

AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR '1949 E. UNIVERSITY DR'

A PORTION OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

ON THIS 31 DAY OF January, 2009, BEFORE ME,
THE UNDERSIGNED PERSONALLY APPEARED John Williamson,
WHO HAS BEEN IDENTIFIED TO ME AS THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHO HAS DECLARED
THAT HE IS THE OWNER OF THE INTEREST IN THE PROPERTY DESCRIBED
IN THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN
CONTAINED.

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

BY: John Williamson John Williamson
NOTARY PUBLIC MY COMMISSION EXPIRES July 29, 2011

BUILDER OF 1949 E. University Drive

BY: John Williamson DATE: 1-21-09

ITS: MANAGER/OWNER/PRESIDENT et al

LEGAL DESCRIPTION

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ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, DESCRIBED AS
FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST
QUARTER;
THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST ALONG
THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 500.36
FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 23 SECONDS EAST, PARALLEL
TO THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF
100.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE AND
THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 17 MINUTES 23 SECONDS
EAST, PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER,
A DISTANCE OF 100.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF
UNIVERSITY DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST ALONG
THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 500.36
FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST ALONG
THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 500.36
FEET TO THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE AND
THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST ALONG
THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 500.36
FEET TO THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE AND
THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST ALONG
THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 500.36
FEET TO THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE AND
THE TRUE POINT OF BEGINNING;

OWNER/DEVELOPER

JLB TEMPE LLC, A DELAWARE LIMITED LIABILITY COMPANY
909 LAKE CAROLYN FRUIT
SUITE 360
IRVING, TX 75039
CONTACT: ERIC JAKMIER

PROJECT DATA

EXISTING

R-4 (PAD)
DUAL
BLDG HT. MAX: 48 FT
MAX LOT COVERAGE: 35%/60% MAX
MIN. LANDSCAPE AREA: 33%/25% MIN.
BLDG. HT. STEP BACK: YES
FRONT SETBACK: 20 FT
SIDE SETBACK: 10 FT/3 FT
REAR SETBACK: 10 FT

PROPOSED

MU-4 (PAD)
35.4 DU/AC
BLDG HT. MAX: 60 FT
MAX LOT COVERAGE: 48%/60% MAX
MIN. LANDSCAPE AREA: 33%/25% MIN.
BLDG. HT. STEP BACK: YES
FRONT SETBACK: 5 FT
SIDE SETBACK: NO CHANGE
REAR SETBACK: NO CHANGE

GROSS AREA

BUILDING: 93,481 SF 33.8%
GARAGE: 38,274 SF 13.8%
% OF TOTAL: 47.6%
SURFACE PARKING: 56,118 SF 20.8%
LANDSCAPE: 88,753 SF 31.6%
ACTUAL PROPOSED BUILDING HEIGHT: 56'6" 4
BUILDING CODE: 2003 IBC W/CITY ATTENDMENTS

OCCUPANCY TYPE:

TYPE V-7A

CONSTRUCTION TYPE:

SPRINKLER SYSTEM:

GROUP R2 AND S2

TYPE V-7A

CONSTRUCTION TYPE:

SPRINKLER SYSTEM:

APPROVAL

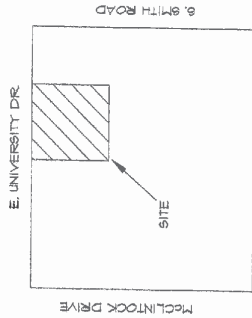
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON
THIS 16TH DAY OF OCTOBER, 2008.

CONDITIONS OF APPROVAL:

GE080004, ZON08006 AND PAD08012

CONDITIONS OF APPROVAL: OCT 16TH, 2008

1. THE PROPERTY OWNER SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES PURSUANT TO A R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, RELINQUISHING THE CITY FROM ANY LIABILITY FOR CLAIMS UNDER ARIZONA'S PRIVATE PROPERTY RIGHT PROTECTION ACT, WHICH ACTUALLY OCCURRED OR MAY OCCUR IN THE FUTURE, IN CONNECTION WITH THE PROPOSED AMENDED PLANNED AREA DEVELOPMENT OVERLAY APPROVAL, ZONING MAP AMENDMENT AND AMENDED PLANNED AREA DEVELOPMENT OVERLAY APPROVAL, SHALL BE NULL AND VOID.
2. A BUILDING PERMIT SHALL BE OBTAINED ON OR BEFORE OCTOBER 16, 2010 ON THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A 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.
4. THE PND SETS FORTH THE PROPOSED MODIFIED STANDARDS WITH A MAXIMUM ALLOWABLE BUILDING HEIGHT OF 60'-7", MINIMUM FRONT YARD BUILDING SETBACK OF 5'-0" AND MAXIMUM DENSITY OF 35.4 DWELLING UNITS PER ACRE OF THE SITE AREA. ANY AMENDED PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL REQUIRE APPROVAL OF AN AMENDED PLANNED AREA DEVELOPMENT BY THE ORIGINAL DECISION MAKING BODY.
5. THE MAXIMUM NUMBER OF BEDS FOR THIS PROJECT SHALL NOT EXCEED SIX HUNDRED FORTY (640), AS IDENTIFIED ON THE PLANS.



LOCATION MAP

DS080012 PAD 08012 REC 08039

