

# PLANNED AREA DEVELOPMENT OVERLAY TEMPE PARKVIEW TOWNHOMES

A RE-PLAT OF TEMPE PARKVIEW TOWNHOMES AS RECORDED IN BOOK 871 OF MAPS,  
PAGE 01, M.C.R. AND SITUATED IN A PORTION OF THE NORTHWEST QUARTER  
OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

ON THIS, THE 17 DAY OF September, 2015, BEFORE ME, THE UNDERSIGNED  
OFFICER, PERSONALLY APPEARED ROGER G. SCHWIERJOHN, WHO ACKNOWLEDGED THAT HE,  
AS PRESIDENT/CEO OF HABITAT FOR HUMANITY CENTRAL ARIZONA, AN ARIZONA NON-PROFIT  
CORPORATION, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT  
FOR THE PURPOSED THEREIN CONTAINED.

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

NOTARY PUBLIC: Jessie K. Hill

MY COMMISSION EXPIRES: 1/01/2018



HABITAT FOR HUMANITY, A ARIZONA NON-PROFIT ORGANIZATION

BY: Roger G. Schwierjohn, President DATE: 9/17/15  
OWNER

ITS: PRESIDENT

## LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

LOTS 1 THROUGH 19, INCLUSIVE AND TRACT A, TEMPE PARKVIEW TOWNHOMES,  
ACCORDING TO BOOK 871 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY,  
ARIZONA.

## APPROVAL

APPROVED BY THE TEMPE CITY COUNCIL ON THIS 30TH DAY OF JULY 2015.

## OWNER/DEVELOPER

HABITAT FOR HUMANITY, CENTRAL ARIZONA  
9133 NW GRAND AVENUE  
SUITE 1  
PEORIA, ARIZONA 85345  
TANA NICHOLS  
PHONE: (602) 617-9894

PROJECT DATA FOR "TEMPE PARKVIEW" TABLE 4-202B	
STANDARDS	R-4 PAD
GENERAL PLAN LAND USE	RESIDENTIAL
GENERAL PLAN DENSITY	250U/AC
SITE AREA	1.12-ACRES, 48,859-S.F.
DENSITY	170U/AC
# OF UNITS	18
# OF BEDROOMS	3 BEDROOMS PER UNIT, OR 54 BEDROOMS
BUILDING HEIGHT	34'-0"
DEVELOPMENT LOT COVERAGE	32.4% (15,788/48,859)
LOT S.F. (TOTAL/EACH LOT)	15,788/878
TOTAL BUILDING S.F.	2,184-S.F.
SITE LANDSCAPE COVERAGE	25%
DEVELOPMENT SETBACKS:	
-FRONT (NORTH)	14'
-SIDE (EAST & WEST)	5'
-REAR (SOUTH)	20'
INDIVIDUAL LOT SETBACKS:	
-FRONT	18'
-SIDE	0' ATTACHED/4' DETACHED
-REAR	10'
-STREET SIDE	8'
VEHICLE PARKING QUANTITY	2-SPACES PER UNIT, 38-SPACES IN GARAGE
USE PERMITS	36 TANDEM SPACES IN DRIVEWAY



VICINITY MAP  
NW 1/4 SECTION 24, T.1N., R.4E.  
N.T.S.

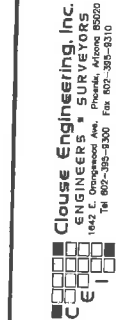
## PAD15005 CONDITIONS FOR APPROVAL

1. A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE JULY 30, 2017, OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF THE APPLICATION. ANY REVISION 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 AUGUST 31, 2015, OR THE PAD APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE PARKVIEW TOWNHOMES SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
4. AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.

REC15042

PAD15005

DS141038



PLANNED AREA DEVELOPMENT OVERLAY  
TEMPE PARKVIEW TOWNHOMES



Revised  
5-8-15  
5-11-15  
9-18-15

Date  
04-20-15  
As-Built

Job No.  
140901

1 OF 2

DS141038

PAD15005

REC15042

1/AD-01 DWG

# PLANNED AREA DEVELOPMENT OVERLAY TEMPE PARKVIEW TOWNHOMES

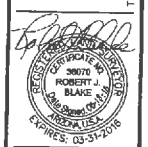
**Clouse Engineering, Inc.**  
ENGINEERS & SURVEYORS  
1842 E. Granddew Ave., Phoenix, Arizona 85020  
TM 602-395-8300 Fax 602-395-8310

REC15042

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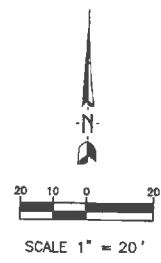
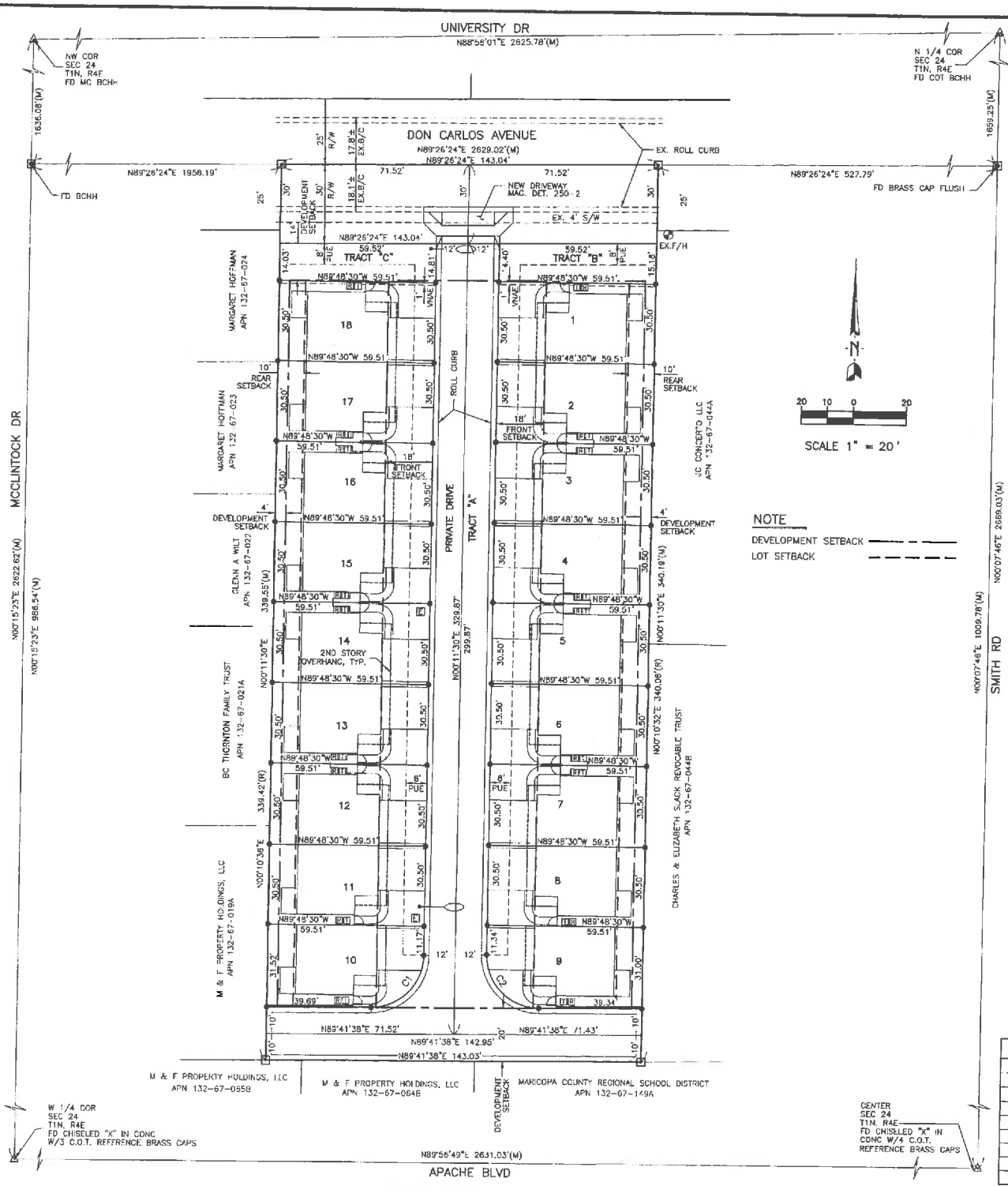


Revised  
5-11-15

Date  
04-20-15

Job No.  
140901

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**NOTE**  
DEVELOPMENT SETBACK   
LOT SETBACK

PROJECT DATA FOR "TEMPE PARKVIEW" TABLE 4-202B		
STANDARDS	R-4 PAD EXISTING	R-4 PAD PROPOSED
GENERAL PLAN LAND USE	RESIDENTIAL	RESIDENTIAL
GENERAL PLAN DENSITY	250U/AC	180U/AC
SITE AREA	-	48,659-S.F. (1.12-ACRES)
DENSITY	190U/AC	170U/AC
BUILDING HEIGHT	36'-0"	34'-6"
DEVELOPMENT LOT COVERAGE	36%	32.4%
SITE LANDSCAPE COVERAGE	13%	25%
DEVELOPMENT SETBACKS:		
-FRONT (NORTH)	19'	14'
-SIDE (EAST & WEST)	9'	8'
-REAR (SOUTH)	10'	20'
INDIVIDUAL LOT SETBACKS:		
-FRONT	20'	18'
-SIDE	10'	0' ATTACHED/4' DETACHED
-REAR	10'	10'
VEHICLE PARKING QUANTITY	41 REQUIRED, 43 PROVIDED	36 GARAGE PARKING + 36 TANDEM PARKING, 72 TOTAL
USE PERMITS		36 TANDEM SPACES IN DRIVEWAY

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.24	20.00	89°30'08"
C2	31.59	20.00	90°29'52"

TRACT TABLE		
"A"	0.2293 AC.	PRIVATE DRIVE, EASEMENT FOR PUBLIC UTILITIES DRAINAGE, REFUSE COLLECTION AND EMERGENCY AND SERVICE TYPE VEHICLES
"B"	0.0202 AC.	LANDSCAPE, OPEN SPACE
"C"	0.0197 AC.	LANDSCAPE, OPEN SPACE
TOTAL	0.2692 AC.	

LOT TABLE					
LOT 1	1815 S.F.	0.0417 AC.	LOT 10	1776 S.F.	0.0408 AC.
LOT 2	1815 S.F.	0.0417 AC.	LOT 11	1815 S.F.	0.0417 AC.
LOT 3	1815 S.F.	0.0417 AC.	LOT 12	1815 S.F.	0.0417 AC.
LOT 4	1815 S.F.	0.0417 AC.	LOT 13	1815 S.F.	0.0417 AC.
LOT 5	1815 S.F.	0.0417 AC.	LOT 14	1815 S.F.	0.0417 AC.
LOT 6	1815 S.F.	0.0417 AC.	LOT 15	1815 S.F.	0.0417 AC.
LOT 7	1815 S.F.	0.0417 AC.	LOT 16	1815 S.F.	0.0417 AC.
LOT 8	1815 S.F.	0.0417 AC.	LOT 17	1815 S.F.	0.0417 AC.
LOT 9	1773 S.F.	0.0407 AC.	LOT 18	1815 S.F.	0.0417 AC.

- LEGEND**
- PROPOSED TRANSFORMER
  - PROPOSED STREET LIGHT
  - PROPOSED TRASH BIN
  - PROPOSED RECYCLE BIN

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PAD-22.DWG