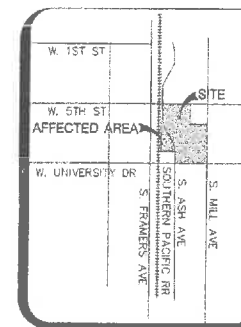


~~13th~~ AMENDED PRELIMINARY P.A.D.
FOR CENTERPOINT AND AN AMENDED FINAL P.A.D. FOR PHASE
TWO - PARKING GARAGE NO. 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP



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Phone: 602.667.3790
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Kowallis Mackey
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DS050121 RRC06011 REC06031



LEGAL DESCRIPTION

ADJUSTED LOT WEST OF ASH

A PORTION OF LOTS 1 THROUGH 14 OF BLOCK 6, TEMPE, AS RECORDED IN BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

COMMENCING AT THE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND ASH AVENUE FROM WHICH THE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND MAPLE AVENUE BEARS NORTH 89 DEGREES 59 MINUTES 42 SECONDS EAST 349.00 FEET, AS SHOWN ON CENTERPOINT, AS RECORDED IN BOOK 369, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID LINE BEING THE MONUMENT LINE OF UNIVERSITY DRIVE AND BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS WEST 324.86 FEET ALONG SAID MONUMENT LINE TO THE EASTERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD, SAID LINE BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS EAST 341.00 FEET ALONG SAID EAST LINE, TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH: 00 DEGREES 09 MINUTES 54 SECONDS EAST 628.09 FEET ALONG SAID EAST LINE TO THE WESTERLY RIGHT OF WAY LINE OF ASH AVENUE, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET, THE CENTER OF WHICH BEARS NORTH 81 DEGREES 28 MINUTES 22 SECONDS EAST, SAID CURVE BEING 40.00 FEET WEST OF AND PARALLEL WITH THE MONUMENT LINE OF SAID ASH AVENUE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 37 MINUTES 07 SECONDS AN ARC DISTANCE OF 282.58 FEET; THENCE SOUTH 32 DEGREES 08 MINUTES 45 SECONDS EAST 164.85 FEET CONTINUING ALONG SAID PARALLEL LINE TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET, THE CENTER OF WHICH BEARS SOUTH 57 DEGREES 52 MINUTES 30 SECONDS WEST; THENCE CONTINUING ALONG SAID PARALLEL LINE THROUGH AN ANGLE OF 21 DEGREES 55 MINUTES 02 SECONDS, AN ARC DISTANCE OF 237.17 FEET TO THE SOUTH LINE OF THE NORTH 75.00 FEET OF LOTS 1 THROUGH 7 OF SAID TEMPE; THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS WEST 274.21 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, COMPRISING 1.915 ACRES OR 83, 436 SQUARE FEET MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

CENTERPOINT

PORTIONS OF TEMPE A SUBDIVISION RECORDED IN BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN MARICOPA COUNTY ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7A, 7B, 7C, 7D AND 7E AS RECORDED IN BOOK 544 PAGE 27 RECORDS OF MARICOPA COUNTY.

RIGHT OF WAY EASEMENT AS RECORDED IN DOCKET Q1-0610793 RECORD OF MARICOPA COUNTY.

LOT 1 AS RECORDED IN DOCKET 04-0036368 RECORDS OF MARICOPA COUNTY.

LOT 2 AS RECORDED IN DOCKET 86-0085979 RECORDS OF MARICOPA COUNTY.

LOT 3 AND 6 AS RECORDED IN DOCKET 97-0206982 RECORDS OF MARICOPA COUNTY.

LOT 4 AND 5 AS RECORDED IN DOCKET 96-0520336 RECORDS OF MARICOPA COUNTY.

SURVEYOR CERTIFICATION

SURVEYOR _____ DATE _____

BASIS OF BEARING

THE MONUMENT LINE OF 5TH STREET BETWEEN MAPLE AVENUE AND MILL AVENUE BEING S89°59'02"W AS SHOWN ON THE FINAL PLAT FOR CENTERPOINT AS RECORDED IN BOOK 369 OF MAPS, PAGE 31 MARICOPA COUNTY RECORDERS OFFICE.

BENCHMARK

CITY OF TEMPE POINT NUMBER 140 WEST 1/4 CORNER OF SECTION 15 TOWNSHIP 1 NORTH, RANGE 4 EAST, ELEVATION = 1162.30. CITY OF TEMPE DATUM

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE PORTION DESCRIBED OF THE P.A.D. SHOWN HEREON, WAS SURVEYED UNDER MY DIRECTION IN THE MONTH OF _____ 2006, AND IS A TRUE AND CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE.

REG. LAND SURVEYOR _____ DATE _____

P.A.D. CONDITIONS OF APPROVAL: SPD-2005.86

- APPROVAL IS SUBJECT TO ALL CONDITIONS 1-11 LISTED WITHIN THE APPROVED 11TH AMENDED P.A.D. BEING MET.
- MODIFICATIONS TO THE SURFACE PARKING AREA SHALL BE REVIEWED AND APPROVED THROUGH ZONING AND DEVELOPMENT CODE, SECTION 6-305, DEVELOPMENT PLAN REVIEW, INCLUDING A SITE PLAN, LANDSCAPE PLAN, AND REVISED GRADING AND DRAINAGE PLAN.

PREVIOUSLY APPROVED VARIANCES (APPLICABLE TO THIS AMENDMENT)

- WAIVE THE REQUIRED MASONRY SCREENING WALLS, CERTAIN REQUIRED LANDSCAPE ISLANDS AT ENDS OF PARKING ROWS AND CERTAIN REQUIRED LANDSCAPE ISLANDS AFTER EACH 15 STALLS FOR TEMPORARY PHASE II SURFACE PARKING LOTS ON THE EAST SIDE OF ASH, SOUTH SIDE OF 5TH STREET. (SECOND AMENDED P.A.D. -- SPD-91.16)
- INCREASE THE ALLOWABLE BUILDING HEIGHTS IN THE CCD DISTRICT FROM 35' TO THE FOLLOWING AS IT APPLIES TO OUR SITE: BUILDINGS J1 & J2 -- 204' TO THE TOP OF BLDG. BUILDING K -- 120' TO TOP OF BLDG. (FOR ADDITIONAL INFORMATION SEE THIRD AMENDED P.A.D. -- SPD-92.12)
- REDUCE THE MINIMUM REQUIRED STREET SIDE YARD SETBACK IN THE CCD DISTRICT FROM 10' TO 0' AT CERTAIN LOCATIONS ALONG ASH AVE. AND FROM 10' TO 5' ALONG 5TH STREET FOR BUILDING L (HOTEL). (FOURTH AMENDED P.A.D. -- SPD-96.06)
- INCREASE THE ALLOWABLE BUILDING HEIGHT IN THE CCD DISTRICT FROM 35' TO 55' FOR BUILDING L (HOTEL). (FOURTH AMENDED P.A.D. -- SPD-96.06)
- INCREASE THE MAXIMUM ALLOWED HEIGHT FOR MECHANICAL SCREENING FROM 12' TO 20'. (EIGHTH AMENDED P.A.D. -- SPD-2000.80, DS001030, REC02023)
- INCREASE THE MAXIMUM ALLOWED BUILDING LOT COVERAGE FROM 40% TO 44%. (EIGHTH AMENDED P.A.D. -- SPD-2000.80, DS001030, REC02023)
- REDUCE THE MINIMUM BICYCLE PARKING REQUIRED WITHIN THE ARIZONA STATE UNIVERSITY COMMUTING AREA FROM 730 SPACES TO 150 SPACES. (EIGHTH AMENDED P.A.D. -- SPD-2000.80, DS001030, REC02023)
- ALLOW A 17,400 SQUARE FOOT FIRE STATION IN THE CCD. (NINTH AMENDED P.A.D. -- SPD-2001.56, DS010415, REC02032)
- INCREASE THE MAXIMUM EXISTING BUILDING HEIGHT FROM 225' TO 236'.
- REDUCE THE ZONING ORDINANCE 808 REQUIRED PARKING FROM 1513 TO 1280 FOR THE PROPOSED CENTERPOINT LOT 7A DEVELOPMENT (10TH AMENDED P.A.D. -- SPD-2004.32, DS040239, REC04013)

VARIANCE
NO VARIANCES REQUESTED

PREVIOUSLY APPROVED USE PERMITS

- SPD-9116 USE PERMITS**
1. ALLOW GENERAL OFFICE, GENERAL RETAIL, THEATER, HOTEL, ART GALLERY AND RESTAURANT USES (WITHOUT ENTERTAINMENT) IN THE CCD DISTRICT (2ND P.A.D.)
- SPD-9212 USE PERMITS**
1. PARKING TO BE PROVIDED BY DEMAND (EXCLUDING RESIDENTIAL)
2. TO ALLOW PARKING TO BE PROVIDED BASED ON DEMAND (SHARED PARKING) (3RD P.A.D.)
- SPD-9606 USE PERMITS**
1. ALLOW A NON-RESIDENTIAL USE, A 160 UNIT COURTYARD HOTEL, IN THE CCD COMMERCE DISTRICT. (4TH P.A.D.)
- SPD-2000.80 USE PERMITS**
1. ALLOW LIVE/WORK (FLEX SPACE) CONDOMINIUM UNITS, AND MIXED USES AS RETAIL/RESTAURANTS (WITH ENTERTAINMENT)(8TH P.A.D.)
- SPD-2001.56 USE PERMITS**
1. ALLOW A 17,400 SQUARE FEET FIRE STATION IN THE CCD. (9TH P.A.D.)

APPROVALS

BY: _____ DATE: _____
DEVELOPMENT SERVICES MANAGER

STATEMENT OF OWNERS
WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN SIGNED THIS 20th DAY OF October 2006 BY Charles Huellmantel AS President OF J P MORGAN CHASE.

APPLICANT
CHARLES HUELLMANTEL AND ASSOCIATES
P.O. BOX 1833
TEMPE, AZ 85280
PHONE: 480.204.0104
FAX: 480.323.2175
CONTACT: CHARLES HUELLMANTEL

OWNER
J P MORGAN CHASE
150 WEST UNIVERSITY DRIVE
MAIL CODE: AZ15901
TEMPE, AZ 85281
PHONE: 602.221.1298
FAX: 480.902.7121
CONTACT: PAM BUETTNER

ACKNOWLEDGMENT
STATE OF ARIZONA, COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF October 2006 BY Charles Huellmantel AS OWNER IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

DEVELOPER
KOWALLIS MACKAY LAMAR DEVELOPMENT
2944 N. 44TH STREET
SUITE 200
PHOENIX, AZ 85018
PHONE: 602.667.1790
FAX: 602.667.5291
CONTACT: JUSTIN LAMAR

ENGINEER
WRG DESIGN, INC.
3011 W. HORIZON RIDGE PARKWAY, STE. 100
HENDERSON, NV 89052
CONTACT: JAMES KELLEY

NOTARY PUBLIC Kristine A. Ruppert
NY COMMISSION EXPIRES 10/15/2007



DS050121 RRC06011 REC06031

Sheet Number 1 of 3
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15N

13~~18~~th AMENDED PRELIMINARY P.A.D. FOR CENTERPOINT AND AN AMENDED FINAL P.A.D. FOR PHASE TWO - PARKING GARAGE NO. 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



**Kowalia Mackey
Lamar Development**
3544 N. 44TH STREET
SUITE 203
PHOENIX, AZ 85018
PHONE: 602.857.7500
FAX: 602.857.4332



EXISTING P.A.D. SUMMARY

PHASE 1 THROUGH 4 OF CENTERPOINT CONDOMINIUMS

ZONING
THIS SITE IS ZONED UNDER CITY OF TEMPE ZONING AND DEVELOPMENT CODE CITY CENTER DISTRICT AND ZONED P.A.D. PLANNED AREA DEVELOPMENT PER CITY OF TEMPE DOCUMENT # SPD2000.60.

TOTAL GROSS SITE AREA: (24.12 ACRES)
TOTAL NET SITE AREA: (968,068 S.F.)
BUILDING SITE AREA: 930,457 S.F.
MAXIMUM BUILDING HEIGHT:
(T.O. ROOF) 327'
(T.O. MECH PARAPET) 343'
NUMBER OF STORIES: MAX 30
RESIDENTIAL UNITS: 788
RESIDENTIAL DENSITY ALLOWED: 882

REFUSE: CONTAINED WITHIN BLDG. FOOTPRINTS

	GROSS BLDG AREA	NET BLDG AREA
PHASE I - LOT 5A	100,110 S.F.	49,856 S.F.
BUILDING A(OFFICE)	80,666 S.F.	
BUILDING B1&B2(RESTAURANT)	9,000 S.F.	
(RETAIL)	10,444 S.F.	
PHASE II - LOT 1	309,561 S.F.	68,185 S.F.
BUILDING F(OFFICE)	184,932 S.F.	
BUILDING G(OFFICE)	124,629 S.F.	
PHASE II - GARAGES	667,668 S.F.	97,477 S.F.
SOUTH GARAGE #1(1,333 SPACES)	373,371 S.F.	
WEST GARAGE #2(984 SPACES)	294,297 S.F.	
PHASE II TOTAL	1,077,339 S.F.	165,642 S.F.
PHASE III - LOTS 3&4	67,320 S.F.	49,160 S.F.
BUILDING C(RETAIL)	12,870 S.F.	
BUILDING H(THEATER)	45,550 S.F.	
(RESTAURANT)	8,900 S.F.	36,290 S.F.
PHASE IV - LOT 7B	79,960 S.F.	26,930 S.F.
BUILDING L(HOTEL)		
PHASE V - LOT 3	50,428 S.F.	29,475 S.F.
BUILDING D		
PHASE VI - LOT 7B	6,639 S.F.	6,639 S.F.
BUILDING I(RESTAURANT)		
PHASE VII - LOT 7C	1,825 S.F.	1,825 S.F.
BROWN-STRONG-REEVE'S HOUSE		
PHASE VII - LOT 7D	12,125 S.F.	12,125 S.F.
FIRE STATION #6		
FULL BUILDOUT	2,260,098 S.F.	128,045 S.F.
BUILDING AREA TOTAL(CENTERPOINT)	2,888,066 S.F.	419,841 S.F.
LOT COVERAGE TOTAL		13%

EXISTING P.A.D. BUILDING HEIGHTS

BUILDING	T.O. ROOF	T.O. MECH PARAPET
PHASE 1	238'-0"	258'-0"
PHASE 2	238'-0"	348'-0"
PHASE 3	168'-0"	186'-0"
PHASE 4	168'-0"	186'-0"

EXISTING P.A.D. PARKING TOTALS

BUILDING	REQUIRED BY ZONING	PROVIDED BY VARIANCE
PHASE 1	296	296
PHASE 2 (GARAGE 1 & 2 W/ SURFACE PARKING)	355	292.2
PHASE 3	424.7	362.2
OBLIGATED REPLACEMENT	170	170
PHASE 4	460.2	389.5
OBLIGATED REPLACEMENT	170	170
GUEST PARKING	151.1	148.9
TOTAL	2,027	1,829

PROPOSED P.A.D. SUMMARY

PHASE 1 THROUGH 4 OF CENTERPOINT CONDOMINIUMS

ZONING
THIS SITE IS ZONED UNDER CITY OF TEMPE ZONING AND DEVELOPMENT CODE CITY CENTER DISTRICT AND ZONED P.A.D. PLANNED AREA DEVELOPMENT PER CITY OF TEMPE DOCUMENT # SPD2000.60.

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(T.O. ROOF) 327'
(T.O. MECH PARAPET) 343'
NUMBER OF STORIES: MAX 30
RESIDENTIAL UNITS: 788
RESIDENTIAL DENSITY ALLOWED: 882

REFUSE: CONTAINED WITHIN BLDG. FOOTPRINTS

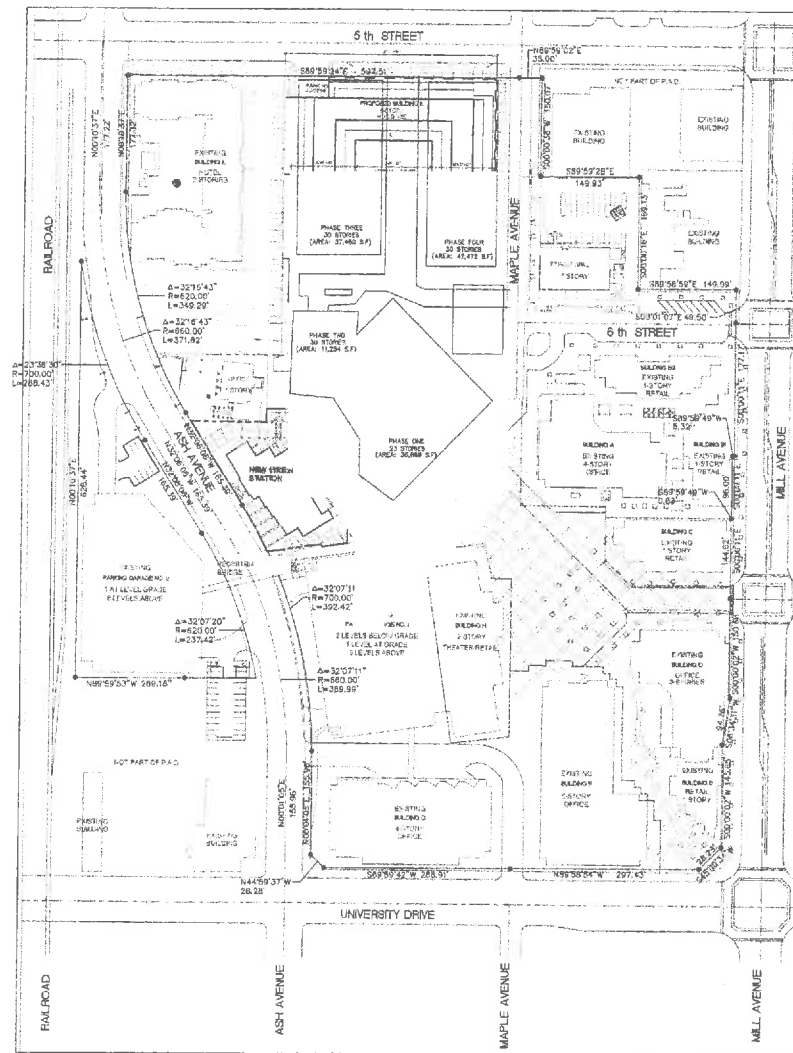
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PHASE VI - LOT 7B	6,639 S.F.	6,639 S.F.
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PHASE VII - LOT 7C	1,825 S.F.	1,825 S.F.
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LOT COVERAGE TOTAL		13%

PROPOSED P.A.D. BUILDING HEIGHTS

BUILDING	T.O. ROOF	T.O. MECH PARAPET
PHASE 1	238'-0"	258'-0"
PHASE 2	238'-0"	348'-0"
PHASE 3	168'-0"	186'-0"
PHASE 4	168'-0"	186'-0"

PROPOSED P.A.D. PARKING TOTALS

BUILDING	REQUIRED BY ZONING	PROVIDED BY VARIANCE
PHASE 1	296	296
PHASE 2 (GARAGE 1 & 2 W/ SURFACE PARKING)	355	279.2
PHASE 3	424.7	362.2
OBLIGATED REPLACEMENT	170	170
PHASE 4	460.2	389.5
OBLIGATED REPLACEMENT	170	170
GUEST PARKING	151.1	148.9
TOTAL	2,027	1,816



CENTERPOINT P.A.D.

GENERAL NOTES

THE SCOPE OF THIS AMENDMENT IS TO ADJUST THE SOUTH PROPERTY LINE, REMOVE THE EXISTING PARKING AREA SOUTH OF THE PROPERTY LINE, AND PROVIDE A NEW PARKING AREA NORTH OF THE PARKING GARAGE. EXISTING UTILITIES AND DRIVE ENTRANCES WILL NOT BE AFFECTED. IRRIGATION WILL BE MODIFIED TO ACCOMMODATE THE SITE CHANGES.

EXISTING LAND USE: MIXED USE
PROPOSED LAND USE: MIXED USE

NO PERMITS OR VARIANCES ARE REQUESTED.

DENSITY WILL REMAIN UNCHANGED.

DS050121 RRC06011 REC06031



#	Date	Description
1	04.18.06	Revisions
2		Date
JCK		Designed By
JCK		Drawn By
JDK		Checked By
OTAS825		Project Number

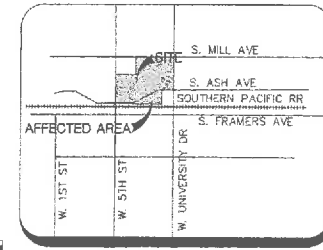
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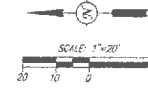
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13~~12~~¹³th AMENDED PRELIMINARY P.A.D. FOR CENTERPOINT AND AN AMENDED FINAL P.A.D. FOR PHASE TWO - PARKING GARAGE NO. 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP



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PREPARED BY
JAMES D. KELLEY
38950
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF ARIZONA
NO. 702990300
EX. 702990300

OVERALL CALCULATIONS

EXISTING BUILDING LOT COVERAGE: 59,140 S.F. (35% COVERAGE)
PROPOSED BUILDING LOT COVERAGE: 59,140 S.F. (35% COVERAGE)
EXISTING PHASE 2 PARKING STRUCTURE: 959 SPACES (20 ACCESSIBLE)
PROPOSED PHASE 2 PARKING STRUCTURE: 946 SPACES (20 ACCESSIBLE)
PROPOSED LANDSCAPE AREA: 22,550 S.F. (27% COVERAGE)
EXISTING LANDSCAPE AREA: 30,853 S.F. (32% COVERAGE)

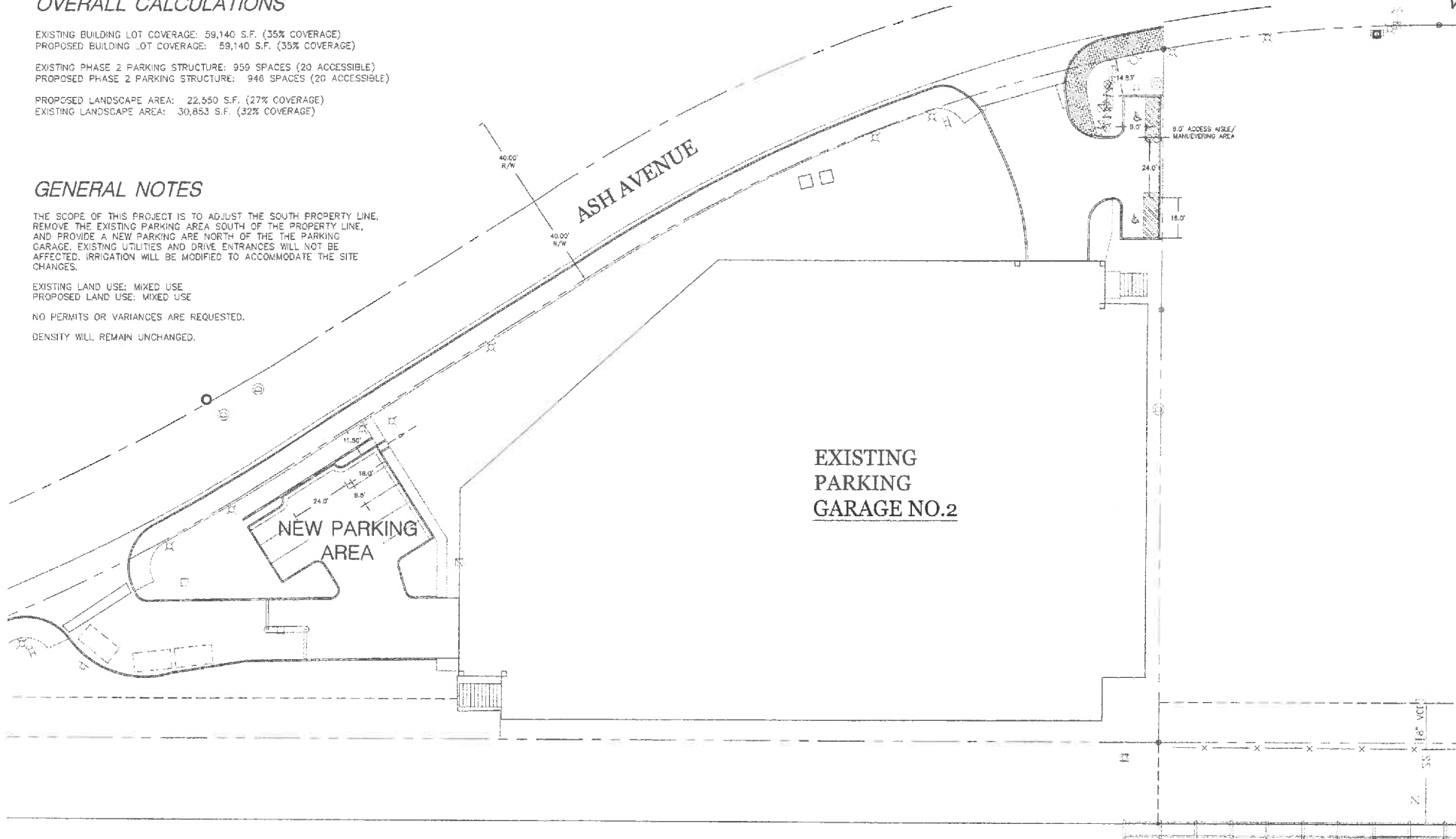
GENERAL NOTES

THE SCOPE OF THIS PROJECT IS TO ADJUST THE SOUTH PROPERTY LINE, REMOVE THE EXISTING PARKING AREA SOUTH OF THE PROPERTY LINE, AND PROVIDE A NEW PARKING AREA NORTH OF THE THE PARKING GARAGE. EXISTING UTILITIES AND DRIVE ENTRANCES WILL NOT BE AFFECTED. IRRIGATION WILL BE MODIFIED TO ACCOMMODATE THE SITE CHANGES.

EXISTING LAND USE: MIXED USE
PROPOSED LAND USE: MIXED USE

NO PERMITS OR VARIANCES ARE REQUESTED.

DENSITY WILL REMAIN UNCHANGED.



DS050121 RRC06011 REC06031



#	Date	Description
1	04.16.08	Revisions
Date		
Designed By		
Drawn By		
Checked By		
Project Number		

DS050121 RRC06011 REC06031

Sheet Number 3 of 3
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