PLANNED AREA DEVELOPMENT OVERLAY
PERRY & RIO SALADO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

QUEMADO PARTNERS LLC:

BY: _____ 1.26.23
SIGNATURE DATE

ITS: MANAGER

ACKNOWLEDGEMENT

ON THIS 26th DAY OF JANUARY, 20 23 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Jeffrey Scanlon, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ August 28th, 2025
NOTARY PUBLIC MY COMMISSION EXPIRES

VEDA M. GUILLORY
Notary Public Arizona
Maricopa County
Commission # 611071
My Commission Expires August 28, 2025

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13, FROM WHICH THE CENTER OF SAID SECTION 13, BEARS NORTH 89 DEGREES 16 MINUTES 20 SECONDS EAST, A DISTANCE OF 2,630.17 FEET;
THENCE NORTH 89 DEGREES 16 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 900.33 FEET;
THENCE SOUTH 00 DEGREES 07 MINUTES 45 SECONDS WEST, A DISTANCE OF 57.88 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 49 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 26.34 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, WITH A CHORD BEARING OF SOUTH 88 DEGREES 06 MINUTES 09 SECONDS EAST, A CHORD DISTANCE OF 304.96 FEET;
THENCE EASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 3,329.02 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 15 MINUTES 02 SECONDS, A DISTANCE OF 305.07 FEET;
THENCE NORTH 89 DEGREES 16 MINUTES 20 SECONDS EAST, A DISTANCE OF 40.14 FEET;
THENCE SOUTH 45 DEGREES 18 MINUTES 11 SECONDS EAST, A DISTANCE OF 27.82 FEET;
THENCE SOUTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, A DISTANCE OF 139.06 FEET;
THENCE NORTH 89 DEGREES 32 MINUTES 32 SECONDS EAST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, A DISTANCE OF 177.26 FEET;
THENCE SOUTH 89 DEGREES 32 MINUTES 32 SECONDS WEST, A DISTANCE OF 199.87 FEET;
THENCE SOUTH 00 DEGREES 07 MINUTES 45 SECONDS WEST, A DISTANCE OF 32.99 FEET;
THENCE NORTH 89 DEGREES 52 MINUTES 15 SECONDS WEST, A DISTANCE OF 219.99 FEET;
THENCE NORTH 00 DEGREES 07 MINUTES 45 SECONDS EAST, A DISTANCE OF 198.00 FEET;
THENCE NORTH 89 DEGREES 32 MINUTES 32 SECONDS EAST, A DISTANCE OF 5.00 FEET;
THENCE NORTH 00 DEGREES 07 MINUTES 45 SECONDS EAST, A DISTANCE OF 164.19 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 143,499 SQUARE FEET OR 3.294 ACRES, MORE OR LESS.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS 1ST DAY OF DECEMBER, 2022.

OWNER

QUEMADO PARTNERS LLC
17929 NORTH 99TH STREET
SCOTTSDALE, AZ ,85255

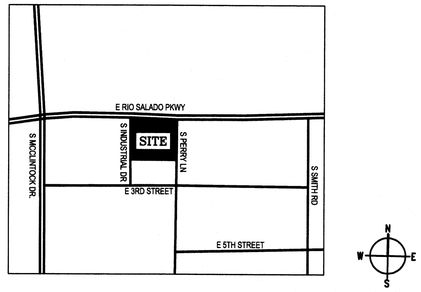
DEVELOPER

FORE GREEN DEVELOPMENT
16427 N SCOTTDALE RD, STE 250
SCOTTDALE, AZ 85254

PROJECT DATA

DEVELOPMENT STANDARDS	MU-4 PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY - URBAN CORE (>65 DU/AC)
SITE AREA (GROSS)	143,499 SF, 3.294 ACRES
SITE AREA (NET)	135,324 SF, 3.106 ACRES
DENSITY	94 DU/AC
DWELLING QUANTITY	308
BEDROOMS	406
BUILDING HEIGHT	88 FT
BUILDING STEPBACK	NO
BUILDING LOT COVERAGE	75%
SITE LANDSCAPE COVERAGE	21% ON GF (+13% ON 3RD FLOOR)
BUILDING SETBACKS	
FRONT (EAST, PERRY LN)	25 FT
STREET SIDE (NORTH, RIO SALADO PKWY)	25 FT
SIDE (SOUTH)	13 FT
REVERSE FRONTAGE (WEST, INDUSTRIAL DR)	25 FT
VEHICLE PARKING QUANTITY	
STUDIO (23)	23 SPACES (1/UNIT)
1-BED UNIT (197, INCL. 4 LIVE-WORK)	217 SPACES (1.1/UNIT)
2-BED UNIT (78)	156 SPACES (2/UNIT)
3-BED UNIT (10)	20 SPACES (2/UNIT)
GUEST (308)	34 SPACES (0.11/UNIT)
RETAIL	10 SPACES (1/300SF)
LIVE WORK UNITS (OFFICE AREA)	4 SPACES (1/300SF)
TOTAL	464 SPACES (+4 ON-STREET PARKING)
BICYCLE PARKING QUANTITY	
STUDIO (23)	17 SPACES (0.75/UNIT)
1-BED UNIT (197, INCL. 4 LIVE-WORK)	148 SPACES (0.75/UNIT)
2-BED UNIT (78)	59 SPACES (0.75/UNIT)
3-BED UNIT (10)	10 SPACES (1/UNIT)
GUEST (308)	64 SPACES (0.2/UNIT)
RETAIL	4 SPACES (1/7,500SF, 4 MIN.)
LIVE WORK UNITS (OFFICE AREA)	4 SPACES (1/7,500SF, 4 MIN.)
TOTAL	306
USES	
RETAIL	3,069 NSF / 3,359 GSF
DWELLING UNITS	269,977 NSF / 321,335 GSF
LIVE-WORK UNITS (RESIDENTIAL)	3,127 NSF / 5,211 GSF
LIVE-WORK UNITS (OFFICE)	1,125 SF NET&GROSS
LEASING & AMENITIES	12,991 SF NET&GROSS
GARAGE	176,133 NSF / 178,719 GSF
GF SERVICE ROOMS	5,239 SF NET&GROSS
TOTAL	471,661 NSF / 527,999 GSF

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD 220181

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.

2. The property owner(s) shall sign a waiver of rights and remedies By signing the form, the Owner(s) voluntarily waive(s) 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 30 days from the date of City Council approval, or the Zoning Map Amendment and PAD approval shall be null and void.

3. The Planned Area Development Overlay for PERRY & RIO SALADO shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.

GENERAL NOTES:

1. PARKING ANALYSIS DATED SEPTEMBER 19, 2022 USED TO JUSTIFY VEHICLE PARKING RATIOS.

DS 220724 PAD 220181 REC 22079

EDI INTERNATIONAL
EDI International, PC
3250 Briarpark Dr.
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Houston, TX 77042
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Fax: (713) 375-1600
www.EDI-International.com
TEXAS CALIFORNIA NEW YORK

REC 22079

PERRY & RIO SALADO
1891 EAST RIO SALADO PARKWAY, TEMPE, AZ 85281
FORE GREEN DEVELOPMENT

PAD 220181

REGISTERED ARCHITECT CERTIFICATE NO. 43347 BRITTON L. PERKINS ARIZONA U.S.A.
01-03-2022
EXPIRES: 06/30/2023
ARCHITECT: Britton L. Perkins
LICENSE NO.: 43347
COMPANY:EDI International, Inc.
CORP. ID #: 16645-0

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NO.	DATE	ISSUE

Project No. 21019
Issued: CITY SUBMITTAL
Issue Date: 01/03/2023

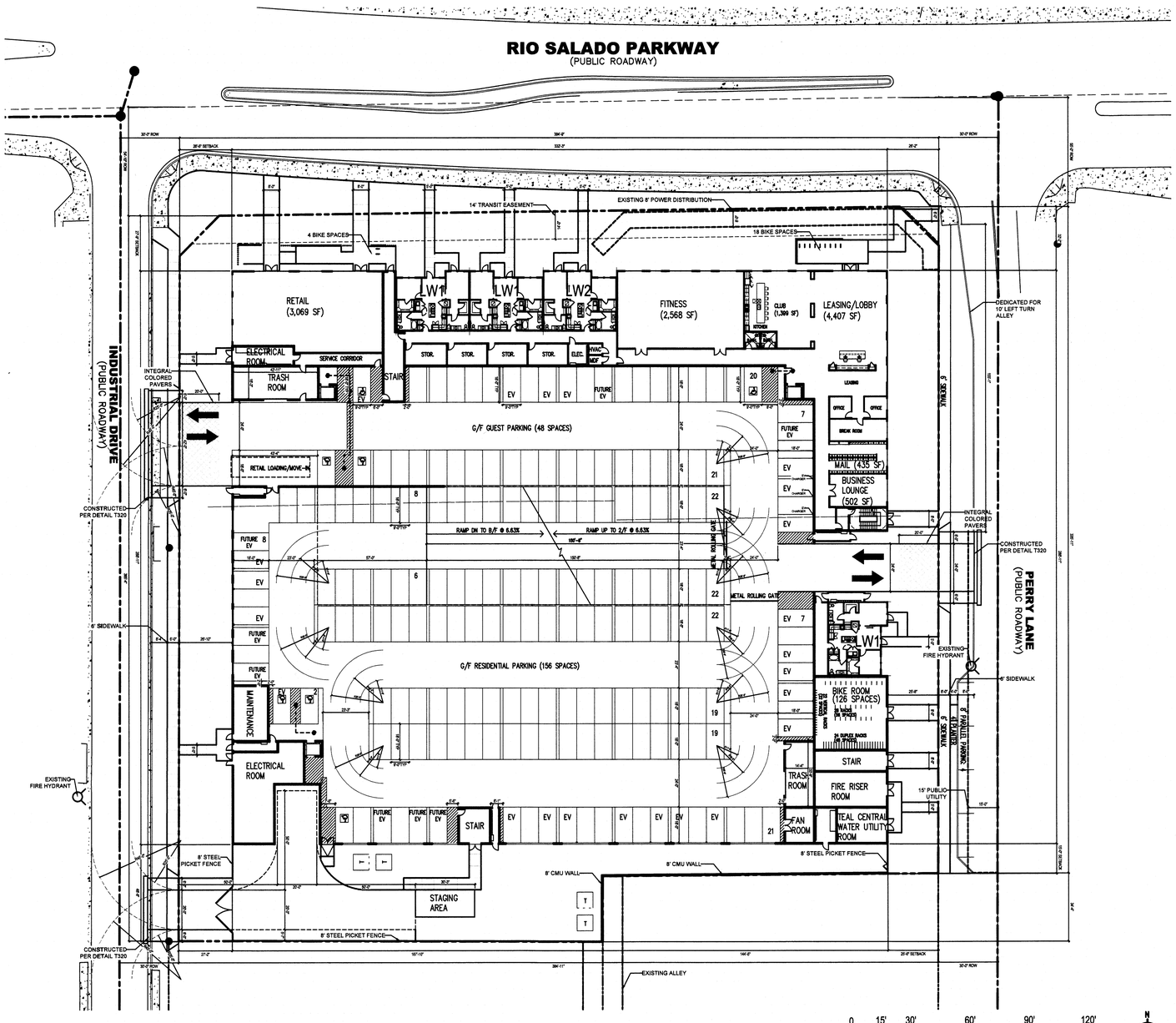
DRAWING TITLE
PAD COVER SHEET

Scale:

DRAWING NUMBER
G010
PAD COVER SHEET

DS 220724

PLANNED AREA DEVELOPMENT OVERLAY
PERRY & RIO SALADO
SITE PLAN



SITE PLAN 1" = 30'-0"

DEVELOPMENT STANDARDS	ZDC STANDARDS FOR EXISTING DISTRICT GID	MU-4 PAD PROPOSED MU-4 TABLE 4-203B
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY - URBAN CORE (>65 DU/AC)	HIGH DENSITY - URBAN CORE (>65 DU/AC)
SITE AREA (GROSS)	143,169 SF, 3.287 ACRES	143,499 SF, 3.294 ACRES
SITE AREA (NET)	135,324 SF, 3.106 ACRES	135,324 SF, 3.106 ACRES
DENSITY	NOT PERMITTED	94 DU/AC
DWELLING QUANTITY	0	308
BEDROOMS	0	406
BUILDING HEIGHT	35 FT	88 FT
BUILDING STEPBACK	NO	NO
BUILDING LOT COVERAGE	NO STANDARD	75%
SITE LANDSCAPE COVERAGE	10%	21% ON GF (+13% ON 3RD FLOOR)
BUILDING SETBACKS		
FRONT (EAST, PERRY LN)	25 FT	25 FT
STREET SIDE (NORTH, RIO SALADO PKWY)	20 FT	25 FT
SIDE (SOUTH)	0 FT	13 FT
REVERSE FRONTAGE (WEST, INDUSTRIAL DR)	25 FT	25 FT
VEHICLE PARKING QUANTITY		
STUDIO (23)	23 SPACES (1/UNIT)	23 SPACES (1/UNIT)
1-BED UNIT (197, INCL. 4 LIVE-WORK)	296 SPACES (1.5-UNIT)	217 SPACES (1.1/UNIT)
2-BED UNIT (78)	156 SPACES (2/UNIT)	156 SPACES (2/UNIT)
3-BED UNIT (10)	25 SPACES (2.5/UNIT)	20 SPACES (2/UNIT)
GUEST (308)	62 SPACES (0.2/UNIT)	34 SPACES (0.11/UNIT)
RETAIL	10 SPACES (1/300SF)	10 SPACES (1/300SF)
LIVE WORK UNITS (OFFICE AREA)	4 SPACES (1/300SF)	4 SPACES (1/300SF)
TOTAL	576 SPACES	464 SPACES (+4 ON-STREET PARKING)
BICYCLE PARKING QUANTITY		
STUDIO (23)	17 SPACES (0.75/UNIT)	17 SPACES (0.75/UNIT)
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TEXAS CALIFORNIA NEW YORK

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1891 EAST RIO SALADO PARKWAY, TEMPE, AZ 85281
FORE GREEN DEVELOPMENT

REGISTERED ARCHITECT
CERTIFICATE NO. 43347
BRITTEN L. PERKINS
ARIZONA U.S.A.
01-03-2022
EXPIRES: 06/30/2023

ARCHITECT: Britten L. Perkins
LICENSE NO.: 43347
COMPANY: EDI International, Inc.
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Project No. 21019
Issued: CITY SUBMITTAL
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DRAWING TITLE
PAD OVERLAY SITE PLAN

Scale: 1" = 30'-0"

DRAWING NUMBER
G011
PAD OVERLAY SITE PLAN

DS 220724 PAD 220181 REC 22079

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