

PRELIMINARY PLANNED AREA DEVELOPMENT (P.A.D.) FOR EMERALD CENTER

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Project Data

Parcel Size	
Lot 1	53,480 net acres
Lot 4	8,020 net acres
Lot 5	16,840 net acres
Total	78,340 net acres

Existing Zoning	
I-1 (light Industrial)	41,900 Acres +/-
I-2 (General Industrial)	36,440 Acres +/-

Proposed Zoning	
RCC (Regional Commercial Center)	78,340 Acres

Landscape Percentage	Maximum Lot Coverage
10% Minimum	50%

Proposed Building Areas

Lot 1		Lot 1		
Option A	Option B	Option A	Option B	
Retail	Office	1,560,000 sq.ft.	Office	1,560,000 sq.ft.
Restaurant	Retail	423,500 sq.ft.	Retail	423,500 sq.ft.
Office	Hotel	200,000 sq.ft.	Hotel	200,000 sq.ft.
Hotel	Restaurant	5,000 sq.ft.	Restaurant	5,000 sq.ft.
Total	Total	2,188,500 sq.ft.	Total	2,188,500 sq.ft.

Lot 4		Lot 4		
Option A	Option B	Option A	Option B	
Retail	Restaurant	24,000 sq.ft.	Restaurant	14,450 sq.ft.
Restaurant	Total	14,450 sq.ft.	Total	38,450 sq.ft.

Lot 5		Lot 5		
Option A	Option B	Option A	Option B	
Retail	Restaurant	110,000 sq.ft.	Restaurant	20,225 sq.ft.
Restaurant	Office	30,000 sq.ft.	Office	160,225 sq.ft.
Office	Total	160,225 sq.ft.	Total	190,225 sq.ft.

Option A		Option B	
Total	1,754,400 sq.ft.	Total	2,387,175 sq.ft.

Variations Requested

- A Variance to increase the maximum height from 100' to 160' for Lot 1.
- Reduce the building setback from 60' to 30' for Lots 1, 4, & 5
- Reduce the required landscape percentage from 20% to 10%

Parking

Option A				Option B			
Parking Spaces Required				Parking Spaces Required			
Retail	50,000 sq.ft. @ 1/250	=	200	Retail	50,000 sq.ft. @ 1/250	=	200
	50,000 sq.ft. @ 1/275	=	182		50,000 sq.ft. @ 1/275	=	182
	597,500 sq.ft. @ 1/300	=	1992		457,500 sq.ft. @ 1/300	=	1525
			2374				1907
Restaurant	46,900 sq.ft. @ 1/175	=	625	Restaurant	34,675 sq.ft. @ 1/175	=	462
Office	810,000 sq.ft. @ 1/250	=	3240	Office	1,590,000 sq.ft. @ 1/250	=	6360
Hotel	200 Units @ 1/unit	=	200	Hotel	200 Units @ 1/unit	=	200
	7000 sq.ft. Conference @ 1/125	=	56		7000 sq.ft. Conference @ 1/125	=	56
	5000 sq.ft. Restaurant @ 1/75	=	67		5000 sq.ft. Restaurant @ 1/75	=	67
Total			6526	Total			9052
Parking Spaces Provided			6600	Parking Spaces Provided			9200

Owner

Emerald Holdings, L.L.C.
777 E. Thomas Road #210
Phoenix, AZ 85014

Statement of Owners

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.
SIGNED THIS 3rd DAY OF Sept., 2003.
BY Tom Tait AS MANAGING MEMBER OF EMERALD HOLDINGS L.L.C., OWNER OF THE PROPERTY DESCRIBED ON THESE PLANS.

Acknowledgement

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Sept., 2003, BY TOM TAIT, SR. AS MANAGING MEMBER OF EMERALD HOLDINGS L.L.C. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC: Donna K. Kappel
MY COMMISSION EXPIRES 4/12/2007



Approvals

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS DAY 3rd OF SEPTEMBER, 2003.

BY: Sasha J. Carter DATE: 9/3/03
CITY CLERK
ATTEST: Kathryn DATE: 9/3/03
CITY CLERK
BY: Andy DATE: 9/3/03
CITY ENGINEER
BY: Melanie C. Holden DATE: 9/3/02
PLANNING DIRECTOR



Architect

I HEREBY CERTIFY THAT THE CONCEPTS SHOWN ON THESE PRELIMINARY PLANS WERE PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO ALL APPLICABLE ORDINANCES AND REQUIREMENTS.

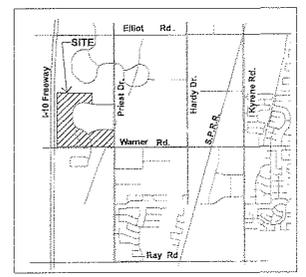


Mark C. Vinson, AIA/NCI/PNCARB
City Architect / Urban Design Manager
City of Tempe, Arizona

Conditions of Approval: SPD-2003.64

- The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - Off-site improvements to bring roadways to current standards include:
 - Water lines and fire hydrants
 - Sewer lines
 - Storm drains.
 - Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - Fees to be paid with the development of this project include:
 - Water and sewer development fees.
 - Water and/or sewer participation charges.
 - Inspection and testing fees.
- All street dedications shall be made within six (6) months of Council approval.
 - Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
- No variances may be created by future property lines without the prior approval of the City of Tempe.
- The Preliminary P.A.D. for the Emerald Center development 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 Development Services Department on or before August 21, 2004.
- The Design Review Board shall approve all Final Planned Area Developments (PAD) prior to City Council approval.

Location Map



Legal Description:

Lot 4 of the "Final Plat of The Emerald" according to Book 536, Page 24, Document No. 2000-0476599, Records of Maricopa County; and, Lot 1 of the "Amended Final Plat for The Emerald A Replat of Lot 1" according to Book 571, Page 05, Document No. 2001-0776730, Records of Maricopa County; and, Lot 5 of "A Replat of Lot 5 The Emerald" according to Book 564, Page 47, Document No. 2001-0501882, Records of Maricopa County.

Note: The boundary for the planning area shown on Page 2 of this plan conforms to the bearing and distances as shown on the record documents as described above.

Surveyor's Certification

I, James R. Cristea, hereby certify that the legal description shown on this document is true and correct.

BY: James R. Cristea DATE: 9/3/03
JAMES R. CRISTEA

Handwritten signature and date: J.R. Cristea 9/3/03



EMERALD CENTER

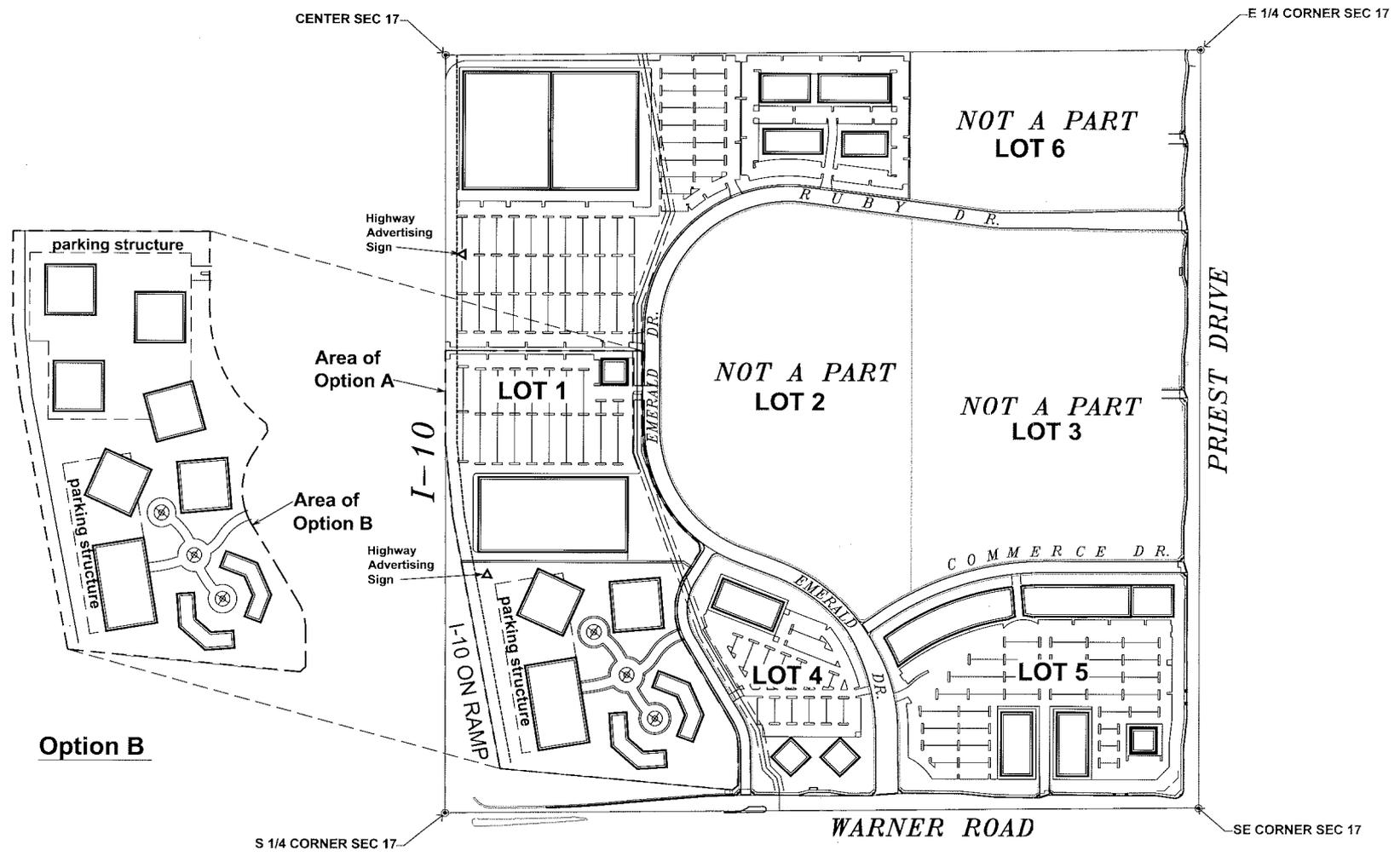
SHEET 1 OF 2

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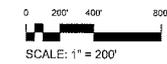
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BOOK 653 PAGE 1
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2003-1332668
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Option B



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EMERALD CENTER
SHEET 2 OF 2

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