

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE ELEVEN

A PORTION OF SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER AUTHORIZATION

KIM FAMILY ENTERPRISES, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature] 11/16/2023
SIGNATURE DATE
ROBERT KIM
PRESIDENT AND OWNER OF KIM FAMILY ENTERPRISES, LLC

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz

On November 6, 2023 before me, Stacey R. Martell, Notary Public
(insert name and title of the officer)

personally appeared Robert Kim
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature] (Seal)

LEGAL DESCRIPTION

PARCEL NO. 1:
THE WEST 110 FEET OF THE SOUTH 150 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
EXCEPT THE WEST 60 FEET THEREOF.
THAT PORTION OF TRACT 15 IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO THE STATE PLAT NO. 4 OF SAID SECTION 16, IN BOOK 8 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING EAST OF THE WEST 4 1/2 ACRES OF SAID TRACT 15.
APN: 124-31-023A

PARCEL NO. 2:
THE WEST 60 FEET OF THE NORTH 60 FEET OF THE WEST 110 FEET OF THE SOUTH 150 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF TRACT 15 IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO THE STATE PLAT NO. 4 OF SAID SECTION 16, IN BOOK 8 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING EAST OF THE WEST 4 1/2 ACRES OF SAID TRACT 15; EXCEPT THE WEST 60 FEET OF THE SOUTH 90 FEET.
APN: 124-31-023B

PARCEL NO. 3:
THAT PORTION OF TRACT 15, ACCORDING TO STATE PLAT NO. 12 AMENDED, ACCORDING TO BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING EAST OF THE WEST 4 1/2 ACRES OF TRACT NO. 15:
EXCEPT THE NORTH 70 FEET;
EXCEPT THE WEST 60 FEET OF THE SOUTH 90 FEET;
EXCEPT THE WEST 110 FEET OF THE SOUTH 150 FEET;
EXCEPT THE SOUTH 120 FEET OF THE NORTH 190 FEET; AND
EXCEPT THE SOUTH 60 FEET OF THE NORTH 250 FEET THEREOF.
APN: 124-31-028

PARCEL NO. 4:
THE WEST 60 FEET OF THE SOUTH 90 FEET OF THAT PORTION OF TRACT 15 IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO STATE PLAT NO. 4 OF SAID SECTION 16, RECORDS MARICOPA COUNTY BOOK 8 OF MAPS, PAGE 43, LYING EAST OF THE WEST 4 1/2 ACRES OF SAID TRACT 15.
APN: 124-31-024

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE
ON THIS THE 18TH DAY OF SEPTEMBER, 2023.

OWNER : ROBERT C. KIM
KIM FAMILY ENTERPRISES, (SC), LLC
PO BOX 639
SANTA CRUZ, CA 95061
(858) 536-3150

DEVELOPER: AJT DEVELOPMENT, LLC
8501 E. CITRUS WAY
SCOTTSDALE, AZ 85250
(602) 918-8691
AJTDEV@COX.NET
CONTACT: TOM GOSCICKI

PROJECT DATA

R-3 PAD Table 4-202B	PAD Provided
GENERAL PLAN LAND USE	RESIDENTIAL
GENERAL PLAN DENSITY	Medium to High Density (UP TO 25 DU/AC)
SITE AREA	25,524 sf = 0.59 ac.
DWELLING QUANTITY	11
DENSITY (DU/AC)	19
BUILDING HEIGHT, MAXIMUM	30'
BUILDING LOT COVERAGE, MAX.	48 %
LANDSCAPE COVERAGE, MIN.	23 %
BUILDING SETBACKS	
FRONT (ROOSEVELT ST.)	15 FEET
STREET SIDE (5TH ST.)	6 FEET
NORTH SIDE	5 FEET
REAR (FROM CENTER OF ALLEY)	13 FEET
VEHICLE PARKING QUANTITY	
Single family residential (11 units)	22 spaces
BICYCLE PARKING QUANTITY	3
USES	
Single Family Residential	25,524 sf

SITE VICINITY MAP



CONDITIONS OF APPROVAL - PAD230020

1. THE 1ST AMENDED PLANNED AREA DEVELOPMENT FOR TEMPE ELEVEN SHALL BE PUT INTO PROPER ENGINEERED FORMAT THAT IS SEALED BY AN ARIZONA REGISTERED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER, FITTED WITH APPROPRIATE SIGNATURES, AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT WITHIN SIXTY (60) DAYS OF THE DATE OF THIS APPROVAL.

REC23137

PAD230020

DS220349

REVISIONS:
DATE
DATE

TEMPE ELEVEN
426 S. ROOSEVELT STREET
5TH STREET AND ROOSEVELT TEMPE ARIZONA

AJT
AJT DEVELOPMENT, LLC
THOMAS A. GOSCICKI, P.E.
SCOTTSDALE, AZ 480.998.1396

JSA ASSOCIATES ARCHITECTS
355 N. BEVERLY MESA AZ 85201
J'fer SANDSTROM
602-576-9722
PLANNING ARCHITECTURE PRESENTATION



TEMP ELEVEN SITE PLAN MODIFICATION
BUILDING DEPARTMENT APPROVAL
DATE: 09/18/2023
SCALE: 1"=10'
BY: [Signature]
CHECKED: [Signature]
TITLE: [Signature]

AES01
PAD COVER

DS220349

PAD230020

REC23137

