

PLANNED AREA DEVELOPMENT OVERLAY FOR "SPENCE AVENUE LOFTS"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.

SIGNED THIS 7 DAY OF August 2005

BY Jimmy Evans AS Owner
OF Spence Avenue Lofts



ACKNOWLEDGEMENT

STATE OF ARIZONA, COUNTY OF MARICOPA, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 7 DAY OF August 2005.

BY Jimmy Evans AS OWNER.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Sophia Kwan

MY COMMISSION EXPIRES: May 4 2007

FLOOD INFORMATION

COMMUNITY NUMBER	PANEL#	SUFFIX	PANEL DATE	FLOOD ZONE
04013	2170	F	07/19/01	X

APPROVALS

BY [Signature] DATE: 8/2/06
DEVELOPMENT SERVICES

CONDITIONS OF APPROVAL: SPD-2005.123

1. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS, INCLUDING:

A. OFFSITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:

- (1) WATER LINES AND FIRE HYDRANTS
- (2) SEWER LINES
- (3) STORM DRAINS
- (4) ROADWAY IMPROVEMENTS INCLUDING STREETLIGHTS, CURB, GUTTER, BIKE PATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.

B. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:

- (1) WATER AND SEWER DEVELOPMENT FEES
- (2) WATER AND/OR SEWER PARTICIPATION CHARGES
- (3) INSPECTION AND TESTING FEES

C. ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDECTION OF FINAL SUBDIVISION PLAT

D. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL

E. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT

F. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120

2. THE DEVELOPER/OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE CC&R'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY

3. A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE FEBRUARY 16, 2008, OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF THE APPLICATION, SUBJECT TO A PUBLIC HEARING

4. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE

5. THE SUBMISSION PLAT SHALL BE RECORDED PRIOR TO THE ISSUANCE OF PERMITS AND SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT ON OR BEFORE FEBRUARY 16, 2007. FAILURE TO RECORD THE PLAN WITHIN ONE YEAR OF COUNCIL APPROVAL SHALL MAKE THE PLAN NULL AND VOID

6. THE PLANNED AREA DEVELOPMENT FOR SPENCE AVENUE LOFTS SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS

7. DESIGN REVIEW BOARD SHALL APPROVE THE SITE PLAN, ALL BUILDING ELEVATIONS, LANDSCAPE PLAN PRIOR TO CITY COUNCIL APPROVAL

8. DEDICATE TRACT "A" (DRIVEWAY) AS A PUBLIC UTILITY EASEMENT (P.U.E.) PRIOR TO RECORDECTION OF PLAT

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

FOUND BRASS CAP IN HAND HOLE AT THE INTERSECTION OF DORSEY LANE AND APACHE BOULEVARD.
CITY OF TEMPE DATUM
ELEVATION=1175.66

LEGAL DESCRIPTION

REPLAT OF LOTS 7&8 OF ATTEBERY TRACT AS RECORDED IN MARICOPA COUNTY RECORDER'S OFFICE, BOOK 56, PAGE 19. LOCATED IN THE SOUTHWESTERN QUARTER OF SECTION 23, T1N, R4E OF THE G&S R B&M, MARICOPA COUNTY, ARIZONA

OWNER/DEVELOPER

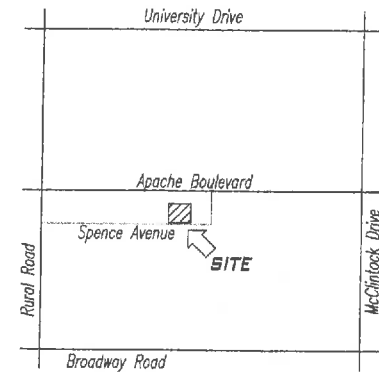
JIMMY EVANS
3941 E. CHANDLER BLVD. #108-181
PHOENIX, AZ 85048
602.524.5521

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2005; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOHN J. FISCHER R.L.S. #36560

8/4/06
DATE



VICINITY MAP N.T.S

REC05090

SPD-2005.123

DS051519

SPENCE AVENUE LOFTS P.A.D.

1226 & 1230 E. SPENCE AVENUE TEMPE, ARIZONA

SECTION: 23 1/4 R 4 E
JJD - JOB# 10011
SCALE: 1"=50'

DATE: 10/20/05
REV1:
REV2:

PLANNED AREA DEVELOPMENT OVERLAY
SHEET 1 OF 2

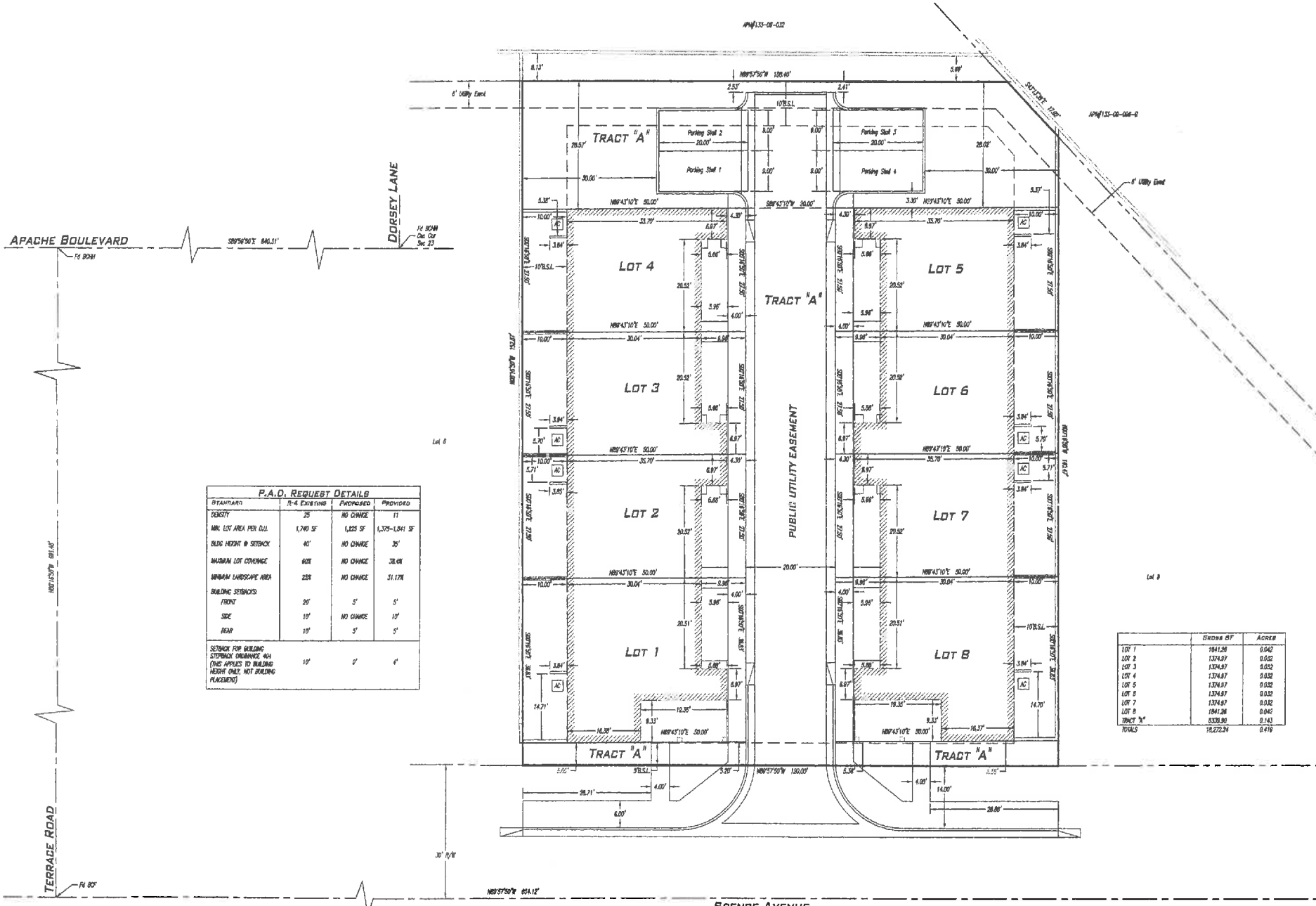
ARCHITECTURAL & CIVIL SERVICES
JJC CIVIL ARCHITECTURAL & CIVIL SERVICES
1226 & 1230 E. SPENCE AVENUE, TEMPE, ARIZONA 85281
PHONE: 480.843.1401
FAX: 480.843.1401
DESIGNER: JJC@ARCHITECTURALANDCIVILSERVICES.COM
8753 EAST TOWER DRIVE
SCOTTSDALE, ARIZONA 85257

PD1

DS051519

SPD-2005.123

REC05090



P.A.D. REQUEST DETAILS

STANDARD	N-E EXISTING	PROPOSED	PROVIDED
DENSITY	25	NO CHANGE	11
MIN. LOT AREA PER D.U.	1,740 SF	1,225 SF	1,375-1,841 SF
BUILD. HEIGHT @ SETBACK	40'	NO CHANGE	35'
MAXIMUM LOT COVERAGE	60%	NO CHANGE	38.4%
MINIMUM LANDSCAPE AREA	25%	NO CHANGE	31.17%
BUILDING SETBACKS			
FRONT	20'	5'	5'
SIDE	10'	NO CHANGE	10'
REAR	10'	5'	5'
SETBACK FOR BUILDING SETBACK OBSTACLE 40' (THIS APPLIES TO BUILDING HEIGHT ONLY, NOT BUILDING PLACEMENT)	10'	0'	4'

LOT #	SQ. FT.	ACRES
LOT 1	1841.28	0.042
LOT 2	1374.97	0.031
LOT 3	1374.97	0.031
LOT 4	1374.97	0.031
LOT 5	1374.97	0.031
LOT 6	1374.97	0.031
LOT 7	1374.97	0.031
LOT 8	1841.28	0.042
TRACT 'A'	8338.80	0.191
TOTALS	18,222.24	0.416

DS051519 SPD-2005.123 REC05090



JJC ARCHITECTURAL & CIVIL SERVICES
 ARCHITECTURAL & CIVIL DESIGN SERVICES
 VOICELAND DRIVE, SUITE 100
 PHOENIX, ARIZONA 85044
 PHONE: 480-948-1401
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 WWW: JJCARCHITECT.COM

SPENCE AVENUE LOFTS P.A.D.
 1226 & 1230 E. SPENCE AVENUE, TEMPE, ARIZONA
 PLANNED AREA DEVELOPMENT OVERLAY
 DATE: 10/28/05
 REV: 1
 SHEET 2 OF 2



DS051519 SPD-2005.123 REC05090