

AMENDED PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT FOR THE VALE

A PORTION OF THE NORTHWEST QUARTER, SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

FLOOD ZONE

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY, LOCATED AT 1149 WEST UNIVERSITY DRIVE, TEMPE, ARIZONA, LIES WITHIN ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, PANEL NUMBER 040054 2165G DATED JULY 19, 2001. ZONE "X" IS DESIGNATED AS BEING OUTSIDE THE 500 YEAR FLOOD BOUNDARY, AND THEREFORE, WOULD NOT BE SUBJECT TO FLOODING AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

ON SITE RETENTION

ON SITE RETENTION TO BE ADDRESSED BY USING ALL OF THE AVAILABLE LANDSCAPE AREAS FOR RETENTION AND A SERIES OF UNDERGROUND PIPES DRAINING TO A DRY WELL IN THE COMMON AMENITY AREA. DESIGN OF ON SITE RETENTION SHALL BE SUFFICIENT FOR THE 100 YEAR STORM REQUIREMENTS.

PUBLIC UTILITIES

WATER	CITY OF TEMPE
SEWER	CITY OF TEMPE
FIRE	CITY OF TEMPE
TELEPHONE	QWEST
ELECTRIC	ARIZONA PUBLIC SERVICE
CABLE TV	COX CABLE



UTILITIES

PRIVATELY DEDICATED SEWER AND WATER LINES WITH SINGLE TAPS AT STREET.

ELECTRICAL PER UTILITY COMPANY. ALL SERVICE LINES UNDERGROUND

TELEPHONE PER QWEST IN TANDEM WITH ELECTRICAL

CABLE TV TO ALL UNITS

REFUSE

ALLEY COLLECTION FOR RESIDENTIAL UNITS
ON SITE COLLECTION FOR COMMERCIAL UNITS

RECYCLING - CURB SIDE P.U. W/ INDIVIDUAL ROLL OUTS

PROJECT DESCRIPTION

46 FOR SALE RESIDENTIAL CONDOMINIUMS AND 4 FOR SALE COMMERCIAL CONDOMINIUMS POSITIONED TO CREATE AN URBAN EDGE AND BUFFER ALONG UNIVERSITY DRIVE

STATEMENT OF OWNER

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.
SIGNED THIS 26th DAY OF February, 2004
BY Nicole Roberts AS Member OF
BECK DEVELOPMENT L.L.C.

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF February, 2004
BY Nicole Roberts, AS member OF
BECK DEVELOPMENT L.L.C., OWNER,
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL,
NOTARY PUBLIC: Kristy Behan
MY COMMISSION EXPIRES 12/27/06



APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS
13th DAY OF February, 20043.
BY: Neil Giuliano, DATE: 2/11/04
MAYOR
ATTEST: [Signature], DATE: 2/13/04
CITY CLERK
BY: Andy Gale, DATE: 3-3-04
CITY ENGINEER
BY: [Signature] for [Signature], DATE: 3/4/04
DEVELOPMENT SERVICES MANAGER

USE PERMIT

A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE APRIL 17, 2004 OR THE USE PERMIT SHALL BE DEEMED NULL AND VOID.

BENCHMARK

BRASS CAP IN HAND HOLE
INTERSECTION OF UNIVERSITY DRIVE AND HARDY DRIVE ELEVATION OF 1149.69 FEET CITY OF TEMPE DATUM NO. 108

OWNER/DEVELOPER

BECK DEVELOPMENT L.L.C.
16347 EAST SEGUNDO DRIVE
FOUNTAIN HILLS, ARIZONA 85268

LEGAL DESCRIPTION

LOTS 1 THROUGH 9, WESTERN VILLAGE UNIT 19,
MARICOPA COUNTY BOOK 148 OF MAPS, PAGE 96

A SUBDIVISION OF PART OF TRACT "A" OF WESTERN VILLAGE 79/49 M.C.R. MARICOPA COUNTY, ARIZONA PART OF THE N.W. 1/4 SECTION 21 TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

UTILITY NOTE

INFORMATION CONCERNING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM EXISTING RECORDS, HOWEVER, THEY MAY NOT NECESSARILY REFLECT THE EXACT LOCATION OF SUCH FACILITIES. ANY EXCAVATION OR CONSTRUCTION ACTIVITY WITHIN THE PROPERTY SHOULD BE DONE ONLY AFTER CONTACTING "BLUE STAKE" FOR EXACT LOCATION OF FACILITIES ON THIS SITE. PHONE 602.263.1100

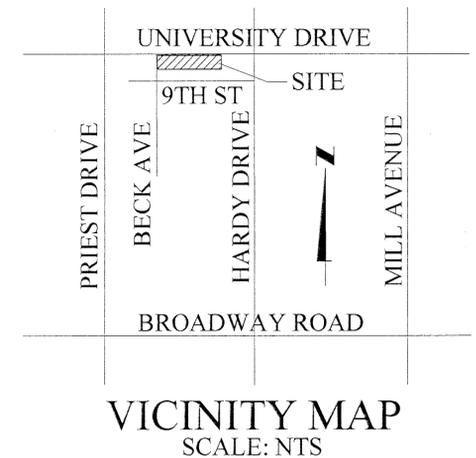
BASIS OF BEARING

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA CITY OF TEMPE DATUM.

FIRE SAFETY

NEAREST EXISTING FIRE HYDRANT 26 FEET SOUTH AND 620 FEET EAST OF THE CENTERLINE INTERSECTION OF UNIVERSITY DRIVE AND BECK AVENUE

BOOK 674 PAGE 11
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2004-0230497
03/05/2004 02:56 PM



PROJECT DATA

PROJECT ADDRESS:	1101-1111 W. UNIVERSITY DR.
EXISTING ZONING:	R1-6, C-2
ADJACENT ZONING:	R1-6, C-2
ZONING:	MG
UNIT COUNT:	46 DWELLINGS, 4 COMMERCIAL
DENSITY:	26 UNITS PER ACRE
GROSS LOT AREA:	77,963 SF
NET LOT AREA:	67,467 SF
LOT COVERAGE	34.7 %
LANDSCAPE OPEN SPACE:	20,407 SF
PARKING REQUIRED:	105
PARKING PROVIDED:	93
BICYCLE PARKING:	50 REQUIRED, 50 PROVIDED

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE SAID PREMESIS DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2002, ALSO THAT THE PLAT IS CORRECT AND ACCURATE: AND THAT THE MONUMENTS DESCRIBED HEREON HAVE BEEN LOCATED AS DESCRIBED.

BY: Harold E. Beabout
HAROLD E. BEABOUT, RLS No. 33853

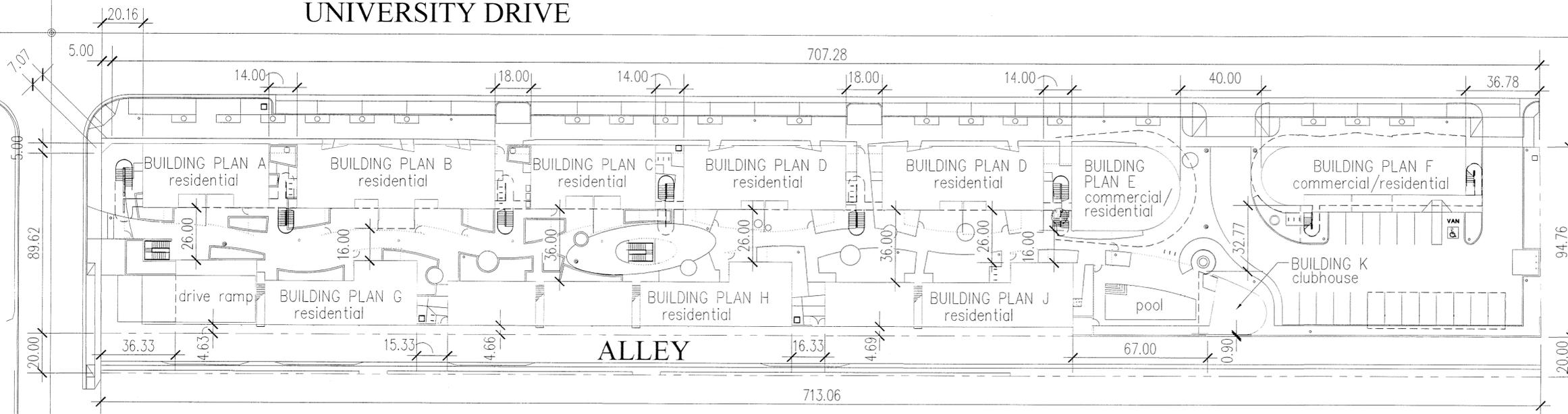


AMENDED PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT FOR THE VALE

BECK AVENUE

UNIVERSITY DRIVE

ALLEY



SCOPE OF WORK:
construction of new mixed use residential/commercial
condominium complex with secured underground parking
structure, private individual garage/carriage houses and
public parking at grade.

EXISTING ZONING: R1-6/ C-2

ZONING: MG

PARCEL SIZE:
77,963 sf gross
67,467.3 sf net

GROSS BUILDING AREAS:
residential - 58,419 sf
commercial - 4,170 sf
clubhouse - 609 sf
surface garage - 5808 sf
underground parking - 22,103 sf

LOT COVERAGE: 34.7% (27,068 / 77,963)

MAX BUILDING HEIGHT: 45'-6", 4 STORIES

TYPE OF CONSTRUCTION (PER UBC)
residential - type V-1hr.
commercial - type V-1hr.
underground parking - type I f.r.

all buildings to be provided with
an automatic fire extinguishing system

RESIDENTIAL UNIT MIX:
studios 5
1 bedroom 12
1 bedroom/den 6
2 bedroom 19
3 bedroom 4

26 UNITS PER ACRE (46 / 1.8 ACRES)

PARKING REQUIRED:
commercial 1 /250 sf = 4000/250 = 16
studio @ 1 per = 5 x 1 = 5
1 bedroom @ 1.5 per = 18 x 1.5 = 27
2 bedroom @ 2 per = 38
3 bedroom @ 2.5 per = 4 x 2.5 = 10
guest @ .2 per = 46 x .2 = 9.2
total spaces required = 105

PARKING PROVIDED:
underground 48
surface garage 24
surface lot 21
total spaces provided 93

LANDSCAPE PROVIDED:
public right of way: 507 sf
on site: 20,407 sf
percent of site: 30.2% (20,407 sf / 67,575 sf (net site))

BICYCLE PARKING:
residential spaces required (46 x .5) 23
commercial spaces required (4,000 sf / 2,500 sf) 2
asu commuting area multiplier 2
50 bicycle spaces required
50 bicycle spaces provided

CONDITIONS OF APPROVAL: SPD-2002.92

1. a. 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.
- b. Off-site improvements to bring roadways to current standards include: (1) Water lines and fire hydrants (2) Sewer lines (3) Storm Drains (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter and related amenities.
- c. Fees to be paid with the development of this project include: (1) Water and sewer development fees (2) Water and/or sewer participation charges (3) Inspection and testing fees
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. 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.
3. 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.

5. A valid building permit shall be obtained and the substantial construction commenced on or before February 13, 2004 or the variances shall be deemed null and void.
6. A building permit shall be obtained and substantial construction commenced on or before February 13, 2005 or the zoning shall revert to that in place at the time of application, subject to a public hearing.
7. The Preliminary and Final PAD and the Final Subdivision plat for the Vale mixed use 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 February 13, 2004.
8. The applicant/owner shall resolve all lighting and security details with the Planning and Crime Prevention Staff prior to the issuance of a building permit.
9. Any commercial square footage shall remain unoccupied until such time as the applicant has delivered all on-street parking to full use (22 parking spaces along University Drive).

VARIANCES

1. Reduce the minimum required street side yard building setback from 25 feet to 0 feet along the north property line.
2. Reduce the minimum required front yard building setback from 25 feet to 7 feet along the west property line.
3. Reduce the minimum required lot depth from 150 feet to 94 feet.
4. Waive the minimum required 6 feet buffer strip along the south property line and the minimum 15 feet of landscaping along the street and front yard building setbacks.
5. Reduce the minimum required parking spaces from 105 to 93.
6. Waive the required parking spaces for recreational vehicles.
7. Waive the requirement of a landscape island at the south east surface parking lot.
8. Allow the use of custom architectural metal skin on exterior metal walls.
9. Reduce the minimum required courtyard separation from 50 feet to 14 feet.

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