

PLANNED AREA DEVELOPMENT  
OVERLAY FOR THE 6TH AND COLLEGE HOTEL

AN AMENDMENT TO THE HAYDEN PLANNED AREA DEVELOPMENT OVERLAY  
A PORTION OF THE SOUTHWEST QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY ARIZONA

LEGAL DESCRIPTION

That portion of Block 1, TEMPE (WEST), according to Book 2 of Maps, Page 26 AND that portion of the alley abandoned by Ordinance No. 1078 recorded in Instrument No. 84-246034, records of Maricopa County, lying within the Southwest quarter of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the South quarter corner of said Section 15 (City of Tempe Brass Cap in handhole) from which a City of Tempe Brass Cap flush at the intersection of College Avenue and 5th Street bears North 00 degrees 09 minutes 05 seconds West (basis of bearing) a distance of 1302.27 feet;

Thence North 00 degrees 09 minutes 05 seconds West along the monument line of said College Avenue a distance of 883.83 feet to the centerline of 6th Street (West);

Thence continuing North 00 degrees 09 minutes 05 seconds West along said monument line a distance of 49.50 feet;

Thence South 89 degrees 48 minutes 00 seconds West a distance of 50.00 feet to the Southeast corner of said Block 1;

Thence continuing South 89 degrees 48 minutes 00 seconds West along the South line of said Block 1 also being the Northerly Right of Way of said 6th Street a distance of 110.00 feet;

Thence North 00 degrees 09 minutes 05 seconds West parallel with said monument line of College Avenue a distance of 159.50 feet;

Thence North 89 degrees 48 minutes 00 seconds East parallel with said South line of Block 1 a distance of 110.00 feet to a point on the East line of said Block 1 also being the Westerly Right of Way of said College Avenue;

Thence South 00 degrees 09 minutes 05 seconds East along said East line and Westerly Right of Way a distance of 159.50 feet to the TRUE POINT OF BEGINNING.

OWNERS

580 Partners, LLC  
180 North University Avenue  
Provo, Utah 84601  
Contact: Nick Blayden  
Phone: (801.655.1998)  
Email: nblayden@pegcompanies.com

DEVELOPER

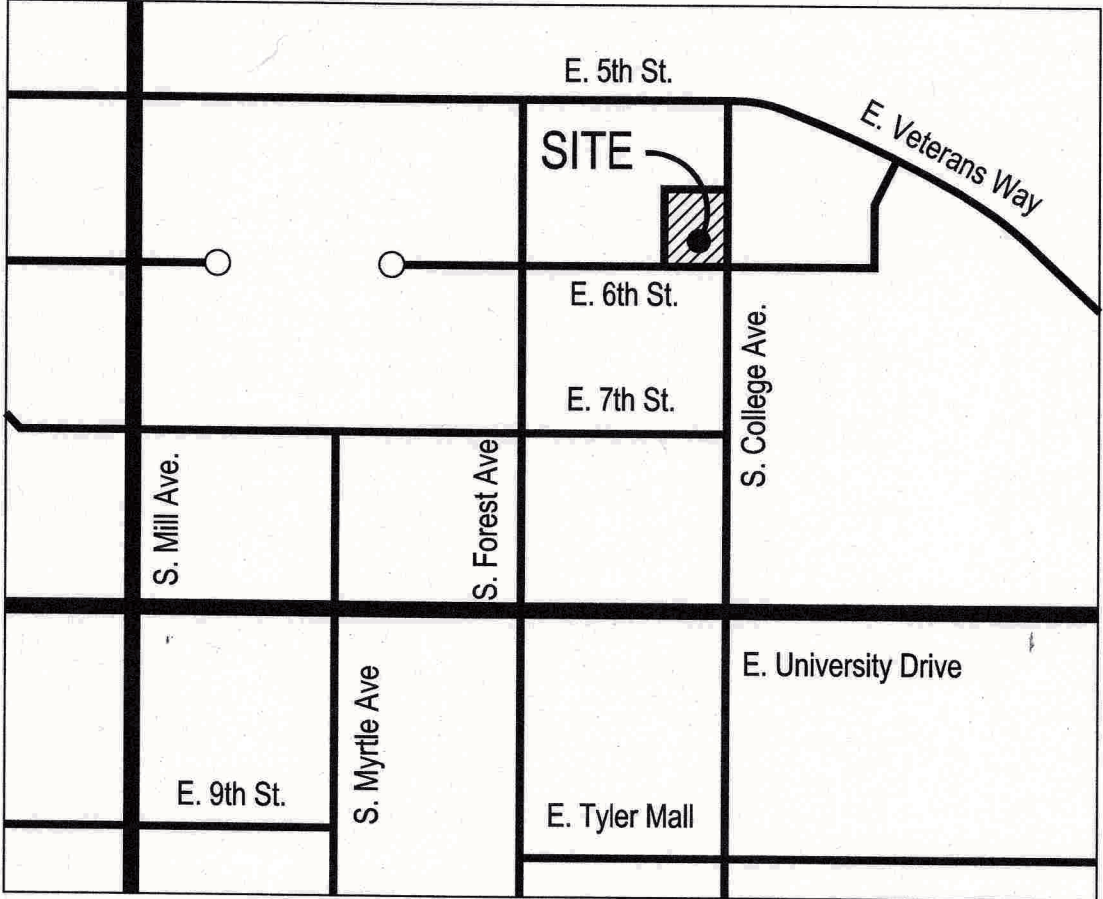
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180 North University Avenue  
Provo, Utah 84601  
Contact: Nick Blayden  
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PROJECT

DATA

ZONING DISTRICT(S) AND OVERLAY(S) CC PAD TOD within Station area	PAD PROPOSED	
GENERAL PLAN LAND USE	MIXED USE	
GENERAL PLAN DENSITY	HIGH DENSITY-URBAN CORE >65 du/ac	
SITE AREA	17,545 SF (.40 ACRES)	
DWELLING QUANTITY	180 Rooms	
DENSITY	0 Du / Acre	
BUILDING HEIGHT	170' TOP OF MECHANICAL	
LOT COVERAGE	94% (16,510sf)	
LANDSCAPE COVERAGE	2% (365 sf) on site .07% (1,320 sf) on site, right-of-way	
BUILDING SETBACKS	0' - STREET SIDE (College Ave.) 0' - FRONT (6th Street) 0' - SIDE (West) 0' - REAR (North)	
VEHICLE PARKING PROVIDED	65 Spaces Hotel .33 space per Key 60 Spaces Conference / Assembly 0 Spaces Commercial 0 Spaces Surface Metered Spaces 5 Spaces Loading Spaces (not included in total) 3 Spaces	
BICYCLE PARKING PROVIDED	20 Spaces Hotel 1:18 Keys 10 spaces Conference / Assembly 0 spaces Commercial 1:447 sf 10 spaces	
USES	HOTEL (180 rooms) 147,965 sf (Including 8,675 sf of Conference / Assembly)  COMMERCIAL 4,465 sf GARAGE 10,470 nsf	

SITE VICINITY MAP



VICINITY MAP nts

CONDITIONS OF APPROVAL:  
PAD 190004

1. A building permit application shall be made within two years of the date of City Council approval 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(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) 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 the 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 30 days from the date of City Council approval, or the Amended Planned Area Development Overlay approval shall be null and void.

3. The Planned Area Development Overlay for 6th & College Hotel shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.

OWNER AUTHORIZATION

580 Partners LLC.

By [Signature]  
SIGNATURE

12/06/2019  
DATE

ITS: DIVISION VP

ACKNOWLEDGEMENT

ON THIS 6th DAY OF DECEMBER, 2019 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED NICK BLAYDEN, 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

BY: Eva C Palomino  
NOTARY

[Signature]  
MY COMMISSION EXPIRES



APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY  
OF TEMPE ON THIS  
7TH DAY OF NOVEMBER 2019

Developer:

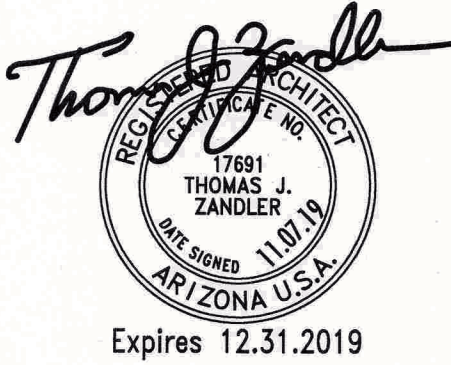
580 Partners, LLC  
180 North University Avenue  
Provo, Utah 84601

Applicant:

DAVIS  
74 East Rio Salado Parkway  
Suite 200  
Tempe, Arizona 85281

Project:

6th and College Hotel  
580 S. College Avenue  
Tempe, Az. 85281



Date:

04/02/19  
revised: 07/15/19  
revised: 08/21/19  
final: 12/02/19

Sheet Title:  
PAD COVER SHEET

CS-1

REC 19061

PAD 190004

DS 181260

DS 181260

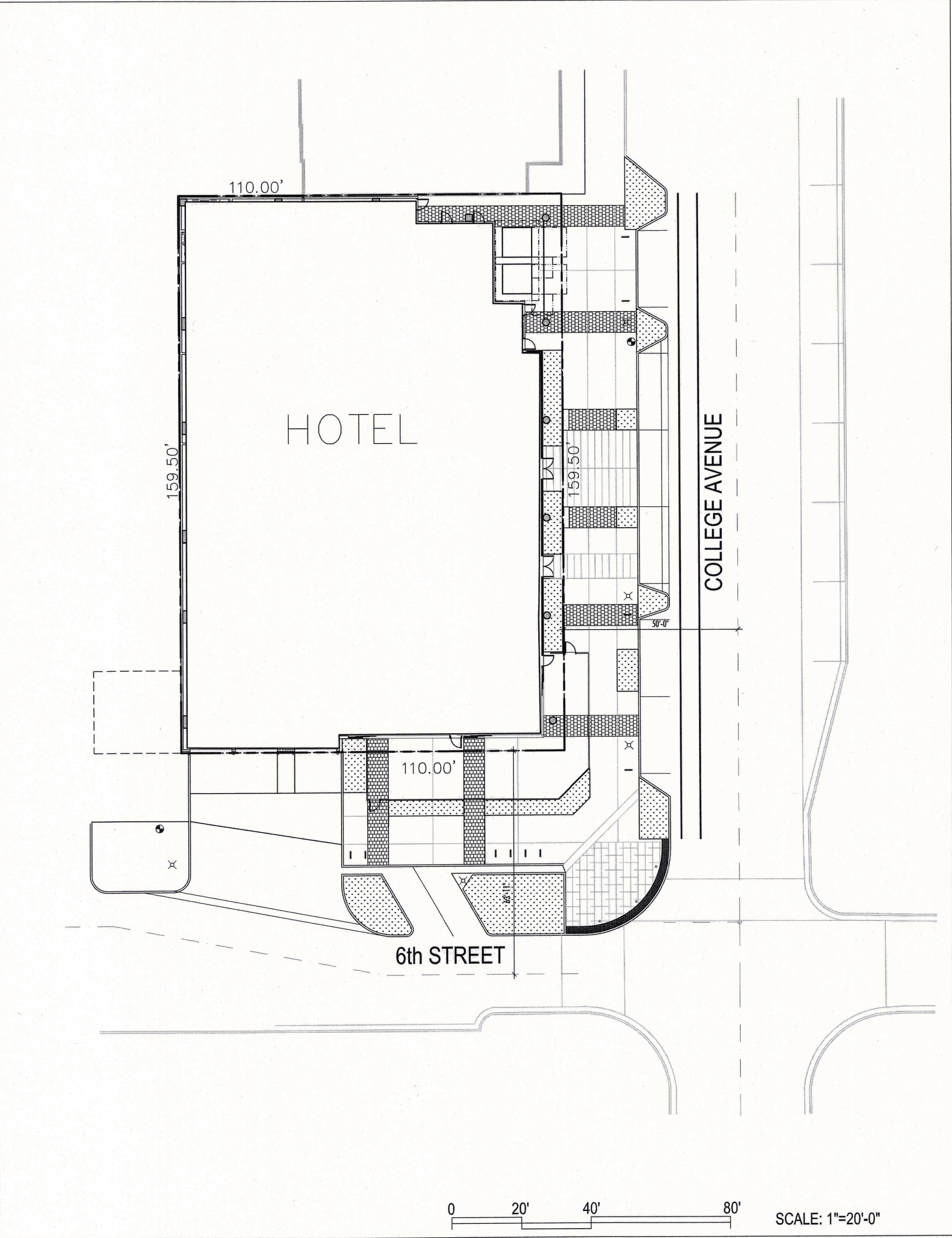
PAD 190004

REC 19061



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MARICOPA COUNTY ARIZONA



PROJECT DATA				
ZONING DISTRICT(S) AND OVERLAY(S) CC PAD TOD	EXISTING PAD		PROPOSED PAD	
GENERAL PLAN LAND USE	MIXED USE		MIXED USE	
GENERAL PLAN DENSITY	HIGH DENSITY-URBAN CORE >65 du/ac		HIGH DENSITY-URBANCORE >65 du/ac	
SITE AREA	17,545 sf (.40 ACRES)		17,545 sf (.40 ACRES)	
DWELLING QUANTITY	60 UNITS / 120 ROOMS		180 ROOMS	
DENSITY	150 DU/ACRE (56 Units)		0 DU / Acre	
BUILDING HEIGHT	271' Top of Mech.		170' Top of Mech.	
LOT COVERAGE	93% (16,245 SF)		94% (16,510 SF)	
LANDSCAPE COVERAGE	0% (0 sf) on site .06% (1,115 sf) on site, right-of-way		0% (0 sf) on site 1,320 sf (right-of-way of site frontages)	
BUILDING SETBACKS	0' - FRONT (College Ave) 0' - STREET SIDE (6th Street) 0' - REAR (West) 3' - SIDE (North)		0' - FRONT (College Ave) 0' - STREET SIDE (6th Street) 0' - REAR (West) 0' - SIDE (North)	
VEHICLE PARKING	REQUIRED		REQUIRED	
	Hotel	186 keys X .3 56 Spaces	Hotel	180 keys x .3 54 spaces
	PROVIDED		PROVIDED	
	Hotel	186 keys X .31 60 Spaces	Hotel	180 keys 60 spaces
	REQUIRED		REQUIRED	
	Hotel	186 keys @ 1:20 10 spaces	Hotel	180 keys @ 1:20 keys 9
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