

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

OWNER/DEVELOPER

HABITAT FOR HUMANITY, CENTRAL ARIZONA
9133 NW GRAND AVENUE
SUITE 1
PEORIA, ARIZONA 85345
TANA NICHOLS
PHONE: (602) 617-9694

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: [Signature]

MY COMMISSION EXPIRES: 11/03/2018

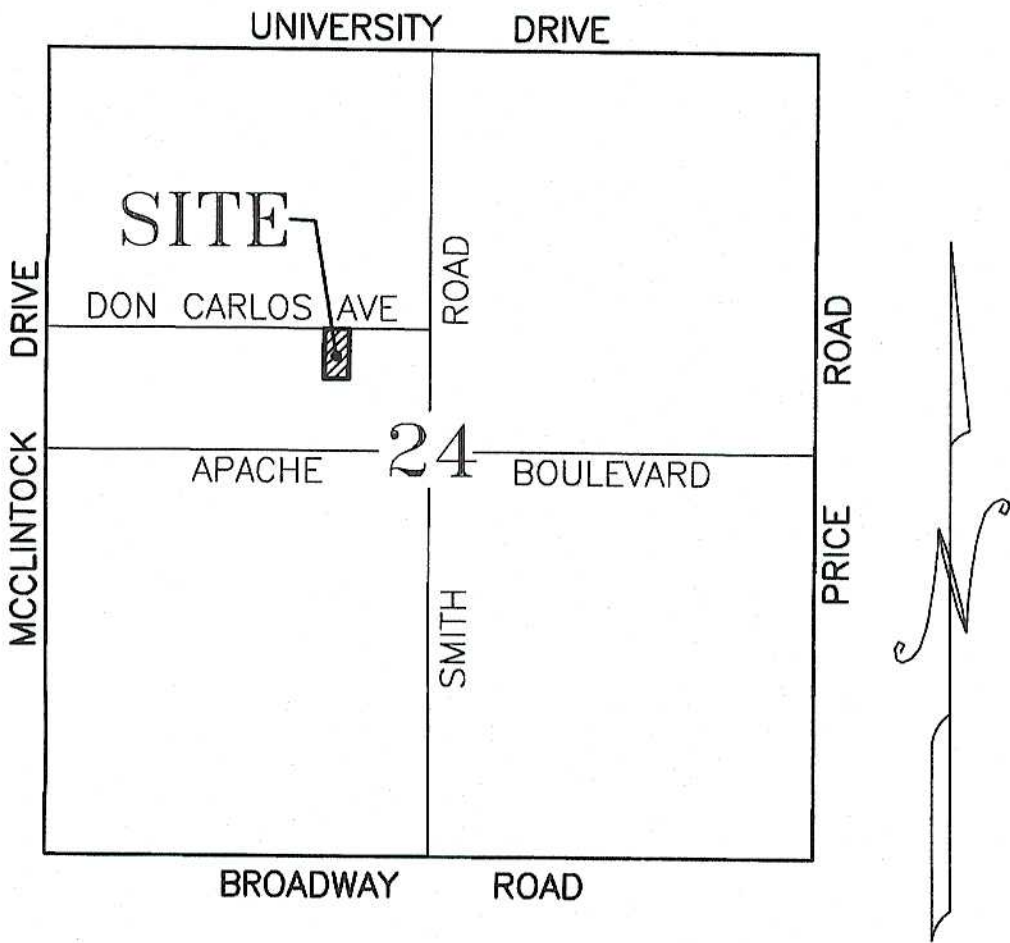


HABITAT FOR HUMANITY, A ARIZONA NON-PROFIT ORGANIZATION

BY: [Signature] DATE: 8/17/15
OWNER

ITS: PRESIDENT

Table with 2 columns: STANDARDS and R-4 PAD. Rows include: GENERAL PLAN LAND USE (RESIDENTIAL), GENERAL PLAN DENSITY (25DU/AC), SITE AREA (1.12-ACRES, 48,659-S.F.), DENSITY (17DU/AC), # OF UNITS (18), # OF BEDROOMS (3 BEDROOMS PER UNIT, OR 54 BEDROOMS), BUILDING HEIGHT (34'-6"), DEVELOPMENT LOT COVERAGE (32.4% (15,768/48,659)), LOT S.F. (TOTAL/EACH LOT) (15,768/876), TOTAL BUILDING S.F. (2,184-S.F.), SITE LANDSCAPE COVERAGE (25%), DEVELOPMENT SETBACKS (FRONT: 14', SIDE: 8', REAR: 20'), INDIVIDUAL LOT SETBACKS (FRONT: 18', SIDE: 0' ATTACHED/4' DETACHED, REAR: 10', STREET SIDE: 8'), VEHICLE PARKING QUANTITY (2-SPACES PER UNIT, 36-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 FROM 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 AMMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.

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.

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

PLANNED AREA DEVELOPMENT OVERLAY TEMPE PARKVIEW TOWNHOMES

REC15042

PLANNED AREA DEVELOPMENT OVERLAY TEMPE PARKVIEW TOWNHOMES

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ARIZONA

TEMPE



Revised
5-11-15

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140901

2 OF 2

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	25DU/AC	16DU/AC
SITE AREA	-	48,659-S.F. (1.12-ACRES)
DENSITY	19DU/AC	17DU/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

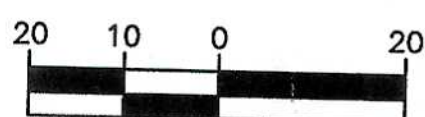
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.24	20.00	89°30'08"
C2	31.59	20.00	90°29'52"

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

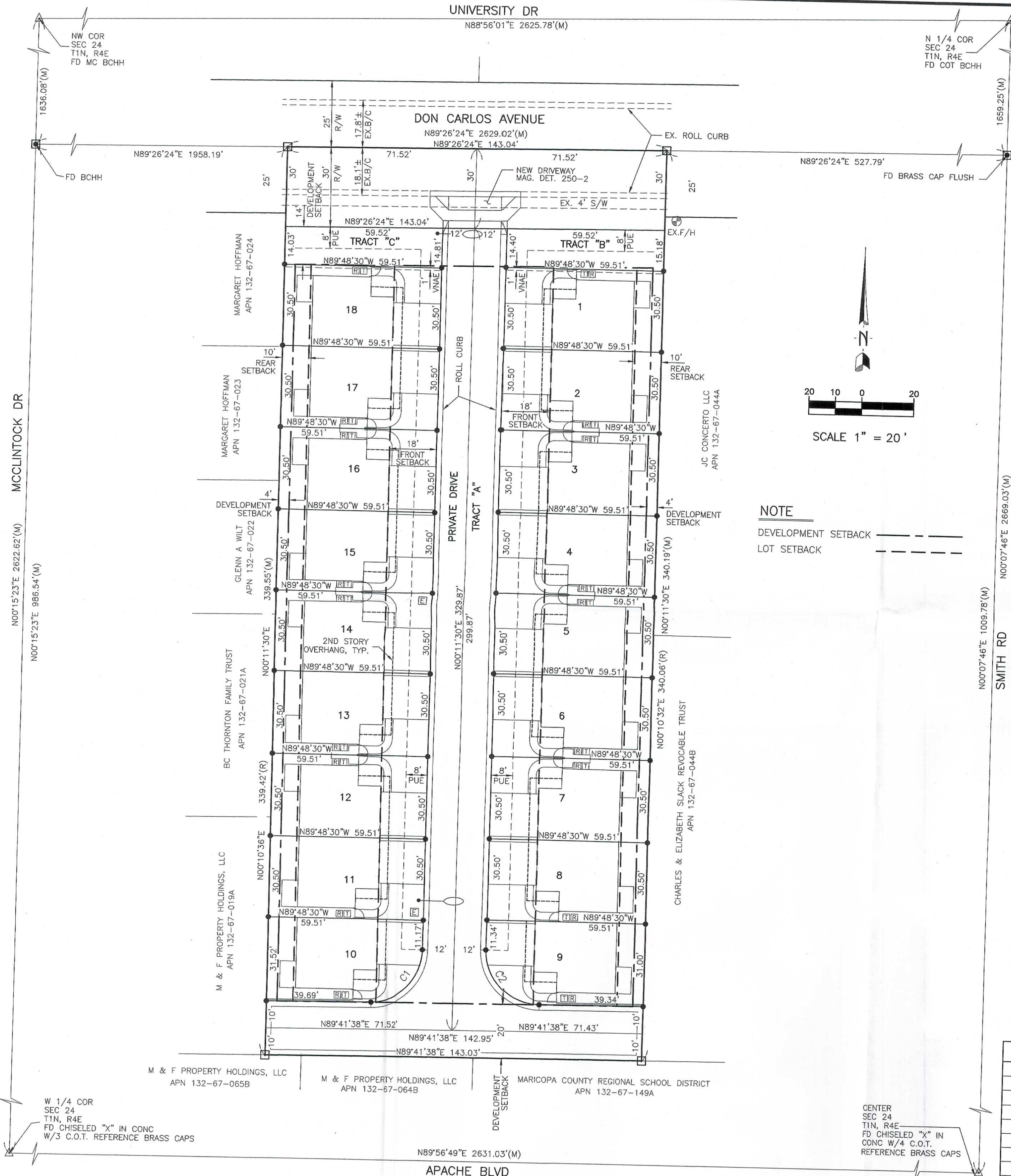
- PROPOSED TRANSFORMER
- PROPOSED STREET LIGHT
- PROPOSED TRASH BIN
- PROPOSED RECYCLE BIN



SCALE 1" = 20'

NOTE

- DEVELOPMENT SETBACK
- LOT SETBACK



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