

PROJECT DATA

PROJECT ADDRESS: 1010 WEST GUADALUPE ROAD
 CIVIL ENGINEER: HESS FOUNDATION INC.
 4000 W. 10TH AVENUE, SUITE 110
 PHOENIX AZ 85044
 (602) 998-1200

ASSESSOR'S PARCEL NUMBER: 301-0-70
 ZONING: R2
 GROUND AREA: 4.9 ACRES / 212,784 S.F.
 NET SITE AREA: 4.8 ACRES / 209,870 S.F.
 REUSEABILITY ALLOWED: 100%
 PROPOSED DENSITY: 18 UNITS / ACRE
 COVERAGE ALLOWED BY VARIANCE: 40%
 COVERAGE PROVIDED: 30%
 PARKING (REQUIRED / PROVIDED): 18 SPACES / 18 SPACES
 18 SPACES / 18 UNITS
 18 SPACES / 18 UNITS
 RECYCLE PARKING PROVIDED IN GARAGE OF UNITS
 BUILDING HEIGHT: 3 STORY / MAXIMUM
 REFUSE SYSTEM: 30 GALLON / MONTHLY
 ON-SITE SELECTION REQUIREMENT: 100%
 REQUIRED OPEN SPACE & LANDSCAPE: 20%
 PROVIDED OPEN SPACE & LANDSCAPE: 30%

VARIANCES

A. REDUCE THE MINIMUM LOT SIZE FROM 2,800 TO 2,100 S.F.
 B. REDUCE LOT FRONTAGE TO 20'
 C. REDUCE LOT DEPTH FROM 100 TO 60'
 D. REDUCE PRIVATE DRIVE FROM 10 TO 6'
 E. REDUCE FRONT YARD SETBACK FROM 25 TO 17' (FOR UNIT 14), TO 10' (FOR UNIT 10), TO 10' (FOR UNIT 4) TO 18' (FOR UNIT 8) AND 17' (FOR UNIT 18)
 F. REDUCE REAR YARD SETBACK FOR EACH UNIT FROM 10 TO 4' AND FROM 10 TO 0'
 G. REDUCE REAR YARD SETBACK FROM 18 TO 4' AND 22 TO 4' ADJACENT TO SINGLE FAMILY RESIDENCES
 H. REDUCE STREET SIDE YARD SETBACK FROM 20 TO 10'
 I. INCREASE MAXIMUM ALLOWABLE COVERAGE FROM 40% TO 50%
 J. ALLOW 6' HIGH MASONRY WALL IN FRONT YARD
 K. STORAGE PARKING SHALL LOCATE FROM 10 TO 15'
 L. ALLOW PARKING IN FRONT YARD SETBACK OF UNIT 1 AND 4
 M. INCREASE MAXIMUM ALLOWED FENCE HEIGHT FROM 7'0" TO 8'0" ALONG THE WEST PROPERTY LINE FOR ALL LOTS WHICH ARE ADJACENT TO THE EXISTING ALLEY

CONDITIONS OF APPROVAL

ALL PREVIOUS APPLICABLE TERMS, CITY ORDINANCES AND DESIGN REVIEW BOARD CONDITIONS SHALL BE ADHERED TO IN ADDITION TO THE FOLLOWING NEW CONDITIONS

1. PUBLIC WORKS DEPARTMENT APPROVAL OF ALL ROADWAY, ALLEY AND UTILITY EASEMENT DEDICATIONS, DRAINWAYS, STORM WATER RETENTION AND STREET DRAINAGE PLANS, WATER SEWER CONSTRUCTION DRAWINGS, REDUCE PICK-UP AND OFF-PEAK IMPROVEMENTS, CURB/SITE IMPROVEMENTS TO (3)RD ROADWAYS TO CURRENT STANDARDS INCLUDE (1) WATER MAIN AND FIRE HYDRANTS (2) SEWER LINES (3) STORM DRAINAGE (4) ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, SUTTER, BIKEPATH, SIDEWALK, BUS SHELTER AND RELATED AMENITIES

2. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE (1) WATER AND SEWER DEVELOPMENT FEES (2) WATER AND SANITATION CONNECTION CHARGES (3) INSPECTION AND TESTING FEES

3. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMITS AND FINISHING SHALL BE APPROVED BY PUBLIC WORKS DEPARTMENT

4. ALL NEW AND EXISTING, AS WELL AS ON-SITE UTILITY LINES OTHER THAN TRANSMISSION LINES SHALL BE PLACED, UNDERGROUND, PRIOR TO ISSUANCE OF OCCUPANCY PERMIT FOR THIS PROJECT (DEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 88 88)

MODERATOR'S REQUIREMENTS

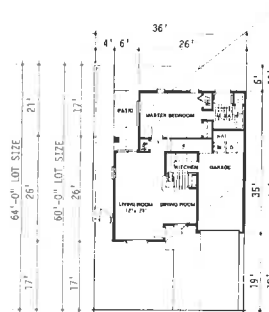
1. NO PARKING - FIRE LANE SIGNS AS APPROVED BY CITY SHALL BE INSTALLED ON ALL PRIVATE DRIVEWAYS & 10' SPACING, MAXIMUM, PRIOR TO OCCUPANCY

2. TEMPORARY CONSTRUCTION SIGNS INDICATING FIRE LANE AND FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE DEVELOPMENT (SIGNS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION)

3. FIRE MAINS AND HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO AND DURING CONSTRUCTION AS PER THE UNIFORM BUILDING CODE

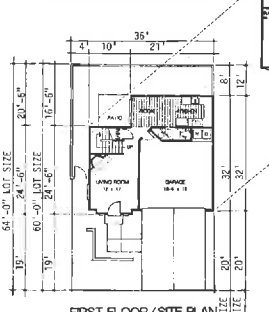
4. DEVELOPER IS REQUIRED TO PAY STREET LIGHT IMPROVEMENT COST

Unit Four



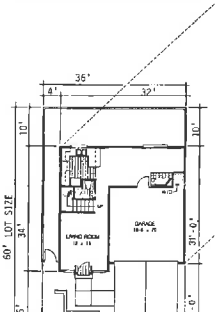
FIRST FLOOR / SITE PLAN 1023 S.F.

Unit Two



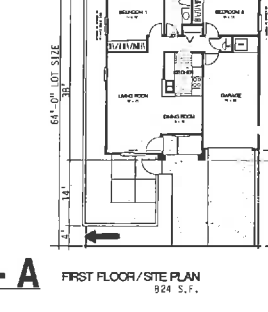
FIRST FLOOR / SITE PLAN 1104 S.F.

Unit Three



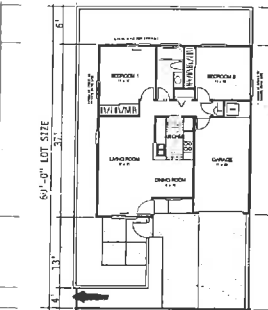
FIRST FLOOR / SITE PLAN 1271 S.F.

Unit One - A



FIRST FLOOR / SITE PLAN 924 S.F.

Unit One - B



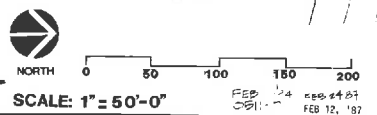
FIRST FLOOR / SITE PLAN 824 S.F.

Stonegate

Owner: JTM Development, Inc.
 1395 N. Scottsdale Road, Suite 121
 Scottsdale AZ 85254

Architect: Umberger Architects, Inc.
 5333 N. 7th Street, Suite 204
 Phoenix AZ 85014

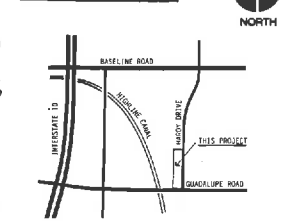
AMENDED FINAL P.A.D. PLAN



LEGAL DESCRIPTION

STONEGATE AS PER BOOK 394 OF MAPS, PAGE 50, MARICOPA COUNTY RECORDER.

VICINITY MAP



OWNERS STATEMENT

STATEMENT OF OWNER
 I, the undersigned, have reviewed this plan and hereby approve the development as shown.

JTM DEVELOPMENT, INC.
 BY: *[Signature]*
 TITLE: President

ACKNOWLEDGEMENT
 STATE OF ARIZONA
 COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 14th day of February, 2014, by *[Signature]*, President of JTM Development, Inc.

My commission expires 04/14/2016

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA
 THIS 14th DAY OF FEBRUARY, 2014

BY: *[Signature]* MAYOR
 ATTESTED BY: *[Signature]* CITY CLERK
 APPROVED BY: *[Signature]* CITY ENGINEER
 APPROVED BY: *[Signature]* COMMUNITY DEVELOPMENT DIRECTOR

