

**PLANNED AREA DEVELOPMENT OVERLAY
FOR MCINTYRE, DONOHUE, & JONES PLACE**
A REPLAT OF A PART OF TRACT 8 OF STATE PLAT NO. 4, AS RECORDED IN BOOK 8
OF MAPS, ON PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING A
PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER/DEVELOPER

MARK MCINTYRE
207 E. MINTON DRIVE
TEMPE, ARIZONA 85282
PHONE: (480) 503-1354
FAX: (480) 503-1356

STATEMENT OF OWNER

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.

SIGNED THIS 19 DAY OF July, 2006
BY [Signature]
OWNER

GENERAL NOTE

THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

ACKNOWLEDGEMENT

STATE OF ARIZONA, COUNTY OF MARICOPA,
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 19 DAY OF July, 2006

BY: [Signature]

AS: _____

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

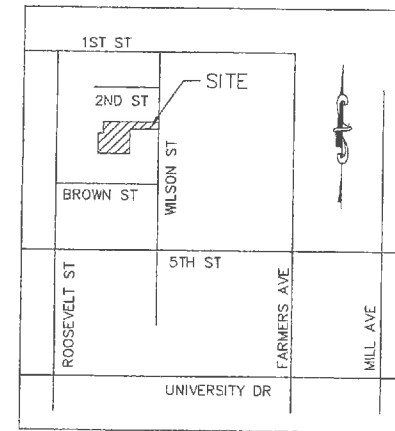
NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES: _____



CONDITIONS OF APPROVAL: SPD-2005.44

1. The Public Works Department shall approve all roadway, alley and utility easement dedications, driveways, stormwater retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements, including:
 - a. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bike path, sidewalk, bus shelter, and related amenities.
 - b. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - c. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
 - d. All street dedications shall be made within six (6) months of Council approval.
 - e. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - f. 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
2. The developer/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.
3. A building permit shall be obtained and substantial construction commenced on or before July 21, 2007, or the zoning shall revert to that in place at the time of application, subject to a public hearing.
4. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
5. The Subdivision Plat shall be recorded prior to the issuance of permits.
6. The Subdivision Plat 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 July, 21, 2006. Failure to record the plan within one year of Council approval shall make the plan null and void.
7. Design Review Board shall approve the site plan, all building elevations, landscape plan prior to City Council approval.



LOCATION MAP

NTS

APPROVAL

BY: [Signature] DATE 7/19/06
DEVELOPMENT SERVICES



