

# PLANNED AREA DEVELOPMENT OVERLAY FOR HILTON HOMEWOOD SUITES- TEMPE MARKETPLACE

65 SOUTH MC CLINTOCK DRIVE, TEMPE, AZ

**ACKNOWLEDGMENT**

STATE OF ARIZONA            )  
  )SS.  
COUNTY OF MARICOPA    )

ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2007 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED THEM SELF TO BE THE \_\_\_\_\_ OF \_\_\_\_\_ AN ARIZONA CORPORATION, AND THAT THEY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
\_\_\_\_\_

**LEGAL DESCRIPTION**

PARCEL NO 1  
LOT 1, TEMPE MARKETPLACE, ACCORDING TO BOOK 844 PAGE 44,  
RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO 2  
A NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR ACCESS,  
PASSAGE FOR MOTOR VEHICLES AND PEDESTRIANS AND FOR  
PARKING OF MOTOR VEHICLES, BY OR PURSUANT TO THAT  
CERTAIN DECLARATION OF EASEMENTS, CONVENANTS AND  
RESTRICTIONS DATED MARCH 20, 2006 AND RECORDED MARCH 21,  
2006 IN DOCUMENT NO. 2006-0377334

**OWNER/DEVELOPER:**

TEMPE HHG HOTEL DEVELOPMENT, LLC

**GENERAL NOTES**

CONSTRUCTION OF 8 STORY, 140 ROOM HOTEL.

**PROJECT DATA**

GROSS SITE AREA: 102,859 SF - 2.36 ACRES  
GROSS BLDG. AREA: 105,300 SF  
  
HOTEL GUEST ROOMS: 140 ROOMS  
  
DENSITY: 59.3 ROOMS / ACRE  
SITE COVERAGE: 13% (13,500 SF)  
F.A.R.: 1.02

ZONING CLASSIFICATION: RCC  
REGIONAL COMMERCIAL  
CENTER

ALLOWABLE  
BUILDING HEIGHT: 75'-0" TOP OF PARAPET  
  
BUILDING HEIGHT: 8 STORIES  
75'-0" TOP OF ROOF  
92'-4" TOP OF PARAPET

**PARKING TABULATION**

<u>MARKETPLACE PAD</u>	OVERAGE
REQUIRED: 5,907 SPACES	
PROVIDED: 5,984 SPACES	
	77 SPACES

HOTEL  
REQUIRED: 140 SPACES  
PROVIDED: 98 ON SITE  
42 FROM OVERAGE

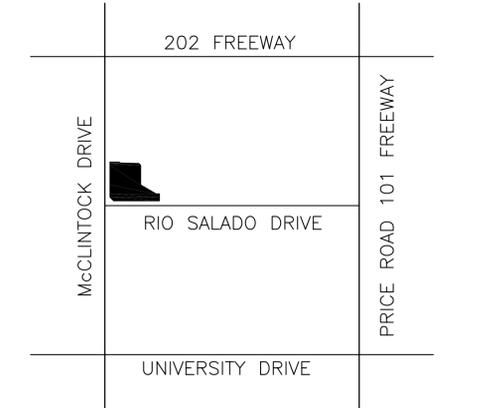
35 SPACES

REFER TO TRAFFIC STUDY AMENDMENT

EXISTING TOPOGRAPHY: GRADED UNDER APPROVED  
PRELIMINARY PLANNED AREA  
DEVELOPMENT (PAD) FOR  
TEMPE MARKETPLACE

**APPROVAL**

BY: \_\_\_\_\_, DATE: \_\_\_\_\_  
DEVELOPMENT SERVICE



**LOCATION MAP**

NTS

CONDITIONS OF APPROVAL: PAD07005