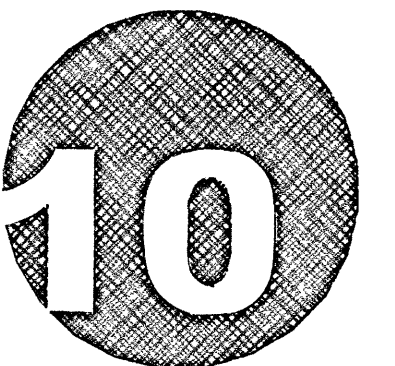


PLANNED AREA DEVELOPMENT OVERLAY FOR VEDANA TEMPE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

ARCHITECT:



enlight10architecture
3659 Millard Drive
Highlands Ranch, CO 80126
303.525.3695

REC23029

OWNER AUTHORIZATION

VEDANA TEMPE LLC

BY: *Amit Sudan* DATE 8/30/24
SIGNATURE DATE

ITS: OWNER

ACKNOWLEDGEMENT

ON THIS 30 DAY OF August, 2024 BEFORE ME, THE UNDER-SIGNED, PERSONALLY APPEARED AMIT SUDAN, WHO ACKNOWLEDGED HIM/HERSELF 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 HERETO SET MY HAND AND OFFICIAL SEAL

BY: *Karmen Koellsted* MY COMMISSION EXPIRES Jan 2, 2028
NOTARY PUBLIC



LEGAL DESCRIPTION

A PORTION OF LOTS 9, 10, 11 OF BLOCK 1, VICTORY TRACT
ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 18th DAY
OF May, 2023.

OWNER / DEVELOPER:

VEDANA TEMPE LLC
AMIT SUDAN
191 UNIVERSITY BLVD.
SUITE 520
DENVER, CO 80206

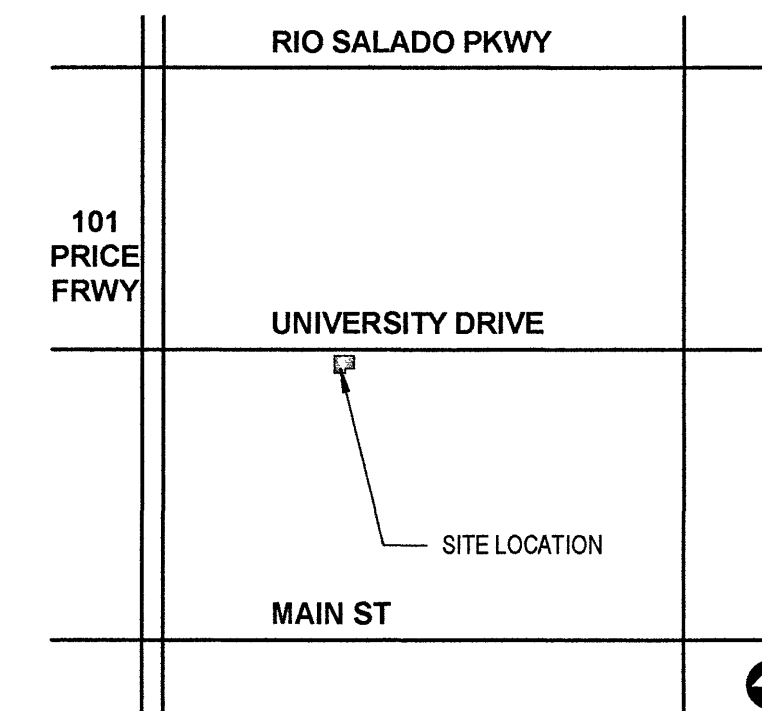
PROJECT DATA

DEVELOPMENT STANDARDS	R1-PAD PAD PROVIDED
GENERAL PLAN LAND USE	Residential
GENERAL PLAN DENSITY	Medium Density (Up to 15 du / acre)
SITE AREA	25,977 sf / 0.60 Acre
DENSITY	13 du / acre
DWELLING QUANTITY	8 units
BEDROOM QUANTITY	24 bedrooms
BUILDING HEIGHT	30 feet
MINIMUM LOT WIDTH	25 feet
MINIMUM LOT LENGTH	57 feet
BUILDING LOT COVERAGE	45 %
LANDSCAPE AREA	30 %
BUILDING SETBACKS	
FRONT	
BUILDING	20 ft
OPEN STRUCTURES	12 ft
SIDE	5 ft
SIDE (ATTACHED UNITS)	0 ft
FRONT	
BUILDING	15 ft
OPEN STRUCTURES	10 ft
VEHICLE PARKING QUANTITY	20 spaces
3 BEDROOM	16 spaces (2 per / unit)
GUEST	4 spaces (.5 per / unit)*
BICYCLE PARKING QUANTITY	4 spaces**
USES	
Single-family (attached townhomes)	16,660 nsf / 23,560 gsf

* Guest vehicle parking is not required for single-family use, but provided since there is not street parking available.

** 4 guest bicycle parking spaces provided, individual units are provided bicycle parking within garages.

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD230003

- A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF CITY COUNCIL APPROVAL 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.
- 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 30 DAYS FROM THE DATE OF CITY COUNCIL APPROVAL, OR THE ZONING MAP AMENDMENT AND PAD APPROVAL SHALL BE NULL AND VOID.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR VEDANA 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 WITHIN SIXTY (60) DAYS OF THE DATE OF CITY COUNCIL APPROVAL AND PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE APPLICANT IS WILLING TO PROVIDE TO THE ADJACENT PROPERTY OWNERS AT 2432, 2436, AND 2502 EAST OREGON STREET, SUBJECT TO ACCEPTANCE BY THE RESPECTIVE OWNERS, THE FOLLOWING ITEMS:
 - RAISING THE HEIGHT OF THE EXISTING WALL AT THE SOUTH PROPERTY LINE TO 7'-0". ALL OWNERS WILL NEED TO AGREE TO THIS CHANGE FOR UNIFORMITY IN HEIGHT; AND
 - OFFERING LANDSCAPE OPTIONS FOR THEIR BACKYARDS TO PROVIDE ENHANCED PRIVACY PER THEIR INDIVIDUAL PREFERENCES, OPTIONS INCLUDE:
 - THE DEVELOPER WILL COVER THE COST (INCLUDE DELIVERY AND INSTALLATION) FOR ONE 36" BOX TREE OR FIVE SHRUBS; OR
 - IF THE HOMEOWNER DOES NOT WANT A TREE OR SHRUBS, THE DEVELOPER WILL COVER THE COST OF A SHADING/PRIVACY DEVICE EQUIVALENT TO THE EXPENSE OF THE LANDSCAPE, APPROXIMATELY \$1,000.

PROJECT:

PAD230003

Vedana Tempe
2447 E University Dr
Tempe, AZ 85034

STAMP:



PROJECT NUMBER: 2215e
INITIAL DATE: MAY 2022
DRAWN BY: SG

#	DESCRIPTION	DATE
1	BIDDING DOCUMENTS	11/15/2023

PAD Overlay
Cover Sheet

29

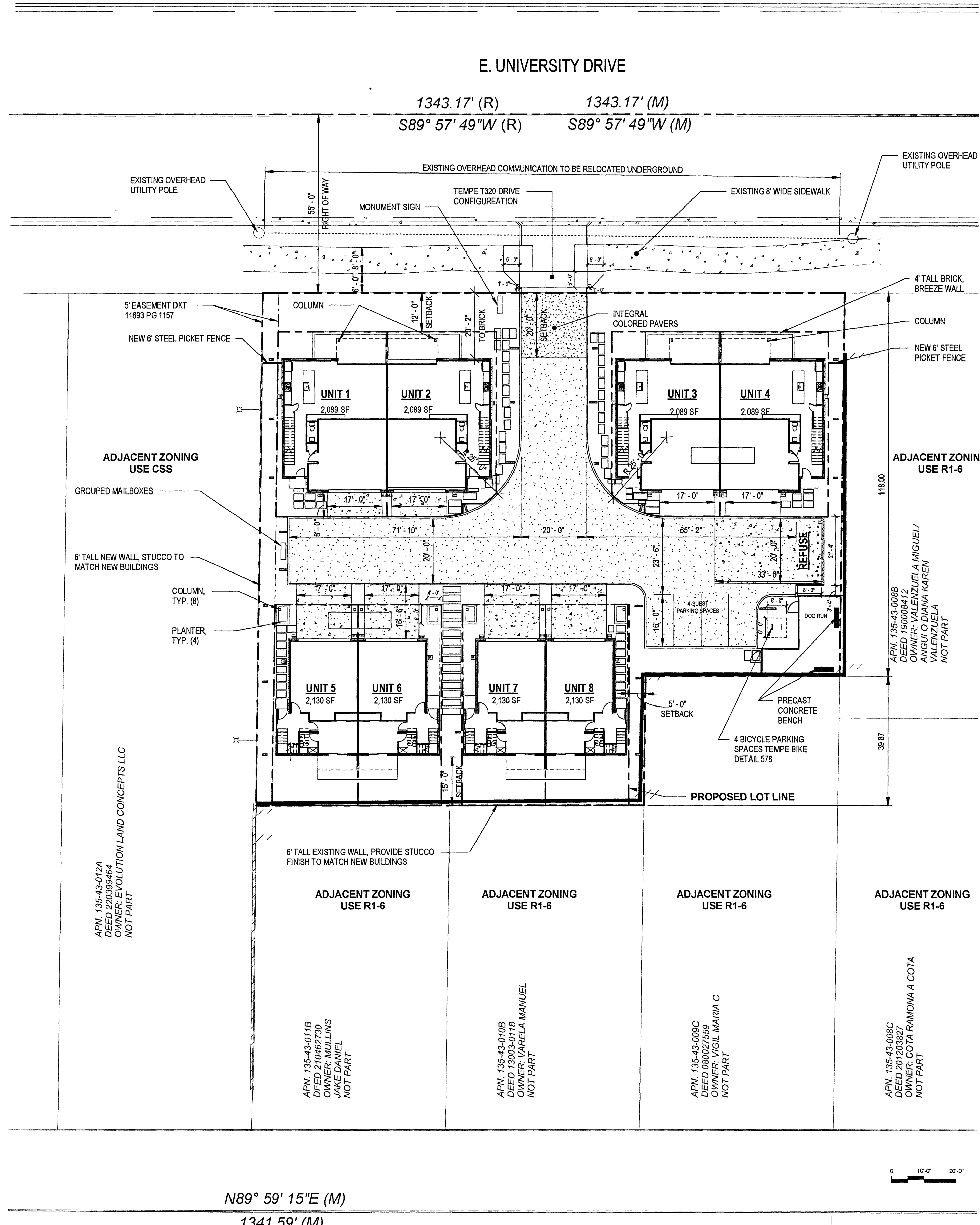
DS221165

PAD230003

REC23029

DS221165

PLANNED AREA DEVELOPMENT OVERLAY FOR VEDANA TEMPE SITE PLAN



DEVELOPMENT STANDARDS	EXISTING R-2	ZDC STANDARDS FOR R-1 PAD	PROPOSED R-1 PAD OVERLAY
GENERAL PLAN LAND USE	Residential	Residential	Residential
GENERAL PLAN DENSITY	Medium Density (Up to 15 du / acre)	NS	Medium Density (Up to 15 du / acre)
SITE AREA	25,977 sf / 0.60 Acre	25,977 sf / 0.60 Acre	25,977 sf / 0.60 Acre
DENSITY	10 du / acre	NS	13 du / acre
DWELLING QUANTITY	6 units	NS	8 units
BEDROOM QUANTITY	-	-	24 bedrooms
BUILDING HEIGHT	30 feet	NS	30 feet
MINIMUM LOT WIDTH	-	NS	24 feet
MINIMUM LOT LENGTH	-	NS	57 feet
BUILDING LOT COVERAGE	45 %	NS	45 %
LANDSCAPE AREA	30 %	NS	30 %
BUILDING SETBACKS			
FRONT			
BUILDING	20 ft	NS	20 ft
OPEN STRUCTURES	20 ft	NS	12 ft
SIDE	10 ft	NS	10 ft
REAR			
BUILDING	15 ft	NS	15 ft
OPEN STRUCTURES	15 ft	NS	10 ft
VEHICLE PARKING QUANTITY	16 spaces		20 spaces
3 BEDROOM (16 PARKING SPACES)	2 spaces / unit	NS	16 spaces (2 per / unit)
GUEST (4 PARKING SPACES)	NS - for single family		4 spaces (.5 per / unit)*
BICYCLE PARKING QUANTITY	NS - for single-family	NS	4 spaces**
USES			
Single-family (attached townhomes)	16,660 nsf / 25,420 gsf	16,660 nsf / 25,420 gsf	16,660 nsf / 25,420 gsf

* Guest vehicle parking is not required for single-family use, but provided since there is not street parking available.
** 4 guest bicycle parking spaces provided, individual units are provided bicycle parking within garages.

SITE PLAN LEGEND

- ASPHALT PAVING
- COLORED PAVING
- CONCRETE PAVING
- CONCRETE PAVER
- LIGHT FIXTURE
- GAS METER
- WATER ENTRY / BACK FLOW PREVENTOR
- ELECTRICAL SERVICE ENTRANCE SECTION

REC23029

PAD230003

DS221165

PROJECT:

Vedana Tempe
2447 E University Dr
Tempe, AZ 85034

STAMP:



PROJECT NUMBER: 22156
INITIAL DATE: MAY 2022
DRAWN BY: SG

#	DESCRIPTION	DATE
1	FORMAL SITE PLAN	03/06/2023

PAD Overlay Site Plan