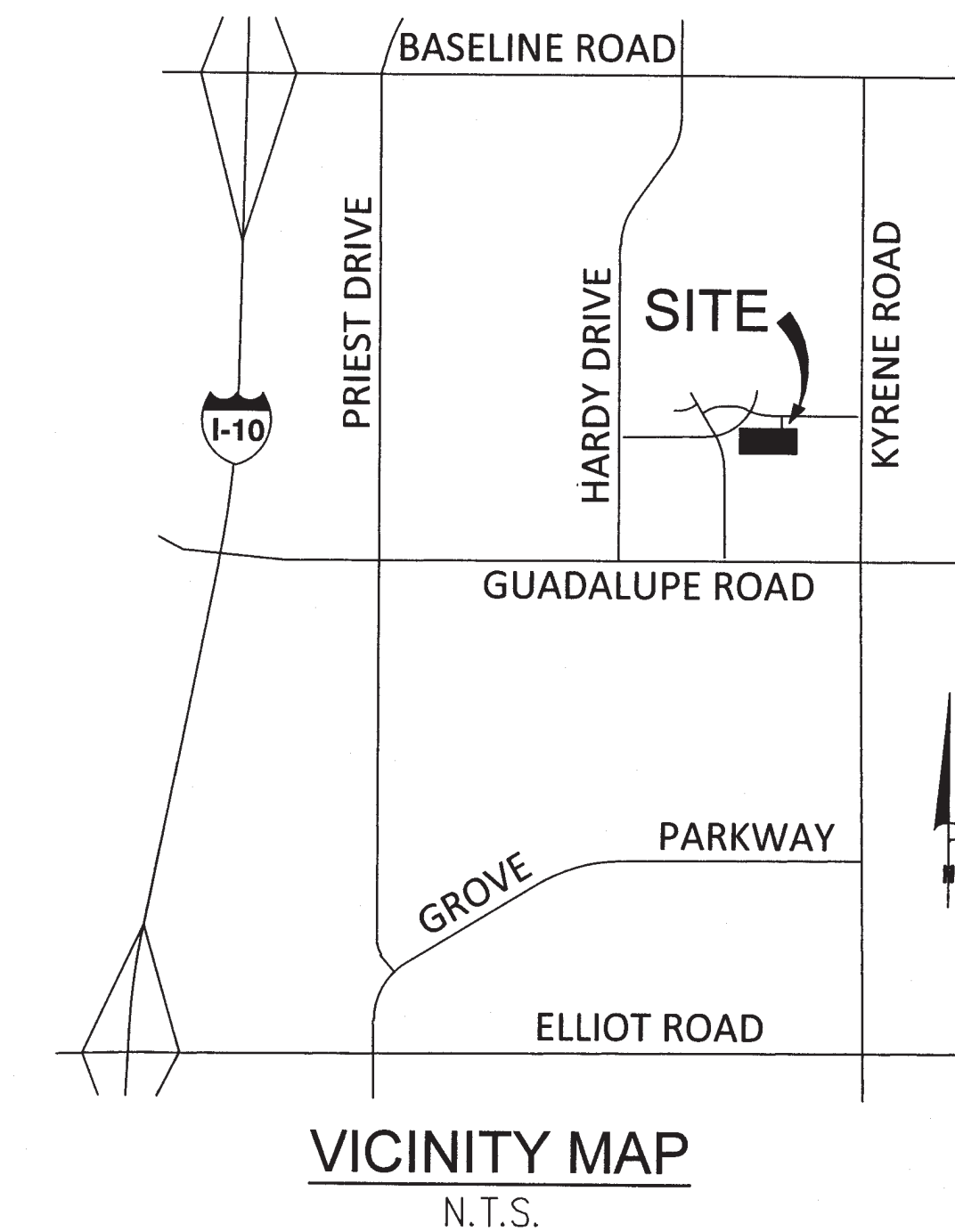


PLANNED AREA DEVELOPMENT OVERLAY FOR WILSON TOWNHOMES

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



CONDITIONS OF APPROVAL: PAD14011

ZON14008 (ORDINANCE NO. 02014.66) – ZONING MAP AMENDMENT FROM AG, AGRICULTURAL TO R1–PAD, SINGLE FAMILY RESIDENTIAL.

PAD14011 (ORDINANCE NO. 02014.66) – PLANNED AREA DEVELOPMENT OVERLAY FOR DEVELOPMENT STANDARDS FOR BUILDING HEIGHT, SETBACKS, LOT COVERAGE, LANDSCAPE AREA AND PARKING FOR 39 SINGLE-FAMILY ATTACHED TOWNHOMES IN 8 TWO-STORY BUILDINGS, FOR A DENSITY OF 10.63 DWELLING UNITS PER ACRE, AND MODIFICATIONS TO THE SITE PLAN, LANDSCAPE PLAN, AND ELEVATIONS (WITH CHANGES TO COLORS AND ROOFLINES) AS PRESENTED AT THE COUNCIL HEARING.

THE APPROVAL IS SUBJECT TO THE ATTACHED CONDITIONS.

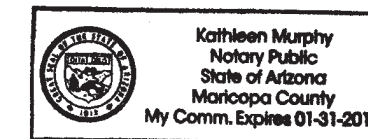
- A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE JANUARY 12, 2018, OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
- ALL OTHER CONDITIONS OF APPROVAL FOR ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT OVERLAY WILSON STREET TOWNHOMES (PL140042) AS APPROVED BY CITY COUNCIL ON JANUARY 8, 2015 EXCEPT CONDITION #1 STATED ABOVE, WILL REMAIN IN FULL FORCE AND EFFECT.
- 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 JANUARY 12, 2018, OR THE ZONING MAP AMENDMENT AND PAD APPROVAL SHALL BE NULL AND VOID.
- AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT PRIOR TO SUBMITTAL OF CONSTRUCTION DOCUMENTS FOR BUILDING PERMIT.
- A RIGHT OF WAY MAINTENANCE AGREEMENT AND ACCESS EASEMENT MUST BE RECORDED WITH THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR WILSON STREET 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.
- AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE SUBDIVISION PLAT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT ON OR BEFORE JANUARY 12, 2018. FAILURE TO RECORD THE PLAT WITHIN ONE YEAR OF CITY COUNCIL APPROVAL SHALL MAKE THE PLAT NULL AND VOID.
- ALL PROPERTY CORNERS SHALL BE SET AND VERIFIED WITH STAFF UPON FINAL RECORDATION OF THE SUBDIVISION PLAT, NO LATER THAN THREE (3) MONTHS FROM THE DATE OF COUNTY RECORDATION OR AS DETERMINED BY STAFF.
- THE OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL DESIGNATED PARKING TO BE MAINTAINED FOR PARKING SPACES; GARAGES SHALL NOT BE USED FOR STORAGE THAT IMPEDES USE AS VEHICLE PARKING. CC&RS SHALL BE DRAFTED PRIOR TO ISSUANCE OF BUILDING PERMITS.

ACKNOWLEDGEMENT

ON THIS 29 DAY OF June, 2017 BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED Mike Zerbib WHO ACKNOWLEDGEMENT 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 OFFICIAL SEAL

BY: Kathleen Murphy 1/31/2018
NOTARY PUBLIC MY COMMISSION EXPIRES



BY: [Signature] 4/29/17
OWNER DATE
ITS: MANAGER

OWNER/DEVELOPER

ZNM HOLDINGS, LLC
5124 E. PALOMINO ROAD
PHOENIX, ARIZONA 85018
PHONE: (602) 677-2641
CONTACT: MICHAEL ZERBIB

CIVIL ENGINEER

BOWMAN CONSULTING
14100 NORTH 83RD AVENUE
SUITE 250
PEORIA, ARIZONA 85381
PHONE: (623) 299-8983
CONTACT: CHARLES WURL

PROJECT DATA

PAD	
STANDARD	R1–PAD SINGLE FAMILY
GENERAL PLAN LAND USE	MEDIUM DENSITY
GENERAL PLAN DENSITY	15/DU AC
SITE AREA	3.67 AC (GROSS)
# OF LOTS/TRACTS	39 LOTS/3 TRACTS
DENSITY	10.6 DU/AC
BUILDING HEIGHT	30 FT
MAXIMUM LOT COVERAGE OF DEVELOPMENT	34.3%
MAXIMUM INDIVIDUAL LOT COVERAGE	87.6%
TOTAL MAX # OF BEDROOMS	129
SITE LANDSCAPE COVERAGE	43.4%
OVERALL DEVELOPMENT SETBACKS	
NORTH	59 FT
EAST & WEST	15 FT
SOUTH	15 FT
INDIVIDUAL LOT SETBACKS	
FRONT	0 FT
SIDE	0 FT
REAR	3 FT
VEHICLE PARKING	78 (2 PER GARAGE) +32 GUEST = 110 PARKING SPACES
BICYCLE PARKING	IN UNITS

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SAID POINT BEING A BRASS CAP IN A HANDHOLE;

THENCE NORTH 89 DEGREES 42 MINUTES 11 SECONDS WEST ALONG THE EAST–WEST MID SECTION LINE (BASIS OF BEARINGS), A DISTANCE OF 1315.26 FEET TO A POINT LYING SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST, 3945.50 FEET FROM THE WEST QUARTER CORNER;

THENCE SOUTH 00 DEGREES 15 MINUTES 17 SECONDS EAST, 1213.25 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 45 MINUTES 12 SECONDS EAST PARALLEL WITH AND 110.00 FEET NORTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, 616.86 FEET TO THE WEST LINE OF THE EAST 700 FEET OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 19 MINUTES 57 SECONDS EAST, 259.40 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST, 617.22 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE NORTH 00 DEGREES 15 MINUTES 17 SECONDS WEST ALONG SAID WEST LINE 258.19 FEET TO THE POINT OF BEGINNING.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS 12TH DAY OF JANUARY, 2017.

DS140110

PL160292

REC16165

REC16165

PL160292

DS140110

PLANNED AREA DEVELOPMENT OVERLAY
WILSON TOWNHOMES

6101 S. WILSON STREET

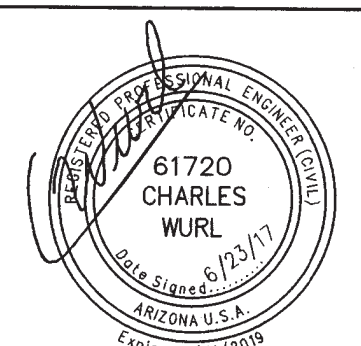
MARICOPA COUNTY

TEMPE, ARIZONA

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
14100 North 83rd Avenue Ste 250
Peoria, Arizona 85381
Phone: (480) 629-8830
www.bowmanconsulting.com
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PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION		
KE DESIGN	NP DRAWN	CW CHKD	
SCALE	H:	V:	

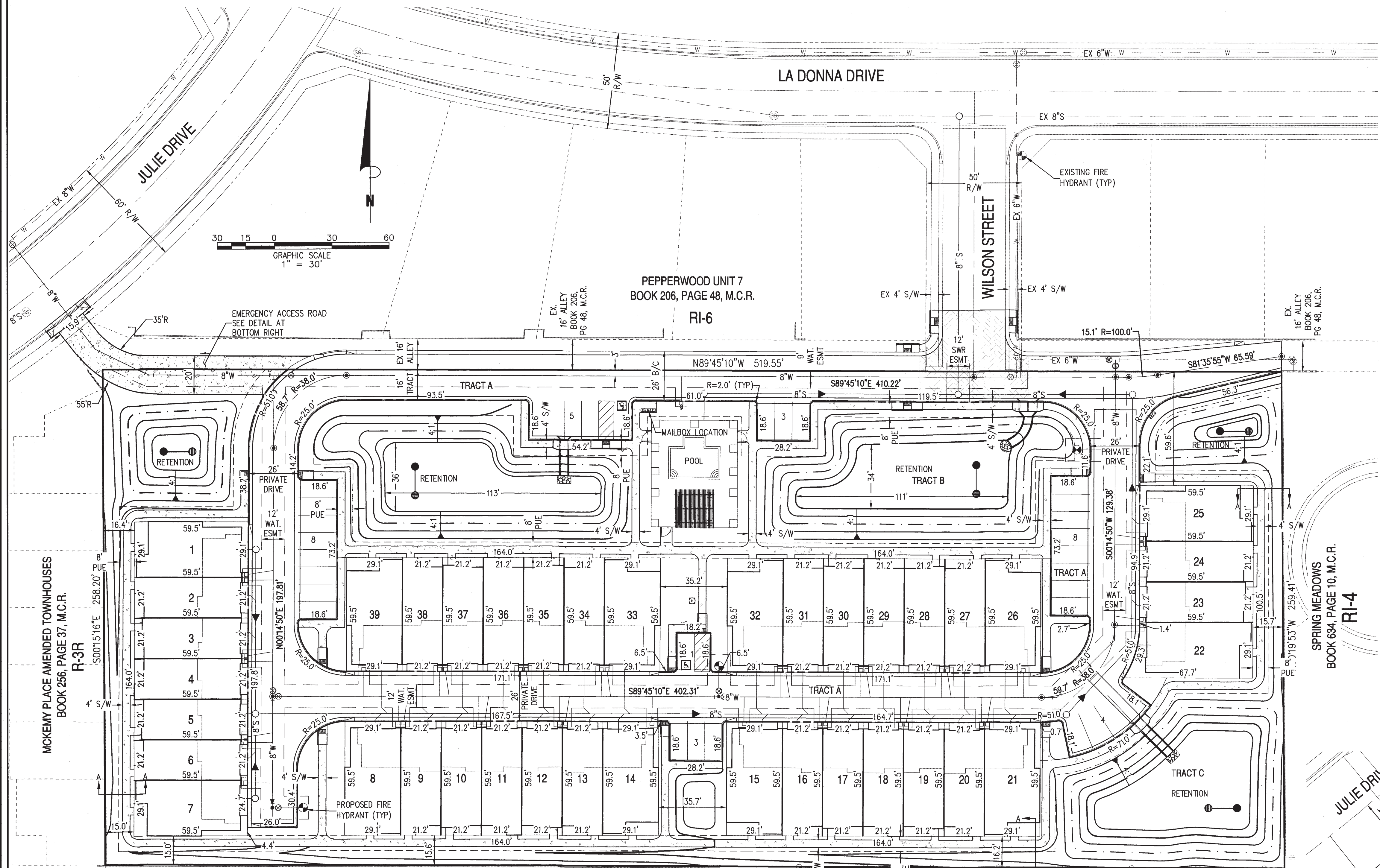
JOB No. 9890-03-002

DATE : 6/23/17

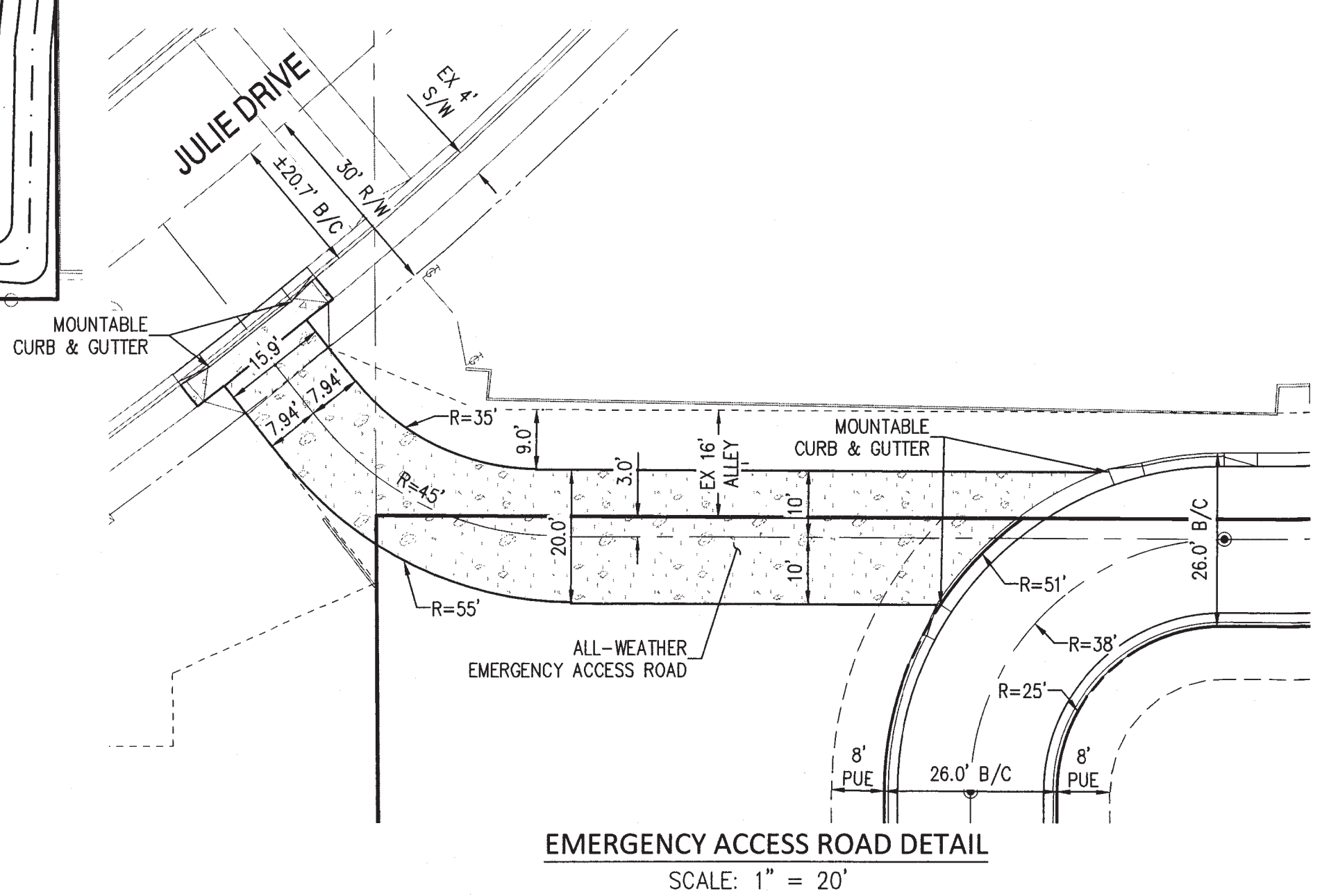
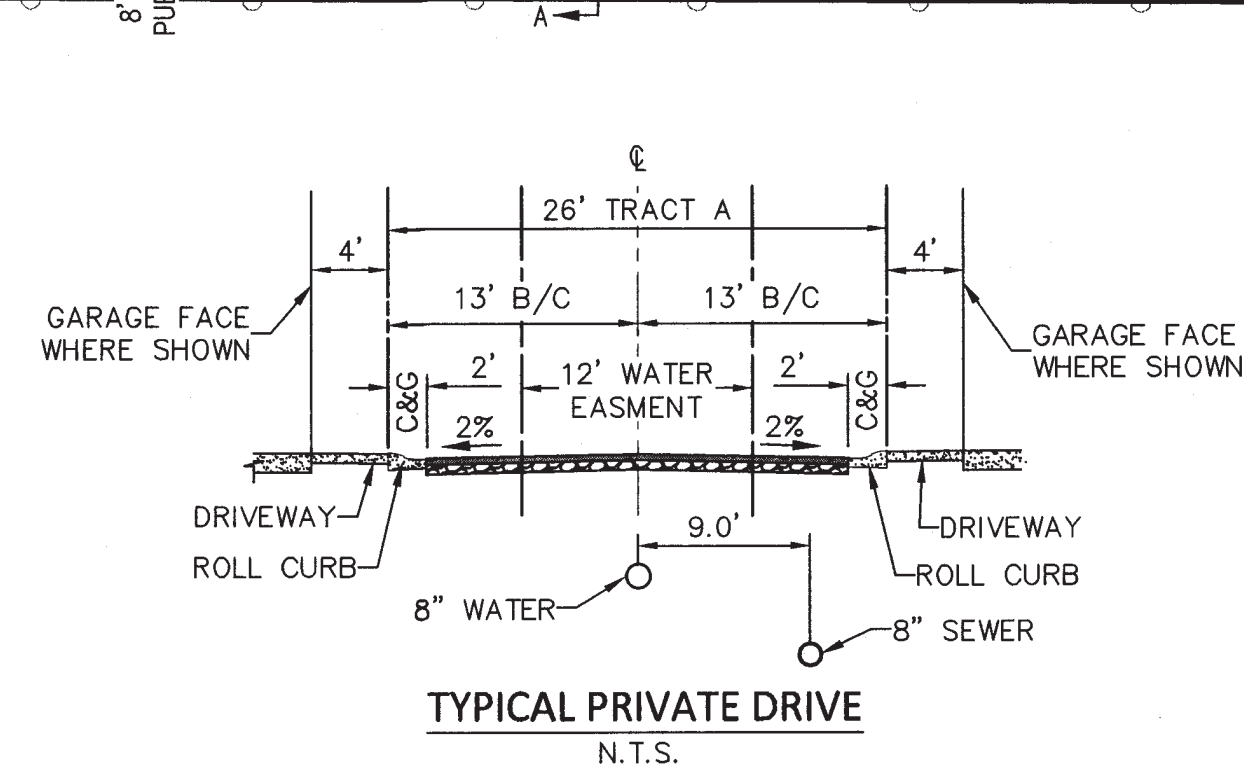
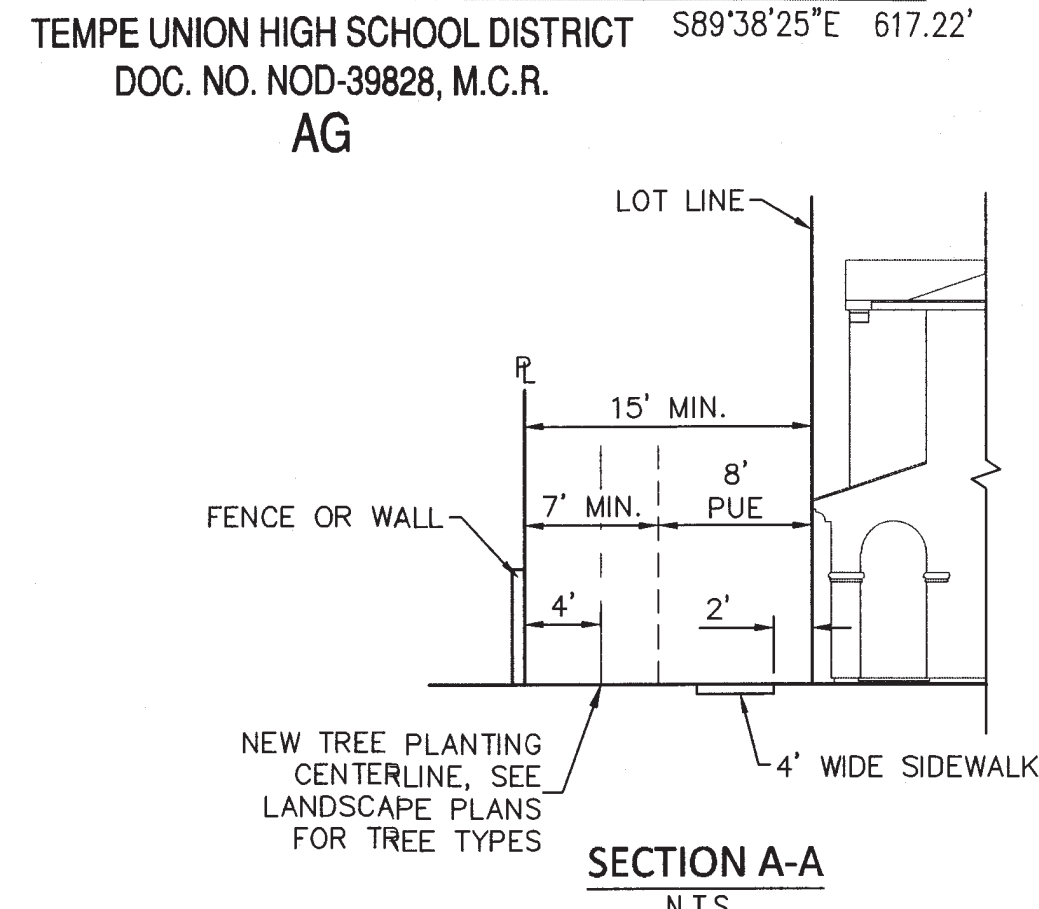
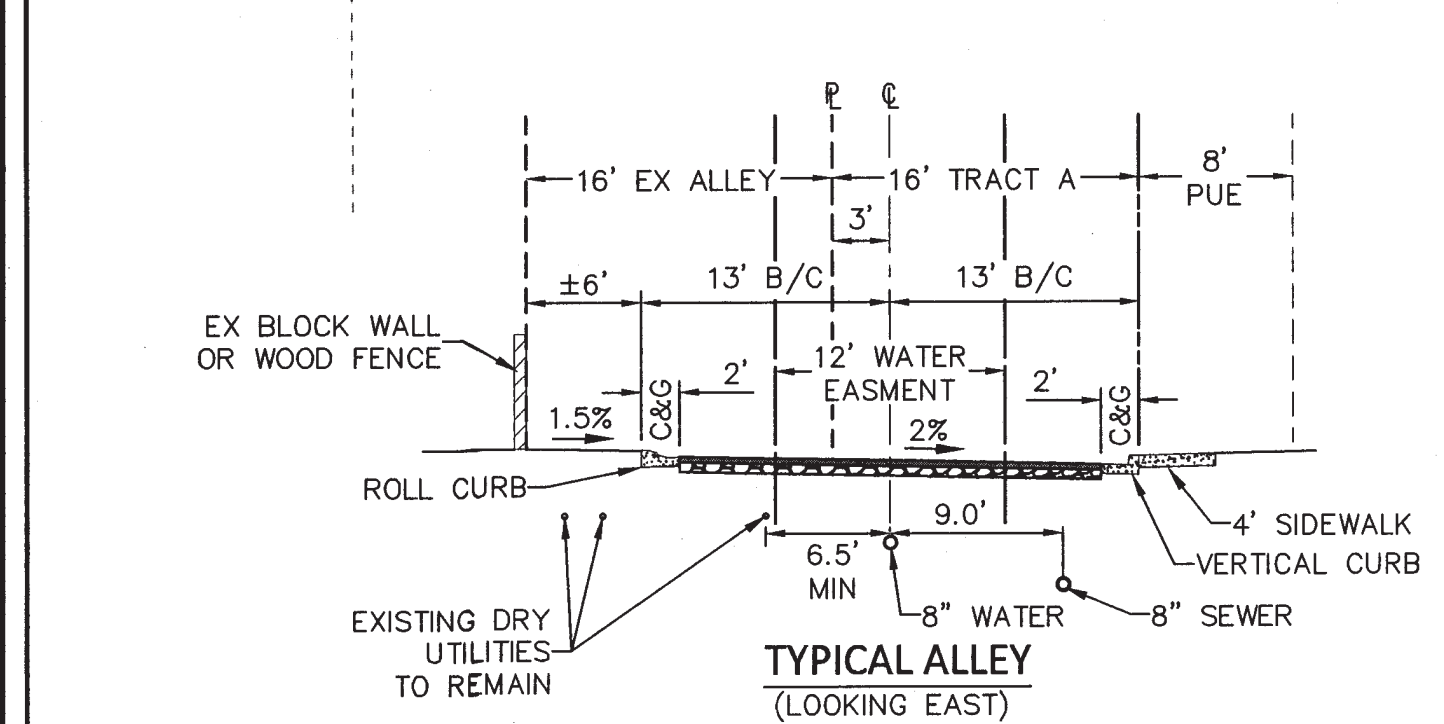
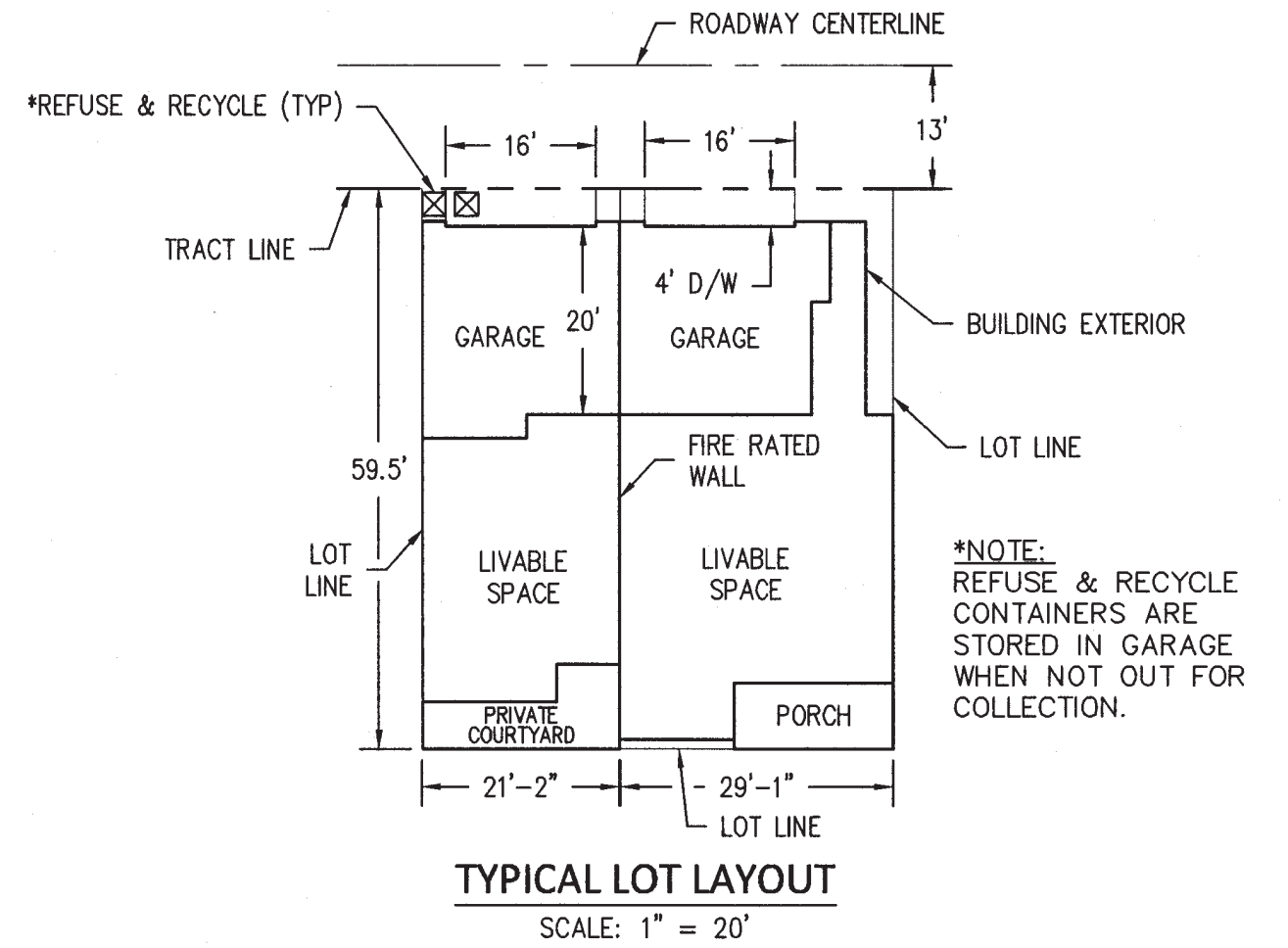
PAD1

SHEET 1 OF 2

PLANNED AREA DEVELOPMENT OVERLAY FOR WILSON TOWNHOMES SITE PLAN



	EXISTING PAD	PROPOSED PAD
STANDARD	R1-PAD SINGLE FAMILY	R1-PAD SINGLE FAMILY
GENERAL PLAN LAND USE	MEDIUM DENSITY	MEDIUM DENSITY
GENERAL PLAN DENSITY	15 DU/AC	15/DU AC
SITE AREA	3.67 AC (GROSS)	3.67 AC (GROSS)
# OF LOTS/TRACT	39 LOTS/3 TRACTS	39 LOTS/3 TRACTS
DENSITY	10.6 DU/AC	10.6 DU/AC
BUILDING HEIGHT	30 FT	30 FT
MAXIMUM LOT COVERAGE OF DEVELOPMENT	34.8%	34.3%
MAXIMUM INDIVIDUAL LOT COVERAGE	65.0%	67.6%
TOTAL MAX # OF BEDROOMS	133	129
SITE LANDSCAPE COVERAGE	33.8%	43.4%
OVERALL DEVELOPMENT SETBACKS		
NORTH	0 FT	59 FT
EAST & WEST	11 FT	15 FT
SOUTH	10 FT	15 FT
INDIVIDUAL LOT SETBACKS		
FRONT	0 FT	0 FT
SIDE	0 FT	0 FT
REAR	3 FT	3 FT
VEHICLE PARKING	78 (2 PER GARAGE) +32 GUEST = 110 PARKING SPACES	78 (2 PER GARAGE) +32 GUEST = 110 PARKING SPACES
BICYCLE PARKING	IN UNITS	IN UNITS



REC16165

PL160292

DS140110

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PLANNED AREA DEVELOPMENT OVERLAY
WILSON TOWNHOMES
6101 S. WILSON STREET
TEMPE, ARIZONA
MARICOPA COUNTY

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
KE	NP
DESIGN	DRAWN
SCALE	CHKD
H:	1" = 30'
V:	
JOB No.	9890-03-002
DATE :	6/23/17

PAD2
SHEET 2 OF 2