

PLANNED AREA DEVELOPMENT 2100 RIO SALADO

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 21st DAY OF January, 2014 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED TOM LECLAIR, 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Ruth Ellen Mauri

MY COMMISSION EXPIRES 10/26/16



TELLURIAN DEVELOPMENT COMPANY

BY: TOM LECLAIR, DATE: 1/21/15

TITLE: OWNER

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 21st DAY OF JANUARY, 2014.

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13, BEING A BRASS CAP IN HANDHOLE, FROM WHICH THE CENTER OF SECTION BEING A BRASS CAP IN HANDHOLE, BEARS SOUTH 89°51'53" WEST, FOR A DISTANCE OF 2648.69 FEET;

THENCE SOUTH 89°51'53" WEST, THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, FOR A DISTANCE OF 1371.42 FEET;

THENCE NORTH 00°15'26" WEST, FOR A DISTANCE OF 76.76 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST RIO SALADO PARKWAY AND THE POINT OF BEGINNING;

THENCE SOUTH 89°51'53" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 427.94 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, WHOSE CENTER BEARS SOUTH 00°13'40" WEST, FOR A RADIAL DISTANCE OF 2919.79 FEET;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 0°43'29", FOR AN ARC LENGTH OF 36.93 FEET, TO A POINT OF A

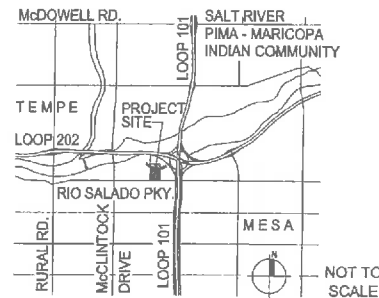
OWNER / DEVELOPER

TELLURIAN DEVELOPMENT COMPANY
2201 E. CAMELBACK RD. SUITE 620
PHOENIX, AZ 85018
PH: (702) 498-5457
CONTACT: TOM LECLAIR

PROJECT DATA

REFER TO COVER PAGE 2

LOCATION MAP



NOT TO SCALE

NON-TANGENT COMPOUND CURVE, CONCAVE TO THE SOUTH, WHOSE CENTER BEARS SOUTH 00°51'15" EAST, FOR A RADIAL DISTANCE OF 2908.02 FEET;

THENCE WESTERLY ALONG SAID NON-TANGENT COMPOUND CURVE, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 1°57'52", FOR AN ARC LENGTH OF 99.71 FEET, TO A NON-TANGENT POINT;

THENCE SOUTH 87°11'00" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 220.48 FEET;

THENCE NORTH 02°31'39" WEST, FOR A DISTANCE OF 998.99 FEET;

THENCE NORTH 02°31'39" WEST, FOR A DISTANCE OF 283.53 FEET;

THENCE NORTH 89°53'44" EAST, FOR A DISTANCE OF 320.27 FEET;

THENCE NORTH 02°33'52" WEST, FOR A DISTANCE OF 16.52 FEET;

THENCE NORTH 89°53'44" EAST, FOR A DISTANCE OF 515.99 FEET;

THENCE SOUTH 00°15'26" EAST, FOR A DISTANCE OF 1284.18 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23.829 ACRES (1,037,998 S.F.) MORE OR LESS.

CONDITIONS OF APPROVAL : PAD 14015

1. A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE JANUARY 8, 2017, OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
2. THE PROPERTY OWNER SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER VOLUNTARILY WAIVES ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. §12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN FEBRUARY 9, 2015, OR THE PAD APPROVAL SHALL BE NULL AND VOID.
3. AN ENCROACHMENT PERMIT FOR ANY WORK PROPOSED IN THE RIGHT OF WAY MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT PRIOR TO SUBMITTAL OF CONSTRUCTION DOCUMENTS FOR BUILDING PERMIT. THE LIMITATIONS OF THIS ENCROACHMENT INCLUDE:
 - a. A MAXIMUM PROJECTION OF EIGHT (8) FEET FOR ANY UPPER LEVEL BALCONIES OR DECORATIVE ARCHITECTURAL FEATURES OF THE BUILDING,
 - b. A MINIMUM CLEAR DISTANCE OF TWENTY-FOUR (24) FEET BETWEEN THE SIDEWALK LEVEL AND ANY OVERHEAD STRUCTURE, AND
 - c. ANY OTHER REQUIREMENTS DESCRIBED BY THE ENCROACHMENT PERMIT OR THE BUILDING CODE.
4. THE PLANNED AREA DEVELOPMENT OVERLAY FOR 2100 RIO SALADO SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
5. THE PLANNED AREA DEVELOPMENT OVERLAY SHALL BE UPDATED WITH EACH SUBSEQUENT PHASE OF DEVELOPMENT, TO INCLUDE SITE PLANS AND UPDATED PARKING DATA.
6. THE PLANNED AREA DEVELOPMENT OVERLAY SHALL BE UPDATED WITH ANY CHANGES TO THE COMBINATION OF USES THAT WOULD IMPACT THE PARKING ALLOCATION AS DETERMINED BY THE PAD.
7. AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
8. THE LANDSCAPE AREA FOR ANY PHASE OF DEVELOPMENT THAT EXCEEDS THE ALLOWED 125% MAXIMUM SURFACE PARKING SHALL BE A MINIMUM OF 12% OF THE SITE AREA FOR THAT PHASE OF THE PROJECT.
9. THE DEVELOPER MUST SUBMIT AND RECEIVE APPROVAL OF A TRAFFIC IMPACT STUDY FROM THE TRAFFIC ENGINEERING PRIOR TO ANY MODIFICATIONS TO RIO SALADO PARKWAY.
10. EACH PHASE SHALL PROVIDE CONTRIBUTION TO THE OVERALL REQUIRED ART IN PRIVATE DEVELOPMENT FOR 2100 RIO SALADO DEVELOPMENT, SUBJECT TO THE BUILDING AREA SUBMITTED AT THE TIME OF DEVELOPMENT WHEN PROPOSED FOR BUILDING PERMITS.

DS 140537

PAD 14015

REC 14043



Butler Design Group
Architects & Planners

5017 E. Washington
Suite 107
Phoenix, Arizona 85034

phone 602-957-1800
fax 602-957-7722

REC 14043

PAD 14015

DS 140537

13149 / SUBMITTAL / P-COVER-01
PAGE 1 OF 3

PLANNED AREA DEVELOPMENT 2100 RIO SALADO

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OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

HOTEL SUMMARY

HOTEL A (121 ROOMS)	97,935 S.F. TOTAL
1ST FLOOR	26,220
2ND FLOOR	23,477
3RD FLOOR	24,119
4TH FLOOR	24,119

HOTEL B (121 ROOMS)	75,720 S.F. TOTAL
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1ST FLOOR	26,172
2ND FLOOR	16,516
3RD FLOOR	16,516
4TH FLOOR	16,516

OCCUPANCY	= R-1
TOTAL HOTEL S.F.	= 173,655 S.F.
CONSTRUCTION TYPE	= V-A

PARKING DATA

REQUIRED PARKING	= 243 ROOMS - 243 STALLS
HOTELS REQD PARKING (1 PER UNIT, 1/300 OFFICE)	= 600S.F. OFFICE - 2 STALLS = 245 TOTAL STALLS REQUIRED

HOTEL A	
ROOMS:121	1 PER ROOM = 121 SPACES
MEETING ROOM	660 S.F. * 1/125 = 6 SPACES
OFFICE AREA	717 S.F. * 1/300 = 3 SPACES
BAR AREA	N/A
RESTAURANT	N/A, ONLY FOR GUEST USE
TOTAL = 130 SPACES	

HOTEL B	
ROOMS:122	1 PER ROOM = 122 SPACES
MEETING ROOM	2,671 S.F. * 1/125 = 22 SPACES
OFFICE AREA	721 S.F. * 1/300 = 3 SPACES
BAR AREA	N/A
RESTAURANT	N/A, ONLY FOR GUEST USE
TOTAL = 147 SPACES	

PROVIDED PARKING	= 278 STALLS
BICYCLE PARKING REQUIRED	= 13 BIKE STALLS
PROVIDE BICYCLE PARKING	= 14 BIKE STALLS

SITE & BUILDING INFORMATION

EXISTING ZONING	= HID
PROPOSED ZONING	= HID (P.A.D.)
BUILDING HEIGHT (HID PAD)	= PHASE 1A-60'-0" AFF (TO PRIMARY PARAPET, AND 75'-0" TO HIGHEST ESTABLISHMENT)
ALLOWABLE BUILDING HEIGHT	= 40'-0"
PROPOSED MAX BUILDING HT	= 75'-0"
SITE AREA PHASE	= 1,037,998 S.F. (23.829 ACRES)

SHOPS SUMMARY

SHOPS A	11,400 S.F.
SHOPS B	10,800 S.F.
TOTAL SHOPS S.F.	22,200 S.F.
OCCUPANCY	= M
CONSTRUCTION TYPE	= V-B

PARKING DATA

REQUIRED PARKING (1 PER 300 S.F.)	= 74 STALLS
PROVIDED PARKING	= 105 STALLS
BICYCLE PARKING REQUIRED (1 PER 10,000 S.F. / COMMUTE 1 PER 7,500 S.F.)	= 4 BIKE STALLS

OFFICE SUMMARY

OFFICE A	76,000 S.F.
OFFICE B	100,000 S.F.
TOTAL OFFICE S.F.	176,000 S.F.
OCCUPANCY	= B
CONSTRUCTION TYPE	= III-B

PARKING DATA

REQUIRED PARKING (1 PER 300 S.F.)	= 587 STALLS
PROVIDED PARKING	= 851 STALLS
BICYCLE PARKING REQUIRED (1 PER 10,000 S.F. / COMMUTE 1 PER 8,000 COMMUTE 4 MIN.)	= 18 BIKE STALLS
PROVIDE BICYCLE PARKING	= 14 BIKE STALLS

PAD SUMMARY

PAD A	8,000 S.F.
PAD B	10,000 S.F.
TOTAL SHOPS S.F.	18,000 S.F.
OCCUPANCY	= M
CONSTRUCTION TYPE	= V-B

PARKING DATA

REQUIRED PARKING (1 PER 300 S.F.)	= 60 STALLS
PROVIDED PARKING	= 167 STALLS
BICYCLE PARKING REQUIRED (1 PER 10,000 S.F. / COMMUTE 1 PER 7,500 S.F.)	= 4 BIKE STALLS

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PAGE 2 OF 3



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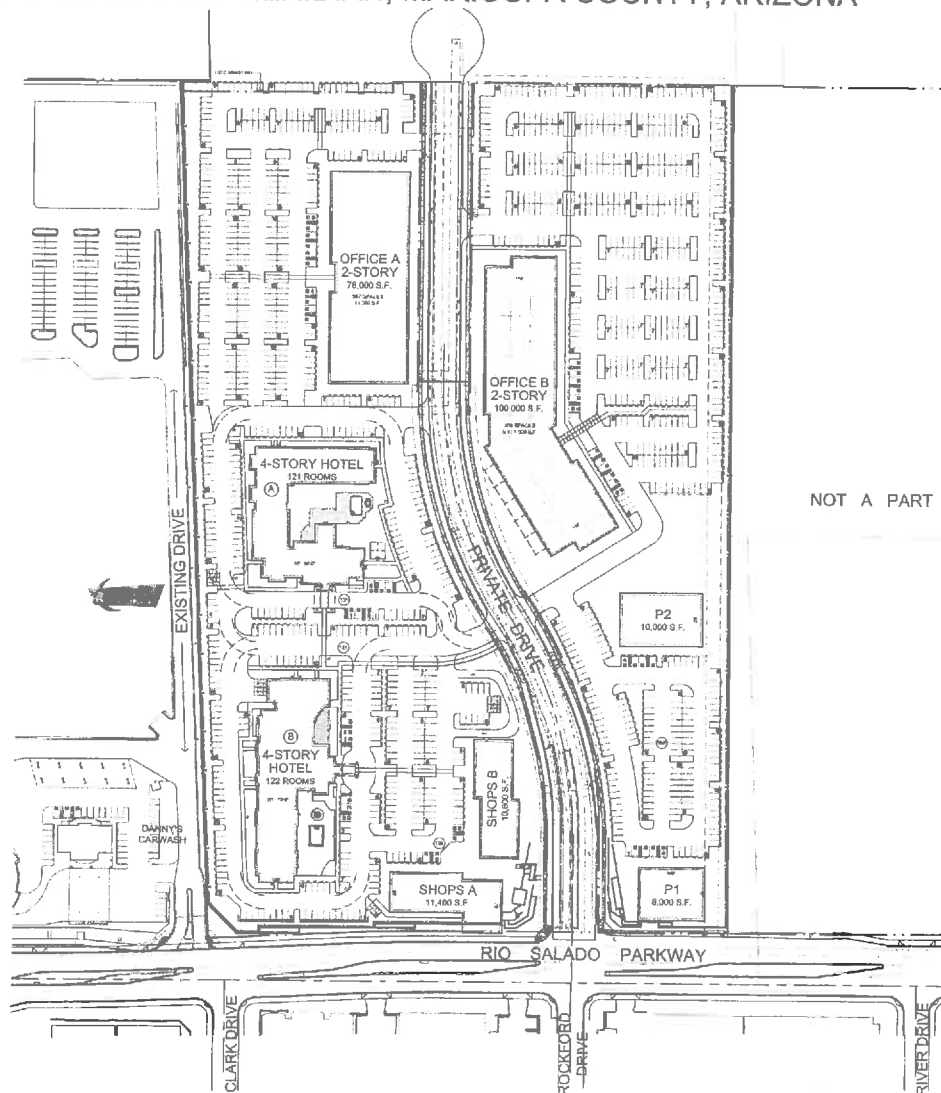
5017 E. Washington
Suite 107
Phoenix, Arizona 85034

phone 602-957-1800
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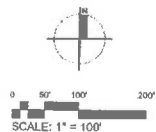
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Standard		PAD	
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	40 ft	75 ft	
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	No	
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front Parking	25 ft	0 ft	
Side	20 ft	10 ft	
Rear	0	0 ft	
Street Side Parking	0	0 ft	
	25 ft	0 ft	
	20 ft	10 ft	
Use	Vehicle Parking Minimums	Bicycle Commute Area	PAD Vehicle Parking Min./max.
Office	1 space per 300 sf	1 per 8,000 sf, 4 min	Min. 1 space per 300 s.f.. Max. 1 space per 140 s.f..



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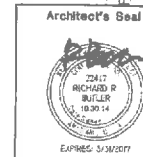


P.A.D. SITE PLAN

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