

PLANNED AREA DEVELOPMENT OVERLAY FOR SHADOW ROCK

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 8 DAY OF June, 2017, BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED Shelby Duplessis, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] March 15, 2020
NOTARY PUBLIC: CHALEE THIMMESCH
Notary Public - Arizona
Maricopa County
My Comm. Expires Mar 15, 2020
MY COMMISSION EXPIRES

EMPIRE RESIDENTIAL COMMUNITIES FUND III, LLC

BY: [Signature] 6/8/17
OWNER DATE

ITS:

LEGAL DESCRIPTION

THE EAST 335 FEET OF THE NORTH 390 FEET OF THE SOUTHWEST
QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION CONVEYED TO THE MARICOPA COUNTY THROUGH
QUIT CLAIM DEED RECORDED DOCKET 2697 PF MAPS, PAGE 338.

PARCEL OF LAND IS ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP STEM ACCEPTED AS THE
CENTER OF SAID SECTION 3 FROM WHICH A FOUND 3 INCH CITY OF
TEMPE BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTH QUARTER
CORNER THEREOF BEARS SOUTH 01°18'30" WEST, 2643.13 FEET;

THENCE SOUTH 01°18'30" WEST, 41.68 FEET ALONG THE EAST LINE OF
SAID SOUTHWEST QUARTER;

THENCE LEAVING SAID EAST LINE, NORTH 88°41'30" WEST, 40.00 FEET
TO THE POINT OF BEGINNING;

THENCE SOUTH 01°18'30" WEST, 341.96 FEET ALONG A LINE THAT IS
PARALLEL WITH AND 40.00 FEET WEST OF SAID EAST LINE;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 88°56'49" WEST, 286.96
FEET ALONG A LINE THAT IS PARALLEL WITH AND 20.00 FEET NORTH
OF THE NORTHERLY LINE OF LOTS 758-762, OF THE FINAL PLAT OF
PAPAGO PARKWAY NO. 6, AS RECORDED IN BOOK 84 OF MAPS, PAGE
16, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE LEAVING SAID PARALLEL LINE, NORTH 01°18'30" EAST, 341.96
FEET ALONG A LINE THAT IS PARALLEL WITH AND 20.00 FEET EAST OF
THE EASTERLY LINE OF LOTS 763-767 OF SAID FINAL PLAT;

THENCE LEAVING SAID PARALLEL LINE, NORTH 88°56'49" EAST, 286.96
FEET ALONG A LINE THAT IS PARALLEL WITH AND 40.00 FEET SOUTH
OF THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF
BEGINNING.

SAID PORTION OF LAND CONTAINING 98,045 SQ.FT., OR 2.2508 ACRES,
MORE OR LESS BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS,
RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS
4TH DAY OF MAY, 2017.

DEVELOPER

TAYLOR MORRISON / ARIZONA, LLC
9000 EAST PIMA CENTER PARKWAY, SUITE 350
SCOTTSDALE, ARIZONA 85258
PH: 480-346-1736
FAX: 480-646-3248
EMAIL: CPHIPPS@TAYLORMORRISON.COM
CONTACT: COLIN PHIPPS

OWNER

EMPIRE RESIDENTIAL COMMUNITIES FUND III, LLC
C/O EMPIRE GROUP
6617 N. SCOTTSDALE ROAD, STE. 101
SCOTTSDALE, ARIZONA 85250
PH: 480-951-2207
EMAIL: SHELBY@THEEMPIREGROUP.LLC.COM
CONTACT: SHELBY DUPLESSIS

PROJECT DATA

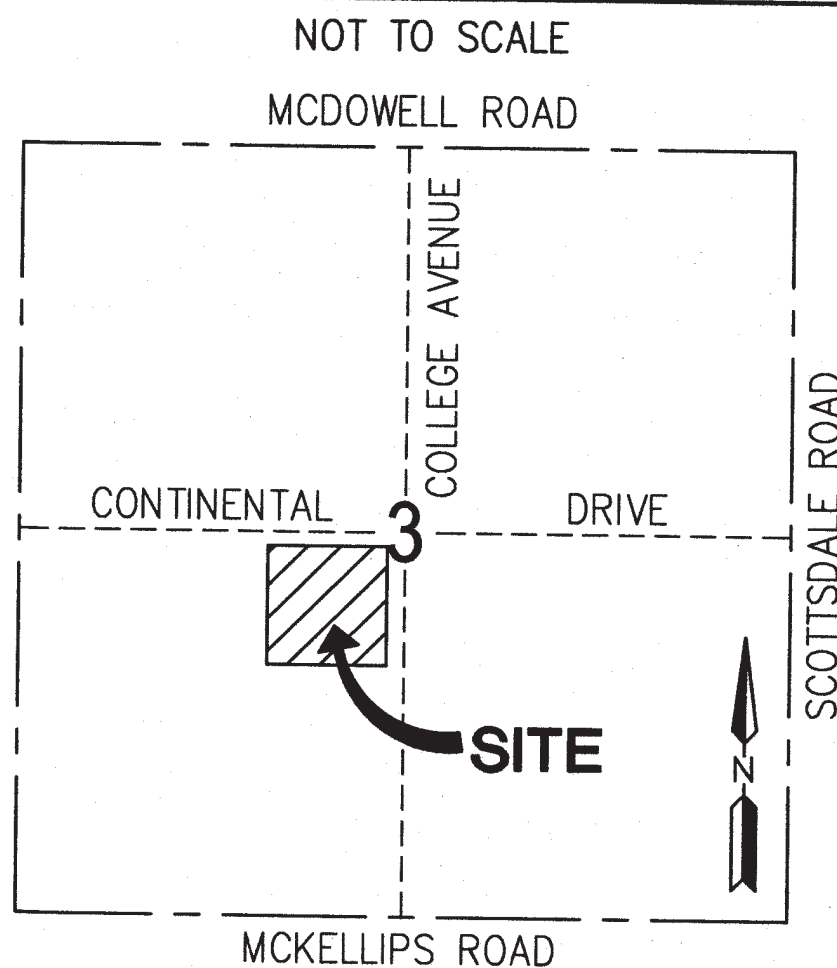
SITE ADDRESS 2722 NORTH COLLEGE AVENUE
TEMPE, ARIZONA
APN 129-20-005L
PROPOSED ZONING R1-4 PAD
TYPICAL LOT SIZE 50' X 70'
GROSS/NET PARCEL AREA 2.25 AC
GROSS/NET PARCEL DENSITY 8.0 DU/AC

DEVELOPMENT STANDARDS

	R1-4 PAD
GENERAL PLAN LAND USE	RESIDENTIAL
GENERAL PLAN DENSITY	8.0 DU/AC
SITE AREA (PROPERTY)	98,045 SF (2.25 AC)
SITE AREA (LOT)	3,300 SF
MINIMUM LOT WIDTH	NS (50' TYPICAL)
MINIMUM LOT DEPTH	NS (70' TYPICAL)
DWELLING QUANTITY	18
DENSITY	8 DU/AC
BUILDING HEIGHT	30-FT
BUILDING LOT COVERAGE	50%
SITE LANDSCAPE COVERAGE	0.23 AC (10.22%)
LOT SETBACKS	
MIN. FRONT YARD	10-FT LIVABLE 18-FT/23.5-ft GARAGE (DRIVEWAY) ⁽¹⁾
MIN. SIDE YARD	0-FT 10-FT MIN. BUILDING SEPARATION
MIN. REAR YARD	8-FT
MIN. STREET SIDE	5-FT
LOT SIZE	3,328 SF - 5,799 SF
PRODUCT SIZE	1,620 SF - 2,400 SF
PRODUCT FOOTPRINT	1,450 SF - 1,650 SF
LOT COVERAGE	MIN: 25.0%, MAX: 70.0%
LANDSCAPE COVERAGE	MIN: 30.0%, MAX: 75.0%
DEVELOPMENT SETBACKS	
MIN. FRONT YARD	10-FT (NORTH PROPERTY LINE CONTINENTAL DRIVE)
MIN. REAR YARD	25-FT (SOUTH PROPERTY LINE)
MIN. SIDE YARD	10-FT (WEST PROPERTY LINE)
MIN. STREET SIDE	15-FT (EAST PROPERTY LINE COLLEGE AVENUE)
VEHICLE PARKING QUANTITY	72 (4 PER DWELLING UNIT) AND 13 VISITOR PARKING
BICYCLE PARKING QUANTITY	36 (2 PER DWELLING UNIT, GARGAE) AND 4 VISITOR PARKING
USES	S.F. RESIDENTIAL

(1) 18' SETBACK FROM BACK OF CURB FOR LOTS 1-10 AND 23.5' SETBACK FROM
BACK OF CURB FOR LOTS 11-18 (INCLUDES 5.5' SIDEWALK).

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PL160460

- 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.
- 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.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR SHADOW ROCK 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.
- THE OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION,
COVENANT AND RESTRICTION (CC&R'S) FOR ALL OF THE PROJECT'S
LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA
ON SITE AND SHALL REQUIRE THE FOLLOWING:
 - USE OF GARAGE SHALL BE USED FOR THE PURPOSE OF PRIMARY
PARKING NOT TO BE USED PRIMARILY AS STORAGE OR OTHER USES
 - TRASH AND REFUSE CONTAINERS SHALL BE STORED OUT OF PUBLIC
VIEW EXCEPT ON COLLECTION DAYS
 - ADJACENT LOTS SHALL NOT HAVE THE SAME HOUSE FLOOR PLAN AND
ELEVATION AND SHALL NOT BE PAINTED THE SAME PAINT SCHEMES
 - LOTS ONE AND TEN SHALL MAINTAIN THE REQUIRED SIDE YARD BUFFER
TREES ON THE WEST SIDE OF THEIR LOTS; THESE SHALL NOT BE
REMOVED AND MAY ONLY BE REPLACED WITH A TREE FROM THE
APPROVED LANDSCAPE LIST, WITH A MINIMUM BOX SIZE OF 36"
 - LOTS SIX THROUGH TEN SHALL MAINTAIN THE REQUIRED REAR YARD
BUFFER TREES ON THE SOUTH SIDE OF THEIR LOTS; THESE SHALL NOT BE
REMOVED AND MAY ONLY BE REPLACED WITH A TREE FROM THE
APPROVED LANDSCAPE LIST, WITH A MINIMUM BOX SIZE OF 36"

THE CC&R'S SHALL BE REVIEWED AND PLACED IN A FORM SATISFACTORY TO
THE COMMUNITY DEVELOPMENT MANAGER AND CITY ATTORNEY.

REV.:

REC17005

PL160460

DS160181

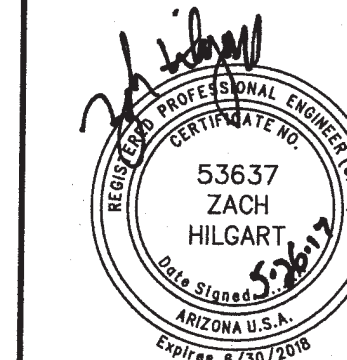
HILGARTWILSON	PROJ NO.: 1782.01	DATE: JAN 2017	SCALE: N.T.S.	DRAWN: HW	DESIGNED: TRB	APPROVED: ZH
DWG. NO.						
PAD01						
SHT. 1 OF 2						

SHADOW ROCK

2722 NORTH COLLEGE AVENUE
TEMPE, ARIZONA

PLANNED AREA DEVELOPMENT OVERLAY

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
www.hilgartwilson.com



SITE PLAN SHADOW ROCK

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

ENGINEER

HILGARTWILSON
2141 EAST HIGHLAND AVENUE SUITE #250
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CONTACT: ZACH HILGART

DEVELOPER

TAYLOR MORRISON / ARIZONA, INC.
9000 E PIMA CENTER PARKWAY SUITE 350
SCOTTSDALE, ARIZONA 85258
PH: 480-346-1736
FAX: 480-646-3248
EMAIL: CPHIPPS@TAYLORMORRISON.COM
CONTACT: COLIN PHIPPS

LEGAL DESCRIPTION

THE EAST 335 FEET OF THE NORTH 390 FEET OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT THAT PORTION CONVEYED TO THE MARICOPA COUNTY THROUGH QUIT CLAIM DEED RECORDED DOCKET 2697 PF MAPS, PAGE 388.
PARCEL OF LAND IS ALSO DESCRIBED AS FOLLOWS:
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THENCE SOUTH 01°18'30" WEST, 41.68 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER;
THENCE LEAVING SAID EAST LINE, NORTH 88°41'30" WEST, 40.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 01°18'30" WEST, 341.96 FEET ALONG A LINE THAT IS PARALLEL WITH AND 40.00 FEET WEST OF SAID EAST LINE;
THENCE LEAVING SAID PARALLEL LINE, SOUTH 88°56'49" WEST, 286.96 FEET ALONG A LINE THAT IS PARALLEL WITH AND 20.00 FEET NORTH OF THE NORTHERLY LINE OF LOTS 758-762, OF THE FINAL PLAT OF PAPAGO PARKWAY NO. 6, AS RECORDED IN BOOK 84 OF MAPS, PAGE 16, MARICOPA COUNTY RECORDS, ARIZONA;
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SAID PORTION OF LAND CONTAINING 98,045 SQ.FT., OR 2.2508 ACRES, MORE OR LESS BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

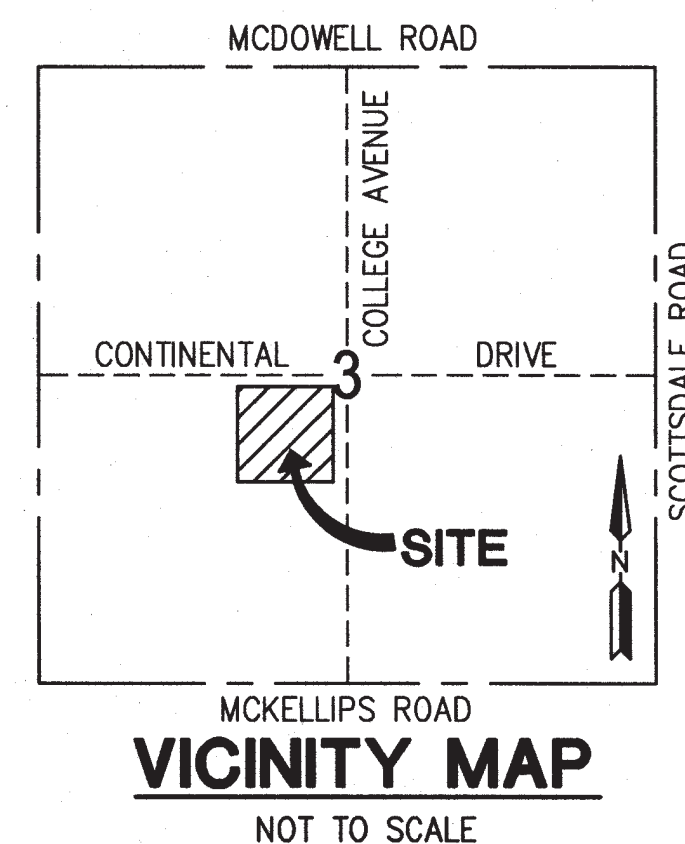
PROJECT DATA

SITE ADDRESS	2722 NORTH COLLEGE AVENUE TEMPE, ARIZONA
APN	129-20-005L
PROPOSED ZONING	R1-4 PAD
TYPICAL LOT SIZE	50' X 70'
GROSS/NET PARCEL AREA	2.25 AC
GROSS/NET PARCEL DENSITY	8.0 DU/AC

DEVELOPMENT STANDARDS

	ZDC STANDARDS FOR R1-6	ZDC STANDARDS FOR R1-4	R1-4 PAD
GENERAL PLAN LAND USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
GENERAL PLAN DENSITY	UP TO 4.0 DU/AC	UP TO 9.0 DU/AC	8.0 DU/AC
SITE AREA (PROPERTY)	-	-	98,045 SF (2.25 AC)
SITE AREA (LOT)	6,000 SF	4,000 SF 3,000 SF FOR COMMON WALL	3,300 SF
MINIMUM LOT WIDTH	60-FT	NS	NS (50' TYPICAL)
MINIMUM LOT DEPTH	100-FT	NS	NS (70' TYPICAL)
DWELLING QUANTITY	-	-	18
DENSITY	8 DU/AC	8 DU/AC	8 DU/AC
BUILDING HEIGHT	30-FT	35-FT	30-FT
BUILDING LOT COVERAGE	45%	NS	50%
SITE LANDSCAPE COVERAGE	NS	NS	0.23 AC (10.22%)
LOT SETBACKS			
MIN. FRONT YARD	20-FT	15-FT LIVABLE 20-FT GARAGE (DRIVEWAY)	10-FT LIVABLE 18-FT/23.5-FT GARAGE (DRIVEWAY) ⁽¹⁾
MIN. SIDE YARD	5-FT	5-FT	0-FT 10-FT MIN. BUILDING SEPARATION
MIN. REAR YARD	15-FT	15-FT	8-FT
MIN. STREET SIDE	10-FT	10-FT	5-FT
LOT SIZE	6,000 SF	4,000 SF	3,328 SF - 5,799 SF
PRODUCT SIZE	-	-	1,620 SF - 2,400 SF
PRODUCT FOOTPRINT	-	-	1,450 SF - 1,650 SF
LOT COVERAGE	-	-	MIN: 25.0%, MAX: 70.0%
LANDSCAPE COVERAGE	-	-	MIN: 30.0%, MAX: 75.0%
DEVELOPMENT SETBACKS			
MIN. FRONT YARD	-	-	10-FT (NORTH PROPERTY LINE CONTINENTAL DRIVE)
MIN. REAR YARD	-	-	25-FT (SOUTH PROPERTY LINE)
MIN. SIDE YARD	-	-	10-FT (WEST PROPERTY LINE)
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VEHICLE PARKING QUANTITY	NS	NS	72 (4 PER DWELLING UNIT) AND 13 VISITOR PARKING
BICYCLE PARKING QUANTITY	NS	NS	36 (2 PER DWELLING UNIT, GARGAE) AND 4 VISITOR PARKING
USES	S.F. RESIDENTIAL	S.F. RESIDENTIAL	S.F. RESIDENTIAL

(1) 18' SETBACK FROM BACK OF CURB FOR LOTS 1-10 AND 23.5' SETBACK FROM BACK OF CURB FOR LOTS 11-18 (INCLUDES 5.5' SIDEWALK).



VICINITY MAP
NOT TO SCALE

REC17005

PL160460

DS160181

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com



SHADOW ROCK
2722 NORTH COLLEGE AVENUE
TEMPE, ARIZONA
SITE PLAN

HILGARTWILSON
PROJ NO.: 1782.01
DATE: JAN 2017
SCALE: 1" = 30'
DRAWN: HW
DESIGNED: TRB
APPROVED: ZH
DWG. NO. **PAD02**
SHT. 2 OF 2

DS160181

PL160460

REC17005

30 0 30 60
SCALE FEET