

# PRELIMINARY PLANNED AREA DEVELOPMENT (P.A.D.) FOR EMERALD CENTER

BOOK 653 PAGE 1  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2003 - 1332668  
3/23/2003 12:03 PM

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## Project Data

Parcel Size	
Lot 1	53,480 net acres
Lot 4	8,020 net acres
Lot 5	16,840 net acres
Total	78,340 net acres

Existing Zoning	
I-1 (Light Industrial)	41,900 Acres +/-
I-2 (General Industrial)	36,440 Acres +/-

Proposed Zoning	
RCC (Regional Commercial Center)	78,340 Acres

Landscape Percentage		Maximum Lot Coverage	
10% Minimum		50%	

### Proposed Building Areas

Lot 1		Lot 4		Lot 5	
Option A		Option B		Option A	
Retail	563,500 sq.ft.	Office	1,560,000 sq.ft.	Retail	110,000 sq.ft.
Restaurant	12,225 sq.ft.	Retail	423,500 sq.ft.	Restaurant	20,225 sq.ft.
Office	780,000 sq.ft.	Hotel	200,000 sq.ft.	Office	30,000 sq.ft.
Hotel	200,000 sq.ft.	Restaurant	5,000 sq.ft.	Total	160,225 sq.ft.
Total	1,555,725 sq.ft.	Total	2,188,500 sq.ft.		
Lot 4		Lot 4		Lot 5	
Retail	24,000 sq.ft.	"Same as Option A"		"Same as Option A"	
Restaurant	14,450 sq.ft.				
Total	38,450 sq.ft.				
Option A		Option B			
Total	1,754,400 sq.ft.	Total	2,387,175 sq.ft.		

### Variations Requested

- A Variance to increase the maximum height from 100' to 160' for Lot 1.
- Reduce the building setback from 60' to 30' for Lots 1, 4, & 5
- Reduce the required landscape percentage from 20% to 10%

### Parking

Option A		Option B	
Parking Spaces Required		Parking Spaces Required	
Retail	50,000 sq.ft. @ 1/250 = 200	Retail	50,000 sq.ft. @ 1/250 = 200
	50,000 sq.ft. @ 1/275 = 182		50,000 sq.ft. @ 1/275 = 182
	597,500 sq.ft. @ 1/300 = 1992		457,500 sq.ft. @ 1/300 = 1525
	2374		1907
Restaurant	46,900 sq.ft. @ 1/75 = 625	Restaurant	34,675 sq.ft. @ 1/75 = 462
Office	810,000 sq.ft. @ 1/250 = 3240	Office	1,590,000 sq.ft. @ 1/250 = 6360
Hotel	200 Units @ 1/unit = 200	Hotel	200 Units @ 1/unit = 200
	7000 sq.ft. Conference @ 1/125 = 56		7000 sq.ft. Conference @ 1/125 = 56
	5000 sq.ft. Restaurant @ 1/75 = 67		5000 sq.ft. Restaurant @ 1/75 = 67
	323		323
Total	6526	Total	9052
Parking Spaces Provided	6600	Parking Spaces Provided	9200

## Owner

**Emerald Holdings, L.L.C.**  
777 E. Thomas Road #210  
Phoenix, AZ 85014

## Statement of Owners

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.  
SIGNED THIS 3<sup>rd</sup> DAY OF Sept., 2003.  
BY Tom Tait AS MANAGING MEMBER OF  
EMERALD HOLDINGS L.L.C., OWNER OF THE PROPERTY  
DESCRIBED ON THESE PLANS.

## Acknowledgement

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3<sup>rd</sup> DAY OF Sept., 2003, BY TOM TAIT, SR. AS MANAGING MEMBER OF EMERALD HOLDINGS L.L.C. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC: Wanda K. Kugel  
MY COMMISSION EXPIRES 4/12/2004



## Approvals

APPROVED BY THE CITY OF TEMPE,  
CITY COUNCIL OF THIS DAY 3<sup>rd</sup> OF SEPTEMBER, 2003.

BY: Sharon J. Carter DATE: 9/3/03  
CITY CLERK

ATTEST: Kurt W. King DATE: 9/3/03  
CITY CLERK

BY: Andy C. ... DATE: 9/3/03  
CITY ENGINEER

BY: Melanie C. Hilde DATE: 9/3/03  
PLANNING DIRECTOR



## Architect

I HEREBY CERTIFY THAT THE CONCEPTS SHOWN ON THESE PRELIMINARY PLANS WERE PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO ALL APPLICABLE ORDINANCES AND REQUIREMENTS.



## Conditions of Approval: SPD-2003.64

- The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
  - Off-site improvements to bring roadways to current standards include:
    - Water lines and fire hydrants
    - Sewer lines
    - Storm drains.
    - Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
  - Fees to be paid with the development of this project include:
    - Water and sewer development fees.
    - Water and/or sewer participation charges.
    - Inspection and testing fees.
- All street dedications shall be made within six (6) months of Council approval.
  - Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
  - All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
- No variances may be created by future property lines without the prior approval of the City of Tempe.
- The Preliminary P.A.D. for the Emerald Center development shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before August 21, 2004.
- The Design Review Board shall approve all Final Planned Area Developments (PAD) prior to City Council approval.

## Location Map



## Legal Description:

Lot 4 of the "Final Plat of The Emerald" according to Book 536, Page 24, Document No. 2000-0476589, Records of Maricopa County; and, Lot 1 of the "Amended Final Plat for The Emerald A Replat of Lot 1" according to Book 571, Page 05, Document No. 2001-0776730, Records of Maricopa County; and, Lot 5 of "A Replat of Lot 5 The Emerald" according to Book 564, Page 47, Document No. 2001-0501882, Records of Maricopa County.

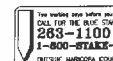
Note: The boundary for the planning area shown on Page 2 of this plan conforms to the bearing and distances as shown on the record documents as described above.

## Surveyor's Certification

I, James R. Cristea, hereby certify that the legal description shown on this document is true and correct.

BY: James R. Cristea DATE: 9/3/03  
JAMES R. CRISTEA

*Handwritten notes and signatures:*  
9/3/03  
175



**EMERALD CENTER**

SHEET 1 OF 2

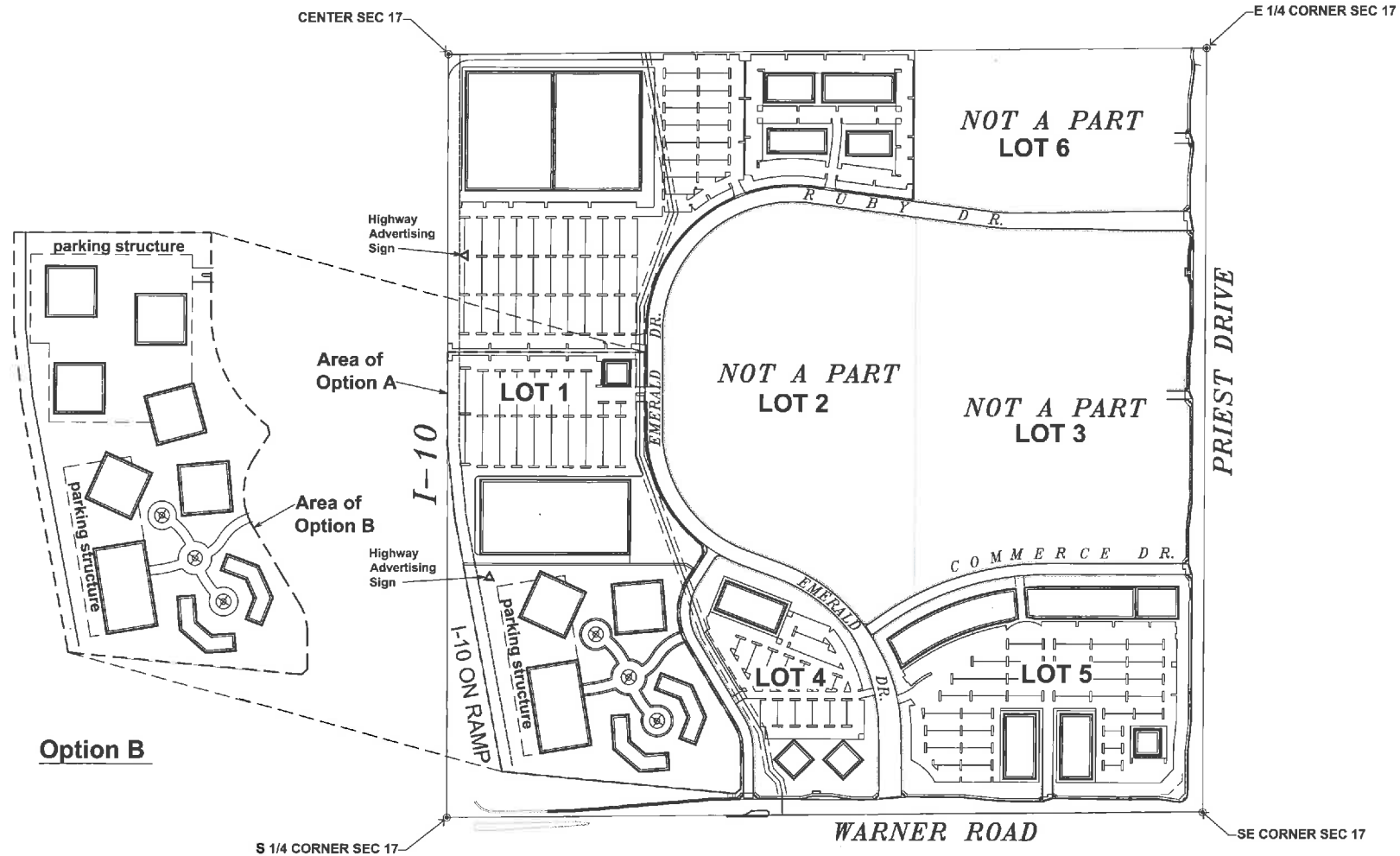
DS030916 SPD-2003.64 REC03062

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**Option B**



DS030916 SPD-2003.64 REC03062



0 200' 400' 600'  
SCALE: 1" = 200'

DS030916 SPD-2003.64 REC03062



**EMERALD CENTER**

SHEET 2 OF 2