

PLANNED AREA DEVELOPMENT OVERLAY FOR 501 WEST FIRST

A PORTION OF SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY ACCEPT THE DEVELOPMENT STANDARDS SHOWN ON THIS 18 DAY OF APRIL, 2008.

PLAN C, LLC

BY: MARSHALL URBAN DEVELOPMENT COMPANY

ITS: MANAGER

BY: [Signature]

ITS: PRESIDENT

ACKNOWLEDGEMENT:
STATE OF ARIZONA, COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF APRIL, 2008 BY AUTHORIZED REPRESENTATIVE, ON BEHALF OF PLAN C, LLC. WITNESS THEREOF I HAVE UNTO SET MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

Jan. 27, 2012
MY COMMISSION EXPIRES

LEGAL DESCRIPTION

THE NORTH 112.00 FEET OF THE EAST 160.00 FEET OF LOT 4, TRACT 7, STATE PLAT NO.12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 69 OF MAPS, PAGE 38;

EXCEPT THE EAST 20.00 FEET THEREOF AS QUIT CLAIMED TO THE CITY OF TEMPE, JANUARY 24, 1950, IN DOCKET 493, PAGE 264.

OWNER / DEVELOPER

OWNER PLAN C, LLC
688 WEST FIRST STREET, SUITE 1B
TEMPE, ARIZONA 85281

DEVELOPER MARSHALL URBAN DEVELOPMENT COMPANY
688 WEST FIRST STREET, SUITE 1B
TEMPE, ARIZONA 85281

PROJECT NAME AND ADDRESS

501 WEST FIRST
501 WEST FIRST STREET
TEMPE, ARIZONA 85281

PROJECT DATA

SEE SHEET PAD 2

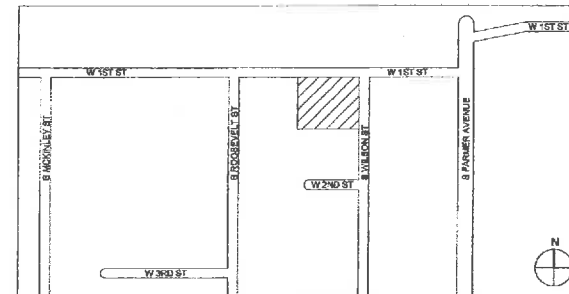
CITY APPROVAL

APPROVED BY THE CITY OF TEMPE CITY COUNCIL ON THE
20th DAY OF MARCH, 2008

ACCEPTED BY: [Signature]
DEVELOPMENT SERVICES

4/28/08
DATE

LOCATION MAP (N.T.S.)



CONDITONS OF APPROVAL : PAD08002

1. THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES PURSUANT TO A.R.S. §12-1134, 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 THIRTY (30) CALENDAR DAYS AFTER THE DATE OF APPROVAL, OR THE GENERAL PLAN AMENDMENT, ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.
2. A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE MARCH 20, 2010 OR THE PROPERTY SHALL REVERT TO THE PREVIOUS ZONING DESIGNATION, SUBJECT TO A FORMAL PUBLIC HEARING.
3. THE PLANNED AREA DEVELOPMENT OVERLAY 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.

DS071146

PAD08002

REC08002

REC08002

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MARSHALL
URBAN DEVELOPMENT COMPANY

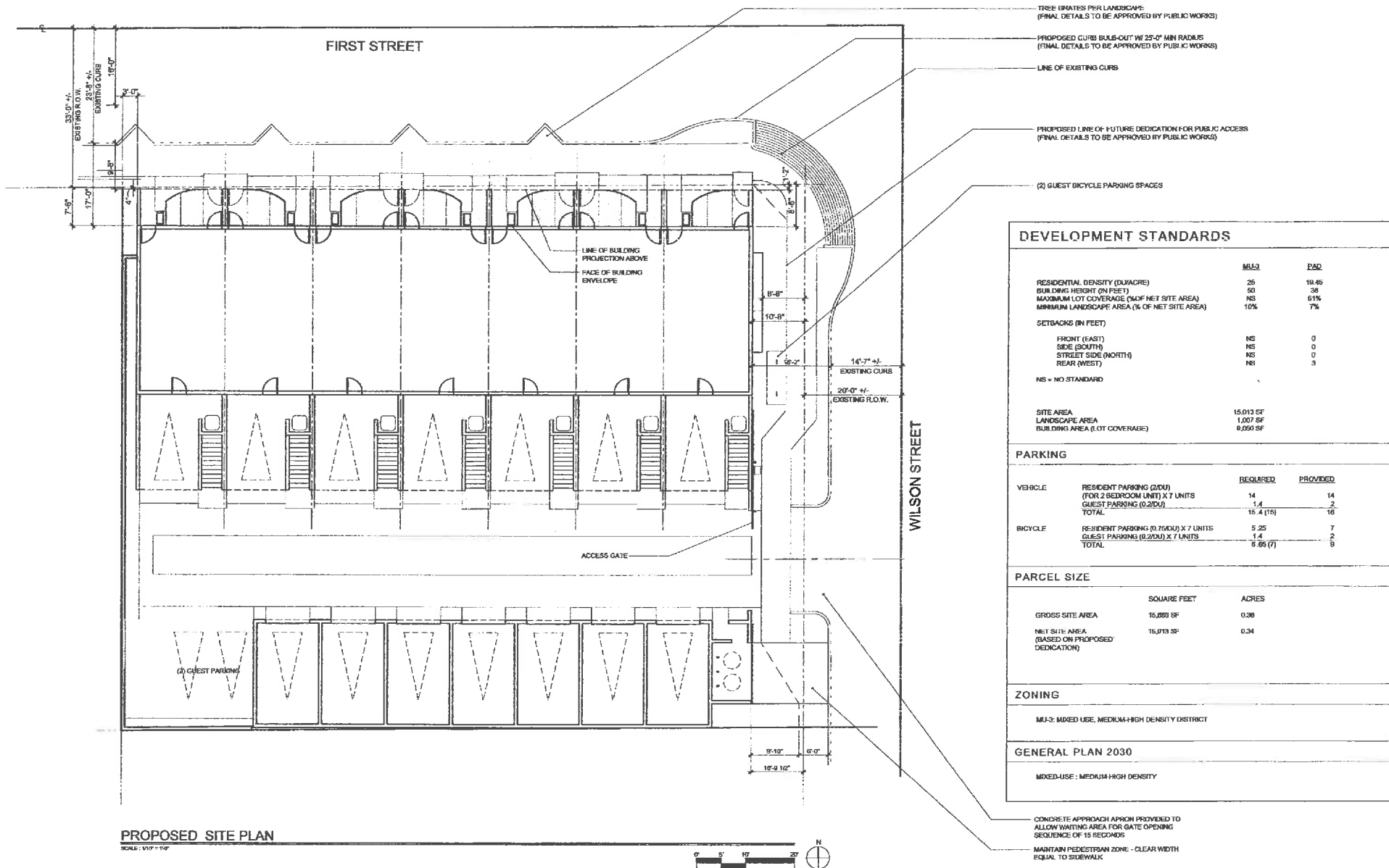


#	Date	Description
1	APR 08, 2008	Revisions
		Date
		Designed By
		Drawn By
		Checked By
		Project Number

Sheet Number 1 of 2

PAD 1

PLANNED AREA DEVELOPMENT OVERLAY FOR 501 WEST FIRST



DS071146

PAD08002

REC08002

REC08002

PAD08002

DS071146



501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL
LANDSCAPE ARCHITECTURE
COMPANY



SITE
PLAN

#	Date	Description
1	APR 08, 2008	Revisions
	APR 08, 2008	Date
		DESIGNED BY: TMY J FM
		DRAWN BY: TMY J FM
		CHECKED BY: TMY J FM
		PROJECT NUMBER: 0185

Project Number
PAD 2

Sheet Number: 2 of 2
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If this drawing is less than 24" x 36",
it has been reduced. Scale accordingly.