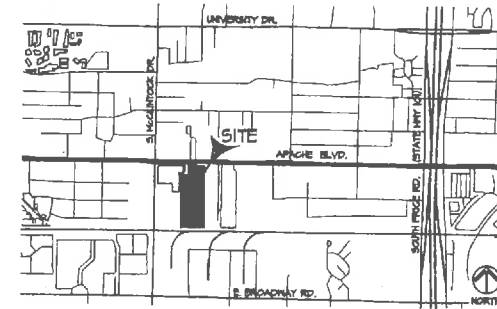
OWNER/DEVELOPER

FORE PROPERTY COMPANY
17470 N. PACESETTER WAY
SCOTTSDALE, AZ 85255
Phone: (480) 305-2126
Fax: (480) 305-2127

PROJECT DATA

	PAD PROVIDED
ZONING DISTRICT AND OVERLAY	MJ-4 (PADI)
NET AREA OF SITE	13,198 ACRES
GROSS AREA OF SITE	13,488 ACRES
DWELLING QUANTITY	423
DENSITY	31.41 DU/ACRE
DWELLING QUANTITY/GROSS SITE AREA (ACRES)	
BUILDING HEIGHT	60 FT.
BUILDING SETBACK	YES
PER ZDC, SECTION 4-404	
BUILDING LOT COVERAGE	35% MAX.
SITE LANDSCAPE COVERAGE	30% MIN.
BUILDING SETBACKS	
FRONT (BUILDING)	20 FT. MAXIMUM
FRONT (PARKING)	20 FT. MINIMUM
SIDE (EAST)	50 FT. MINIMUM
SIDE (WEST)	10 FT. MINIMUM
REAR (MAINTENANCE)	3 FT. MINIMUM
REAR (RESIDENTIAL)	50 FT. MINIMUM
STREET SIDE	N/A
VEHICLE PARKING QUANTITY	631
SURFACE PARKING	182
GARAGE PARKING	102
CARPORT PARKING	322
RETAIL PARKING	25
BICYCLE PARKING QUANTITY	410
USES	
MULTI-FAMILY COMMUNITY	
RETAIL/OFFICE/RESTAURANT	
OUTDOOR FLEX SPACE FOR RETAIL/OFFICE/RESTAURANT	

SITE VICINITY MAP



VICINITY MAP

CONDITIONS OF APPROVAL, PAD 15002

- The property owner shall notify residents and owner of mobile homes, to the extent they are not also a resident, of Pony Acres no less than 180 days prior to the closure of the parks for redevelopment. The notification of the need to relocate due to closure shall be in English and Spanish, provided to both the residents and the City of Tempe.
- The property owner shall notify tenants of Tempe Travel Villa no less than 90 days prior to closure of the parks for redevelopment. The notification of the need to relocate due to closure shall be in English and Spanish, provided to both the residents and the City of Tempe.
- A building permit application shall be made on or before September 4, 2017, or the zoning of the property may revert to that in place at the time of the application. Any reversion is subject to a public hearing process as a zoning map amendment.
- The Site Plan and building design, as submitted and presented, is approved as part of the Planned Area Development and shall be Leed Silver Certified.
- The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) 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 27, 2015, or the Zoning Map Amendment and Planned Area Development approval shall be null and void.
- The Planned Area Development Overlay for McCLINTOCK STATION 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.
- The applicant and property owner acknowledge the existence of the Union Pacific Rail Road line. The applicant shall provide notice of the existence of the rail road to the tenants and require tenants to sign a waiver acknowledging the same.

REC 15029

PAD 15002

DS 141018

Fore Property Company

17470 N. Pacesetter Way
Scottsdale, Arizona 85255
Phone: (480) 305-2126
Fax: (480) 305-2127

Womack + Hampton
ARCHITECTS, L.L.C.



McClintock Station
1831 East Apache Boulevard
Tempe, Arizona



CAPRES: 09-30-2018

DS 141018

PAD 15002

REC 15029

