

PLANNED AREA DEVELOPMENT OVERLAY FOR HAMPTON INN & SUITES

THAT PART OF LOT #67 & 68 AS SHOWN ON MAP "HOHOKAM INDUSTRIAL PARK UNIT 2"
BOOK 174, OF MAPS PAGE 33, MARICOPA COUNTY ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2013 BE-
FORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN DOE
OWNER, 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

KUBER DEVELOPMENT

BY:
OWNER:
DATE:
ITS:

LEGAL DESCRIPTION

That part of Lot No. 67 & 68 as shown on a map entitled "Hohokam Industrial Park Unit 2", according to book 174 of maps, page 33, Records of Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Southeast corner of said lot 67; then south 00° 05' 19" west along the east line of said lot 68, a distance of 128.35 feet to the point of beginning;

thence north 89° 54' 41" west, a distance of 294.79 feet;
thence north 00° 05' 19" east, a distance of 274.96 feet to a point on the southerly right-of-way line of the street;
thence northeasterly along a now tangential curve concave to the southeast having a radius of 440.00 feet, an arc length of 163.52 feet and a central angle of 21°17' 37" along said right of way line;
thence south 78° 36' 05" east along said right of way line, a distance of 50.99 feet;
thence south 89° 54' 41" east along said right-of-way line, a distance of 70.00 feet;
thence south 44° 54' 41" east along said right-of-way line, a distance of 21.21 feet;
thence south 00° 05' 19" west along the east line of said lot 67 and 68, a distance of 280.00 feet to the point of beginning;

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF

TEMPE ON THIS _____ DAY OF _____, 2013 .

List any minor modification approval, with date, below the City Council approval date if a minor modification occurs. (ref. ZDC, Section 6-312)

OWNER/DEVELOPER

KUBER DEVELOPMENT
MR. SHANE KUBER
1550 S 52ND STREET
TEMPE, AZ 85281

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)

GID (Existing) PAD (Proposed Overlay)

BUILDING HEIGHT

GID (Existing) = 35' (ref. ZDC, Section 7-103 and Section 7-108)

PAD (Proposed) = 54'

BUILDING LOT COVERAGE

GID (No Standard)

PAD (Proposed) 20%

SITE LANDSCAPE COVERAGE

GID (Existing) 10%

PAD (Proposed) 55%

BUILDING SETBACKS

FRONT (52nd St) GID (Existing) 25'

PAD (Proposed) 25'

SIDE (South) GID (Existing) 0'

PAD (Proposed) 0' (70' Actual)

REAR (West) GID (Existing) 0'

PAD (Proposed) 0' (75' Actual)

SIDE STREET (15th St) GID (Existing) 15'

PAD (Proposed) 15'

VEHICLE PARKING QUANTITY

110 Parking spaces provided

BICYCLE PARKING QUANTITY

6 Bicycle spaces provided

SIZE VICINITY MAP



CONDITIONS OF APPROVAL: PAD13010

GENERAL NOTES

List general notes that are related to Planned Area Development - delete if no notes that pertain
to current or previous PAD. Continuation of notes on second sheet is acceptable.

DS130601

PAD13010

REC13050

REC13050

PAD13010

DS130601



PHOENIX SKY HARBOR AIRPORT
HAMPTON INN HOTEL & SUITES
1950 South 52nd Street
Tempe, AZ 85281



JOB NUMBER
1224

DATE
05-15-2015

REVISION

SHEET TITLE
PAD
OVERLAY

SHEET NUMBER
004