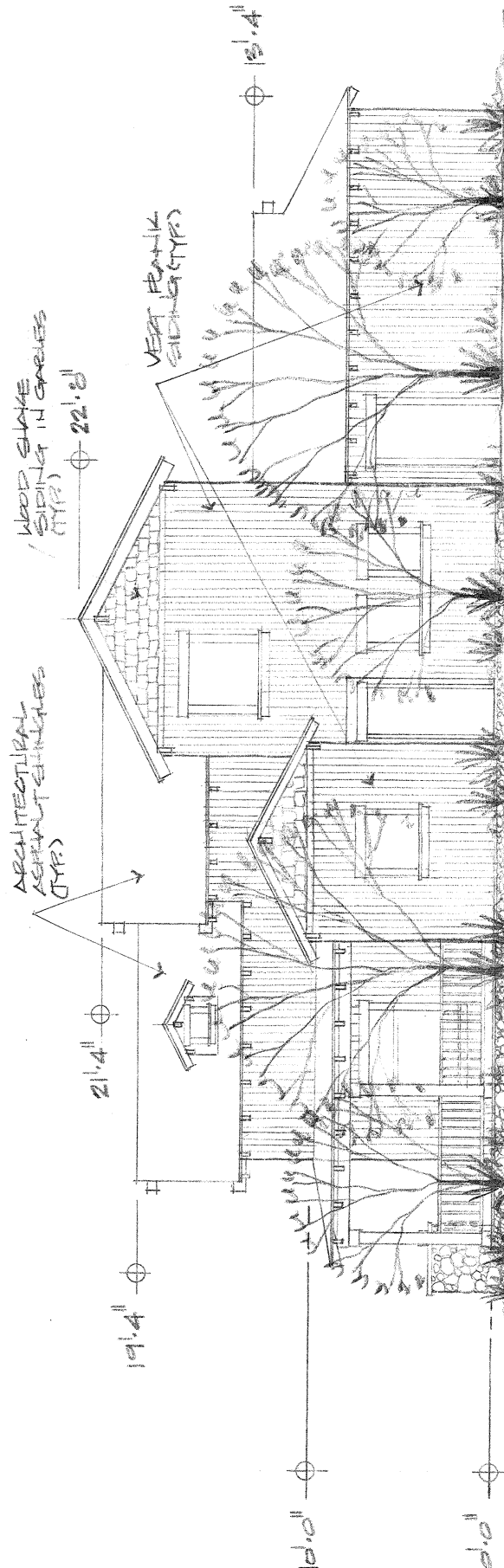
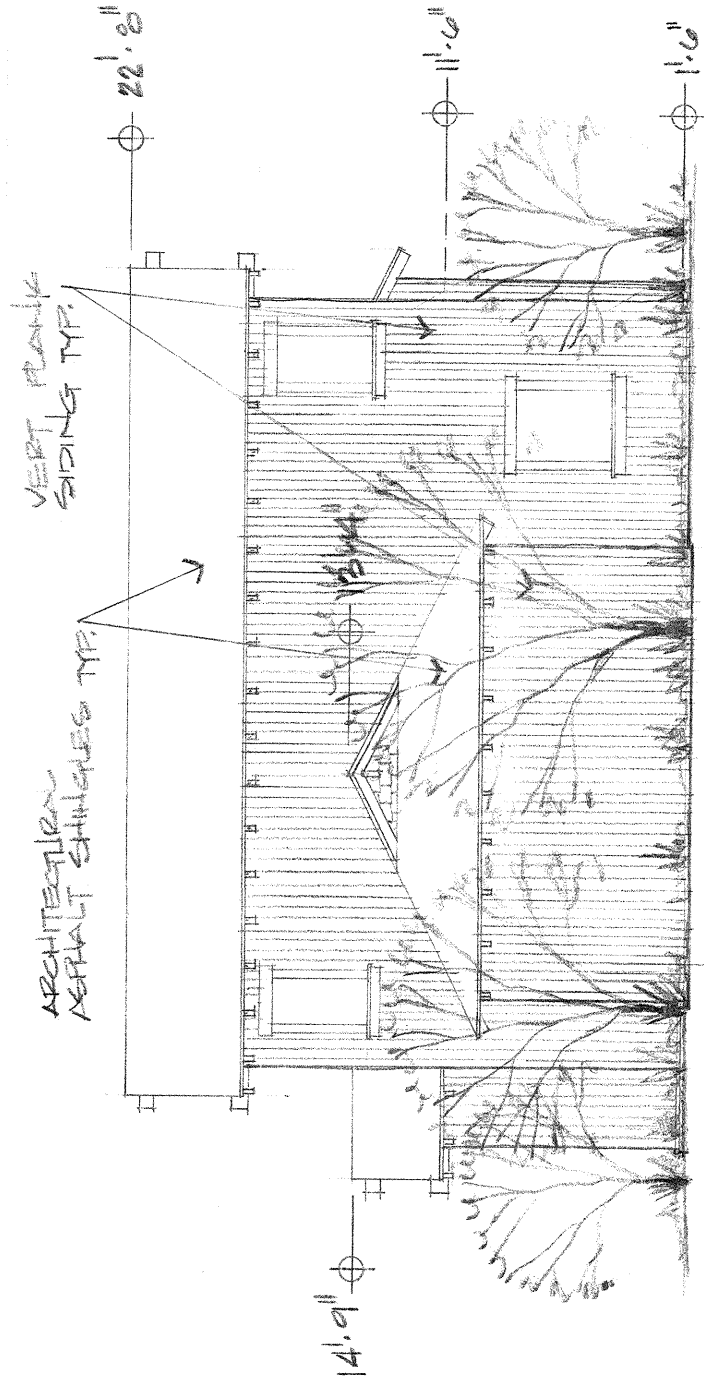


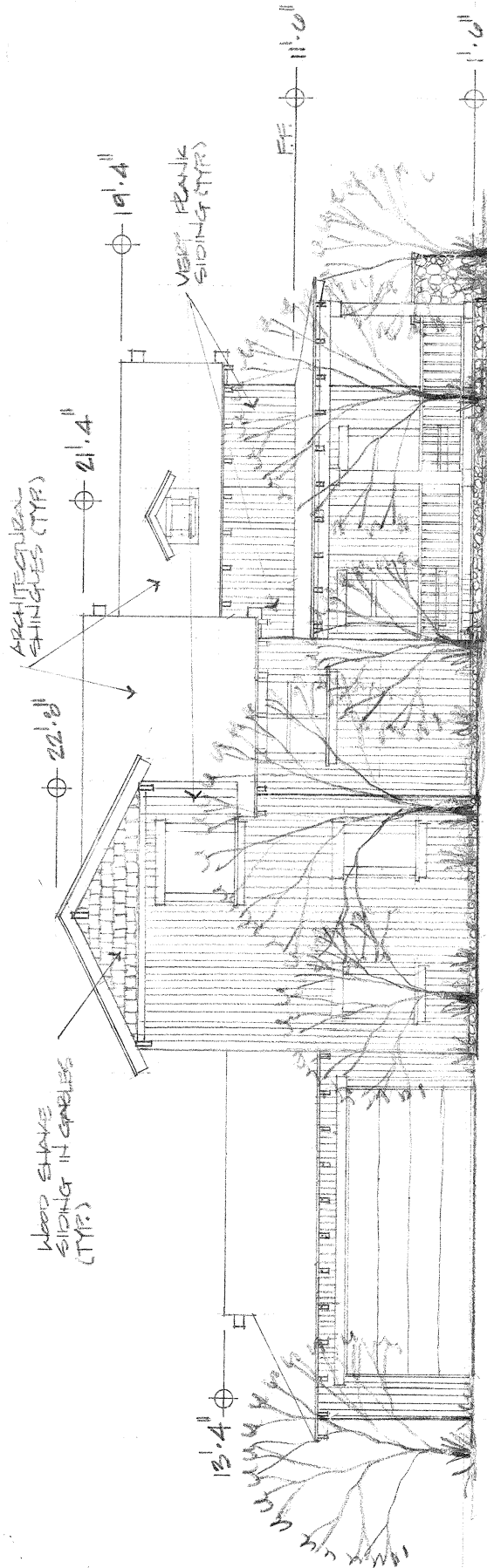
West Elevation



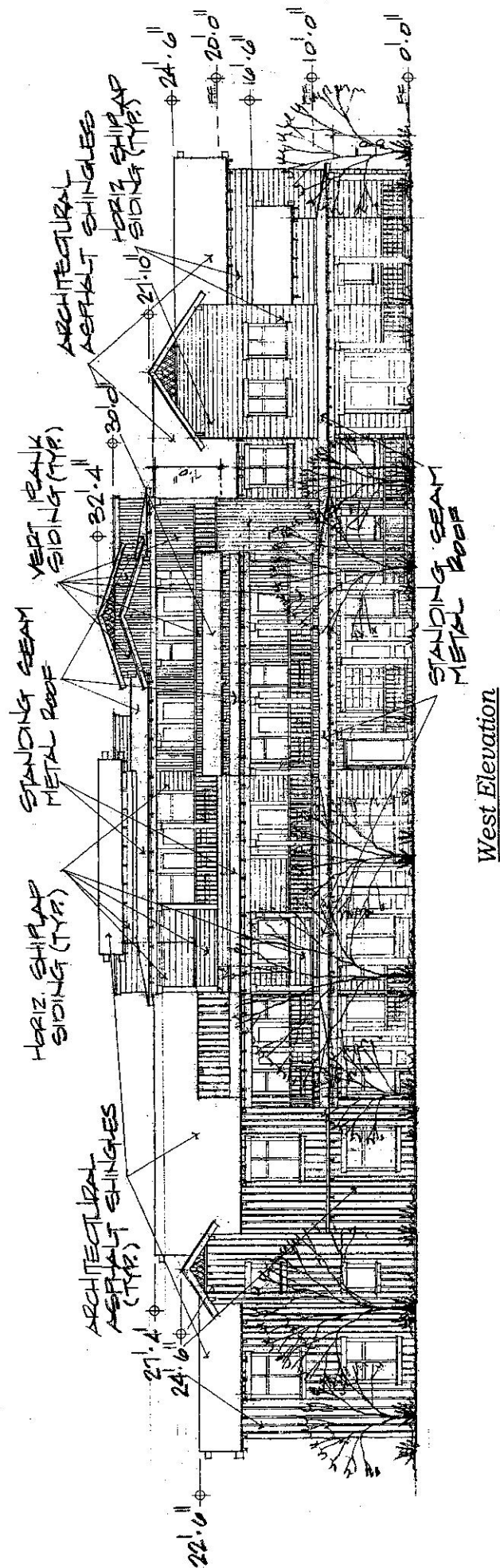
South Elevation



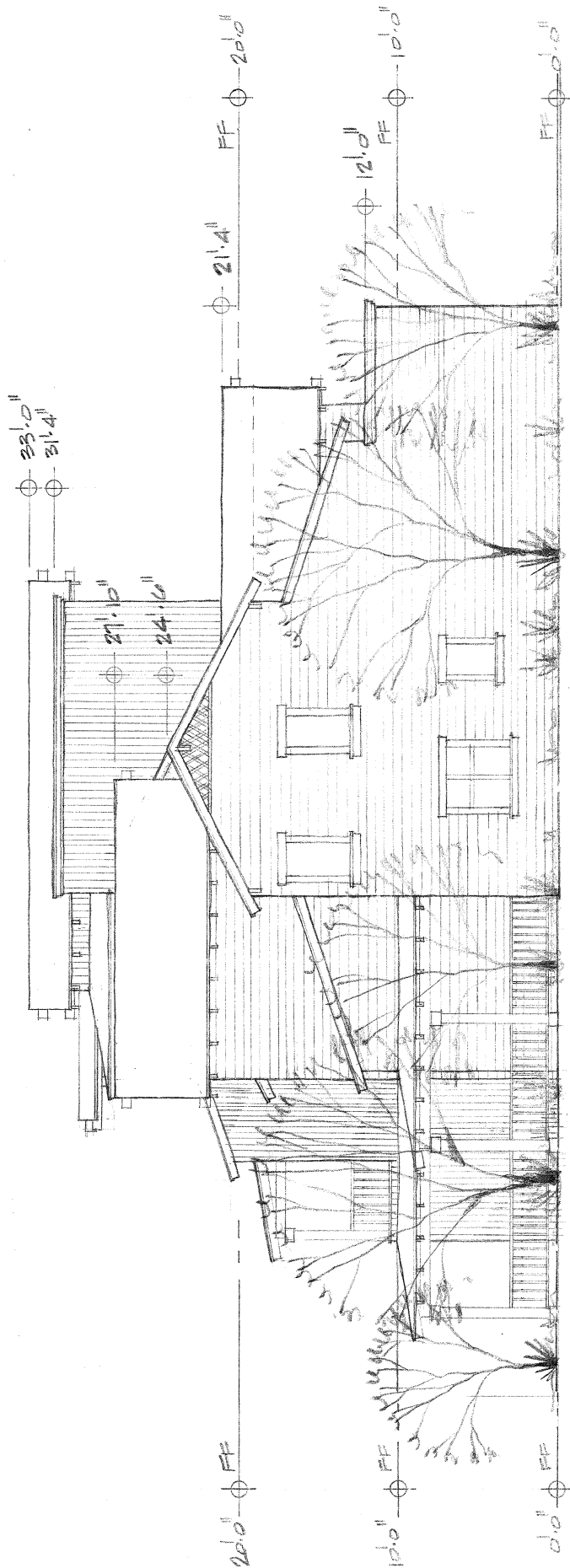
East Elevation



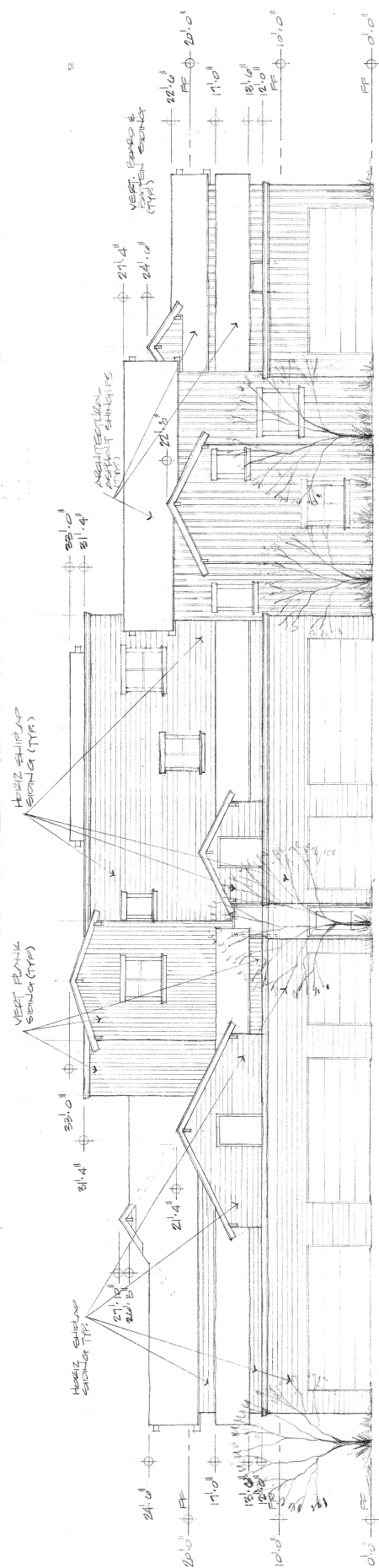
North Elevation



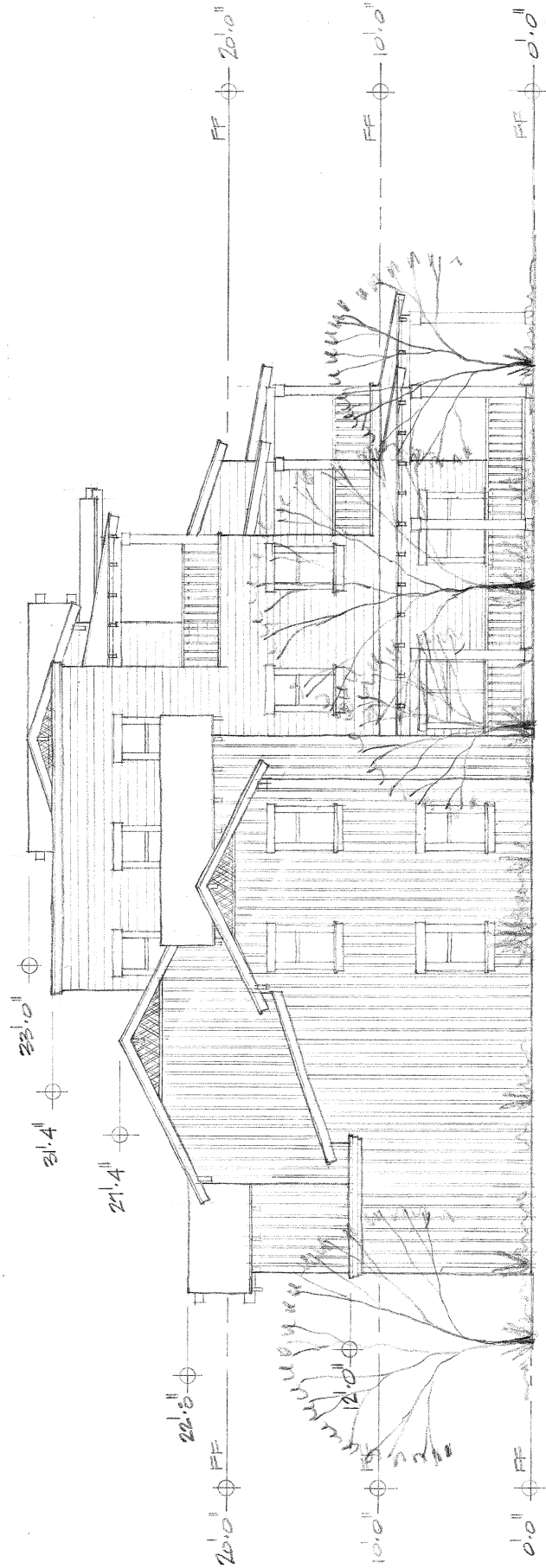
Tempe Project number: SPR11070
 959 South Ash Avenue
 Tempe, Arizona Section 22N, Zoning R-3



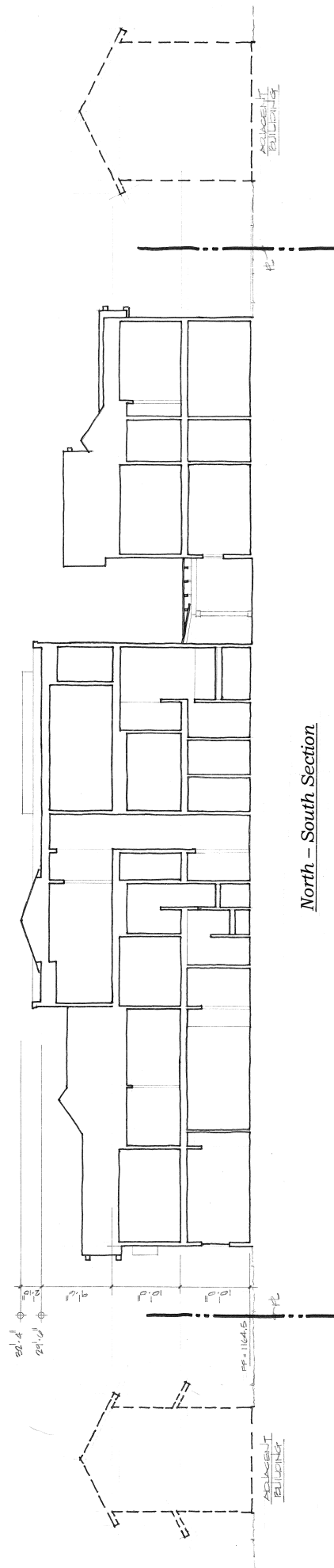
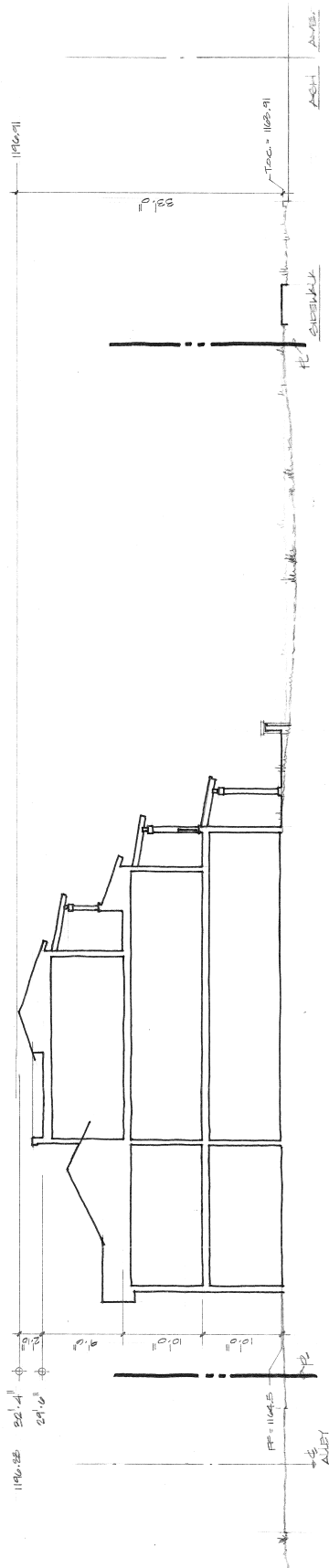
South Elevation

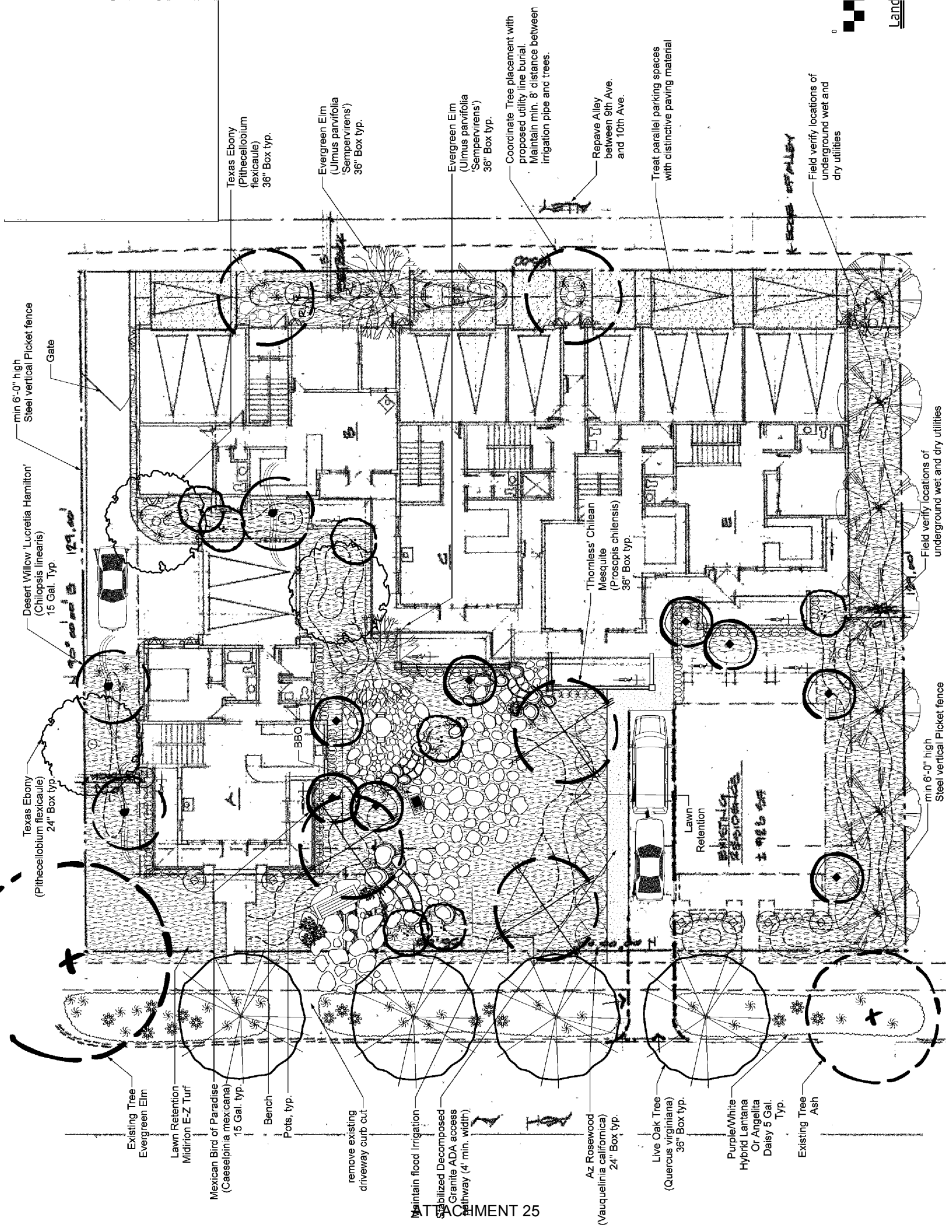


East Elevation



North Elevation





Plant List		Botanical Name	Common Name	Size	Quantity
Symbol					
Trees					
		Prunus cerasifera 'Krauter vesuvius'	Purple Leaf Plum	15 Gal. & 24" Box	3
		Shinus terebinthifolius	Brazilian Pepper	36" Box	2
		Pistacia chinensis	Chinese Pistache	36" Box	7
		Fraxinus Uhdei	Shamel or Majestic Beauty	36" Box	2
		Quercus virginiana	Live Oak	36" Box	4
		Bauhinia variegata	Purple Orchid	24" & 36" Box	3
		Rhus lancea	African Sumac	36" Box	1
		Ulmus parvifolia 'Sempervirens'	Evergreen Elm	36" Box	2
Shrubs					
		Lagerstroemia indica	Crepe Myrtle	15 Gal.	8
		Eremophila hydrophana	Blue Bells	5 Gal.	15
		Ilex vomitoria 'Stokes'	Dwarf Yaupon Holly	5 Gal.	105
		Myrtus communis 'Boetica'	Dwarf Twisted Myrtle	15 Gal.	6
		Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	3
		Sophora secundiflora	Texas Mountain Laurel	24" Box	7
		Tecoma stans 'Goldstar'	Arizona Yellow Bells	5 Gal.	1
		Ligustrum japonica	Glossy Privet	24" Box	7
Accents					
		Rosmarinus	Tuscan Blue Rosemary	5 Gal.	62
Vines/Groundcovers					
		Lantana montevidensis	Lantana Purple White	5 Gal.	30
		Tecoma stans 'Crimson Flare'	Arizona Yellow Bells	5 Gal.	9









***Summary of Neighborhood meeting
February 8, 2012***

***959 S. Ash, Tempe
Tempe Project Number: SPR11070***

The meeting came to order at 6:45

There were approximately 8 neighbors in attendance

Scott and Irene McMurray introduced themselves as the owners and gave a brief history of their ownership of the project, the renovation of the existing home on the property, their vision of the balance of the project, and introduced the other team members; James Hann, Architect and RD Hendrickson, builder.

James Hann gave a brief Architectural description of the project. The character is to be of the 'Craftsman Style'. There are 7 new units to go along with the existing one for a total of 8 units. Most are 2 story units with 2 efficiency units on top of the 2 center units. These units surround a landscape 'park-like' central courtyard. The colors come from a 'period correct' palette from Sherwin-Williams. The design emphasizes covered porches and patios featuring white railings, posts and window and door trim. Each unit has it's own garage space for parking and the mechanical units are located above the garages and inside an enclosed space to look like the rest of the composition and to control sound.

RD Hendrickson described the energy efficient construction methods for the project including re-usable and re-cycled materials, high efficiency mechanical units featuring air scrubbers, high efficiency foam insulation throughout. The slab will be of post-tension construction because of the high clay content in the soil.

Several questions were asked after the presentation including the height, the parking,(both the tandem and off-site parking on the street), the lighting concept and the retention concept. Kevin O'melia, from the City of Tempe, explained the ordinance regarding the height and the concept of tandem parking. Originally, R-3 zoning allowed for a height of 35 feet. This was revised to 30 feet with the opportunity of adding 10%, or 3 additional feet with a Use Permit Standard. Whether a project is of 2 story or 3 story composition doesn't matter as long as it doesn't exceed the height restriction. Tandem parking is additional parking behind another vehicle. The ordinance doesn't specify if this parking needs to be parallel or perpendicular to the other vehicles. Any off-site parking on the street is controlled by a separate City permit. The lighting concept will follow the minimum requirements of the City of Tempe for safety. The lighting will not exceed these minimums. The retention basin will occur in the central landscape courtyard. The intent is to make it shallow but over a large area so as to make it less apparent. Questions were asked regarding rental/homeowners and noise. This was addressed by, Scott and Irene. They mentioned they were indeed rentals but high-end rentals and hopefully this will eliminate a "party" type atmosphere. They also mentioned that they would work with the City of Tempe Police Dept regarding the noise ordinance, security plan for Ash Property and Crime free police policy and institute this into their leasing plan. Their plan is to move into the front house within 3 years when their kids have graduated from college.

The meeting adjourned at 8:00 PM.

From: Red Sam <redsaminvest@hotmail.com>
Sent: Thursday, March 01, 2012 1:00 PM
To: O'Melia, Kevin
Subject: Against Tempe Project SPR11070 and PR110362

Dear Mr. O'Melia,

As a property owner in the Maple Ash area, I vigorously oppose the Multi-Unit project and moreso the 2 stoy and 3 story buildings. The area as a certain charm, and consist largely of single family homes, that are lived in by professionals who enjoy to round about in the road, the art work, and longstanding feel and historical nature now present. The loss in charm, property values, and increase in parking problems, crime, trash, accidents, et al, are all too much.

Further, I see many home owners moving in the direction of revitalizing the area. All in keeping with the style and architecture set forth over 50 years of history as can be seen in driving in to the community. With being so close to ASU, it reminds me of areas in Palo Alto, CA that was at a crossroads and have had projects such as this one proposed. The city and neighborhood keep the historic feel and the area thrives now, and is a showcase for other communities around Universities. I would hope that over the course of the next 20 years the board will find joy in the decision of keeping the area as such a showcase, with its roundabouts, and neighborhood art, and charm.

Sincerely,

Randy Dukes

Ash Property Resurrection

One Lot Subdivision - Letter of Explanation

This request is to combine lots 4, 5, and 6 of the “Gage Addition” together to form one lot. The current zoning for these properties is R - 3 and this request is in conformance with the City of Tempe General Plan as adopted by the Commission and City Council. The proposed use for this parcel conforms to the requirements of the Zoning and Development Code for the City of Tempe. The project proposed for this property, ‘Ash Property Resurrection’, is for multi-family residential units and is in conformance with the R – 3 Zoning designation. In order for this project to conform to the approved Zoning and be in conformance with the General Plan, this lot combination is required.

ASH ESTATES

A REPLAT OF LOTS 4, 5, 6 & THE NORTH 5.00 FT. OF LOT 7, BLOCK 29, OF "GAGE ADDITION" AS RECORDED IN BOOK 3 OF MAPS PAGE 58 M.C.R., SEE ALSO REVISED LOT 6 "GAGE ADDITION" RECORDED IN BOOK 1051 OF MAPS PAGE 40 M.C.R. LOCATED IN THE NW 1/4, SECTION 22, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA } ISS
COUNTY OF MARICOPA }
KNOW ALL MEN BY THESE PRESENTS, I, RENE MENTING, AN ARIZONA UNITED LIABILITY COMPANY, AND RENE MENTING AS OWNERS, HAS REPLATED LOTS 4, 5 & 6, BLOCK 29, GAGE ADDITION, AS RECORDED IN BOOK 03 OF MAPS PAGE 58, RECORDS OF MARICOPA COUNTY, ARIZONA, AND LOCATED IN THE NW 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND EASEMENTS HEREIN, AND I, RENE MENTING, AS OWNER, DO HEREBY DEDICATE AND SET FORTH THE LOCATION AND DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHOWN BE KNOWN BY THE DIMENSIONS AND LOCATIONS SET FORTH AND USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGEMENT

ON THIS ____ DAY OF _____, 2012, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHO EXECUTED THE FOREGOING INSTRUMENT IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

BY: _____ RENE MENTING _____ DATE: _____
ITS: OWNER

BY: _____ ASH PROPERTY RESURRECTION LLC _____ DATE: _____
ITS: PRESIDENT

LEGAL DESCRIPTION PRIOR TO SUBDIVISION:

LOTS 4 & 5 "GAGE ADDITION" RECORDED IN BOOK 03 OF MAPS, PAGE 58 M.C.R.
LOT 6 "GAGE ADDITION" RECORDED IN BOOK 1051 OF MAPS, PAGE 40 M.C.R.
LOT 7 "GAGE ADDITION" RECORDED IN BOOK 1051 OF MAPS, PAGE 40 M.C.R.
IN BOOK 03 OF MAPS, PAGE 58 M.C.R.

OWNER(S):

RENE MENTING
MY WINE CELLAR, LLC
PHOENIX, AZ 85044

&

ASH PROPERTY RESURRECTION, LLC
3317 TONTO DRIVE
PHOENIX, AZ 85044

DEVELOPER:

ASH PROPERTY RESURRECTION, LLC
3317 TONTO DRIVE
PHOENIX, AZ 85044

BENCHMARK:

FOUND BY: _____ AND DEPT. IN MARCH/APRIL 0.5' DOWN STAMPED "MP 25.00 > 1987"
ELEV=1163.692 (NAVD 88)

BASIS OF BEARING:

COMPUTED BEARING FROM THE SOUTHWEST CORNER OF LOT 6 (REVISED FOUND 2" REBAR N. 90°00'00" W.)

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS ____ DAY OF _____, 2012.

BY: _____ MAYOR _____ DATE: _____

ATTEST: _____ CITY CLERK _____ DATE: _____

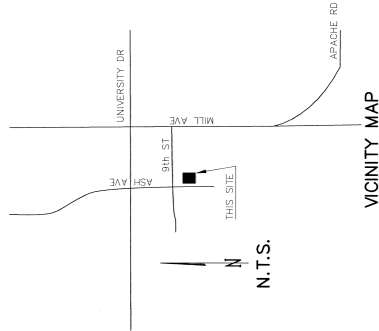
BY: _____ CITY ENGINEER _____ DATE: _____

BY: _____ COMMUNITY DEVELOPMENT _____ DATE: _____

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2011, THAT THE SURVEY IS THE WORK OF AN ENGINEER, AND THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GERALD L. GRAHAM RLS 24520 DATE



DATE:

LOT TIE	09-08-11	PS
UPDATE	03-08-12	PS
DATE	03-08-12	PS
DATE	03-08-12	PS
DATE	03-08-12	PS
DATE	03-08-12	PS

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2165 G AND 04013C 2165 D DATED SEPTEMBER 30, 2002. AREAS OF 0.22% ANNUAL CHANCE FLOODING ARE SHOWN WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



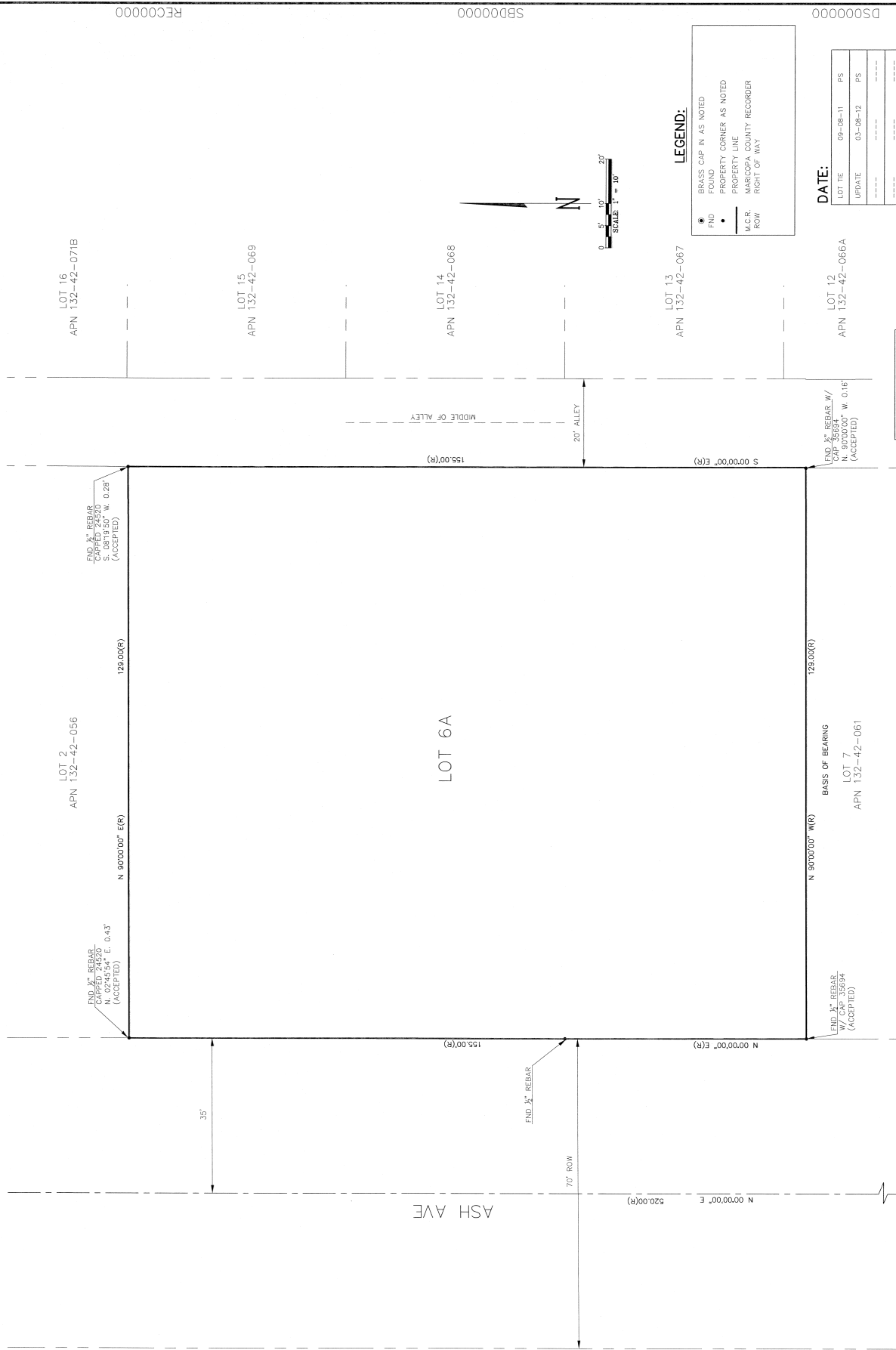
GRAHAM ENGINEERING & SURVEYING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1243, Carefree, Arizona 85377
(480) 488-4393

LOT 6A, ASH ESTATES, SHT. 1 OF 2, JOB #11-082LOTIE

RECO00000

SBD000000

DS0000000



RECORDING

REC000000

SBD000000

DS0000000

DATE:

LOT 12	09-08-11	PS
UPDATE	03-08-12	PS

LEGEND:

- BRASS CAP IN AS NOTED
- FOUND
- PROPERTY CORNER AS NOTED
- PROPERTY LINE
- MARICOPA COUNTY RECORDER
- M.C.R.
- ROW
- RIGHT OF WAY

GRAHAM ENGINEERING & SURVEYING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1243, Coolidge, Arizona 85377
(480) 488-4393

LOT 6A, ASH ESTATES, SHT. 2 OF 2, JOB #11-082LOTTE

From: stevetseffos <stevetseffos@gmail.com>
Sent: Thursday, March 15, 2012 3:50 PM
To: O'Melia, Kevin
Subject: ash project from steve tseffos

kevin

I am writing in support of the project planned for the 900 block of Ash Avenue. As you know, I lived in the maple-ash neighborhood for more than 20 years starting in 1986. To date I am the largest landowner in the neighborhood and have been involved in more historic rehabilitation in the neighborhood than anyone. At the same time I have been and will continue to be supportive of new projects that fit into the neighborhood and can add to our community. I met with Scott, Irene and their architect James Hamm to discuss the project and made suggestions on how it could be improved.

After watching and participating in development in the neighborhood for the past 20 years, it is easy to support a project that is going to be owner occupied, has relatively low density, and is a quality project. I would not have supported a project like this if it did not have garages, which this does.

Infill projects can be difficult and we have seen the ones that have no imagination and should not have been approved. By way of example, the houses built next to the Pyle house could be in any Valley subdivision and do not look like they belong in Maple Ash.

Irene and Scott have already shown sensitivity to the neighborhood by restoring at great cost the home to the south of their project. I told them that they should try and stay within the height limits of 30 feet if possible and they explored this idea. However they felt the design suffered at that height and so I will support the added height if it gives them better design.

In short, those who blend historic preservation with development should be applauded and be allowed to develop. This neighborhood is fortunate to have a couple who want to both live in the neighborhood and manage their properties from inside the development. They have my support.

sincerely
steven tseffos

Thanks,
Steve
602-692-3900 phone
602-749-6464 FAX

March 15, 2012
831 S. Ash Avenue
Tempe, AZ 85281

Kevin O'Melia,

I am writing you a letter to oppose case number PL110362. I live just two lots away from this proposed development at 831 S. Ash Avenue and will have to put up with this monstrosity for the rest of my life. There are many reasons why I and my neighbors are against this project.

(1) The whole project is out of scale with the surrounding homes. This is an older historic neighborhood with single story homes and many large trees. This project would take away the character of the neighborhood. Three stories is too high.

(2) The project is nothing more than a SUPERSIZE apartment complex, which means more college students, loud music, more noise, more parties, more parking problems, more boom boxes, more dogs using my yard for a bathroom, more noise, more crime, more underage drinking, more noise. These are not the type of neighbors I want.

(3) This SUPERSIZE apartment project will devalue my property and the whole neighborhood. How would you like living next door to this McMansion?

In summary, this whole project needs to be scaled down to conform to the neighborhood with single story structures.

Thank you,



Vic Mathis

