

DEVELOPMENT PROJECT FILE

for

CLARENDON TOWNHOMES

- | | | | |
|-------|--|--------|---|
| 1-2. | Waiver of Rights and Remedies | 35. | A-203 East & West Elevations
black and white |
| 3. | Location Map | 36. | A-203 East & West Elevations color |
| 4. | Aerial Photo | 37. | Digital copy of Material Sample
Board |
| 5-22. | Letter of Explanation | 38. | Photometric Plan |
| 23. | Zoning and General Plan proposed
map amendments | 39. | Grading Plan |
| 24. | Site photos | 40. | Utility Plan |
| 25. | PAD Cover sheet | 41-49. | Public Involvement/Input |
| 26. | Site Plan | | |
| 27. | Landscape Plan | | |
| 28. | A-101 Unit A & B Floor Plans | | |
| 29. | A-102 Unit A1 & B1 Floor Plans | | |
| 30. | A-103 - Unit C Floor Plan &
Building Section | | |
| 31. | A-201 North Elevation black and
white | | |
| 32. | A-201 North Elevation color | | |
| 33. | A-202 South Elevation black and
white | | |
| 34. | A-202 South Elevation color | | |

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Irene Clary, Symi Development LLC (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL130215 – CLARENDON TOWNHOMES** to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER _____

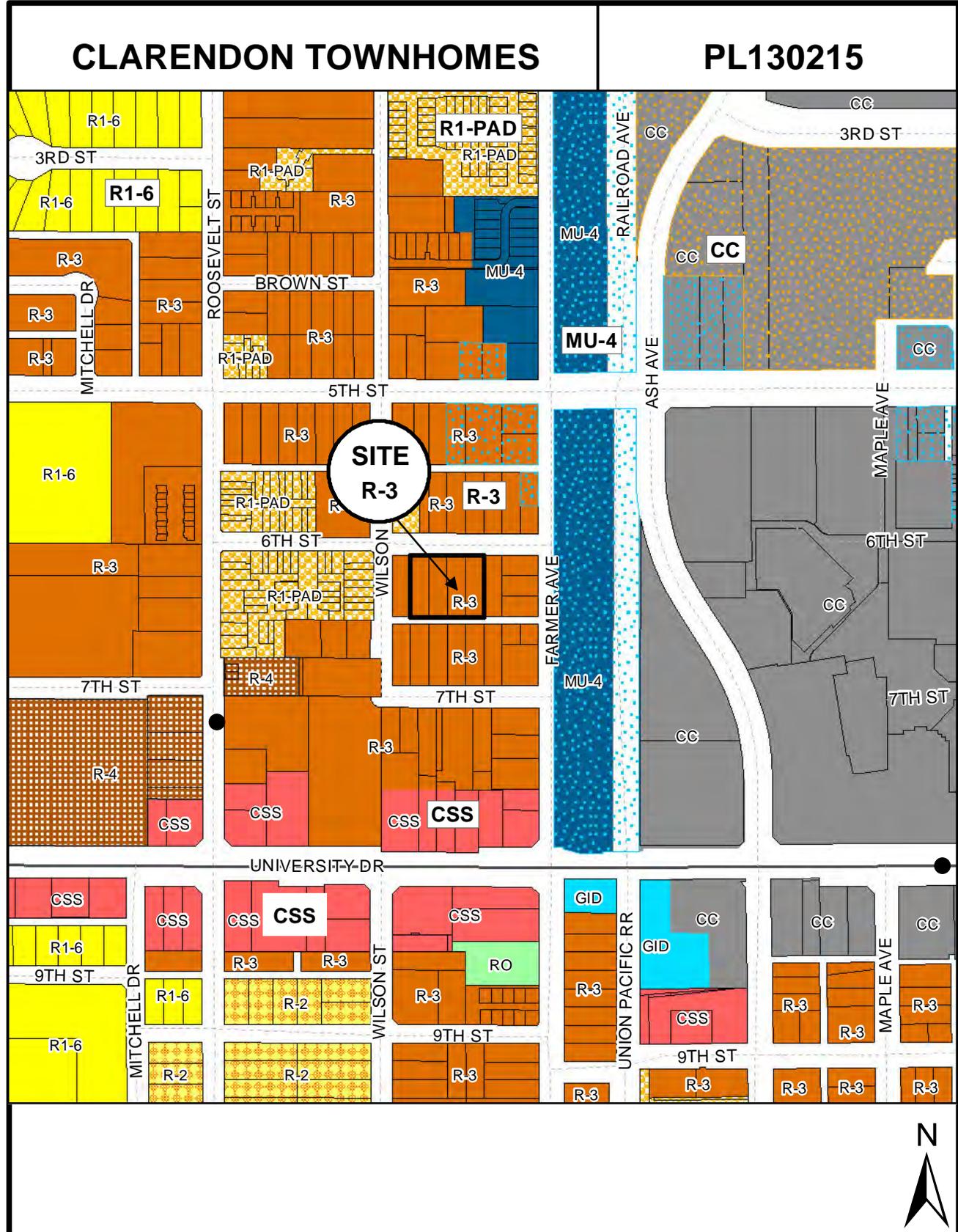
(Identify Action Requested))

for development of the following real property (Property):

Parcel Nos. : 124-33-025; 124-33-024; 124-33-023; 124-33-022

Addresses: 425 , 421, 117 & 113 West 6th Street, Tempe, Arizona.

By signing below, Owner voluntarily waives any right to claim compensation for diminution in 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 the above-referenced Application,



Location Map



CLARENDON TOWNHOMES (PL130215)

Clarendon Town Homes

413-425 West Sixth Street
Tempe Arizona 85281

Letter of Explanation

for

General Plan Amendment
Zoning Map Amendment
Planned Area Development Overlay
Development Plan Review

Owner:

Symi Developments, LLC
Attn: Irene Catsibris Clary
16621 North 91st Street
Scottsdale Arizona 85260

Submitted by:

Espiritu Loci Incorporated
6625 North Scottsdale Road
Antibes Building Suite E
Scottsdale Arizona 85250

Symi Developments, LLC (“Owner” and/or “Applicant”) is the owner of four lots, 413, 417, 421, & 425 West Sixth Street, in downtown Tempe (the “Property”). The Applicant wishes to develop a new housing opportunity on the Property for professionals, empty nesters and couples in the downtown area. The new housing will take the form of twenty-four (24) luxury, single-family, owner-occupied, attached townhomes designed specifically to cater to professionals, and empty nesters (the “Project”). To develop the Property as proposed, the Applicant is requesting:

- A General Plan Amendment to permit twenty-four (24) homes on the three quarter (0.7756) acre site,
- A Zoning Map Amendment and planned area development (PAD) overlay to zone the Property R1 PAD, and
- Development Plan Review approval of the development plans for the Property

Context

The Property is currently vacant and is surrounded by a neighborhood in transition. The block is bookended by the five-story Farmers Arts District (2011) and the three-story Brown Stones at Hayden Park (2008). Since 2004 most of the remaining single family lots in the immediate three block area have been purchased by LLCs or as rental property for investment. A majority of the adjacent single family housing stock is old and in need of revitalization.

General Plan Amendment

The Applicant requests an amendment to the Tempe General Plan 2030 to change the designation for the Property on the, “Projected Residential Density,” map from, “Medium to High Density (up to 25 du/ac),” to, “High Density (> than 25 du/ac). The purpose of this request is to allow the development of twenty-four (24) luxury, single-family, owner-occupied, attached townhomes to be built on the three quarter (0.7756) acre site at a density of thirty-one (31) dwelling units/acre. These homes will be designed specifically to serve the professionals, young couples, young families, and empty nesters attracted to downtown Tempe’s lifestyle and the area’s growing employment opportunities. The Applicant envisions that the townhomes will significantly enhance the area’s urban environment by providing a luxury residential option for professionals working in the walkable downtown area. This development will also serve as a catalyst for future development of this three block area west of the downtown core.

Public Benefit

The requested amendment will benefit the public in many ways. The amendment will accommodate the development of luxury single-family townhomes for professionals close the major employers of the downtown Tempe including those in Tempe’s “Creative Corridor,” at Chase, at US Airways and soon at State Farm, providing residents the opportunity to walk or bike to work. This luxury owner-occupied housing in close proximity to the Tempe Transportation Center at College Avenue and 5th brings together most all of the various transit options with a light rail station, multiple bus lines, The Bicycle Cellar (repairs and rentals), at the apex of several major walking and bike routes as well as the light rail station at Mill Avenue and 3rd Street. The various transportation options allow homeowners to join the growing Car-free movement or become single-car-families without giving up access to the Valley’s major

employers, cultural and recreational destinations. Development proximate to these elements can reduce traffic congestion and air pollution.

The intent of this application is to enhance downtown Tempe by providing housing for the professionals working in the immediate area adding new and diverse housing opportunities in the City of Tempe. By keeping these professionals in the downtown area, local restaurants and businesses will benefit by the additional year-round client base. The amendment also will provide the opportunity to improve a vacant and underutilized parcel in an area where the City has invested heavily in the public infrastructure. This utilization will increase eyes on the street reducing the police burden and residents in an area already structured to accommodate them.

General Plan 2030 Elements Objectives

The general plan expresses **Tempe's vision** of its future as, “a community of vital neighborhoods, visually attractive, transit sensitive.” The requested amendment to the general plan is consistent with Tempe's Vision of its future.

The amendment would facilitate the construction of new luxury single-family townhomes that will significantly add to the vitality of the downtown neighborhoods by utilizing vacant property and creating a live-work community for professionals, couples, families and empty nesters. These new homes are being designed by the award-winning architect Bing Hu, designer of the best high-end residences in the state. He was engaged to work on this development because his designs for the projects such as the Scottsdale Waterfront have been so successful at attracting and retaining urban professionals, and empty nesters. His visually attractive proposed development uses the same detailing as many of his high end custom homes with the benefit of urban living.

The general plan expresses the **mission of Tempe** is to, “strengthen its status as the best place to live, learn, work and play.”

While employers are attracted to downtown Tempe, there are limited opportunities for a professional to own a residence in close proximity to work that adds to the urban character of the area. The addition of State Farm's 10,000 employees between 2015 and 2017 will place a high demand on the limited existing urban housing stock. These same professionals who are drawn to the amenities, transit access, and vibrant, urban qualities of downtown, desire a high-quality low-maintenance residence in easy walking distance from Mill Avenue, the social core of downtown. Housing for professionals, small families, and empty nesters in and around downtown Tempe has two major challenges: a.) single-family detached residential does not serve the desire for urban living close to downtown amenities and b.) areas heavily populated by college students do not attract and retain professionals. While urban professionals, small families, and empty nesters may enjoy many of the same amenities as college students, they often desire a simpler, quieter, high-quality home setting that they can come and go from on a daily basis. As part of the draw of an urban area, urban professionals desire to frequent local businesses that provide fitness, dining, lounging and other such amenity like qualities rather than a private version of them. When this housing can be owned rather than leased, it is even more desired by urban professionals who see it as a way to build their wealth or assets. Areas west of downtown are

uniquely positioned to provide dense, urban housing for professionals, small families and empty nesters. These areas are in easy walking distance of downtown with the Mill Avenue light rail station a quarter of a mile away and the Tempe Transportation Center an easy half mile bike ride away. The potential, future streetcar improvements along Ash will provide easy access to many of the downtown area employers and future trail improvements along the rail line will provide easy access to the recreational amenities of Tempe Town Lake. The proposed amendment will allow residential development in the form of high-quality, for-sale townhomes for professionals working downtown strengthen Tempe status as the best place to live, learn, work and play.

The mission of General Plan 2030 is to, “guide Tempe in its efforts to enhance a livable and sustainable urban environment.” As a guide, the plan recognizes the need for more dense forms of housing in and around the downtown area, and generally tries to transition the intensity of those uses from high-rise towers near Mill Avenue to the surrounding stable single family neighborhoods. This proposed amendment is in alignment with what the plan guides development toward.

Guided by the General Plan, the proposed Amendment will allow the development of housing for professionals, families, and empty nesters in a manner that transitions in intensity from the downtown core to the nearby detached residential. The Property is bookended at the end of the block by the five (5) story Farmers Arts District on the east near the downtown core and the three (3) story Brown Stones at Hayden Park on the west. The proposed three (3) and four (4) story single-family attached townhomes fit perfectly in the transition physically. The density of the proposed development increases the sustainability of downtown Tempe by utilizing the extensive existing infrastructure, and providing the opportunity for a live, work, play walkable life for more professionals, small families and empty nesters without compromising the quality of a home experience.

The general plan only has one category of density for housing types greater than twenty-five (25) dwelling units per acre, while housing in this category may vary in form dramatically. The downtown towers which utilize this category reach densities of 185-262 dwelling units per acre (“du/ac”). This amendment along with proposed R1 PAD zoning designation would limit this Property to thirty-one (31) du/ac, a residential density appropriate to the Property’s physical location in the transition from the dense downtown core.

Land Use, Design + Development

The goal of the **Land Use element** is to, “foster development that conserves resources and enhances the environment in which people live, learn, work and play”.

Objectives include:

- “Encourage reinvestment and redevelopment appropriate to a particular area”

The proposed amendment will accommodate the development of a vacant site surrounded by extensive infrastructure investments and public amenities into housing to attract and retain urban professionals, small families, and empty nesters. The location of this Property within walking

and biking distance of downtown will allow its residents to choose a lifestyle that will conserve resources and enhance the live, learn, work and play environment by the addition of luxury housing for professionals, small families, and empty nesters.

Accessibility

This section is not applicable to the project.

The goal of the **Community Design Element** is to, “develop standards that will enhance the community’s quality of life for future generations.”

Objectives include:

- “Respond to climactic factors and human comfort”
- “Provide opportunities for interaction and observation”

The project is designed to take advantage of the natural environmental conditions of the site. The townhomes are attached on the east and west walls, creating two (2) buildings of twelve (12) units each whose living spaces predominately open to upper-level balconies on the north side. This orientation takes advantage of the natural “shading” on the north side of the buildings. The upper-level balconies on the north building extend the living spaces of the house to the exterior to encourage eyes on the street in front of the building, as well as, encourage interaction between the homeowners and passerbys on the street below. On the south building, similar balconies overlook the interior courtyard / common open space to increase outdoor living space and to encourage community interaction in the interior courtyard/open space. . In these ways, the Project will enhance the community’s quality of life for future generations.

Historic Preservation

The Property was previously single-family detached homes, but is currently vacant and as such has no historic structures.

The goal of the **Housing Element** is to, “provide diverse housing opportunities for current and future residents, for all income levels and household types, with a specific focus on providing affordable housing programs to help those with the greatest need.”

Objectives include:

- “Encourage property reinvestment”
- “Increase homeownership rate with an emphasis on creating opportunities for the moderate-income population”
- “Support housing that allows for the greatest level of self-sufficiency, dignity and independence”

The Owner’s development of the Property as twenty-four (24) luxury, for-sale, single-family attached townhomes will be a significant private investment in the vacant site. The development as single-family units is designed to attract and retain urban professionals, small families, empty nesters and to encourage homeownership. The location of the Property allows for residents to

have a very walkable self-sufficient lifestyle, however, the homes are also designed with options amenities which will provide further independence in an urban lifestyle. These amenities include individual residential elevators. While the development and focus of the Property is not affordable housing, the development will increase the diversity of housing in the downtown area, offering housing typically only found in South Tempe or downtown Scottsdale.

Redevelopment Study Area

The Applicant's Property is within the "Riverside / West University Drive Redevelopment / Preservation Study Area" as designated on the "Redevelopment Areas" map in the general plan. A Redevelopment Study Area is a redevelopment area without an adopted redevelopment plan. Redevelopment areas, or districts, proactively seek development through public/private partnerships. These districts enable removal of some existing structures, with the intent to rebuild or redevelop, thereby encouraging revitalization of adjacent areas, and encouraging reinvestment of other nearby properties.

The goal of the **Redevelopment** element is to, "sustain or maximize the efficiency of land uses within areas of stagnation or decline by providing the best economic, social and cultural potential through local policies and programs that minimize or mitigate slum and blight or other conditions affecting public health, safety and welfare."

Objectives include:

- "Encourage reinvestment, revitalization, redevelopment or reuse"
- "Prevent and eliminate slum and blight"
- "Stimulate private investment"
- "Attract new development"

The redevelopment of the Property as twenty-four (24) luxury, for-sale, single-family attached townhomes will be a significant private investment in the vacant site. Designed as housing typically only found in other parts of the Valley, the redevelopment of the Property will serve as a catalyst for the redevelop of adjacent properties that have been purchased over the last five (5) years by investors and LLC's. The presence of luxury professional housing in the downtown area will also serve to attract additional businesses to the area that need to offer their executives a live, learn, work and play lifestyle. The proposed amendment will facilitate this redevelopment in a form appropriate to the physical location and social setting.

Economics + Growth

The goal of the **Economic Development Element** is to, "stimulate a sustainable, diversified, and vibrant economy while preserving the Tempe vision and values."

Objectives include:

- "Promote a sustained improvement in the standard of living and quality of life for all residents"
- "Attract businesses and employers that provide jobs paying wages at or above the regional average"

The presence of new luxury professional housing in the downtown area will serve to attract businesses to the area that want to offer their executives a live, work and play lifestyle. By keeping these professionals in the downtown area, local restaurants and businesses will benefit by the additional year-round client base. It is also anticipated that the development of the Property as high-end owner-occupied residential units will enhance demand for commercial series in the surrounding area, which will increase the City's tax base.

The goal of the **Cost of Development** Element is to, "ensure funding availability for growth and maintenance of all planned development, both public and private."

Objectives include:

- "Encourage development that does not exceed planned infrastructure or service capacity"

The Property is currently vacant, but was previously developed and now sits as an infill site surrounded by extensive public infrastructure. Developing the property as professional housing will provide substantial benefits to the area by reducing the reliance on the automobile for executives in the downtown area who like to live within walking distance.

The **Growth Area** Element identifies seven (7) areas designated for special development focus. This element addresses efficient multi-modal circulation, economical infrastructure expansion and rational land development that conserves natural resources and open space, connects with adjacent areas, and coordinates timely and financially sound planning and development.

Growth areas are:

- Planned for multi-modal transportation
- Planned for infrastructure expansion and improvements
- Designed to support a planned concentration of development
- Designed to promote and integrate a variety or mix of land uses
- Formally identified by redevelopment, overlay or other district designation

Downtown Tempe

"Now entering its fourth decade of redevelopment, focus has shifted to residential and mixed-use developments that will sustain the live, work, learn, play concept throughout the years, and throughout shifts in specific markets. The downtown will continue to evolve, but the investment in quality architecture in a unique pedestrian environment will sustain what began nearly a century and a half ago."

The goal of the Downtown Redevelopment Area is to, "continue reinvestment improvements of the downtown by redeveloping underutilized parcels to complement existing activities that make downtown the financial, civic, cultural and professional hub of Tempe."

Objectives include:

- "Create a balance of residential, commercial, recreational and educational uses"

Strategies include:

- "Encourage flexibility to change with market demands"
- "Provide public improvements that encourage private investment"
- "Create quality live, work, learn and play experiences in the built environment"

The Property located within the Downtown Redevelopment Area has the ability with this amendment to provide a housing element to downtown that has been underserved – housing for professionals. The City has already provided public improvements along the Tempe Town Lake and in the trail system underway to connect this area to the Tempe Beach Park and Center for the Arts. This housing for professionals, small families, and empty nesters will enhance the City’s ability to support such cultural improvements with additional patrons living in the immediate area.

Conservation

The goal of the **Air Quality** Element is to, “improve regional air quality through regulatory compliance and local policies and programs that minimize or mitigate the impacts of air pollution.”

Objectives include

- “Reduce the number of vehicle miles traveled”
- “Reduce pollen impacts”

The Property’s location and the amendment to allow additional residential units will permit more households to live in the highly walkable downtown area. The amendment will make it possible for more household to live in walking or biking distance to their place of employment and to the downtown entertainment district, reducing the total number of vehicle miles traveled by those enjoying the downtown Tempe lifestyle. The design for the project includes a landscape design by the award winning firm of Vollmer and Associates. The plan includes a dense plant pallet selected to minimize the pollen impacts while providing a pleasant, restful mini urban oasis for the homeowners.

The goal of the **Noise** Element is to, “provide living, working and learning environments free from nuisance noises that affect comfort, productivity, and the enjoyment of indoor and outdoor environments.”

Objectives include:

- “Manage noise impacts”

As a residential development with only a little increase in overall density, the proposed amendment will have no additional noise impacts.

The goal of the **Ambient Temperature** Element is to, “minimize heat island impacts to maintain a comfortable year-round outdoor environment and reduce energy consumption.”

Objectives include:

- “Maintain or reduce ambient temperatures in Tempe”

As the Property is currently vacant site in Tempe, the development of the Property will help to mitigate the heat island effect by adding street trees along the sidewalk and a maintained green oasis at the core of the homes.

The goal of the **Energy** Element is to, “sustain reliable and efficient energy sources while minimizing energy consumption of non-renewable sources.”

Objectives include:

- “Encourage energy and resource conservation as part of all developments”

As compact single-family attached development, energy use is reduced by the natural shading of adjacent units to the east and west. The layout of the homes takes advantage of the north light without increasing the heat load on the units. The proposed development also takes advantage of tight resort like open spaces rather than large open lawns that require extensive watering and maintenance. The proposed amendment would permit additional households to be a part of this compact, efficient development.

Land

The goal of the **Remediation** Element is to, “redevelop sites with real or perceived environmental contamination to achieve the best land uses for the community.”

The goal of the **Habitat Management** Element is to, “provide a safe urban environment for the healthy coexistence of humans and wildlife, to the greatest extent possible.”

The goal of the **Solid Waste** Element is to, “protect public health and safety through management and reduction of waste generated within the city.”

The proposed amendment will allow additional households to be a part of the proposed compact single-family development on the Property. The property while not environmentally contaminated is a brownfield site, the former location of four (4) single-family detached homes, now vacant. This development will re-use this site rather than house these families in previously undeveloped areas at the fringe of the metropolitan area. The amendment which will permit this urban development will also in a small way relieve some of the development pressure in wildlife areas at the edges of the metropolitan area. As single-family homes, all of the households will be able to participate in the City’s recycling program.

Water, Wastewater, Stormwater

The objectives pertaining to water and wastewater are municipal in nature and do not directly relate to the Applicant’s proposed project.

Transportation

The goal of the **Pedestrian Network** Element is to, “recognize and encourage pedestrian travel as an important part of the transportation system.”

Objectives include:

- “Provide convenient and safe pedestrian access to destinations to promote neighborhood sustainability”
- “Ensure accessibility for all”

While the Property is not on any major pedestrian routes, the proposed project will continue to provide pedestrian connectivity by way of the street-side sidewalk. Street trees will be added approximately every thirty (30) feet along this walk to provide a shaded environment for the comfort of pedestrians. The amendment will add additional users to the extensive pedestrian network in the downtown area.

The goal of the **Bikeways** Element is to, “recognize and encourage the use of the bicycle as an important part of the transportation system.”

Objective

- “Provide safe and convenient bicycle access from neighborhoods to schools, parks, shopping, transit, employment, and other destinations”

While the Property is not on any major bike routes, the location provides easy, safe and convenient bicycle access to the shopping, parks, transit, employment and cultural destinations of downtown Tempe for the residents.

The goal of the **Transit** Element is to, “coordinate Tempe’s Transit Plan with the overall transportation plan to support increased ridership.”

Objectives include:

- “Increase available transit modes and services to support ridership increases and an expanded transit mode share”

The Property’s location in close proximity to the Tempe Transportation Center at College Avenue and 5th that brings together most all of the various transit options with a light rail station, multiple bus lines, The Bicycle Cellar (repairs and rentals), at the apex of several major walking and bike routes as well as the light rail station at Mill Avenue and 3rd Street facilities. The use of these facilities is consistent with the general plans goal of increased ridership and expanded transit mode share.

The goal of the **Travelways** Element is to, “encourage the development of a street and rail network in Tempe that balances the needs of various types of travelers and more fully serves all modes of transportation.”

This development will have no effect on the existing extensive travelways in the area linking the Property to the region most directly via Farmer Avenue and University Drive.

The goal of the **Motorists** Element is to, “ensure that persons who choose to travel in privately-owned vehicles on the streets and freeways of Tempe will be able to do so safely and efficiently.”

Objectives include:

- “Provide safe streets and freeways for motorists traveling in Tempe”
- “Facilitate the efficient and safe movement of motorists on Tempe arterial and collector streets”
- “Reduce the annual growth in miles traveled within Tempe per vehicle registered in Tempe”

The amendment and subsequent development of the Project will further Tempe’s motorists goals by providing additional housing in the walkable downtown area, reducing the growth in miles traveled. The Property’s location with easy and convenient access to University Drive via Farmer Avenue will ensure efficient and safe movement, and additional eyes on the street will increase the safety of Sixth Street at the Project’s front door. The project proposes driveway access to Sixth Street and the existing alley; this will not interfere with the projected motorists movements as Sixth Street only continues for two blocks, is not a through route and has historically provided access via driveways the length of the street.

The goal of the **Parking and Access Management** Element is to, “encourage project planning, design, and development incorporating parking and access management strategies to influence travel behavior and reduce congestion on busy streets.”

Objectives include:

- “Promote parking areas”
- “Address neighborhood parking issues”

The Project is designed to accommodate two cars per unit as required for single-family homes in Tempe. In addition each unit has a guest parking space available on the paved driveway. Parking is provided in the tandem format to reduce the impact of the automobile in the pedestrian dominated downtown area.

Aviation

The objectives of the Aviation Element are municipal in nature and are not applicable to this request. The Property sits outside of the Noise Contour Planning Boundary.

Open Space

The goal of the **Open Space** Element is to, “preserve a variety of natural, landscaped and hardscaped open spaces that serve the diverse and changing needs of an urban community.”

Objectives include:

- “Maintain and enhance existing open space”
- “Identify opportunities for new open space”

The amendment will allow additional residential users to locate in the downtown area where the City has made extensive investments in the open space system including but not limited to: Tempe Town Lake, Papago Park, Tempe Beach Park and the trail system underway along the rail lines. The Project will provide new users and stewards of these extensive open space areas. The Project will also provide an intimate private open space with resort-like landscape for the enjoyment of its twenty-four (24) households.

The goal of the **Recreational Amenities** Element is to, “provide social, recreational and economic benefits to the community by promoting physical fitness through passive and active recreational areas and programs serving a diverse range of abilities and interests.” Objectives include:

- “Serve an expanding and changing population”
- “Provide sufficient facilities maintenance of parks and buildings”
- “Identify mechanisms for funding to ensure the sustainability of the plan”

While most of the objectives of the Recreational Amenities Element are municipal in nature and are not applicable to this request, in a small way the amendment will provide additional residents to support the extensive open space and cultural destinations in the downtown and Papago Park area. The Property’s location will make these elements accessible via trail and bike land reducing the parking and transportation needs on these regional amenities.

The goal of the **Public Art and Cultural Amenities** Element is to, “enhance and promote Tempe as a diverse, stimulating cultural and arts community where cultural amenities inspire and enrich people’s lives and experiences.”

The objectives of the Public Art and Cultural Amenities are municipal in nature and are not applicable to this request.

Public Facilities + Services

Public Buildings, Public Services, Human Services, Emergency Management, Fire, and Law Enforcement Elements

The goals for these elements are municipal in nature and are not applicable to this request. The Project will be designed with fire sprinklers and the open space will be gated as recommended by Law Enforcement to decrease the use of the space as a hiding space. The Project will also replace the existing vacant site with eyes on the street to improve the natural policing of the area.

Mitigation of Potentially Negative Influences

The Project is not anticipated to have any negative impacts on the surrounding area. Most sites in surrounding blocks have been purchased over the last five (5) years for redevelopment which will likely occur in a manner similar to that of this Project. The proposed scale of the project is appropriate to its context between the five (5) story Farmers Arts District on the west and the three (3) story Brown Stones at Hayden Park on the east. As owner-occupied single-family residences, the Project will help to attract professionals, families, and empty nesters as permanent Tempe residents. The additional density will have a negligible effect on traffic while the additional residences in the walkable downtown area will help to support the retail and cultural destinations in the immediate area.

Conclusion regarding General Plan Amendment

Clarendon Town Homes is a luxury, single-family residential design that will provide an urban setting for professionals, families, and empty nesters who would like to call downtown Tempe home. The requested high density designation is appropriate for the area and will further establish the City's goals of creating a diverse Live, Learn, Work and Play environment in the walkable downtown area. The Project will be appropriately scaled for its setting and will serve as catalyst for future development opportunities that will continue to enhance this area in transition. We look forward to discussing this request with you in the near future and respectfully request your support.

Zoning Map Amendment

The applicant respectfully requests a zoning map amendment to change the zoning designation for the Property from R3 to R1 PAD to be consistent with the general plan and to accommodate twenty-four (24) luxury, single-family, owner-occupied, attached townhomes designed specifically to cater to professionals, couples, young families and empty nesters.

The site is currently zoned for Multi-family (R-3) uses. This zoning does not allow building heights appropriate to this Property's location in transition from the urban core between these two existing new developments, nor does it allow densities appropriate to the urban location, nor the single-family ownership desired by professionals, couples, young families and empty nesters. The type of luxury urban housing that is proposed by this amendment is consistent with the requested R1 PAD zoning district. The Applicant is also requesting a Planned Area Development (PAD) overlay to establish the site specific development standards for the Project based on the development proposal.

Planned Area Development Overlay

The applicant requests a Planned Area Development (PAD) Overlay to establish site specific development standards required to accommodate a design for luxury, urban, single-family, attached townhomes. The development standards requested will result in building forms similar to the new development that has occurred in the immediate area.

Density	31 du/ac
Minimum Net Site Area per Dwelling	700sf
Minimum Lot Width	14'-11"
Minimum Lot Length	47'
Maximum Height	45'
Maximum Lot Coverage	76%
Setbacks - Parcel	
	15' front (Sixth Street)
	10' sides (east and west)
	15' rear (from existing 20' alley)
Setbacks - Lot	
	15' front/access way (Sixth Street or Alley)
	0' rear/side (attached units)
Building Stepback	None
Parking	2 tandem stalls per dwelling unit
Guest Parking	Not required – may be provided on driveways within the front setback

The PAD overlay accommodates and encourages the development of the Property as single-family attached urban residential. This type of building and ownership form is highly desired by professionals, families, and empty nesters who would like to live in the Live, Learn, Work and Play environment of downtown Tempe. This building and ownership form allows professionals who would like to build their personal assets to own property in an urban area without the

complications of a condominium ownership form. The site specific development standards allow the Property to provide an appropriate physical transition (three (3) to four (4) stories) between the bookending projects in this transitional area - the five (5) story Farmers Arts District on the west and the three (3) story Brown Stones at Hayden Park on the east. The development standards will allow the development of attached townhomes in two (2) buildings of twelve (12) units each parallel to Sixth Street. These buildings will provide enclosure to the streetscape and will be comparable in scale to the new development in the area. The Project will also serve as a site specific catalyst for future development of the adjacent single-family detached properties that have been purchased by LLCs and investors for re-development opportunities.

These development standards are appropriate and necessary to facilitate the type of residential development needed to attract and retain professionals, families, and empty nesters as residents in the downtown area. This type of development will further the goals Tempe has outlined for itself in the 2030 General Plan (see General Plan Amendment section above for specific benefits).

Development Plan Review

The Project places buildings so that they reinforce and provide variety in the streetscape, maximize natural surveillance and visibility of pedestrian areas at building entrances and pathways, enhance the character of the surrounding area, facilitate pedestrian circulation and mitigate heat gain and retention.

Shade is an integral element in the design of the Project. Street trees along Sixth Street (Sissoo) are spaced approximately every thirty (30) feet to enclose the streetscape and provide a shaded walkway for pedestrians. The east-west orientation of the two twelve (12) unit buildings also adds shade to the Street experience and the interior green space. Most importantly the main façade of each building being oriented to the north allows natural light into the units while keeping the windows in shade.

The materials for the Project were chosen specifically to attract professionals, young couples, young families, and empty nesters to homeownership in downtown Tempe. The desert appropriate materials include sand finished stucco with horizontally scored stucco detailing, a light colored brick base, stained wood garage doors with divided lights and decorative wrought iron work. This material combination is typical of upscale residential in some of the State's exclusive urban areas.

The two (2) buildings on Property each have a 180' long façade divided into thirty (30) foot building expressions so that there is continual interest along the streetscape. The massing forms are tall and elegant to appeal to the buyer profile, appropriate for an professional address. The elevations are accented by exterior stairs and dominate front doors every thirty (30) feet. The overall form of the building mass is very similar to the building massing of the two newer projects that bookend the street. The overall mass is accentuated in the center by optional fourth levels on the center units with a maximum building height of forty-five (45) feet.

The building mass is anchored by a brick base of wooden garage doors recessed below upper-level balconies with decorative wrought iron railings. The base provides a heavy bottom to the building not only through the use of material, but also through the use of the heavy shading from the balconies above. The body is composed of simple elegant repetitive elements and detailing. The building is capped with decorative parapets at varying heights, shaped to appear as stone caps to the exterior walls.

The Project's building facades include window walls that open to balconies overlooking the street and central open space from the main living level. These upper level balconies enclosed by decorative wrought iron railings provide a bit of privacy to the homeowners from the casual individual passing on the street. They also provide a natural surveillance over the street from the living spaces above.

Because both buildings run east-west on the Property, it allows their primary facades on the north to include large window areas without concern about heat gain in the individual units. On the main living level these window areas include doors that provide access to the balconies overlooking the street. The front doors to the units are spaced every thirty (30) feet along the façade and are accented by column supported covered entries protrude from the main façade and

visually dominate the street scene. The proportions of these entries are tall and elegant, appropriate for the arrival for such a home.

Existing overhead power lines in the alley will be undergrounded as part of this Project and no new overhead utilities will be installed.

As the Property is not on a major pedestrian route, a sidewalk provides access from the Property and the adjacent block to the downtown area. Two (2) additional paths (one on the east and west of the buildings) provide access from the street to the alley and to the common open space in the center. These paths are secured by privacy fence and gates just behind the face of building masses. Access to regional transit options is provided via the main sidewalk to Farmer Avenue, and then crossing at Fifth Street or University Drive into the downtown core. Access to the Mill Avenue and Third Street light rail station a quarter mile away and the Tempe Transportation Center at College Avenue and 5th that brings together most all of the various transit options with a light rail station, multiple bus lines, The Bicycle Cellar (repairs and rentals), at the apex of several major walking and bike routes a half mile away is convenient for both pedestrians and bicyclists.

The vehicular circulation is simplistic and easily understood for pedestrian and drivers, single-family driveways. To reduce conflicts, the driveways along Sixth Street are shared by two (2) units each, six (6) in total. As this is not a major pedestrian route or through street beyond the adjacent block, conflicts are minimized and drivers and pedestrians are both trained and aware of how to behave at these interfaces. Driveways engage the alley in a similar manner, but there is no pedestrian route at this location. Per the General Plan Amendment section of this document, traffic considerations are in conformance with the goals of the transportation section.

Resort like landscape plays two (2) important roles in the design of the Project. It provides shade to both the pedestrian streetscape and the interior court and it enhances the quality of the outdoor experience between the buildings and along Sixth Street. The landscape areas include paver paved hardscape areas that provide pedestrian and vehicular access to the buildings as well as recreational space. The trees and shrubs along Sixth Street are pulled forward to engage the pedestrian on the sidewalk and provide a foreground to the building architecture.

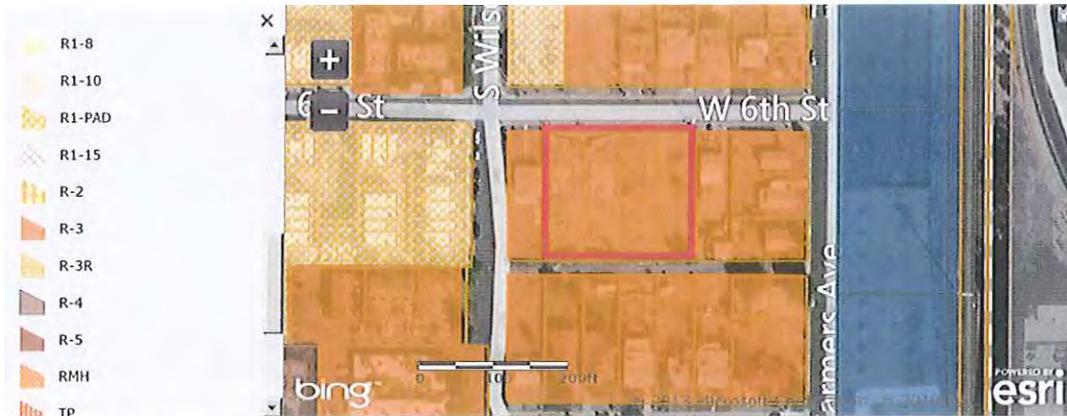
Building lighting is incorporated in the architecture of the façade. Fixtures are style appropriate and do not include building mounted flood lights or yard lights.

These twenty-four (24) homes are designed by the award-winning architect Bing Hu, designer of many elegant residences in the state. He was chosen as the architect because his designs for projects such as the Scottsdale Waterfront have been so successful at attracting and retaining urban professionals, and empty nesters. His townhome design uses the same detailing as many of his high-end custom homes with the benefit of urban living. This architecture is complemented by the resort-like landscape designed by the renowned firm of Vollmer and Associates. Here their simple design accentuates the building massing, provides a private oasis for urban homeowners and creates a pleasant walking environment along the street. These designs will be a catalyst for quality development in the surrounding area resulting in a small

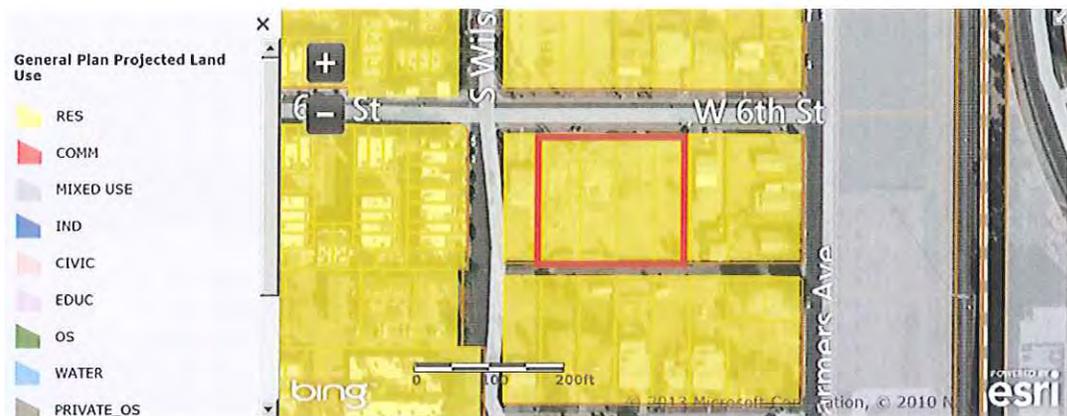
district of high-quality urban housing at the edge of the walkable downtown core. We look forward to discussing this request as well and respectfully request your support.

Conclusion regarding Zoning Map Amendment, Planned Area Development Overlay, Development Plan Review

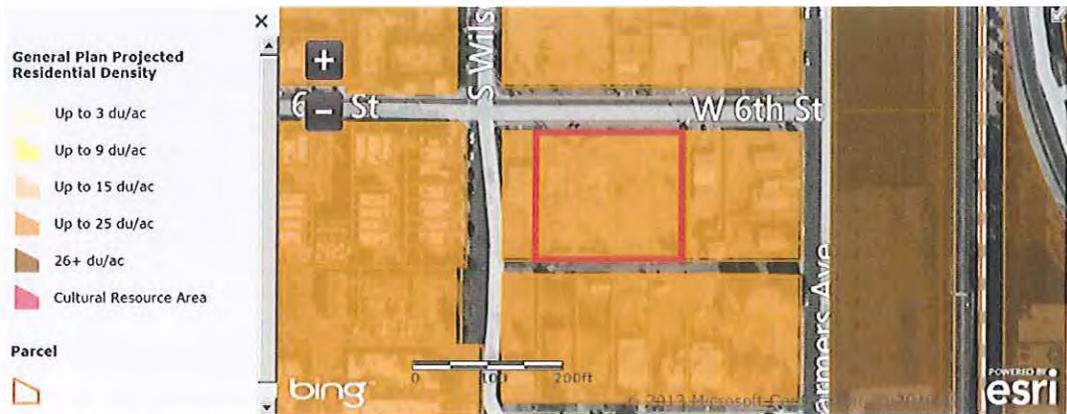
Clarendon Town Homes is a collection of twenty-four (24) luxury, single-family, owner-occupied residences that will provide a private retreat in an urban setting. The Project is designed specifically to attract professionals, families, and empty nesters who are attracted to the energy of downtown Tempe. The requested change to R1 PAD zoning, PAD overlay with development standards to support the Project and Development Plan Review application are appropriate for the area, enhance the pedestrian and streetscape experience, and will further the City's goals expressed in the General Plan. The Project is appropriately scaled for its setting both physically and socially, and will serve as catalyst for development that will enhance this transitional, three-block area. We look forward to discussing these requests with you in the near future and respectfully request your support.



EXISTING ZONING: R-3
PROPOSED ZONING: R-1 PAD



GENERAL PLAN 2030 PROJECTED LAND USE: RESIDENTIAL
PROPOSED LAND USE: RESIDENTIAL



GENERAL PLAN 2030 PROJECTED DENSITY: 25 DU/AC
PROPOSED DENSITY: 31 DU/AC



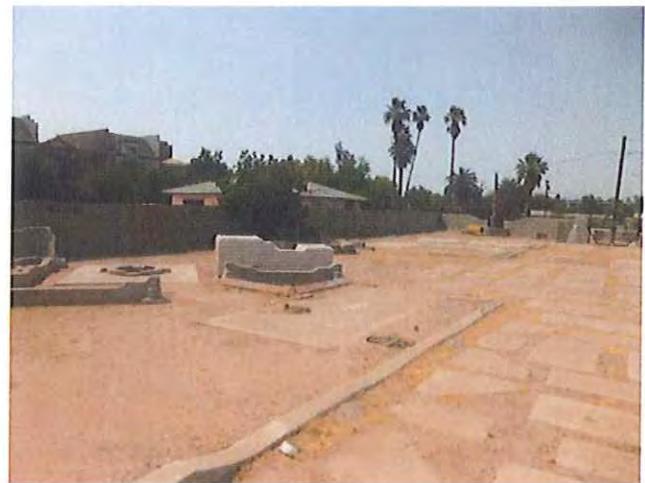
SOUTHEAST FROM WILSON



ALLEY



SOUTHWEST FROM WILSON



LOT

Photographs/Graphics

Clarendon Townhomes

ATTACHMENT 24

Tempe, Arizona



H&S International LLC
Bing Yu Architect
15224 NORTH 78TH WAY
SCOTTSDALE HANGAR ONE
SCOTTSDALE, ARIZONA 85248
480-515-6859
480-515-2298 (FAX)

PLANNED AREA DEVELOPMENT OVERLAY FOR CLARENDON TOWNHOMES

A PORTION OF SOUTHWEST QUARTER, SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____ BE-
FORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____
WHO ACKNOWLEDGED HIMSELF TO BE THE PER-
SON 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: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SYMI DEVELOPMENTS LLC

BY: _____ OWNER _____ DATE _____

LEGAL DESCRIPTION

LOTS 4, 5, 6 AND 7, BLOCK 2, OF ORTH SUBDIVISION,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA, IN BOOK 33 OF MAPS, PAGE 40.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS _____ DAY OF _____, 20____.

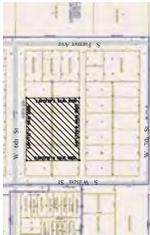
OWNER/DEVELOPER

SYMI DEVELOPMENTS LLC
IRENE CLARY
16221 N 91ST ST
SCOTTSDALE, AZ 85260
PH: 480-363-2396

PROJECT DATA

Zoning	RI-PAD, Single-Family
Gross Site Area (Includes R/W not dedicated)	33,784 Square Feet (0.7756 Acre)
Net Site Area (Excludes R/W to be dedicated)	33,784 Square Feet (0.7756 Acre)
Number of Total Lots	24
Number of Total Units	24
Number of Tracts	1
Density (DU/Acre)	31
Minimum Lot Area per Dwelling Unit (Square Feet)	
Building Height Maximum (Feet)	34 (3-Story)
Building Height Step-Back Required Adjacent to SF or MF District	48 (4-Story)
Maximum Lot Coverage (% of Net Site Area)	No
Minimum Landscape Area (% of Net Site Area)	59.3%
Building Net Area (Square Feet)	25%
Lot Setback (Feet)	56,803 sf
Front Yard (6th St, North)	0 ft
Side (East + West)	8 ft
Rear Yard (Alley, South)	0 ft
Unit Setback (Feet)	
Front Yard (North)	0 ft
Side (East + West)	0 ft
Rear Yard (South)	0 ft
Total Parking: Cars	72 (Include 24 Guest Compact Parking at Driveway Paito)
Total Parking: Bicycles	Inside Units'
	Garages

SITE VICINITY MAP



CONDITIONS OF APPROVAL:

GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. 3-STORY UNITS WILL CONFORM 2009 IRC AND 4-STORY UNITS WILL CONFORM 2009 IBC.
2. STRUCTURALLY INDEPENDENT 2-HR FIRE WALLS BETWEEN EACH UNITS WILL BE PLACED PER BUILDING SAFETY REQUIREMENT
3. AUTOMATIC SPRINKLER SYSTEM IS INSTALLED FOR 4-STORY UNITS PER 2009 IBC.
4. PLEASE SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN DETAILS.
5. ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
6. ALL REFUSE/TRASH CONTAINERS WILL BE STORED INSIDE THE UNITS.
7. ALL STORM DRAINS, SEWER LINES, WATER LINES, FIRE DEPARTMENT CONNECTION AND HYDRANTS, PROPOSED RETENTION AREAS FOR 100 YEAR, AND ONE HOUR STORM WITH PRELIMINARY HYDROLOGY CALCULATIONS WILL BE SHOWN IN CIVIL DRAWING.
8. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP)/GENERAL PERMIT 4-01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICH EVER IS APPLICABLE. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
9. PLEASE SEE PHOTOMETRIC PLAN FOR LIGHTING AND ILLUMINATION DESIGN DETAILS.

REC13051

PAD13012

DS130574



HMS International LLC
10000 W. WILLOW AVENUE
SUITE 1000
MESA, ARIZONA 85208
PH: 480-258-7500
FAX: 480-258-7508 (FAX)
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HMS INTERNATIONAL.

Clarendon Townhomes
413, 417, 421, 425 W 6TH ST, TEMPE, AZ
PAD COVER SHEET



EXPIRES 09/30/2014

REVISION	
DATE	07-22-2013
PROJ. ARCHITECT	BOB JAY
PROJ. MANAGER	Peter Jany
PROJ. NUMBER	1000
SCALE	1"=16'-0"
DRAWN BY	J. Jany
CHECKED BY	P. Jany
SHEET TITLE	

DS-00



CLAYTON COUNTY
 PLANNING DEPARTMENT
 1000 N. GARDNER STREET
 SUITE 100
 SCOTTSDALE, AZ 85257
 PH: 480-362-2200
 WWW.CLAYTONCOUNTY.AZ.GOV

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Project Data

Zoning	Existing/Required	Proposed
Gross Site Area (Includes R/W)	R-3, Multi-Family	R1-PAD, Single-Family
Net Site Area (Excludes R/W to be dedicated)	0.7756 Square Feet (0.7756 Acre)	33,784 Square Feet (0.7756 Acre)
Number of Total Lots	4	24
Number of Total Units	0	24
Number of Tracts	0	1
Density (DU/Acre)	20	31
Minimum Lot Area per Dwelling (Square Feet)	2,103 sf	1,215 sf
Building Height Maximum (Feet)	30	34 (3-Story)
Building Height Stop-Back Required (Feet)	No	48 (4-Story)
Adjacent to SF or MF District	No	No
Maximum Lot Coverage (% of Net Site Area)	50%	59.3%
Maximum Average Area (% of Net Site Area)	25%	25%
Building Net Area (Square Feet)		56,803 sf
Lot Setback (Feet)	20 ft	0 ft
Front Yard (6th St, North)	10 ft	8 ft
Side (East + West)	15 ft	0 ft
Rear Yard (Alley, South)	0 ft	0 ft
Unit Setback (Feet)	0 ft	0 ft
Front Yard (North)	0 ft	0 ft
Side (East + West)	0 ft	0 ft
Rear Yard (South)	0 ft	0 ft

Unit Building Area (Square Feet)	# of Units	Building Height (Feet)
Unit A (3-Story)	4	34
Unit A1 (4-Story)	4	45
Unit B (4-Story)	8	34
Unit B1 (4-Story)	4	45
Unit C (3-Story)	4	34

Bedroom per Unit	# of Units	# of Spaces Required
Unit A, B, C (3-Story)	16	R3 Required
Unit A1, B1 (4-Story)	8	R1-PAD Required
Guest	24	2 per Unit, 48

Total Parking: Cars	Total Parking: Bicycles
48 (Guest Parking Not Required)	To Be Established with the PAD Overlay
Proposed	Inside Units'
72 (Include 24 Guest Compact Parking at Driveway Patio)	Garages

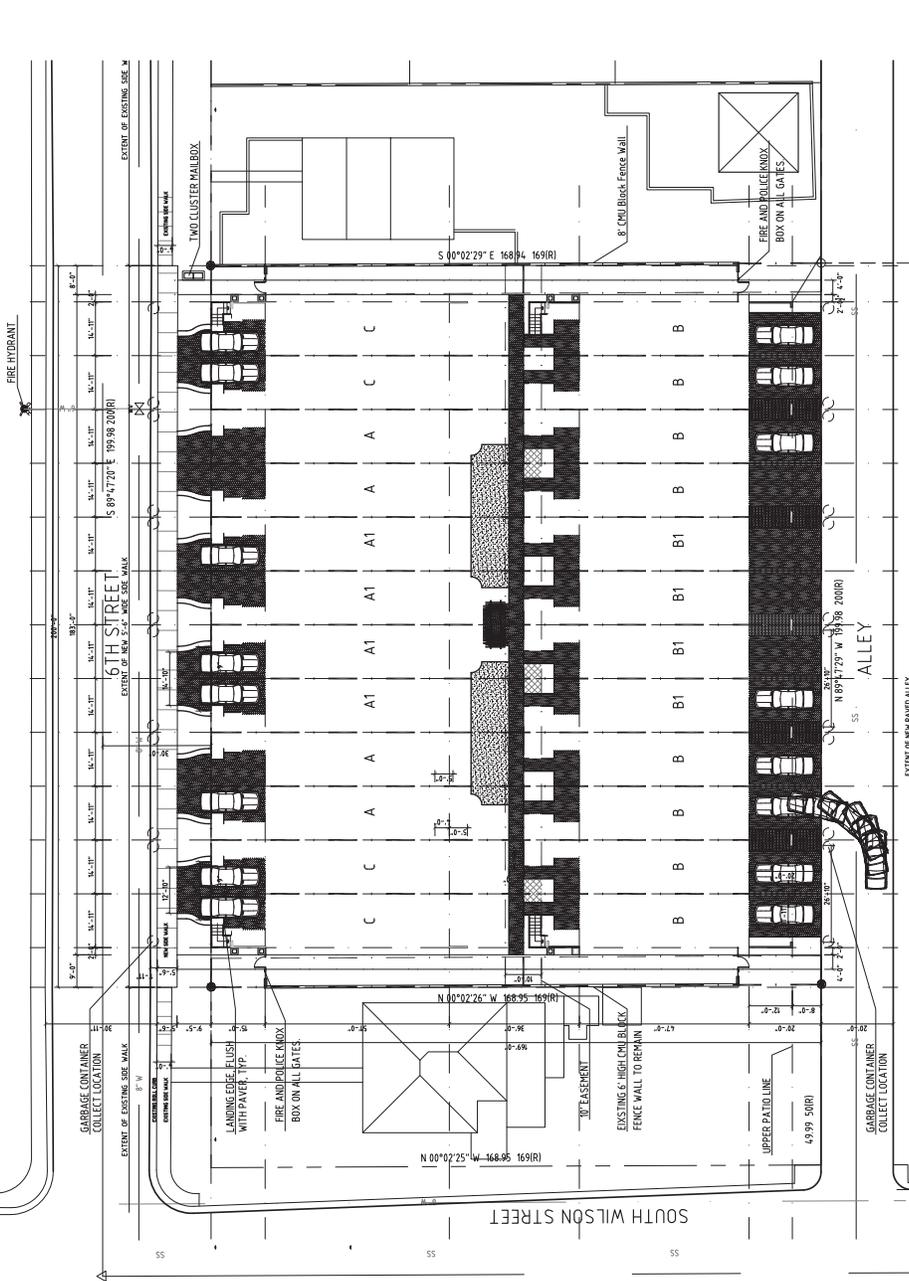
Bedroom per Unit	# of Units	# of Spaces Required
Unit A, B, C (3-Story)	16	R3 Required
Unit A1, B1 (4-Story)	8	R1-PAD Required
Guest	24	2 per Unit, 48

Total Parking: Cars	Total Parking: Bicycles
48 (Guest Parking Not Required)	To Be Established with the PAD Overlay
Proposed	Inside Units'
72 (Include 24 Guest Compact Parking at Driveway Patio)	Garages

Total Parking: Cars	Total Parking: Bicycles
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Total Parking: Cars	Total Parking: Bicycles
48 (Guest Parking Not Required)	To Be Established with the PAD Overlay
Proposed	Inside Units'
72 (Include 24 Guest Compact Parking at Driveway Patio)	Garages



GENERAL NOTES:

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. 3-STORY UNITS WILL CONFORM 2009 IRC AND 4-STORY UNITS WILL CONFORM 2009 IRC.
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- ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
- ALL REFUSE/TRASH CONTAINERS WILL BE STORED INSIDE THE UNITS.

INSIDE THE UNITS:

- ALL STORM DRAINS, SEWER LINES, WATER LINES, FIRE DEPARTMENT CONNECTION AND HYDRANTS, PROPOSED RENTON AREAS FOR 100 YEAR, AND ONE HOUR STORM WITH PRELIMINARY HYDROLOGY CALCULATIONS WILL BE SHOWN IN CIVIL DRAWING.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICH EVER IS APPLICABLE. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
- PLEASE SEE PHOTOMETRIC PLAN FOR LIGHTING AND ILLUMINATION DESIGN DETAILS.

Owner: Synai Developments, LLC
Submitted by:
 Cataler Investments LLC
 Irene Chary
 16628 N. 20th St.
 Scottsdale, AZ 85260
 Ph: 480-562-2396

Land Planner:
 Espiritu Loci
 Attn: Trevor Baiger
 16628 N. 20th St., Suite E
 Scottsdale, AZ 85260
 Ph: 480-481-9100

Civil Engineer:
 SKG Enterprises, Inc.
 Attn: Michael Brungard
 4226 N. 20th Street, Suite 140
 Scottsdale, AZ 85260
 Ph: 480-598-5600

Landscape Architect:
 Vollmer & Associates
 Attn: Jim Smith
 4226 N. 20th Street, Suite 200
 Scottsdale, AZ 85260
 Ph: 480-538-7111

Project Team
Architect:
 H & S International LLC
 Attn: Bing Hu
 1020 N. 10th Avenue, Suite 200
 Scottsdale, AZ 85267
 Ph: 480-562-6898

Legal Description
 Lots 4, 5, 6 and 7, Block 2, of ORTH SUBDIVISION, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 33 of Maps, Page 40.

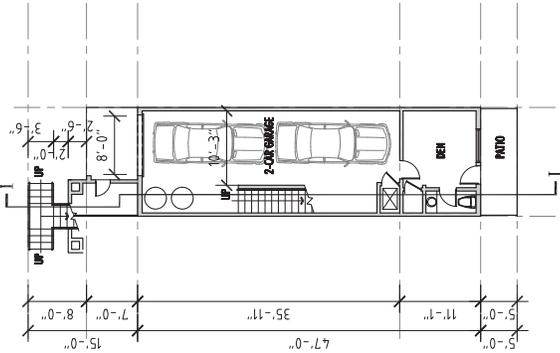
GENERAL SITE PLAN

SCALE: 1" = 16' - 0"

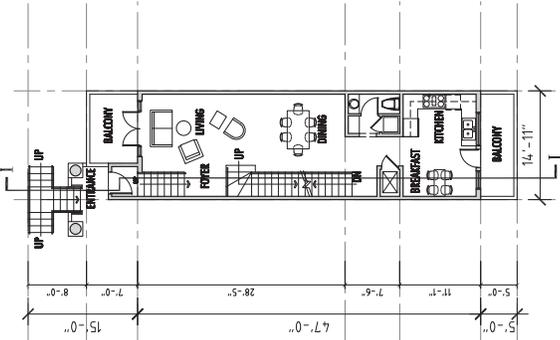
0 16' 32' 64'

ATTACHMENT 26

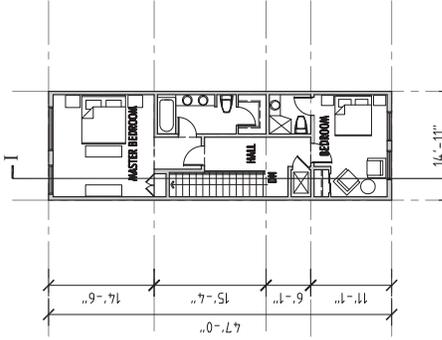
CLAYTON COUNTY
 PLANNING DEPARTMENT
 1000 N. GARDNER STREET
 SUITE 100
 SCOTTSDALE, AZ 85257
 PH: 480-362-2200
 WWW.CLAYTONCOUNTY.AZ.GOV



First Level Plan



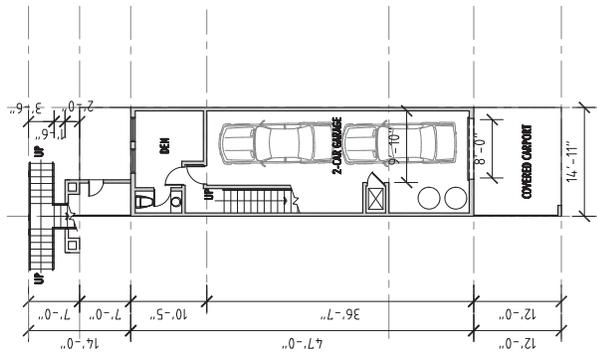
Second Level Plan



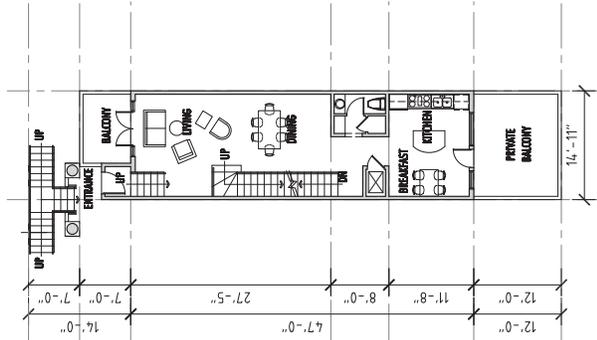
Third Level Plan

Unit A:
 Heated Area: 1,567 s.f.
 Unheated Area: 536 s.f.
 Total Building Area: 2,103 s.f.

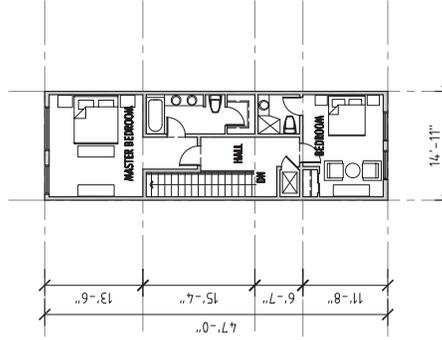
Unit A Floor Plan scale: 1/8"=1'-0"



First Level Plan



Second Level Plan



Third Level Plan

Unit B:
 Heated Area: 1,563 s.f.
 Unheated Area: 540 s.f.
 Total Building Area: 2,103 s.f.

Unit B Floor Plan scale: 1/8"=1'-0"

HMS International, LLC
 1701 N. CENTRAL EXPRESSWAY, SUITE 100
 85003-2204, PHOENIX, ARIZONA 85026
 (480) 962-2799 FAX
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Carendon Townhomes
Floor Plan-Unit A B
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ

PROFESSIONAL ENGINEER
 STATE OF ARIZONA
 02002
 GREGORY J. JANK
 EXPIRES 09/30/2014

REVISION	DATE	9/12/2013
ARCHITECT	Greg Jank	
PROJECT MANAGER	PAUL JANK	
SCALE	1/8"=1'-0"	
DRAWN BY	G. TUP	
CHECKED BY	P. JANK	
SHEET TITLE		

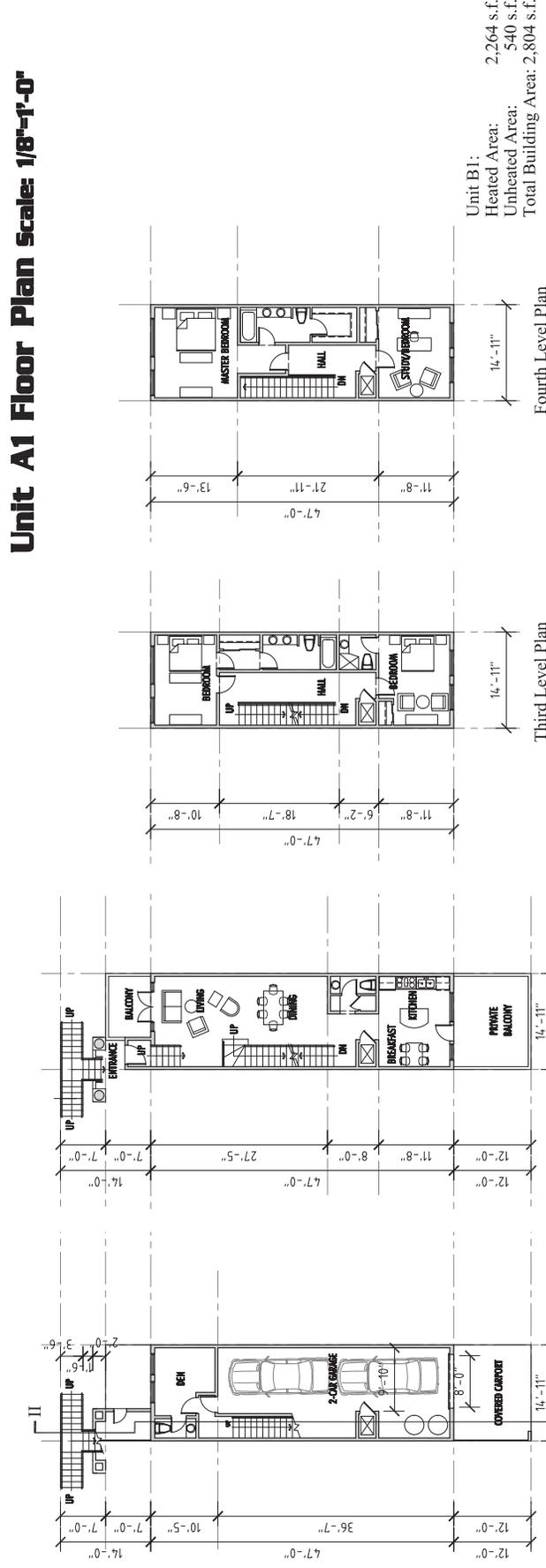
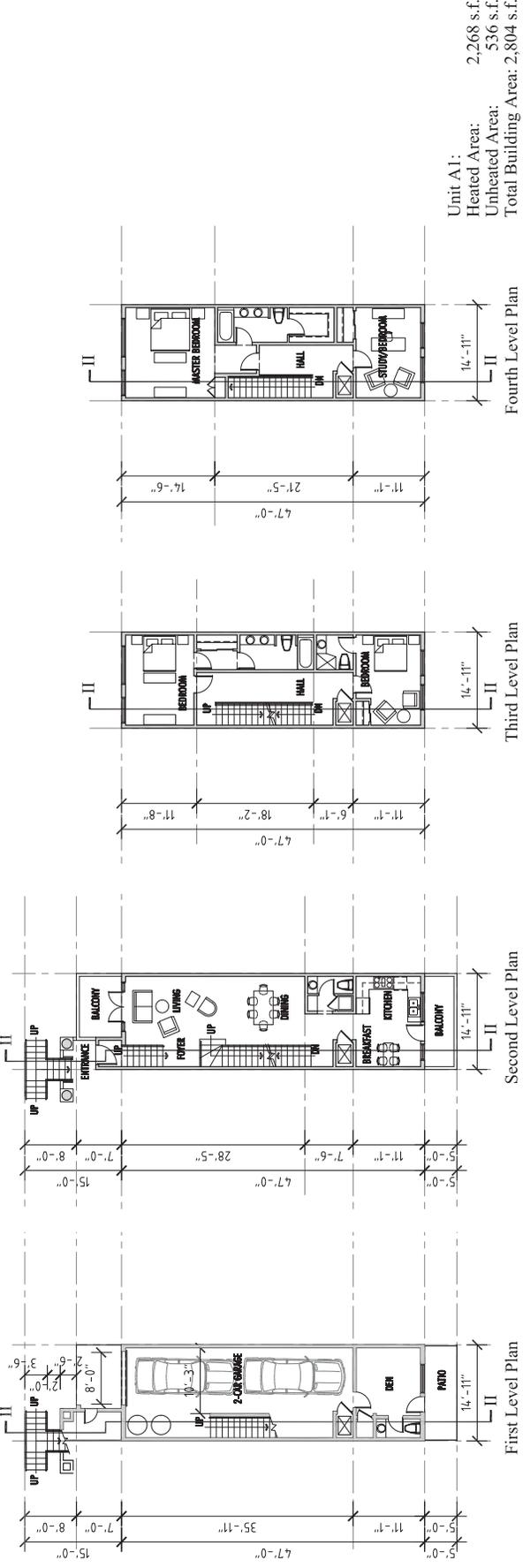
A-101K
 Floor Plan
 2nd CITY SUBMITTAL



REVISION: _____
 DATE: 04-23-2013
 ARCHITECT: P. J. Jang
 PROJECT MANAGER: P. J. Jang
 SCALE: 1/8"=1'-0"
 DRAWN BY: G. T. Jang
 CHECKED BY: P. J. Jang
 SHEET TITLE: _____

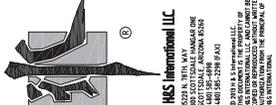


2nd CITY SUBMITTAL



Unit A1 Floor Plan scale: 1/8"=1'-0"

Unit B1 Floor Plan scale: 1/8"=1'-0"



HMS International LLC
 4000 SOUTH 10TH AVENUE, SUITE 100
 PHOENIX, ARIZONA 85034
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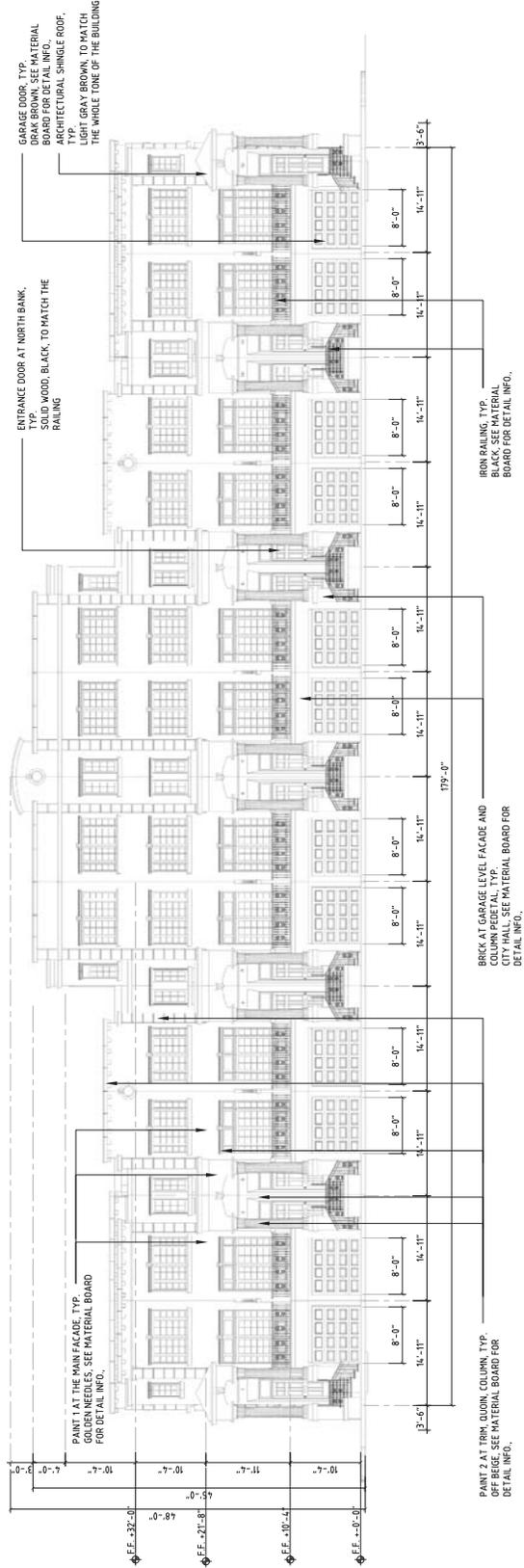
Carendon Townhomes
 Elevations
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ



REVISION
 DATE 04-23-2013
 ARCHITECT P. J. JANG
 PROJECT MANAGER P. J. JANG
 SCALE 1/8"=1'-0"
 DRAWN BY C. HUNTS
 CHECKED BY P. JANG
 SHEET TITLE

A-201

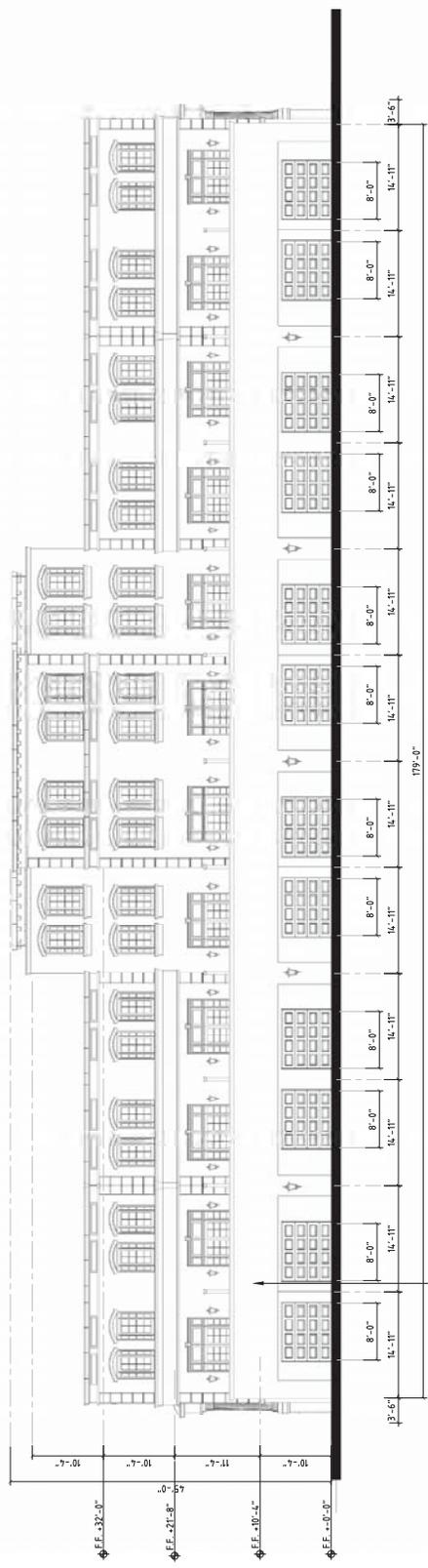
2nd CITY SUBMITTAL



North Bank - North Elevation Scale: 1/8"=1'-0"

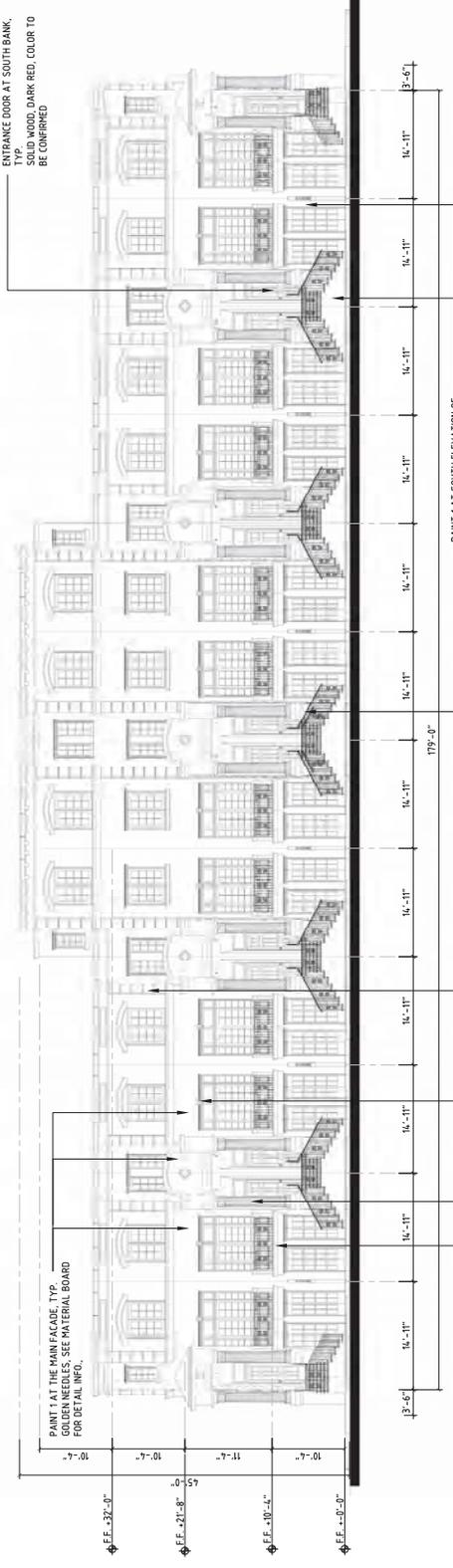


North Bank - South Elevation Scale: 1/8"=1'-0"



PAINT 1 AT SOUTH ELEVATION OF
 MAIN FACADE TYP.
 GOLDEN NEEDLES. SEE MATERIAL BOARD
 FOR DETAIL INFO.

South Bank - South Elevation scale: 1/8"=1'-0"



PAINT 1 AT THE MAIN FACADE TYP.
 GOLDEN NEEDLES. SEE MATERIAL BOARD
 FOR DETAIL INFO.

PAINT 1 AT SOUTH ELEVATION OF
 SOUTH BANK TYP.
 GOLDEN NEEDLES. SEE MATERIAL BOARD
 FOR DETAIL INFO.

BRICK AT COLUMN PEDESTAL, SOUTH
 BANK TYP.
 SEE MATERIAL BOARD FOR
 DETAIL INFO.

PAINT 2 AT TRIM COLUMN, TYP.
 OFF BEIGE. SEE MATERIAL BOARD FOR
 DETAIL INFO.

South Bank - North Elevation scale: 1/8"=1'-0"



South Bank - South Elevation Scale: 1/8"=1'-0"



South Bank - North Elevation Scale: 1/8"=1'-0"



West Elevation Scale: 1/8"=1'-0"



East Elevation Scale: 1/8"=1'-0"



**PAINT 1: SHERWIN-WILLIAMS
8122 GOLDEN NEEDLES
LRV 50**



**PAINT 2: SHERWIN-WILLIAMS
OFF BEIGE
LRV 56**



**BRICK VENEER: GENERAL SHALE
IRONWORKS
www.generalshale.com**



LATTICE TOP PRIVACY PANEL



Model 116075
6 x 6 Lattice Top Privacy Panel
Actual Size: 68-1/2" x 66-7/8"

Parts you will need:

Gate: 116072 6 x 42" Lattice Top Privacy Gate with hinges and latch, Actual Size: 68-1/2" x 41-1/2"

Fence Post: 115842 5 x 5 - 8' Vinyl Post - white**
Post caps sold separately

Vinyl Bracket Kit: 116058 2 pack white**

**PATIO DIVIDER:
VERANDA VINYL FENCING
www.verandadeck.com**

**COLOR: OFF BEIGE
MATCH PAINT 2
PRODUCT'S DURABILITY AND SUN
RESISTANCETO BE CONFIRMED**



Holland Stone

Thickness	6cm	8cm*	10cm*
Size	3 3/8" x 7 7/8"	3 3/8" x 7 7/8"	3 3/8" x 7 7/8"
Stones Per Sq. Ft.	4.5	4.5	4.5
Stones Per Pallet	540	432	324
Sq. Ft. Per Pallet	117	94	71
Weight Per Piece	5.3	7.1	8.8
Weight Per Pallet	2907	3097	2907



Desert Blend

PAVERS: HOLLAND STONE



**STEEL GAREAGE DOOR: CLOPAY GARAGE DOORS
GALLERY COLLECTION
www.clopaydoors.com**



**MTL RAILING: COLLETTI DESIGN
www.COLLETTIDESIGN.com**

Material Sample Board
Clarendon Townhomes

Tempe, Arizona

ATTACHMENT 37



H&S International LLC
Bing Hu Architect
15220 NORTH 18TH WAY
SCOTTSDALE, ARIZONA 85260
480-585-8898
480-585-2298 (FAX)

Designer

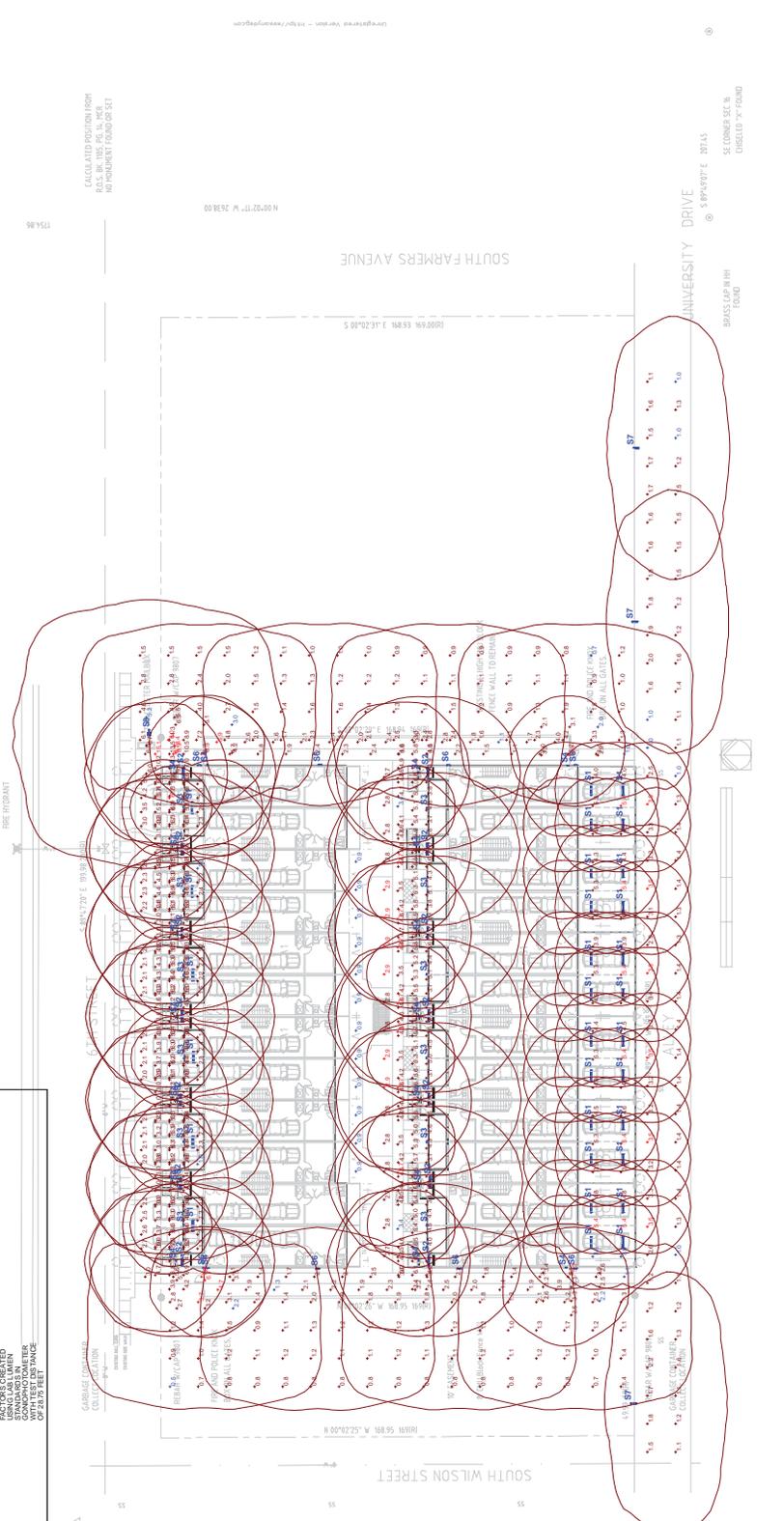
Date
Sep 16 2013

Scale
1/20

Drawing No.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DOOR 16 RADUS.AT6	+	0.6%	2.0%	2.0%	14.71	3.31
DOOR 16 RADUS.AT6	+	5.9%	18.4%	2.6%	6.31	2.31
PARKWAY AT 6	+	4.2%	16.4%	0.8%	19.31	5.31
PARKWAY AT 6	+	4.2%	5.4%	3.7%	1.51	1.11
PARKWAY AT 6	+	5.4%	14.2%	1.2%	11.81	4.51
SIDE PATHWAY	+	3.0%	7.0%	1.1%	6.41	2.71
SIDE PATHWAY	+	3.0%	8.7%	1.0%	8.71	3.81

Symbol	Label	Qty	Category Number	Description	Lamp	File	Lumens	LF	Watts
■	51	30	METALUX V7.1	VT Series Industrial UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	ONE 32 WATT TR-2850 UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	2850	0.81	29	
■	52	14	METALUX V7.1	VT Series Industrial UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	ONE 32 WATT TR-2850 UNIVERSITY DRIVE UNIVERSITY DRIVE UNIVERSITY DRIVE	2850	0.81	58.2	
■	53	12	LUMINAIRE XTORKA	LUMINAIRE XTORKA LUMINAIRE XTORKA LUMINAIRE XTORKA	XTORKA/LES XTORKA/LES XTORKA/LES	0.81	13.7		
■	54	18	LUMINAIRE XTORKA	LUMINAIRE XTORKA LUMINAIRE XTORKA LUMINAIRE XTORKA	XTORKA/LES XTORKA/LES XTORKA/LES	0.81	27.6		
■	55	0	LUMINAIRE XTORKA	LUMINAIRE XTORKA LUMINAIRE XTORKA LUMINAIRE XTORKA	XTORKA/LES XTORKA/LES XTORKA/LES	0.81	50.1		
■	56	8	MCSHAW PEBSON	MCSHAW PEBSON MCSHAW PEBSON MCSHAW PEBSON	PEBSON/LES PEBSON/LES PEBSON/LES	0.81	51		
■	57	1	INVAIE HSA 800	INVAIE HSA 800 INVAIE HSA 800 INVAIE HSA 800	LES E 800 LES E 800 LES E 800	0.81	51		
■	58	1	INVAIE HSA 800	INVAIE HSA 800 INVAIE HSA 800 INVAIE HSA 800	LES E 800 LES E 800 LES E 800	0.81	146		



Plan View
Scale 1/20

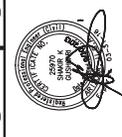


H&S International LLC
 20717 STATE AVENUE
 SUITE 140
 SCOTTSDALE, ARIZONA 85260
 480-335-2288 FAX
 480-335-2289
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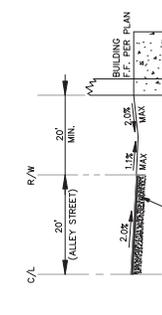
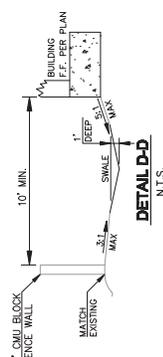
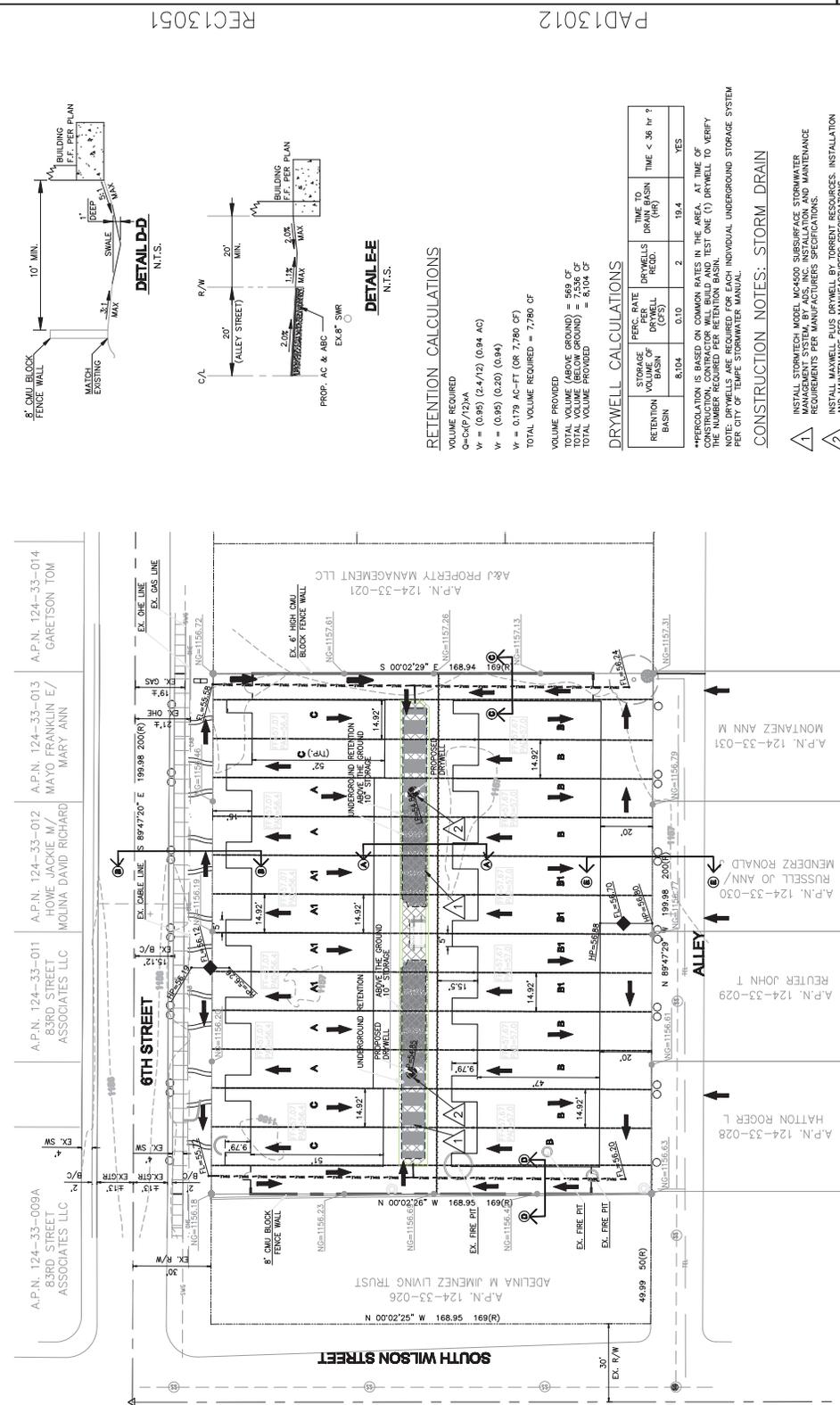
SKG Enterprises, Inc.
 10010 N. CENTRAL AVENUE
 SUITE 140
 SCOTTSDALE, ARIZONA 85260
 480-335-2288 FAX
 480-335-2289
 WWW.SKG.COM

CLARENDON TOWNHOMES
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ
 GRADING PLAN



REVISION	DATE	BY	APP'D
20B-PP-14			
PROJ. ENGINEER	MICHAEL BRANGARD		
PROJ. MANAGER	FENG JIANG		
PROJ. NUMBER	20B-13		
SCALE	AS SHOWN		
CHECKED BY	UP		
SHEET TITLE	UP		

C4.0



RETENTION CALCULATIONS

VOLUME REQUIRED
 Q-CAP/7.33VA
 V = (0.95) (2.4/12) (0.94 AC)
 V = (0.95) (0.20) (0.94)
 V = 0.179 AC-FR (OR 7,780 CF)
 TOTAL VOLUME REQUIRED = 7,780 CF

VOLUME PROVIDED
 17.0% (MAX) (AS OF 2017)
 TOTAL VOLUME (BELOW GROUND) = 851 CF
 TOTAL VOLUME PROVIDED = 8,104 CF

DRYWELL CALCULATIONS

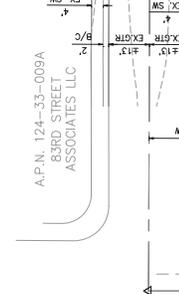
RETENTION BASIN	STORAGE CAPACITY (CF)	PERC. RATE PER DRYWELL (CF/S)	TIME TO DRAIN BASIN (HR)	TIME < 36 H ?
1	8,104	0.10	2	YES

PERCOLATION IS BASED ON COMMON RATES IN THE AREA. AT TIME OF INSTALLATION, THE SYSTEM MUST BE TESTED ONE (1) DRYWELL TO VERIFY THE NUMBER REQUIRED FOR RETENTION BASIN.
 NOTE: DRYWELLS ARE REQUIRED FOR EACH INDIVIDUAL UNDERGROUND STORAGE SYSTEM PER CITY OF TEMPE STORMWATER MANUAL.

CONSTRUCTION NOTES: STORM DRAIN

- 1. INSTALL RETENTION MODEL MC4500 SUBSIDIARY AS STORMWATER STORAGE SYSTEM. SEE SPECIFICATIONS AND MAINTENANCE REQUIREMENTS PER MANUFACTURER'S SPECIFICATIONS.
- 2. INSTALL MAXWELL PLUS DRYWELL BY TORRENT RESOURCES. INSTALLATION AND MAINTENANCE PER MANUFACTURER'S SPECIFICATIONS.

DS130574



REC13051

PAD13012

DS130574

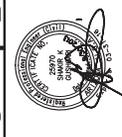


H&S International LLC
 2017 STATE AVENUE, SUITE 100
 SCOTTSDALE, ARIZONA 85260
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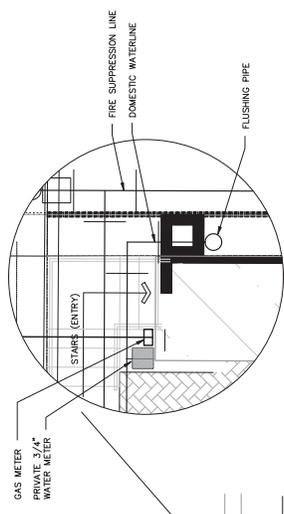
SKG Enterprises, Inc.
 1400 W. WASHINGTON BOULEVARD
 SUITE 140
 SCOTTSDALE, ARIZONA 85260
 480-335-2298
 480-335-2298 FAX
 WWW.SKG.COM

CLARENDON TOWNHOMES
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ
 UTILITY PLAN



REVISION	DATE	BY	DESCRIPTION
01	2018-09-14	MICHAEL BANSKARD	ISSUE FOR PERMIT
02	2018-09-14	FENG JIANG	REVISED
03	2018-11-13	FENG JIANG	REVISED
04	2019-01-10	SHAWN BY	REVISED
05	2019-01-10	SHAWN BY	REVISED
06	2019-01-10	SHAWN BY	REVISED
07	2019-01-10	SHAWN BY	REVISED
08	2019-01-10	SHAWN BY	REVISED
09	2019-01-10	SHAWN BY	REVISED
10	2019-01-10	SHAWN BY	REVISED

C5.0



CONSTRUCTION NOTES: WATER

1. INSTALL 2" WATER MAIN FROM EXISTING 8" WATERLINE TO PROPERTY WATER METER.
2. INSTALL 8" X 3/4" TAPPING SLIDE AND VALVE PER MAG STD. DTL. 340 W/ JOINT RESTRAINT PER CITY OF TEMPE STANDARDS.
3. SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT PAVING. PAVEMENT REPLACEMENT SHALL BE PER MAG STD. DETAIL 200-1 (1"-TOP) OR AS ADOPTED BY CITY OF TEMPE INSPECTION SERVICES.
4. INSTALL 4" DUCTILE IRON PIPE WATER SERVICE LINE.
5. INSTALL 3" WATER METER AND BOX PER MAG STD. DTL. 345-1 AND MAG STD. DTL. 310 WITH DTL. 330. (MASTER METER)
6. INSTALL PRIVATE 3/4" WATER METERS IN BOX PER CITY OF TEMPE STD. DTL. 17-213.
7. INSTALL 1/2" X 1/2" LANDSCAPE WATER METERS AND BOX PER MAG STD. DTL. 342-1 AND MAG STD. DTL. 310 WITH DTL. 330.
8. INSTALL 3/4" BRONZE OR BRASS (ANNEALED) PER CITY OF TEMPE STD. DTL. 17-213. INSTALLATION PER CITY OF TEMPE STANDARDS.
9. INSTALL 8" X 3/4" TAPPING SLIDE AND VALVE PER MAG STD. DTL. 340 W/ JOINT RESTRAINT PER CITY OF TEMPE STANDARDS.
10. INSTALL TYPE A CURB STOP WITH FLUSHING PIPE PER MAG STD. DTL. 380.

CONSTRUCTION NOTES: SEWER

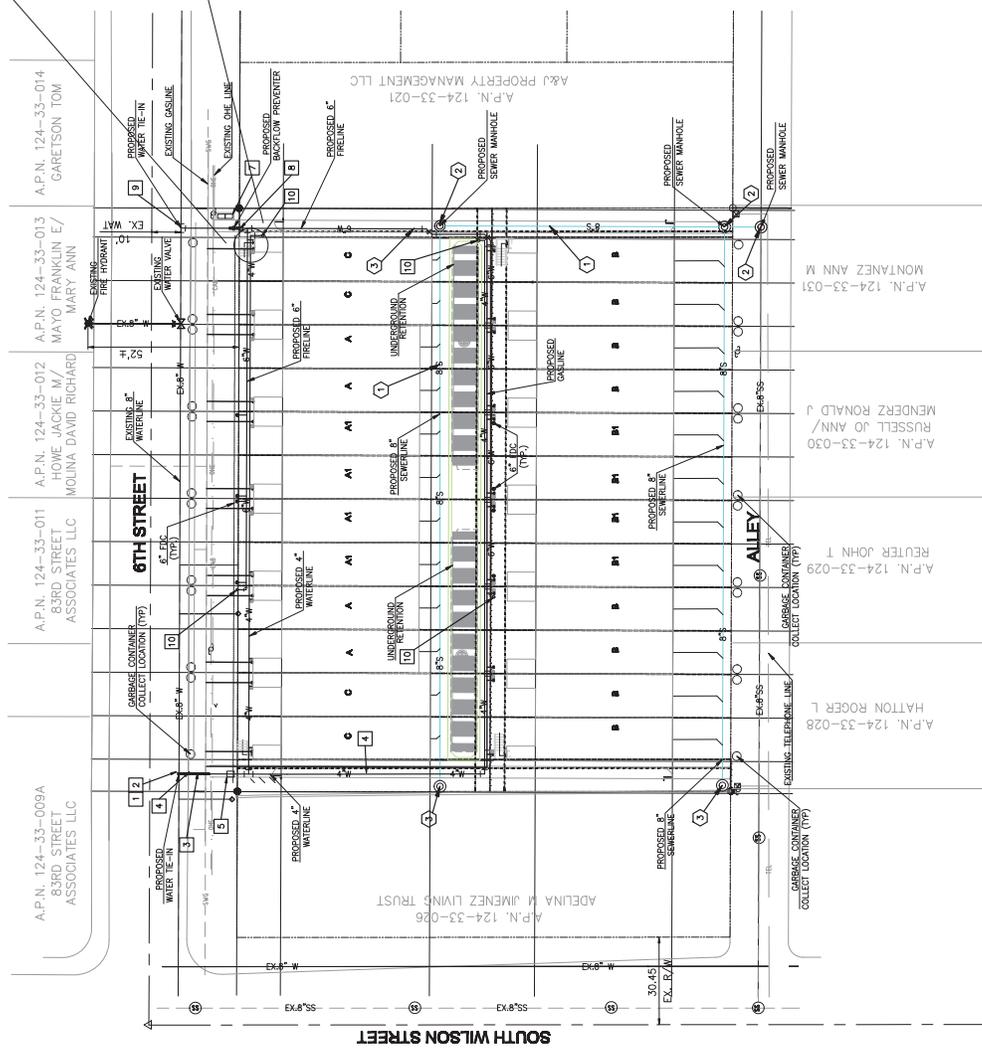
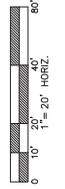
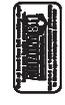
1. INSTALL 8" PVC SEWER MAIN IN 10-FOOT PRIVATE SEWER EASEMENT FOR BUILDING SERVICE.
2. INSTALL 4-FT DIAMETER CONCRETE SEWER MANHOLE PER MAG STD. DTL. 420-1 WITH 24" CAST IRON MANHOLE FRAME AND COVER PER MAG STD. DTL. 423-1.
3. INSTALL CLEAN OUT PER MAG STD. DTL. 441.
4. INSTALL TYPE A SEWER BUILDING CONNECTION WITH BALL MARKERS PER MAG STD. DTL. 445-1.

NOTE:
 CERTAIN UTILITIES CONSTRUCTED UNDER THESE PLAN SHEETS MAY NOT EXHIBIT TO IDENTIFY THESE LOCATIONS AND PROVIDE ADEQUATE MEASURES TO PROTECT THESE UTILITIES. CONTRACTOR SHALL BE HELD HARMLESS FOR ANY AND ALL DAMAGES CAUSED BY CONSTRUCTION.

NOTE:
 ALL SITE PUBLIC UTILITIES ARE CONTAINED WITHIN AN OVERLAY PRIVATE UTILITY EASEMENT AND ARE THE RESPONSIBILITY OF THE CLARENDON HOMEOWNERS ASSOCIATION.

NOTE:
 FIRE DEPARTMENT CONNECTIONS FOR THE FOUR STORY UNITS, SHALL BE MOUNTED ON THE OUTSIDE FACE OF THE INDIVIDUAL UNIT STAR WELL WALLS. (4-FRONT, 4-REAR UNITS).

DS130574
 PAD13012
 REC13051



REC13051
 PAD13012
 DS130574

MEMORANDUM
GAMMAGE & BURNHAM
A Professional Limited Liability Company

September 17, 2013

TO: Diana Kaminski, Senior Planner
City of Tempe Community Development Department

FROM: Manjula M. Vaz, Esq.
Gammage & Burnham 

RE: Summary of Public Outreach regarding the 413, 417, 421 and 425 W. 6th Street,
Tempe, Arizona 85281 – Clarendon Townhome Project.

The project team has made a concentrated effort to reach out to the community. We have and will continue to address any questions and/or comments that may arise throughout the application process.

Posting & Notification:

Pursuant to applicable City requirements, on August 20, 2013, the Applicant sent first class letters to all property owners within 300 feet of the project site and chairpersons of registered neighborhood associations and home owners associations within 600 feet of the project site, notifying interested parties of the proposed development and of a neighborhood meeting scheduled for Thursday, September 5, 2013. The respective dates, locations, and times for the neighborhood meeting and scheduled public hearings, as well as the Applicant's contact information, were posted on the project site on August 20, 2013. Copies of the mailing notice, notification list, as well as, photos of the public hearing notice sign posted on the site, are enclosed with this summary.

Phone Calls, Letters, E-mails and Faxes:

Prior to the neighborhood meeting, the Applicant received several phone calls from interested property owners. After the Applicant explained the project, the callers were supportive of the project. The main question from the community related to the construction timeline and anticipated completion date of the project. The Applicant was able to answer all of the questions.

Neighborhood Meeting of September 5, 2013:

The project's official neighborhood meeting was held at the Westside Multi-Generational Center, Riverside Room, located at 715 West 5th Street in Tempe on Thursday, September 5, 2013. The meeting began at approximately 6:00 p.m. The Applicant, Irene Clary, was in attendance, as well as members of the project team including, Trevor Barger with Espirtu Loci, Peng Jiang with H&S International LLC, Jim Smith with Vollmer & Associates, and Manjula Vaz with Gammage & Burnham. In addition to the Applicant and the project team, approximately 11

people from the public attended the meeting, as well as Diana Kaminski, from the City of Tempe. The Applicant set up presentation boards around the room and the project team were available to discuss the project individually with members of the public. We have attached the support cards and the signup sheet to this report.

The members of the public in attendance were very supportive. In particular, the President of the Wilson Place HOA commented “the Project as proposed will be a great asset for the neighborhood. The architectural design fits with the neighborhood character, but offers some visual variety.” Additional public comments are supportive of the project’s architecture and the additional type of homeownership this project will offer. Several people commented that this project looks like it will be a great addition to the neighborhood. There were no issues or concerns presented at the meeting which the Applicant could not answer.

The meeting was adjourned at approximately 7:00 p.m.

Enclosures: August 20, 2013 mailing notice
August 20, 2013 mailing notification list
August 20, 2013 affidavit of signs posting and photo of posted sign
September 5, 2013 neighborhood meeting sign-in sheet
Various support cards from the September 5th public meeting
Affidavit of public hearing notification

NEIGHBORHOOD MEETING

TEMPE APPLICATION NUMBER PL130215
Catclar Investments, LLC,
affecting 413, 417, 421, and 425 W. 6th Street, Tempe AZ 85281
Clarendon Townhome Project

Thursday, September 05, 2013 - 6:00p.m.
Westside Multigenerational Center

- I SUPPORT
- I DO NOT SUPPORT
- I AM NEUTRAL
- I HAVE NOT DECIDED

COMMENTS:

I BELIEVE THE PROJECT AS PROPOSED WILL BE A GREAT ASSET FOR THE NEIGHBORHOOD. THE ARCHITECTURAL DESIGN FITS WELL WITH THE NEIGHBORHOOD CHARACTER, BUT OFFERS SOME VISUAL VARIETY.

THE DENSITY OF THE PROPOSED DEVELOPMENT HITS - THE SWEETSPOT: IT'S NOT TOO OPEN OR TOO DENSE

NAME: SCOTT MILLER - WILSON PLACE HOA PRESIDENT
ADDRESS: 540 S. WILSON ST., TEMPE, AZ 85281
TELEPHONE: 602-744-5558
EMAIL: CAROSCDMA@YAHOO.COM

MAILING ADDRESS:
331 E FREMONT DR
TEMPE, AZ 85282

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Catclar Investments, LLC
16621 N 91st. Street
Suite 101
Scottsdale, Arizona 85260

OR EMAIL: TNACIUS@cox.net

NEIGHBORHOOD MEETING

TEMPE APPLICATION NUMBER PL130215
Catcler Investments, LLC,
affecting 413, 417, 421, and 425 W. 6th Street, Tempe AZ 85281
Clarendon Townhome Project

Thursday, September 05, 2013 - 6:00p.m.
Westside Multigenerational Center

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

THIS PROPOSED TOWNHOME COMPLEX DOES APPEAR TO BE
A DESIGN TREND IN SUBJECT'S IMMEDIATE MARKET AREA.

I DO NOT WISH TO SEE THESE UNITS UTILIZED AS A
FRAT HOUSE.

NAME: CHARLES HANE - 2743 S. EL MARINO, MESA, AZ 85207
ADDRESS: CO-OWNER, 430 W. 7th ST, TEMPE, AZ 85281
TELEPHONE: 480-820-4777
EMAIL: Cahane@cox.net

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Catcler Investments, LLC
16621 N 91st. Street
Suite 101
Scottsdale, Arizona 85260

OR EMAIL: TNACIUS@cox.net

NEIGHBORHOOD MEETING

TEMPE APPLICATION NUMBER PL130215

Catclar Investments, LLC,

affecting 413, 417, 421, and 425 W. 6th Street, Tempe AZ 85281

Clarendon Townhome Project

Thursday, September 05, 2013 - 6:00p.m.

Westside Multigenerational Center

I SUPPORT

ÿ

I DO NOT SUPPORT

ÿ

I AM NEUTRAL

ÿ

I HAVE NOT DECIDED

ÿ

COMMENTS:

well thought out design will complement the Brawley + we development w/ space California 1004 Good High University Housing - Good use of limited space - will promote walkability in the area.

NAME: Dr George Hove
ADDRESS: 531 W 6th St
TELEPHONE: 602-284-1342
EMAIL: george.hove@phoenix.edu

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Catclar Investments, LLC
16621 N 91st Street
Suite 101
Scottsdale, Arizona 85260

OR EMAIL: TNACIUS@cox.net

NEIGHBORHOOD MEETING

TEMPE APPLICATION NUMBER PL130215
Catalar Investments, LLC,
affecting 413, 417, 421, and 425 W. 6th Street, Tempe AZ 85281
Clarendon Townhome Project

Thursday, September 05, 2013 - 6:00p.m.
Westside Multigenerational Center

I SUPPORT

ÿ

I DO NOT SUPPORT

ÿ

I AM NEUTRAL

ÿ

I HAVE NOT DECIDED

ÿ

COMMENTS:

*This project will certainly enhance the area
great plans!*

NAME: *Connie Telemonte*
ADDRESS: *425 N. 54 St*
TELEPHONE: *520-348-6936*
EMAIL: *connatalcar@msn.com*

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Catalar Investments, LLC
16621 N 91st. Street
Suite 101
Scottsdale, Arizona 85260

OR EMAIL: *TNACIUS@cox.net*

NEIGHBORHOOD MEETING

TEMPE APPLICATION NUMBER PL130215

Catclar Investments, LLC,

affecting 413, 417, 421, and 425 W. 6th Street, Tempe AZ 85281

Clarendon Townhome Project

Thursday, September 05, 2013 – 6:00p.m.

Westside Multigenerational Center

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: *Armando Delgadillo*
 ADDRESS: *427 W 5th ST Tempe AZ 85281*
 TELEPHONE: *602-550-7773*
 EMAIL: *ad@vandeira.com*

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Catclar Investments, LLC
 16621 N 91st. Street
 Suite 101
 Scottsdale, Arizona 85260

OR EMAIL: *TIVACIUS@cox.net*

NEIGHBORHOOD MEETING

TEMPE APPLICATION NUMBER PL130215

Catclar Investments, LLC,

affecting 413, 417, 421, and 425 W. 6th Street, Tempe AZ 85281

Clarendon Townhome Project

Thursday, September 05, 2013 – 6:00p.m.

Westside Multigenerational Center

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS: It looks great and looks as if it will
be a great improvement to the neighborhood.

NAME: Craig Ellis
ADDRESS: PO Box 1154, Tempe, AZ 85280-1154
TELEPHONE: 480-968-0834
EMAIL: Craigellis2@netscape.net

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Catclar Investments, LLC
16621 N 91st. Street
Suite 101
Scottsdale, Arizona 85260

OR EMAIL: TNACIUS@cox.net

NEIGHBORHOOD MEETING

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affecting 413, 417, 421, and 425 W. 6th Street, Tempe AZ 85281
Clarendon Townhome Project

Thursday, September 05, 2013 – 6:00p.m.
Westside Multigenerational Center

I SUPPORT
I DO NOT SUPPORT
I AM NEUTRAL
I HAVE NOT DECIDED

COMMENTS:

NAME: *Daye Knebelberger*
ADDRESS: *710 W. 7th St. Tempe*
TELEPHONE: *480-345-7774*
EMAIL: *dknebr@gmail.com*

PLEASE FILL OUT AND TURN IN OR MAIL TO:

Catclar Investments, LLC
16621 N 91st. Street
Suite 101
Scottsdale, Arizona 85260

OR EMAIL: *TNACIUS@cox.net*