

PLANNED AREA DEVELOPMENT OVERLAY FOR HILTON HOMEWOOD SUITES- TEMPE MARKETPLACE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

STATE OF ARIZONA ~~Texas~~)
)SS.
COUNTY OF MARICOPA ~~Dallas~~

ON THIS 14th DAY OF May, 2008 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED Kevin Keefer WHO ACKNOWLEDGED THEM SELF TO BE THE President OF Tempe HHG Hotel Development, LLC AN ARIZONA CORPORATION, AND THAT THEY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

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

[Signature]
NOTARY PUBLIC



9-17-2008
MY COMMISSION EXPIRES:

TEMPE HHG HOTEL DEVELOPMENT, LLC

BY: [Signature] DATE: 5/14/08
KEVIN KEEFER

ITS: MANAGER/OWNER/PRESIDENT

LEGAL DESCRIPTION

LOT 1, TEMPE MARKETPLACE AMENDED, ACCORDING TO BOOK 969 PAGE 20,
RECORDS OF MARICOPA COUNTY, ARIZONA

APPROVAL

BY: [Signature] DATE: 5/20/08
DEVELOPMENT SERVICES

[Signature]
NOTARY PUBLIC
Dec 1, 2008
MY COMMISSION EXPIRES:

OWNER/DEVELOPER:

TEMPE HHG HOTEL DEVELOPMENT, LLC

GENERAL NOTES

CONSTRUCTION OF 8 STORY, 140 ROOM HOTEL.

PROJECT DATA

GROSS SITE AREA: 102,859 SF - 2.36 ACRES
GROSS BLDG. AREA: 105,300 SF

HOTEL GUEST ROOMS: 140 ROOMS

DENSITY: 59.3 ROOMS / ACRE
SITE COVERAGE: 13% (13,500 SF)
F.A.R.: 1.02

ZONING CLASSIFICATION: RCC
REGIONAL COMMERCIAL
CENTER

ALLOWABLE
BUILDING HEIGHT: 75'-0" TOP OF PARAPET
BUILDING HEIGHT: 8 STORIES
82'-8" TOP OF PARAPET
EXCEPTION TO ARCHITECTURAL
ELEMENTS; INTERNAL PARAPETS
AND METAL CORNICE

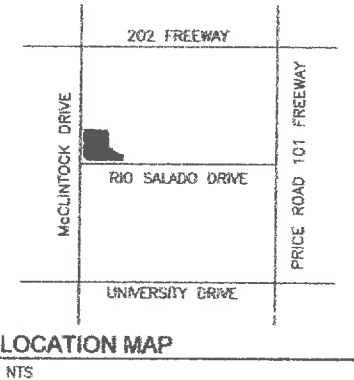
PARKING TABULATION

MARKETPLACE PAD TOTAL	OVERAGE
REQUIRED: 5,907 SPACES	
PROVIDED: 5,984 SPACES	
	77 SPACES

HOTEL	
REQUIRED: 140 SPACES	
PROVIDED: 98 ON SITE	
	42 FROM OVERAGE (OFF-SITE)
	35 SPACES

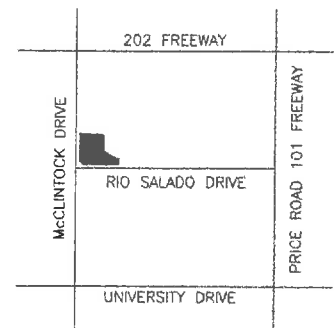
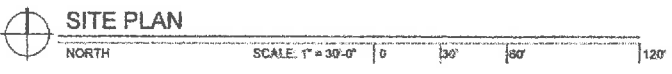
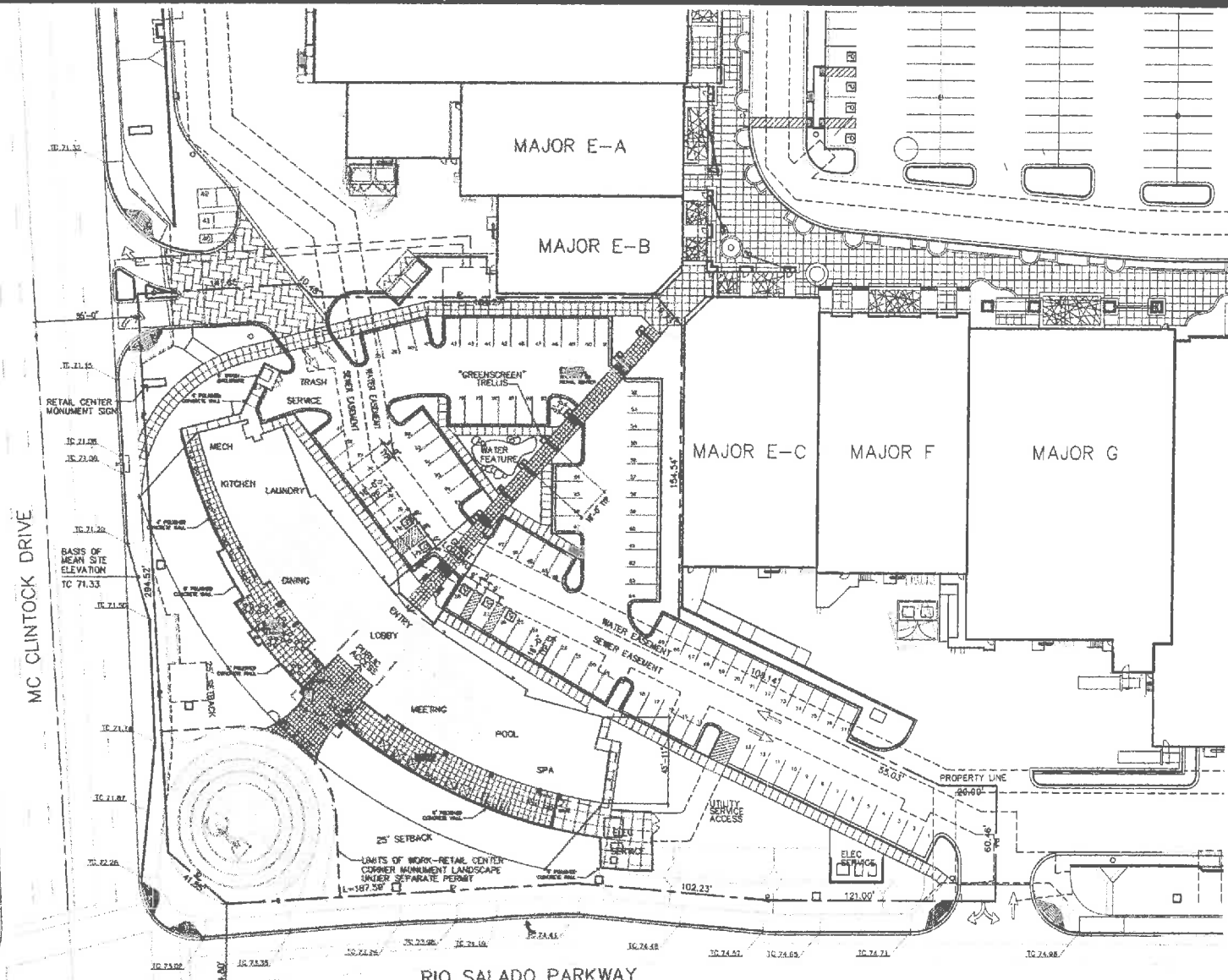
REFER TO TRAFFIC STUDY AMENDMENT

EXISTING TOPOGRAPHY: GRADED UNDER APPROVED
PRELIMINARY PLANNED AREA
DEVELOPMENT (PAD) FOR
TEMPE MARKETPLACE



CONDITIONS OF APPROVAL: PAD07005

1. THE MODIFIED GENERAL DEVELOPMENT STANDARD SHALL ALLOW A MAXIMUM BUILDING HEIGHT FROM SEVENTY-FIVE (75) FEET TO EIGHTY-TWO AND A HALF (82.5) FEET. PROVIDE HEIGHT OF BUILDINGS MEASURED FROM THE NEAREST MIDPOINT TOP OF CURB ALONG FRONT OF PROPERTY (McCLINTOCK DRIVE, AS DEFINED BY ZONING AND DEVELOPMENT CODE).
2. THE "ARCHITECTURAL ELEMENTS" ABOVE THE EXTERIOR PARAPET, SUCH AS THE METAL CORNICE AND INTERIOR PARAPETS, ARE BEING CONSIDERED AS EXCEPTIONS TO THE ALLOWABLE HEIGHT LIMITS.
3. A TOTAL OF 98 PARKING SPACES SHALL BE PROVIDED ON SITE FOR THIS USE, WITH THE REMAINING REQUIRED AMOUNT PROVIDED OFF-SITE WITHIN TEMPE MARKETPLACE, SUBJECT TO FILING A PARKING AFFIDAVIT WITH THE DEVELOPMENT SERVICES DEPARTMENT.
4. THE PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE MARKETPLACE HOTEL 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.



DS061594 PAD07005 REC07008

VICINITY MAP
NTS



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COOK
MCGILL**
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ARCHITECTS:
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REVISIONS:

PROJECT:
HOMWOOD SUITES
Hilton

**Hilton
Homewood Suites**
Tempe Marketplace
155 South McClintock Drive
Tempe, Arizona
A Division of
TEMPE HIGH HOTEL DEVELOPMENT, LLC.

DRAWN: BS GK
CHECKED: SWM
DATE: 06 APRIL 2007
PROJECT NO.: 06-304

SHEET TITLE:
SITE PLAN
1"=20'-0"

SHEET NO.:
A0.1

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