

PLANNED AREA DEVELOPMENT OVERLAY FOR THE NEWPORT AT TEMPE

THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE SOUTH 40.00 FEET AS DEEDED TO THE CITY OF TEMPE IN DOCKET 9346, PAGE 311, RECORDS OF MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 10th DAY OF JUNE, 2013 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN DOE OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL
 BY: C. P. Palazuelos JULY 30, 2015
 NOTARY PUBLIC MY COMMISSION EXPIRES



CJR HOLDINGS, LLC

BY: Chris Risi 6/10/13
 OWNER DATE

ITS:

LEGAL DESCRIPTION

THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE SOUTH 40.00 FEET AS DEEDED TO THE CITY OF TEMPE IN DOCKET 9346, PAGE 311, RECORDS OF MARICOPA COUNTY, ARIZONA

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 30th DAY OF MAY 2003.

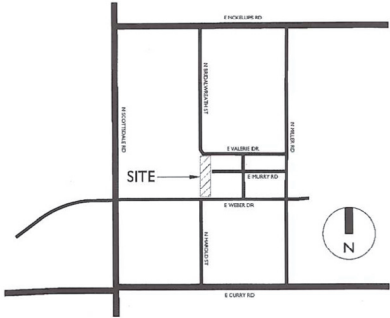
OWNER/DEVELOPER

CJR HOLDINGS, LLC
 P.O. BOX 8270
 SCOTTSDALE, AZ 85252
 (805) 636-9805

PROPOSED DEVELOPMENT STANDARDS

Standard	Proposed
General Plan Land Use	Residential
General Plan Density	Medium-High (up to 25 du/ac)
Zoning	R1-PAD
Density	16.5 du/ac
# of Units	38
Building Height	34
Building Area	29,144 s.f.
Lot Coverage (of total site)	29.15%
Lot Coverage (per unit)	100%
Landscape Area (of total site)	33.55%
Building Setbacks	
South Street Front (Weber) development setb.	20'
North Street Front (Valerie) development setb.	20'
Side (east and west) development setback	12' @ West, 8' at East
Lot 1-34 Front (individual unit) building setback	5'
Lot 1-34 Rear (individual unit) building setback	0'
Lot 1-34 Side (east and west) building setback	0'
Lot 35-38 Front (individual unit) building setback	14'
Lot 35-38 Rear (individual unit) building setback	3'
Lot 35-40 Side (east and west) building setback	0'
Building Areas	
Plan 1: 2 bedroom/2 + 2 half-baths : 1,535 s.f.,	10 units
Plan 2: 3 bedroom/2 + 2 half-baths : 1,545 s.f.,	13 units
Plan 3: 3 bedroom/2 + 2 half-baths : 1,659 s.f.,	11 units
Plan 4: 3 bedroom/2 1/2 half-bath : 1,545 s.f.,	4 units
Proposed R1-PAD Parking	
10 units with 2 bedrooms	20 (2 parking spaces per multi-family unit)
28 units with 3 bedrooms	70 (2.5 spaces per multi-family unit)
Guest	8 (2 spaces per multi-family unit)
TOTAL PARKING	98 multi-family required 102 provided
Proposed R1-PAD Bike Parking	
10 units with 2 bedrooms	8 (.75 bike spaces per multi-family unit)
28 units with 3 bedrooms	28 (1 space per multi-family unit)
Guest	8 (2 spaces per multi-family unit)
TOTAL BIKE PARKING	38 (wall hung in garage) 30 guest in common area

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD

1. A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE MAY 30, 2015, OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
2. THE PROPERTY OWNER SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER VOLUNTARILY WAIVES 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 JULY 1, 2013, OR THE GENERAL PLAN MAP AMENDMENT, ZONING MAP AMENDMENT AND PAD APPROVAL SHALL BE NULL AND VOID.
3. IF ANY WORK IS DONE IN THE RIGHT-OF-WAY, AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT PRIOR TO SUBMITTAL OF CONSTRUCTION DOCUMENTS FOR BUILDING PERMIT.
4. THE PLANNED AREA DEVELOPMENT FOR THE NEWPORT (FORMERLY SKY VIEW AT TEMPE) 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.
5. A SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
6. THE EASTERN-MOST UNITS ON LOTS 35 THROUGH 38 SHALL BE TWO STORIES AND NO TALLER THAN 25 FEET IN HEIGHT TO TALLEST ARCHITECTURAL ELEMENT.

REC13011

PAD13003

DS120712

THE NEWPORT AT TEMPE

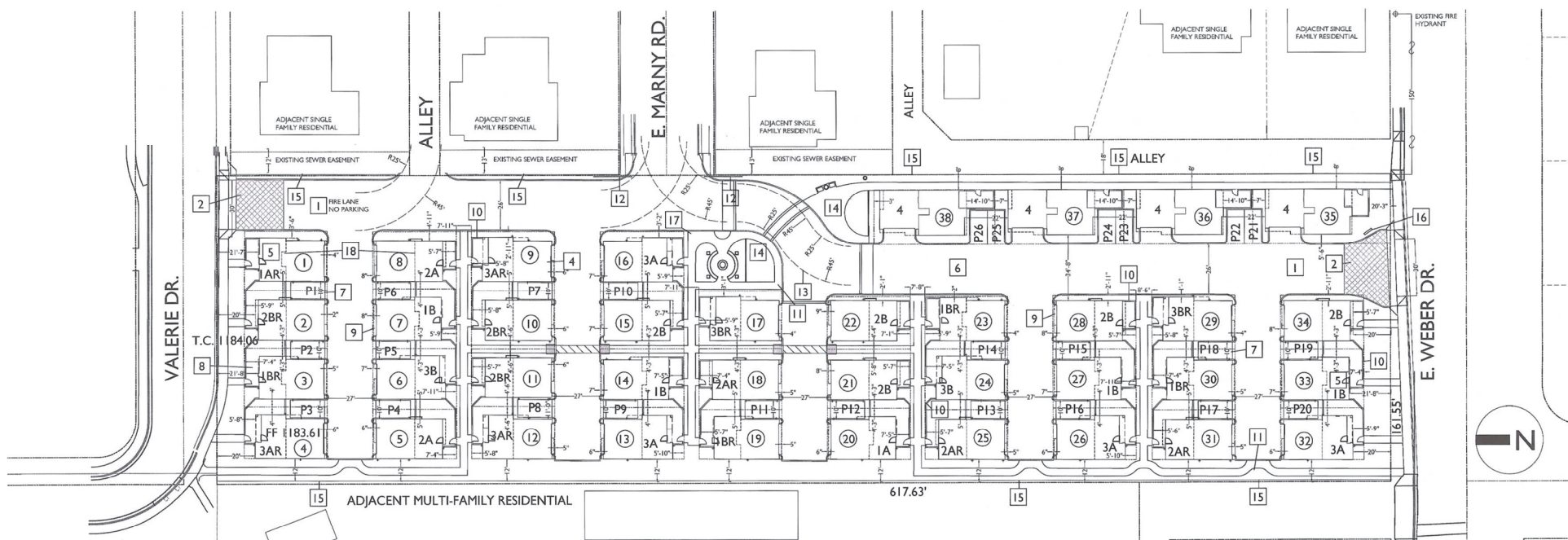
1102 E. WEBER DRIVE
 TEMPE, ARIZONA

CJR HOLDINGS, LLC
 P O BOX 8270
 SCOTTSDALE, AZ 85252
 (805) 636-9805

DS120712

PAD13003

REC13011



SITE PLAN NOTES

- 1
- PRIVATE DRIVE/FIRE LANE - NO PARKING
- 2
- DECORATIVE CONCRETE
- 3
- MINIMUM 6' HIGH SPLIT FACE CONCRETE BLOCK WALL
- 4
- 2 CAR GARAGE WITH 16' WIDE DOOR
- 5
- 3 STORY DWELLING, TYP.
- 6
- CONDUCT SITE DRAINAGE TO APPROVED DRAINAGE OUTLET
- 7
- 8.5 X 18 MIN. GUEST PARKING STALL
- 8
- PRIVATE OPEN SPACE (P.Y.)
- 9
- LINE OF 2ND FLOOR ABOVE
- 10
- 3' HIGH STUCCO O/ CONCRETE BLOCK COURTYARD WALL
- 11
- CONCRETE WALKWAY
- 12
- MANUAL SLIDING EMERGENCY ACCESS GATE
- 13
- EMERGENCY VEHICLE TURNING RADIUS
- 14
- COMMON RECREATION AREA PER LANDSCAPE PLANS
- 15
- 8' CMU WALL
- 16
- LIGHTED DIRECTORY
- 17
- MAILBOXES
- 18
- TRASH STORAGE IN INDIVIDUAL UNITS (SEE FLOOR PLANS FOR LOCATIONS)

PROJECT SUMMARY

BUILDINGS	29,695 S.F.	29.7%
	(50% MAX COVERGE ALLOWED)	
DRIVE/PARKING	33,864 S.F.	33.9%
LANDSCAPE @ GRADE	36,344 S.F.	36.4%
	(25% MINIMUM REQUIRED)	

CONSTRUCTION TYPE	V-B, U
OCCUPANCY TYPE	R-3

SITE PLAN LEGEND

(#) LOT NUMBER

TYPICAL PLAN CALLOUT:



P# OPEN PARKING SPACE (NUMBERED)

SITE PLAN KEYNOTE

BALCONIES

	S.F.	QTY.	PLAN TOTAL
PLAN 1	80	12	960 S.F.
PLAN 2	95	15	1,425 S.F.
PLAN 3	106	13	1,378 S.F.
TOTAL BALCONIES			3,763 S.F.

ROOF DECKS

	S.F.	QTY.	PLAN TOTAL
PLAN 1	100 S.F.	8	800 S.F.
PLAN 2	204 S.F.	8	1,632 S.F.
PLAN 3	106 S.F.	4	424 S.F.
TOTAL ROOF DECKS			2,856 S.F.

BUILDING HEIGHT

REFER TO BUILDING ELEVATIONS FOR HEIGHT CALLOUTS
REFER TO SHEET 3-2 FOR 30 FOOT HEIGHT AT UNIT 4

HIGHEST TOP OF CURB ELEVATION: 1184.06 @ MIDPOINT
ALONG VALERIE DRIVE

HIGHEST FINISH FLOOR ELEVATION: 1183.36 @ UNIT 4

BUILDING STEPBACK PROVIDED AT 10 FOOT SETBACK LINE
SEE ELEVATION TYPE A, SHEETS 1-2, 2-2, AND 3-2 FOR LIMITS

Standard	Existing	Proposed
General Plan Land Use	Residential	Residential
General Plan Density	Low-Moderate (up to 9 du/ac)	Medium-High (up to 25 du/ac)
Zoning	R1-6	R1-PAD
Density	4 du/ac	16.5 du/ac
# of Units	9	38
Building Height	30	34
Building Area		29,144 s.f.
Lot Coverage (of total site)	45%	29.15%
Lot Coverage (per unit)	45%	100%
Landscape Area (of total site)	n/a	33.55%
Building Setbacks		
South Street Front (Weber) development setback	20'	20'
North Street Front (Valerie) development setback	20'	20'
Side (east and west) development setback	5'	12' @ West, 8' at East
Lot 1-34 Front (individual unit) building setback	20'	5'
Lot 1-34 Rear (individual unit) building setback	15'	0'
Lot 1-34 Side (east and west) building setback	5'	0'
Lot 35-38 Front (individual unit) building setback	20'	14'
Lot 35-38 Rear (individual unit) building setback	15'	3'
Lot 35-40 Side (east and west) building setback	5'	0'
Building Areas		
Plan 1 : 2 bedroom/2+2 half-baths : 1,535 s.f., 80 s.f. balcony, 100 s.f. rooftop deck		10 units
Plan 2 : 3 bedroom/2+2 half-baths : 1,545 s.f., 95 s.f. balcony, 204 s.f. rooftop deck		13 units
Plan 3 : 3 bedroom/2+2 half-baths : 1,659 s.f., 95 s.f. balcony, 204 s.f. rooftop deck		11 units
Plan 4 : 3 bedroom/2 1/2 half-bath : 1,545 s.f., 20 s.f. balcony		4 units
Parking		
	Required R1-6 Parking	Proposed R1-PAD Parking
10 units with 2 bedrooms	78 (2 parking spaces per single family unit)	20 (2 parking spaces per multi-family unit)
28 units with 3 bedrooms	n/a	70 (2.5 spaces per multi-family unit)
Guest	n/a	8 (2 spaces per multi-family unit)
TOTAL PARKING	80 single family required	98 multi-family required 102 provided
	Required R1-6 Bike Parking	Proposed R1-PAD Bike Parking
10 units with 2 bedrooms	n/a	8 (.75 bike spaces per multi-family unit)
28 units with 3 bedrooms	n/a	28 (1 space per multi-family unit)
Guest	n/a	8 (2 spaces per multi-family unit)
TOTAL BIKE PARKING	n/a	38 (wall hung in garage) 10 guest in common area



VICINITY MAP

SITE PLAN SCALE: 1" = 30'-0"



American West Development Co.
P O Box 8270
Scottsdale, AZ 85252
(805) 636-9805

38 UNIT PLANNED AREA
DEVELOPMENT

THE NEWPORT AT TEMPE
1102 E. WEBER DRIVE
TEMPE, ARIZONA

April 20, 2013

SUMMA
ARCHITECTURE
5256 S. Mission Rd, Suite 306
Bonsall, CA 92003
www.summarch.com
760.723.0484