**ACTION:** Request for Development Plan Review consisting of a single family development of four detached homes for 19th STREET HOMES, located at 647 W 19th Street. The applicant is Marcus Jacobson, MGJ Homes LLC

**FISCAL IMPACT:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** 19th STREET HOMES (PL150217) is proposed on a .56 acre vacant lot that is zoned R-3 Multi-Family; the site was entitled for 9 attached townhomes in November 2013. The new proposed development is for four single family detached homes with private front and back yards and garages. The proposed project is allowed within the zoning district and requires no modifications to the development standards. The request includes the following:

1. Development Plan Review including site plan, building elevations, and landscape plan
2. Preliminary Subdivision Plat for four (4) lots

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>MGJ Homes, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Marcus Jacobson</td>
</tr>
<tr>
<td>Zoning District</td>
<td>R-3, Multi-family Residential Limited District</td>
</tr>
<tr>
<td>Density</td>
<td>8 du/ac (20 du/ac allowed)</td>
</tr>
<tr>
<td>Units</td>
<td>4 units (11 units maximum allowed)</td>
</tr>
<tr>
<td>Gross/Net site area</td>
<td>.56 acres (all 4 lots) / 6,156 s.f. approximate lot size</td>
</tr>
<tr>
<td>Lot 1</td>
<td>Livermore</td>
</tr>
<tr>
<td>Lot 2</td>
<td>Lot 3</td>
</tr>
<tr>
<td>Lot 3</td>
<td>Lot 4</td>
</tr>
<tr>
<td>Total Building area</td>
<td>Approximately 1,589 s.f. first floor footprint, 1,960 s.f. living area, 2,661 total s.f area under roof per house</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>26% (50% maximum allowed)</td>
</tr>
<tr>
<td>Building Height</td>
<td>25 ft (30 ft maximum allowed)</td>
</tr>
<tr>
<td>Building Setbacks</td>
<td>20' front, 10' side, 15' street side, 10' rear  (20', 10', 15', 10') min.</td>
</tr>
<tr>
<td>Landscape area</td>
<td>74% (25% minimum required)</td>
</tr>
<tr>
<td>Vehicle Parking</td>
<td>8 spaces in garages (8 min. required)</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>In garages</td>
</tr>
</tbody>
</table>

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Diana Kaminski, Senior Planner
COMMENTS:
This site is located on the southeast corner of 19th and McKemy streets: Clark Park is to the north of 19th Street, Wendy’s restaurant is to the south of the alley adjoining this lot, an apartment community called The Place of Tempe is to the east, and single-family residences are located west of McKemy Street. Based on aerial photography, the surrounding area developed between 1960 and 1980; this site has remained vacant. The proposed development would be a transition between the single family residences to the west and the apartment community to the east.

Single family homes are allowed in the multi-family zoning districts, and are held to the same development standards. Single family homes as individual lots are not reviewed for design, but are able to submit for building permits without design review or a planning process. Developments with two or three single family homes are reviewed administratively by planning staff. Four or more units require a Development Plan Review for the site plan, front yard landscape plan and building elevations. Instead of subdividing the lot first, and developing each property independently, the applicant is requesting approval of four two-story homes to be built on individual lots totaling .56 acres. The applicant is seeking approval for the Development Plan Review and Preliminary Subdivision Plat. For further processing, the applicant will need approval from City Council for a Final Subdivision Plat, to create four individual lots for the homes.

PUBLIC INPUT
- Neighborhood meeting is not required
- At the writing of this report, there has been no public input regarding this case.

PRELIMINARY SITE PLAN REVIEW
The first site plan review was May 27, 2015. The applicant submitted a formal application with incomplete information. The site plan review included comments on the uniformity of the elevations, the need for variety in materials, direction to move the westernmost driveway to the east side of the lot to provide more distance to the intersection. Staff identified all requisite documentation such as landscape plan for the front yards and a subdivision plat. Staff requested a street view of the four houses in context with each other, and color elevations of all four sides. The applicant resubmitted a complete application in July.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW
Site Plan
The site plan provides a north-south residential product with views of Clark Park, and surveillance of the alley from upper floor windows. The parking is accessed from the 19th Street front of each lot. The units have front porches with access to the street front, rear yard covered patios and second floor balconies. The floor plans group the driveways to provide a larger visual expanse of front yard between the two middle homes, and sets the westernmost driveway farther away from the intersection with McKemy. The building footprints also alternate to provide variation in the street view of the homes, the eastern most unit balcony faces sunrise, the westernmost unit balcony faces sunset, and the two homes in the middle, with the larger side yards, have balconies facing each other. Refuse is collected from the alley to the south. Single family homes are required two parking spaces, which are provided in a garage, with additional guest parking available in the driveway or on the street.

Building Elevations
There are two different elevation designs for the four units, which alternate between lots. Both elevation designs have traditional gable rooflines facing the street front, with a projected dormer portion above the garage. The garage roof is a lower form hip roof tying into the second floor living space. The roof materials are flat concrete tile and curved concrete tile; a higher quality product than that of the older asphalt shingles common in the area. The roof material is proposed to vary in color between the homes, for diversity in the housing identity. Front doors are double doors of traditional wood panel design, two with clerestory door lites, the other with solid panels. The applicant has proposed four different garage doors as options to create a more custom appearance to the homes. Each of the two models have a different window, balcony and decorative elements to vary the street front look. There are four distinct color schemes for the homes, aesthetically tied by the tone of
each hue, and the use of common materials. The eastern house, Lot 4, is a contemporary monochromatic grey on grey palette with grey trim and a dark grey curved tile roof; a colonial red door drawing the eye to the entrance. The second house from the east end, Lot 3, is a cool sage grey-green with light grey flat smooth tile roof and red toned faux stacked stone veneer wainscot. Staff has conditioned that either real stone or an integral colored stone product be used for this application for durability. Lot 2 is traditional dark beige with warm neutral accents, a tan curved tile roof and a burgundy door for contrast. The western house, Lot 1, is a dark blue-grey slate color with a warm grey raked surface flat tile roof, cream trim, and a red toned stacked stone veneer wainscot.

Landscape Plan
The landscape for the front of the homes provides an option for either xeriscape or turf, with a variety of shrub and ground cover options. The proposed street tree is thorn less Mesquite along 19th Street, to maximize shade along the public sidewalk. The proposed street tree along McKemy is a Desert Willow. Secondary trees are Crepe Myrtle, Pygmy Palm, Texas Ebony and Guajillo Acacia. Front yards alternate between turf and xeriscape options. Shrubs at the base of the house include Boxwood Beauty, Dwarf Oleander, Dwarf Bottle Brush and Rosemary. Ground cover is limited in the conceptual plan provided; additional conditions have been added to address the street front appearance of the residences. These conditions provide flexibility for the prospective buyers in selecting preferred plants for the front yards.

Section 6-306 D Approval criteria for Development Plan Review (in italics):

1. **Placement, form, and articulation of buildings and structures provide variety in the streetscape;** the houses are located within the allowed building area, with variation in the elevations to create variety. The massing has varied rooflines and elevation planes, balconies and hip and gable roof forms to break up the massing.

2. **Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;** house orientation is north/south facing, with windows on all four elevations. The front and rear doors are shaded by covered patios, side windows may be shaded by other units or trees, at the discretion of the homeowner.

3. **Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;** the roof materials are concrete tile, each unique to the four different models, the primary building material is painted stucco, with wood trim accent colors, windows will comply with current energy code standards, producing a superior housing product to that of the surrounding housing stock built prior to energy code requirements.

4. **Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;** a two story apartment building is located east of the site, single story commercial uses to the south could be replaced with taller buildings within the allowed zoning, single story homes are located across McKemy, with a zoning allowance of up to 30 feet in height. A park is located across 19th Street. The site is an infill property with a transitional opportunity between uses. The proposed 26’ tall homes with unified street trees will create an appropriate scale to the surrounding area.

5. **Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;** the houses have the long elevation on the east and west sides, visible only from McKemy on the west end, behind the proposed CMU yard wall. Building masses are broken up by changes in elevation plane, windows, doors, balconies and porch overhangs. The rhythm of the four units is created by similarities between the two models.

6. **Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;** the four houses have different color schemes, similar materials, very similar rooflines, different balcony, window and architectural details, to provide both variety and continuity in the small infill development.
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site is near Orbit and bus routes, and has pedestrian and bike access to businesses on Broadway, the park and nearby schools.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the proposed site design puts 4 new driveways on 19th Street, in a similar spacing to the single family houses west of McKemy. Each has a garage with a full length driveway, with visibility to the sidewalk and street for safely exiting the sites.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; windows on the north side overlook the park and community garden, windows on the south side overlook the alley, this infill development provides owner occupied opportunity and activity support with patios and balconies to enhance territoriality and natural surveillance. Yards are walled and gated for security.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape is provided along the street frontages for shade to pedestrians, and as an accent to the homes within the front yards.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review and Subdivision Plat. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.
4. The subdivision allows access to a public street and conforms to the technical standards of the Tempe City Code, Chapter 30, and Subdivisions.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. A Final Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

2. The Final 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 September 10, 2016. Failure to record the plat within one year of City Council approval shall make the plat null and void.

3. 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.

Site Plan

4. The site plan is approved as submitted July 27, 2015, minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
Building Elevations

5. The materials and colors are approved as presented:

**East Lot 4:**
- Roof - Concrete Tile – Eagle Cement Co. – Curved smooth tile Medium Cool Grey #5342
- Primary Building – Painted Stucco – Glidden Pebble Grey 00NN 53/000 (light grey)
- Building Accent – Glidden Icy Waterfall 10BB 73/045 (white)
- Fascia – Glidden French Grey 70BG 19/071 (medium cool grey)
- Front Door – Glidden Colonial Red 10YR 09/250 (red)
- Garage Door - Glidden French Grey 70BG 19/071

**Center East Lot 3:**
- Roof - Concrete Tile – Eagle Cement Co. – Flat smooth tile Light Grey #3241
- Primary Building – Painted Stucco – Glidden Eucalyptus Tree 10GY 30/104 (light grey-green)
- Building Accent – Glidden Brownington Court 90YR 36/203 (light brown)
- Fascia – Glidden Marshmallow White 30YY 83/012 (off-white)
- Front Door – Glidden Marshmallow White 30YY 83/012
- Garage Door – insulated metal painted to match Glidden Marshmallow White
- Stacked Stone Veneer – brand, stacking pattern and grout color not specified

**Center West Lot 2:**
- Roof - Concrete Tile – Eagle Cement Co. – Curved smooth tile Mottled Taupe #2143
- Primary Building – Painted Stucco – Glidden Warm Caramel 10YY 35/196 (medium gold brown)
- Building Accent – Glidden Natural Wicker 30YY 67/084 (cream)
- Fascia – Glidden Monterey Cliffs 10YY 14/080 (dark taupe)
- Garage Door – insulated metal with wood finish in medium brown mahogany finish and clerestory lites
- Front Door Glidden Classic Burgundy 09YR 05/305

**West Lot 1:**
- Roof - Concrete Tile – Eagle Cement Co. – Flat raked surface concrete tile Medium Grey #5213
- Primary Building – Painted Stucco – Blue Grey Slate 30BB 13/068
- Building Accent – Glidden Parchment White 60YY 83/062 (off-white)
- Fascia – Glidden Silver Swordplay 30BB 45/049 (light cool grey)
- Front Door – Glidden Silver Swordplay 30BB 45/049 (light cool grey)
- Garage Door – Glidden Silver Swordplay 30BB 45/049 (light cool grey)
- Stacked Stone Veneer - brand, stacking pattern and grout color not specified

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

6. Use natural stone veneer or integral colored stone product for masonry wainscot.

7. Stacked stone veneer shall be used around the east and west sides of the home to the side wall fence-line facing the street.

8. Stacked stone veneer shall be used on the columns to the patio surround in the back yard to provide variation in materials and four-sided architecture.

9. Locate the electrical service entrance section (S.E.S.) inside a secure yard that is concealed from public view.
Landscape

10. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.

11. Wilson Street side yard to have a minimum of 30% vegetative understory plants and ground cover (exclusive of tree canopies); this material should include at least three species and may include lantana, rosemary, dwarf bougainvillea, pampas grass and red yucca for texture and color variety.

12. 19th Street front yards to have a minimum of 30% vegetative understory plants and ground cover (exclusive of tree canopies); this material should include at least 3 species (exclusive of house foundation plants), and may include lantana, dalea greggii, rosemary, red yucca, cape aloe, pampas grass, fairy duster or erymophila varietes.

13. Street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.

14. Irrigation notes:
   a. Turf pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable.
   b. Hardwire power source to controller (a receptacle connection is not allowed).

15. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

16. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

17. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

CODE/ORDINANCE REQUIREMENTS:
The bulleted items refer to existing code or ordinances that planning staff observes are pertinent to this case and are included to alert the design team and assist in obtaining a building permit and are not an exhaustive list.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

- Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
• **STANDARD DETAILS:**

• **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

• **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

• **ENGINEERING:**
  - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
  - Curb and sidewalk adjacent to the property may be required to be replaced.

**HISTORY & FACTS:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1930-1949</td>
<td>Aerial photography indicates the site was native desert until removal of vegetation in the 1940s.</td>
</tr>
<tr>
<td>1969</td>
<td>Aerial photography shows single family houses to the west of McKemy and the apartments to the east of this lot.</td>
</tr>
<tr>
<td>1979</td>
<td>Aerial photography shows commercial development to the south and the development of Clark Park and swimming pool.</td>
</tr>
<tr>
<td>November 26, 2013</td>
<td>Development Review Commission approved a request for MCKEMY TOWNHOMES for a proposed new multi-family development on a vacant lot at the south east corner of 19&lt;sup&gt;th&lt;/sup&gt; and McKemy streets. The two and three bedroom townhome units were to be for sale product on fee simple lots sharing common landscape area, retention and pool amenities. Parking was accessed from the alley and includes secured garages. The entitlement included:</td>
</tr>
</tbody>
</table>

  - **ZUP13107** Use Permit Standard to reduce the front yard setback from 20’ to 16’
  - **ZUP13108** Use Permit Standard to reduce the side yard setback from 10’ to 8’
  - **ZUP13109** Use Permit Standard to reduce the street side yard setback from 15’ to 12’
  - **DPR13219** Development Plan Review including site plan, building elevations, and landscape plan
August 25, 2015  Development Review Commission is scheduled for a meeting for the Development Plan Review and Preliminary Subdivision Plat of the four single-family homes on a .56 acre lot zoned R-3 Multi-family, in compliance with all required development standards.

September 10, 2015  City Council is scheduled for a meeting for an Amended Subdivision Plat for four lots.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306, Development Plan Review
DEVELOPMENT PROJECT FILE
for
19th Street Homes

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5-7. Building Floor Plan, Roof Plan & Elevations House Type A
8-10. Building Floor Plan, Roof Plan & Elevations House Type B
11-15. Color Renderings
16. Landscape Plan
17-18. Subdivision Plat
Letter of Explanation for Development Plan at
647 W. 19th Street
Tempe, Arizona 85281
APN # 124-63-011-Q

On April 13, 2015 MGJ Homes, LLC purchased 647 w. 19th street Tempe, AZ with intention to subdivide the 1/2 acre lot into four separate parcels. The owner also planned to spec build four energy efficient single family homes with an architectural style of modern Spanish. Each home will be 2,000 square feet with three bed rooms, two and one half baths. extra-large double garage. energy star appliances and drought resistant landscaping.

1. Each home is situated on the lot staggered to provide relief in addition we have alternated the garages and main entrances.

2. All four homes are a modern Spanish style architecture facing north to reduce heat and make for more human comfort and energy conservation. The homes provide a variation of landscape design changing from grass lawn to a natural desert. Each lot will have 1 or 2 shade trees and sufficient shrubs and other Arizona native vegetation.

3. The front view of two of the homes will have quality stack stone veneer while the other two homes will have smooth stucco. The east west and south walls will be smooth sand finish stucco.

4. Building structure has a lot coverage of 48% of the allowed 50% with a height 25’ with the max height 30’. All trees and shrubs were appropriately picked and placed on lot to insure maximum spacing and function of the planned area.

5. By alternating driveways and having varied setbacks we have created an enhanced pedestrian experience and harmony at street level for this four home project. The neighborhoods flows nicely from the 2 level apartments on the east boarded into the single story homes on the west boarder.

6. The front view of each home is esthetically appealing because of the quality design, second story deck and stylish entry way facing Clark Park.

7. The city of Tempe has a light rail that runs through down town and heads north and our homes are 1.5 miles to the south. Our project is located on the ASU bike path to ASU corridor and we are surrounded by free ways which include: I-10 to the west, 60 to the south, 101 to the east, 202 to the north, and the 143 to the west. In addition we will provide wheel chair access across driveways.

8. These homes all have a 2 car garage in the front of the homes (on 19th street). Each home has is accessible to the ally on the south boarder.

9. Garages will have remote access and security systems will be an option for buyers. Attention was provided to design the landscaping to eliminate dark locations or excessive bushes which could provide shelter to an attacker.

10. Our landscape plan accents and provides delineation from parking, the homes and sidewalks. We have a man gate in the front of house next to garage with a 4’ sidewalk to drive way for trash cans, no trees and shrubs block this pathway.

11. The property address will be placed in a visible location near a light so it’s easy to read during the day or nighttime.

12. The homes will feature wall mount lights at all exterior doors. These lights will be energy efficient and have no negative effect on any surrounding homes or pedestrians.
SITE PLAN
OF
19TH STREET HOMES
A PROPOSED SUBDIVISION OF A PORTION OF THE
SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE DATA
GROSS AREA: 33,446 S.F.
0.768 ACRES

NET AREA: 24,608 S.F.
0.565 ACRES

ZONING: R-3

MAX. LOT: 6,152 S.F.

MIN. LOT: 6,041 S.F.

AVG. LOT: 6,124 S.F.

DENSITY: 0.19 LOTS/GR. AC

BUILDING SETBACKS:
FRONT = 20'
REAR = 10'
SIDE = 10'

SITE ADDRESS
647 WEST 19TH STREET
TEMPE, ARIZONA 85281

OWNER/DEVELOPER
MGJ HOMES, LLC
1553 EAST DRAKE DRIVE
TEMPE, ARIZONA 85283
PHONE: 480-313-5353
CONTACT: MARCUS JACOBSON
EMAIL: MARCUSJACOBSON09@GMAIL.COM
ATTACHMENT 4
DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:


IN WITNESS WHEREOF:

MGJ HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS SIGNED THIS TO BE STATED AND THE SAME ATTESTED TO BY THE SIGNATURES OF THE UNDERSIGNED OFFICIALS, Deana McCard and Claudia E. Karl.

DATE: 09/16/2015

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

I, Deana McCard, hereby acknowledge that I am a member of the county recorder's office and that I have received from the undersigned the certification of the plan of subdivision known as "19TH STREET HOMES," and that I have examined the plat and have found it to be in accordance with the laws and regulations of the state of Arizona.

DATE: 09/16/2015

LEGAL DESCRIPTION

(PRIOR TO SUBDIVISION)

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 100 FEET, AND EXCEPT THE EAST 400 FEET.

OWNER/DEVELOPER

MGJ HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

ADDRESS:
900 N. MOUNTAIN VIEW DRIVE
SUITE 102
CHANDLER, AZ 85249

PHONE: (480) 613-0980
FAX: (480) 613-0981

EMAIL: MGJ@MGJHOMESLLC.COM

BENCHMARK

ARIZONA HIGHWAY DEPT., MAINTENANCE DIVISION
4601 E. HIGHLAND AVE.
CHANDLER, AZ 85226

LOCATION MAP

PROJECT DATA

ORDER AREA: 33,945.71
PROJECT AREA: 34,240.68

STATEMENT OF OWNERS

WE HAVE REVIEWED THE PLAT AND APPROVED THE SAME AND HEREBY APPROVE THE SAME.

DATE: 09/16/2015

APPROVALS

APPROVED BY:
CITY OF TEMPE, CITY COUNCIL
DATE: 09/16/2015

FLOOD PLAIN CERTIFICATION:

THIS PARCEL IS LOCATED WITHIN ZONE X AS DEPICTED ON THE MARICOPA COUNTY FLOOD HAZARD INUNDATION ZONE MAPS.

NOTE:

NO FLOOD DAMAGE TO LOT SPANS AND DRAINAGE PLANS SHALL BE ALLOWED UNLESS AN INDIVIDUAL, SEPARATE AND SEPARATELY SUBMITTED TO MGJ HOMES, LLC, IS APPROVED.

LEGEND

MCR MARICOPA COUNTY RECORDER
PUE PUBLIC UTILITY EASEMENT
M/W PIONT OF WAY
B BRASS CAN FOUND
D BRASS CAN TO BE SET IN PIPE

SUBDIVISION BOUNDARY LINE
LOT LINE
EXCEPTION LINE
STREET CENTERLINE

NOTE:

NO MODIFICATION TO LOT SPANS AND DRAINAGE PLANS SHALL BE ALLOWED UNLESS AN INDIVIDUAL, SEPARATE AND SEPARATELY SUBMITTED TO MGJ HOMES, LLC, IS APPROVED.