

PLANNED AREA DEVELOPMENT FOR RIO EAST

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

OWNER AUTHORIZATION

LOT 1: BOYER RIO 2100 EAST, L.C., A FOREIGN LIMITED LIABILITY COMPANY

BY: SIGNATURE  DATE: 7/22/21
ITS MANAGER

ACKNOWLEDGEMENT

ON THIS 22nd DAY OF July, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ADRIAN EVARKIOU, 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: 

MY COMMISSION EXPIRES Sept 29, 2024

BOYER RIO 2100 EAST, L.C.

BY: ADRIAN EVARKIOU, DATE: 7/22/2021

TITLE: MEMBER



OWNER AUTHORIZATION

LOT 2: RIO SEQUEL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: SIGNATURE  DATE: 7/21/21
ITS OWNER

ACKNOWLEDGEMENT

ON THIS 21 DAY OF JULY, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED TOM LECLAIR, 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.

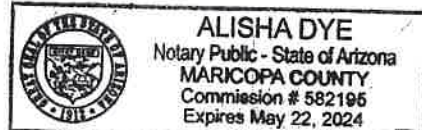
NOTARY PUBLIC: 

MY COMMISSION EXPIRES 22 May 2024

RIO SEQUEL, L.L.C.

BY: TOM LECLAIR, DATE: 7/21/21

TITLE: OWNER



LEGAL DESCRIPTION

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

LOTS 1, AND 2 OF RIO 2100 EAST, ACCORDING TO BOOK 1518 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 27th DAY OF May, 2021.

OWNER / DEVELOPER

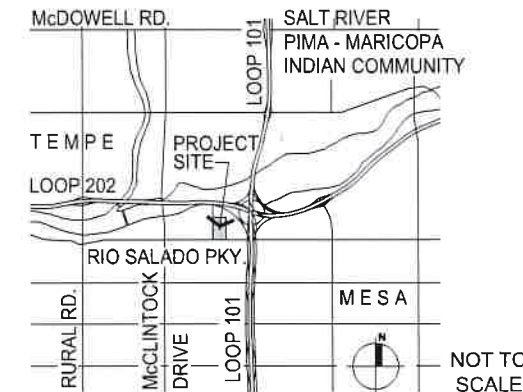
LOT 1:
BOYER RIO 2100 EAST, L.C.
4203 E. INDIAN SCHOOL RD. SUITE 300
PHOENIX, AZ 85016
PH: (602) 499-4333
CONTACT: ADRIAN EVARKIOU

LOT 2:
RIO SEQUEL, L.L.C.
2801 E. CAMELBACK RD. SUITE 470
PHOENIX, AZ 85016
PH: (702) 498-5457
CONTACT: TOM LECLAIR

PROJECT DATA

RIO EAST PAD	Lot 1	Lot 2
Lot size	15.47 Total Ac.	6.58 Ac. + 1.27 Ac. Private Dr.
Residential Density (du/ac)	0	N/A
# of Units	N/A	N/A
Unit Types:		
Studio,		44 Studio,
1 bedroom,		180 1-Bedroom
2 bedroom,		107 2-Bedroom
3 bedroom		4 3-Bedroom
# of Bedrooms	N/A	N/A
Ground Floor Bldg. Area	175,035 SF	121,185 SF
Total Building Area	Office 174,000 SF + Garage 260,892 SF	Residential 363,163 SF + Garage 171,250 SF
Building Height (feet)		
Maximum	40'	79' (Variance)
Maximum Lot Coverage (% of net site area)	NS	60%
Minimum Landscape Area (% of net site area)	10%	18%
Setbacks (feet) (a) (Exceptions See Section 4-205(B))		
Front	East Street Front (as approved: South)	South Street Front
Building	25'	Building 12'
Parking	20'	Building 31' (incl. Tran. Ease.) Parking 28'
Street Side	North Side (as approved: East)	East Street Side
Building	25'	Building 17'
Parking	20'	Parking 31' Parking 27'
Side	South Side (as approved: West)	West Side
Building	0'	Building (Garage) 26'
Parking	0'	Building (Multi-Family) 35'
Rear	West Rear (as approved: North)	North Rear
Building	0'	Building 42'
Parking	0'	Parking 24'
Vehicle Parking	547 Required, 999 Provided	605 Required, 545 provided (Requested 10% Reduction)
Bicycle Parking	21 Required, 22 Provided	320 Required, 320 Provided

LOCATION MAP



PREVIOUS APPROVALS:

LOT 1 WAS APPROVED UNDER DPR180110 ON NOVEMBER 27, 2018 AND COMPLETED CONSTRUCTION 2ND QUARTER OF 2020. THIS PROPERTY IS UNDER A GPLET LEASE, EXECUTED ON JUNE 28, 2019. LOT 2 IS NOT PART OF THIS AGREEMENT

CONDITIONS OF APPROVAL :

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 FORM. 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 RIO EAST SHALL BE PUT INTO PROPER ENGINEERED FORMAT EXCLUDING LOT 3 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.



Butler Design Group Inc.
Architects & Planners

5017 East Washington St.
Suite 107
Phoenix, Arizona 85034

phone 602-957-1800
fax 602-957-7722

Architect's Seal



REC 20134

PAD 200006

DS 200514

RIO EAST
98 SOUTH RIVER DRIVE
Tempe, Arizona

Title: PAD COVER SHEET
Date: 07/15/2021
Project number: 20025
Drawn by:

20025-PAD-COVER

Sheet Number:

2.0

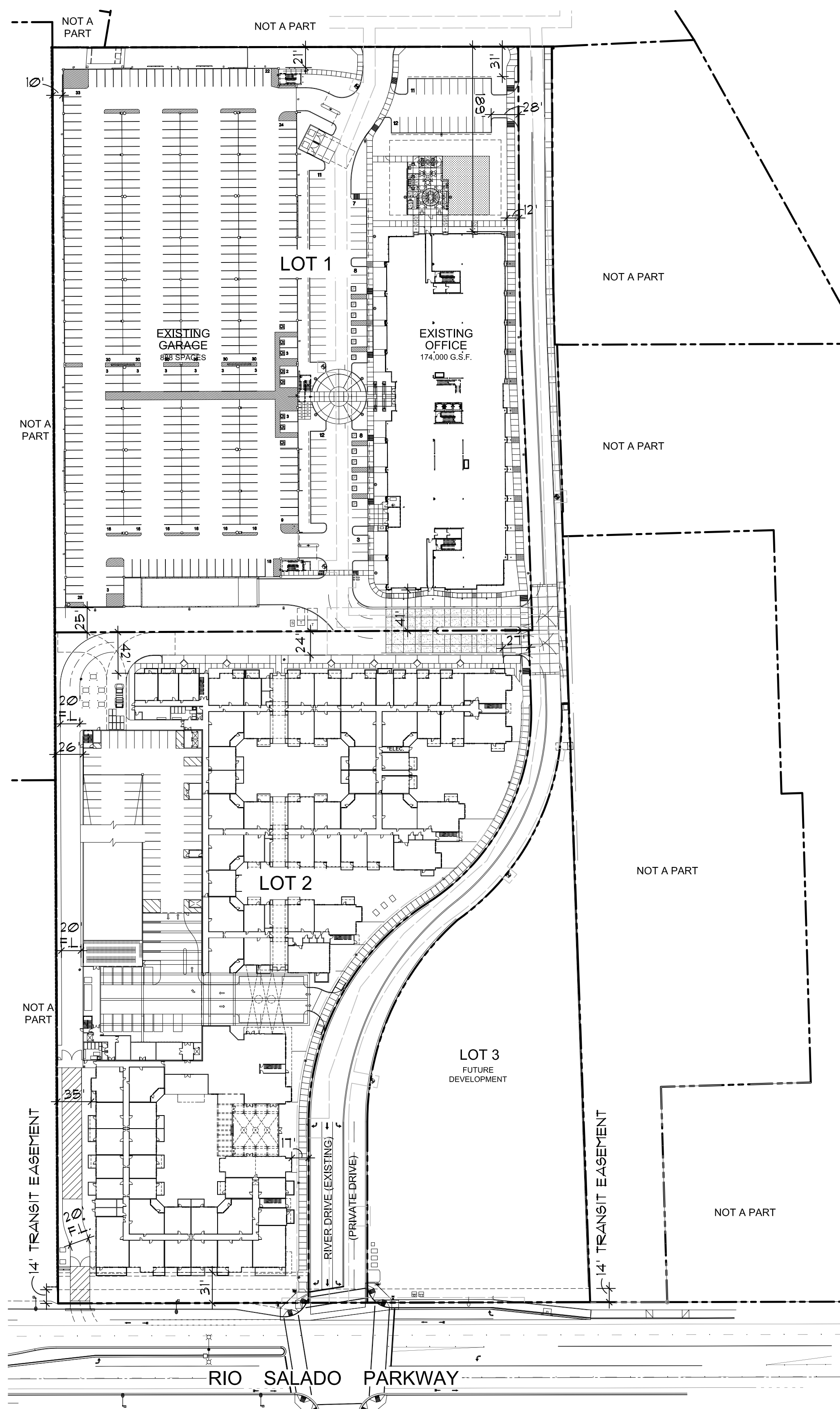
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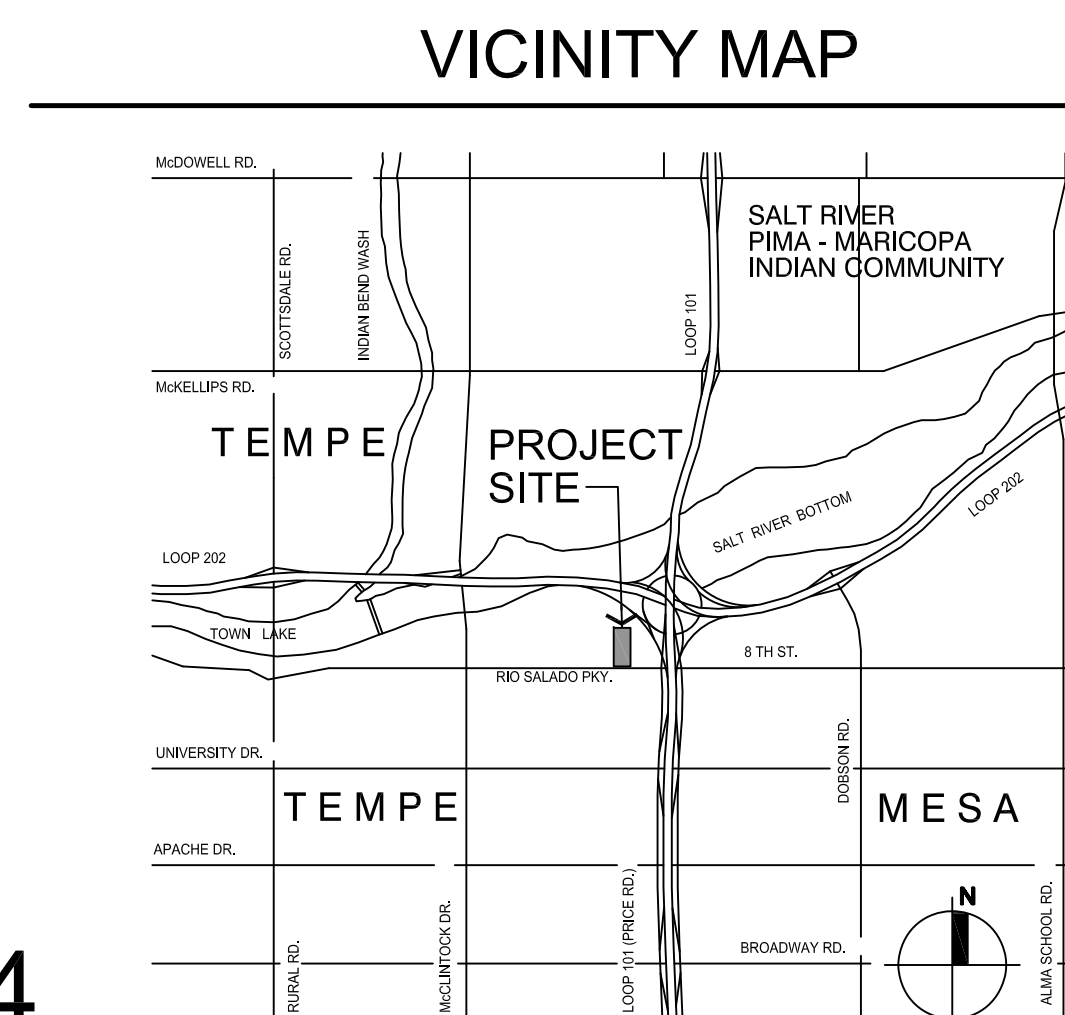
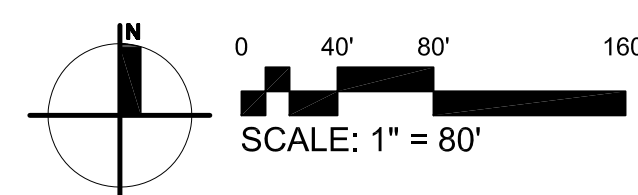
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OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



RIO EAST PAD		Lot 1	Lot 2
Project Information		COMMERCIAL OFFICE, 4-STORY BUILDING AND SINGLE LEVEL ABOVE-GRADE GARAGE WITH AMENITY AREA	RESIDENTIAL APARTMENT COMPLEX WITH 335 RESIDENTIAL UNITS IN A 4-STORY BUILDING AND A 4.5 STORY GARAGE
	HID Standards	MU-4 PAD (to match existing)	MU-4 PAD
General Plan 2040		Mixed Used	Mixed Used/High Density (61/AC)
Zoning	HID	Current Zoning: MU	Current Zoning
Use Permit		None	Multi-Family Use
Parcel size	15.47 Ac.	Gross/Net: 6.58 Ac. + 1.27 Ac. Private Dr.	Gross/Net: 5.56 Acres
Land Use		Mixed-Use - Commercial	Mixed-Use - Residential
Residential Density (du/ac)	0	N/A	61 Units Per acre
# of Units	N/A	N/A	335 Units
Unit Types:			
Studio,			44 Studio,
1 bedroom,			180 1-Bedroom
2 bedroom,			107 2-Bedroom
3 bedroom	N/A	N/A	4 3-Bedroom
# of Bedrooms	N/A	N/A	450
Building Area		Office 174,000 SF + Garage 260,892 SF	Residential 363,163 SF + Garage 171,250 SF
Lot Coverage		175,035 SF / 60%	121,185 SF / 45%
Landscape Area		51,987 SF / 18%	33,931 SF / 14%
Setbacks			
Front		East Street Front (as approved: South)	South Street Front
Building	25'	Building 12'	Building 31' (incl. Tran. Ease.)
Parking	20'	Parking 28'	
Street Side		North Side (as approved: East)	East Street Side
Building	25'	Building 21' (Garage)	Building 17'
Parking	20'	Parking 31'	Parking 27'
Side		South Side (as approved: West)	West Side
	0'	Building 25' (Garage)	Building (Garage) 26'
	0'	Parking	Building (Multi-Family) 35'
Rear		West Rear (as approved: North)	North Rear
	0'	Building 10' (Garage)	Building 42'
	0'	Parking	Parking 24'
Building Height (Rio Salado Curb 1177.49')	Maximum 40'	79' (Height Variance Approved)	70'
# of Stories		Office = 4, Garage = 1	Residential = 4, Garage = 4.5
Construction Type		Office = II-B, Garage = I-B	Residential = VA, Garage = IA
Sprinkler		Office = NFPA 13, Garage = NFPA 13	Residential = NFPA 13, Garage = NFPA 13
Vehicle Parking		547 Required, 988 Provided	605 Required, 545 provided (Requested 10% Reduction)
Bicycle Parking		22 Required, 22 Provided	320 Required, 320 Provided

Lot 1 Parking Data			
Use: Office			
Building Area SF (Gross)	Area by Use SF (Net)	Parking Ratio 1 per SF	Required Spaces
174,000	164,000	300	547
Provided Parking			988
Bike Parking Required	164,000	8000	21
Bike Parking Provided			22
Lot 2 Parking Data			
Use: Residential			
Unit Types	Units	Spaces per Unit	Required Spaces (Code)
Studio	44	1	44.00
1-Bedroom	180	1.5	270.00
2-Bedroom	107	2	214.00
3 Bedroom	4	2.5	10.00
Guest	335	0.2	67.00
Total Rooms	335		605
Total Required			605
Provided Parking			545
ADA Required			12
ADA Provided			12
Bike Parking			
Studio	44	0.75	33
1-Bedroom	180	0.75	135
2-Bedroom	107	0.75	80.3
3 Bedroom	4	1	4
Guest	335	0.2	67
Required Bike Parking			320
Provided Bike Parking			320



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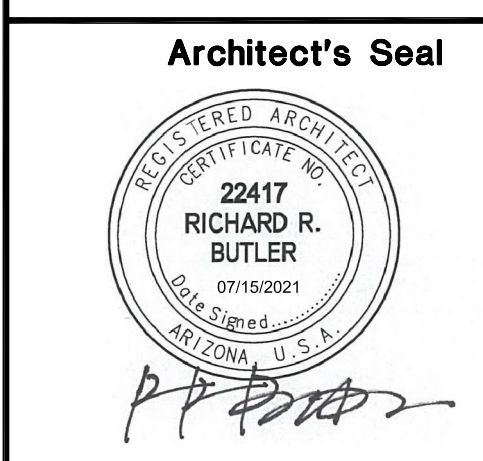
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98 SOUTH RIVER DRIVE
Tempe, Arizona

Title: PAD SITE
Date: 07/15/2021
Project number: 20025
Drawn by:

Sheet Number: 2.1