

AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOT 2 OF PLAYA SIX

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT

ON THIS 16th DAY OF September, 2009 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED Mark F. Irgens WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON 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

JENNIFER L. MEYER
NOTARY PUBLIC
STATE OF WISCONSIN

BY Jennifer L Meyer 10/9/2011
NOTARY PUBLIC MY COMMISSION EXPIRES

979 PLAYA DEL NORTE, LLC
BY: IDP 979 PLAYA DEL NORTE HOLDINGS, LLC, ITS MANAGER
BY: IRGENS DEVELOPMENT PARTNERS, LLC, ITS MANAGER

BY: Mark F. Irgens DATE: September 16, 2009
MARK F. IRGENS
ITS MANAGER / PRESIDENT

LEGAL DESCRIPTION

LOT 2, OF THE FINAL PLAT OF PLAYA SIX SUBDIVISION, ACCORDING TO BOOK 962 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA

TOTAL AREA IS 1.758 GROSS ACRES.

APPROVAL:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 22nd DAY OF JULY 2008.

DEVELOPER

IRGENS DEVELOPMENT PARTNERS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
5055 EAST WASHINGTON STREET
SUITE 100
PHOENIX, ARIZONA 85034
PHONE: 602.682.0200
FAX: 602.682.0202
MARK F. IRGENS

PROJECT DATA

SITE ZONING: MU-4 (P.A.D., R.S.O.D.)
MIXED USE, HIGH DENSITY DISTRICT WITH PLANNED AREA DEVELOPMENT OVERLAY AND WITHIN RIO SALADO OVERLAY DISTRICT

MAXIMUM BUILDING HEIGHT: 129'-0"

BUILDING STEPBACK: NO

BUILDING LOT COVERAGE: 38.0%
OF NET SITE AREA, MAXIMUM

LANDSCAPE LOT COVERAGE: 13.0%
OF NET SITE AREA, MINIMUM

BUILDING SETBACKS: FRONT 113'-0" MINIMUM
SIDE 0'-0" MINIMUM
REAR 0'-0" MINIMUM

PARKING SETBACK FRONT 7'-0" MINIMUM

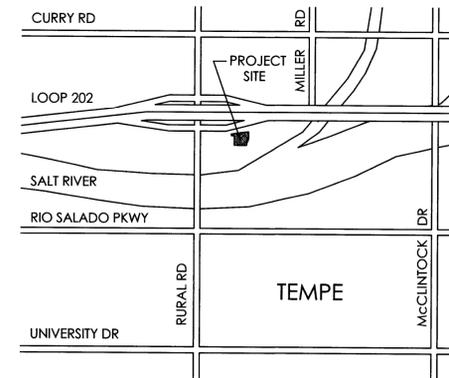
SITE VEHICLE PARKING QUANTITY 411 PROVIDED

SITE BICYCLE PARKING QUANTITY 14 PROVIDED

GENERAL NOTES

1. AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR +/- 1.76 ACRES AT 985 EAST PLAYA DEL NORTE DRIVE IS ESTABLISHED BY ORDINANCE NUMBER 2008.20 OF THE CITY COUNCIL OF THE CITY OF TEMPE.
2. THIS PLANNED AREA DEVELOPMENT AMENDS PAD07017 FOR LOT 2 OF PLAYA SIX (OFFICE); PAD07017 STILL GOVERNS LOT 1 OF PLAYA SIX (HOTEL).

VICINITY MAP



CONDITIONS OF APPROVAL: PAD08004

1. A BUILDING PERMIT SHALL BE OBTAINED ON OR BEFORE JULY 22, 2010 OR THE PROPERTY MAY REVERT TO THE PREVIOUS ZONING DESIGNATION, SUBJECT TO A FORMAL PUBLIC HEARING.
2. THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES PURSUANT TO A.R.S. §12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, RELEASING THE CITY FROM ANY POTENTIAL CLAIMS UNDER ARIZONA'S PRIVATE PROPERTY RIGHTS PROTECTION ACT, WHICH SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT NO LATER THAN AUGUST 21, 2008, THIRTY CALENDAR DAYS AFTER THE DATE OF APPROVAL, OR THE PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.
3. THE AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOT 2 OF PLAYA SIX SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
4. MAXIMUM HEIGHT OF THE OFFICE BUILDING, AS MEASURED FROM THE TOP OF CURB ADJACENT TO THE CENTER OF THE FRONT-YARD OF THE SITE, TO THE HIGHEST PORTION OF THE ROOF OR PARAPET OF THE OFFICE BUILDING SHALL NOT EXCEED 129'-0".
5. THE INCREASED HEIGHT EXCEPTION STIPULATED IN ZDC SEC. 4-205(A) SHALL BE WAIVED FOR THE OFFICE BUILDING.
6. THE MAXIMUM FRONT YARD SETBACK SHALL BE NO LESS THAN 113'-0".
7. THE MAXIMUM SIDE AND REAR SETBACK SHALL BE NO LESS THAN 0'-0".
8. THE MAXIMUM BUILDING LOT COVERAGE SHALL BE NO MORE THAN THIRTY-EIGHT (38) PERCENT OF NET SITE AREA.
9. THE MINIMUM LANDSCAPE LOT COVERAGE SHALL BE NO LESS THAN THIRTEEN (13) PERCENT OF NET SITE AREA.
10. WHERE A TEMPORARY SITE STRUCTURE THAT EXCEEDS THE HEIGHT OF THE BUILDING IS UTILIZED, SUCH AS A CONSTRUCTION CRANE, SUBMIT HEIGHT COORDINATE(S) FOR THE STRUCTURE TO THE FEDERAL AVIATION ADMINISTRATION AND THE CITY OF PHOENIX AVIATION DEPARTMENT FOR REVIEW AND OBTAIN WRITTEN APPROVALS FROM EACH AGENCY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
11. THE PARKING SETBACK SHALL BE MAINTAINED AT 7'-0" IN DEFERENCE TO THE STANDARD ESTABLISHED IN THE PREVIOUS PAD. AND ELSEWHERE IN THE PLAYA DEL NORTE DEVELOPMENT.
12. LANDSCAPE DEVELOPMENT STANDARDS WITHIN THIS MIXED-USE DISTRICT SHALL CONFORM TO ZDC SEC. 4-701 THROUGH 4-706 WITH EXCEPTIONS AS FOLLOWS:
 1. CANOPY TREES AT PARKING LANDSCAPE ISLANDS WITHIN EASEMENTS ARE NOT REQUIRED.
 2. SURFACE PARKING LOT SCREEN WALL IS WAIVED.
13. SECURITY LIGHT DEVELOPMENT STANDARDS WITHIN THIS MIXED-USE DISTRICT SHALL CONFORM TO ZDC SEC. 4-801 THROUGH 4-805.
14. THE DEVELOPER SHALL RECEIVE APPROVAL OF THE FINAL TRAFFIC IMPACT STUDY FROM THE TRAFFIC ENGINEER, WHICH INCLUDES TRAFFIC IMPACT FOR AN OFFICE USE OF 106,030 S.F. ON THIS SITE, PRIOR TO ISSUANCE OF A BUILDING PERMIT.



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REC08011

PAD08004

LOT 2 OF PLAYA SIX

979 Playa Del Norte Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.
08-078
SHEET SCALE:
DRAWING NO.
08078 A0-0 PAD
DRAWN / CHECKED BY:
BF
DATE:
8.27.2009
SHEET TITLE:
COVER SHEET

SHEET NO.

SHEET 1 OF 2

DS071177

PAD08004

REC08011



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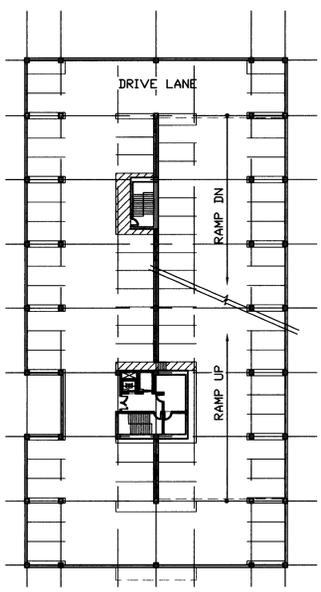
Irgens Development Partners

REC08011
PAD08004
LOT 2 OF PLAYA SIX
 979 Playa Del Norte Drive
 Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

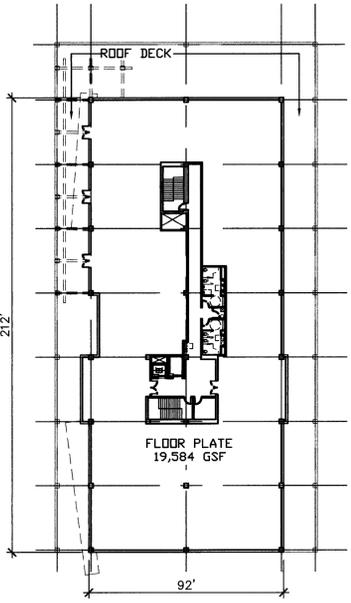
DS071177
 PROJECT NO. **08-078**
 SHEET SCALE: **AS NOTED**
 DRAWING NO. **08078 A1-1 PAD**
 DRAWN / CHECKED BY: **BF**
 DATE: **8.27.2009**
 SHEET TITLE: **SITE PLAN, TYPICAL FLOOR PLANS, & SECTION**

SHEET NO. **SHEET 2 OF 2**



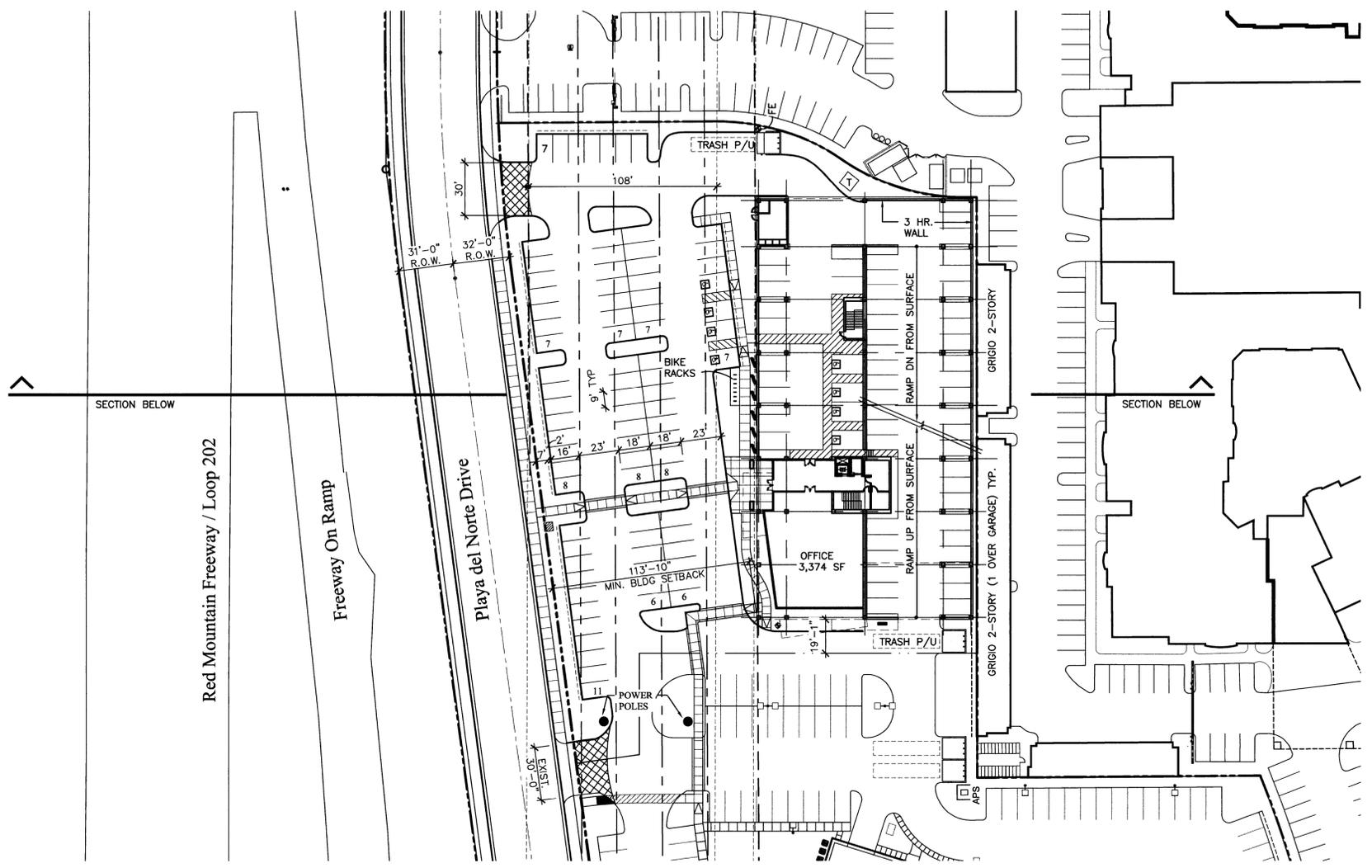
TYPICAL GARAGE FLOOR PLAN

SCALE: 1" = 40'
 0' 10' 20' 40' 80' 160'



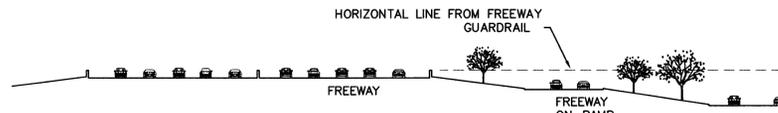
TYPICAL OFFICE FLOOR PLAN

SCALE: 1" = 40'
 0' 10' 20' 40' 80' 160'



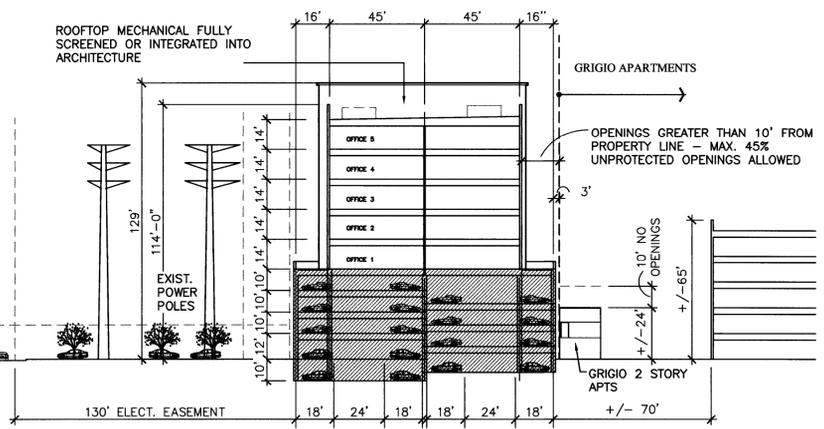
SITE PLAN

SCALE: 1" = 40'
 0' 10' 20' 40' 80' 160'



SITE SECTION

SCALE: 1" = 40'
 0' 10' 20' 40' 80' 160'



DESCRIPTION:
 THIS PROJECT INCLUDES THE DEVELOPMENT OF LOT 2 OF PLAYA SIX. IT WILL INCLUDE AN APPROX. 106,030 S.F. 5-STORY OFFICE BUILDING ON TOP OF 5-STORIES OF STRUCTURED PARKING (ONE LEVEL BELOW GRADE). THE DEVELOPMENT ALSO INCLUDES ASSOCIATED SITEWORK FOR SURFACE PARKING AND LANDSCAPING. RETENTION WILL BE OFF-SITE, AS PART OF THE PLAYA DEL NORTE MASTER DRAINAGE PLAN.

DS071177

PAD08004

REC08011