

FINAL PLANNED AREA DEVELOPMENT FOR NORTH SHORE CONDOMINIUMS

**A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

CASE NUMBER

SPD-2004.59

PROJECT NAME

NORTH SHORE CONDOMINIUMS

PROJECT ADDRESS

945 EAST PLAYA DEL NORTE DRIVE
TEMPE, ARIZONA

ZONING

M G

CONSTRUCTION TYPE

TYPE II-IHR per 1994 U.B.C.
with CITY OF TEMPE AMENDMENTS

OWNER/DEVELOPER

TEMPE TOWN LAKE TOWNHOMES, LP
1800 WEST COLTER STREET
PHOENIX, ARIZONA 85015
(602) 957-2520 FAX (602) 957-4410
CONTACT: BRIAN REGEHR

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.
SIGNED THIS 19th DAY OF August, 2005
BY Brian Regehr AS President OF
TEMPE TOWN LAKE TOWNHOMES, LP
1800 WEST COLTER STREET
PHOENIX, ARIZONA 85015

ARCHITECT

ACANTHUS ARCHITECTURE AND PLANNING, PC
4222 NORTH 12th STREET, SUITE 100
PHOENIX, ARIZONA 85014
(602) 274-5000 FAX (602) 274-7455
CONTACT: CHARLES A. MOSHER, AIA

SUBMITTED BY

GAMMAGE AND BURNHAM, P.L.C.
TWO NORTH CENTRAL AVENUE
EIGHTEENTH FLOOR
PHOENIX, ARIZONA 85004
(602) 256-4422 FAX (602) 256-4475
CONTACT: STEPHEN ANDERSON,
MANJULA VAZ

LEGAL DESCRIPTION

PARCEL NO.1:

Lots 4, PLAYA DEL NORTE, according to Book 685 of Maps,
Page 32, Records of Maricopa County, Arizona.

PARCEL NO.2:

Perpetual non-exclusive easements for pedestrian and vehicular ingress and egress; and pedestrian sidewalk; and temporary non-exclusive easement for marketing sign; and vehicular ingress and egress, parking of construction vehicles, fabrication and storage of building materials, all as created by instrument recorded in Document No. 20041165062 and re-recorded in Document No. 20041260419, records of Maricopa County, Arizona.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE CITY OF TEMPE SURVEY CONTROL MAP.
SAID BEARING = NORTH 00°07'02" EAST

BENCHMARK

CITY OF TEMPE VERTICAL DATUM. TOP OF BRASS CAP
LOCATED AT RURAL ROAD AND RIO SALADO
INTERSECTION ELEVATION = 1162.52 (COT BM# 503)

FLOOD ZONE

FLOOD PLAIN CERTIFICATION:
THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2170 F, DATED JULY 19, 2001. ZONE "SHADED X" IS DESIGNATED AS BEING AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE, AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

CERTIFICATION

I, CHRISTOPHER AULERICH, HEREBY CERTIFY I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THE INFORMATION CONTAINED WITHIN THE PARCEL DESCRIPTION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CHRISTOPHER E. AULERICH
ARIZONA REGISTRATION
NUMBER 19809

GENERAL NOTES

VARIANCES APPROVED SPD-2003.90 RRC 03050
SPD-2004.59 and RRC 04028

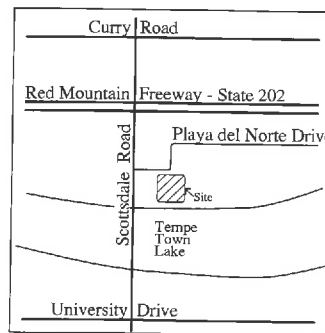
1. WAIVE MINIMUM LANDSCAPE BUFFER REQUIREMENTS
2. REDUCE REQUIRED MINIMUM ON-SITE LANDSCAPING
3. WAIVE RV PARKING REQUIREMENTS
4. REDUCE THE REQUIRED BICYCLE SPACES ON LOT 4 FROM 134 TO 45

ACKNOWLEDGMENT

STATE OF ARIZONA, COUNTY OF MARICOPA, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF August, 2005
BY Brian Regehr, AS President
OWNER
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC: Dale
MY COMMISSION EXPIRES 12-29-07

APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS
19th DAY OF September, 2005
BY [Signature], DATE: 9/22/05
MAYOR
ATTEST: [Signature], DATE: 9/22/05
CITY CLERK
BY: [Signature], DATE: 9/23/05
CITY ENGINEER
BY: [Signature], DATE: 9/23/05
DEVELOPMENT SERVICES



VICINITY MAP
Not to Scale

CONDITIONS of APPROVAL: RRC 04028 / SPD-2004.59

- 1a. The Public Works Department shall approve all roadways, alley and utility easement dedications, driveways, stormwater retention and street drainage plans, water and sewer construction drawings, refuse pickup and off-site improvements.
- 1b. 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 street lights, curbs, gutters, bike-path, sidewalk, bus shelter and related amenities.
- 1c. Fee to be paid with the development of this project include: (1) Water and sewer development fees, (2) Water and/or sewer participation charges and (3) Inspection and testing fees.
- 2a. All Street dedications shall be made within six (6) months of Redevelopment Review Commission approval.
- 2b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by Public Works Dept.
- 2c. 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.
3. A valid building permit shall be obtained and substantial construction commenced on or before September 16, 2005 or the variance(s) shall be deemed null and void.
4. No variances shall be created by future property lines without the prior approval of the City of Tempe.
5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. The Final Planned Area Development for Weststone (Lot 4) shall be recorded prior to issuance of building permits.
11. Developer shall resolve final details of Flood Control access along the entire south edge of the property, along the top of the levy, prior to issuance of building permits.
12. Details of fire prevention, fire access, emergency water supply issues and fire truck loading shall be resolved with the Fire Department prior to issuance of building permits.
13. The applicant shall resolve all lighting and security details with the Planning and Police Department staff prior to the issuance of a building permit.
14. For developments adjacent to the Rio Salado Town Lake, no improvements shown on this document shall be in conflict with City of Tempe Ordinance No.808 9312 relating to flood control access zones unless specifically approved by the Flood Control District of Maricopa County (FCDMC). Nor shall any improvements adversely impact on or adjacent to FCDMC Levee Improvements. Construction activity on or adjacent to FCDMC facilities require a permit from that agency.

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005 - 1426901
02/11/06

Acanthus Architecture and Planning, PC
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Charles A. Mosher, AIA President

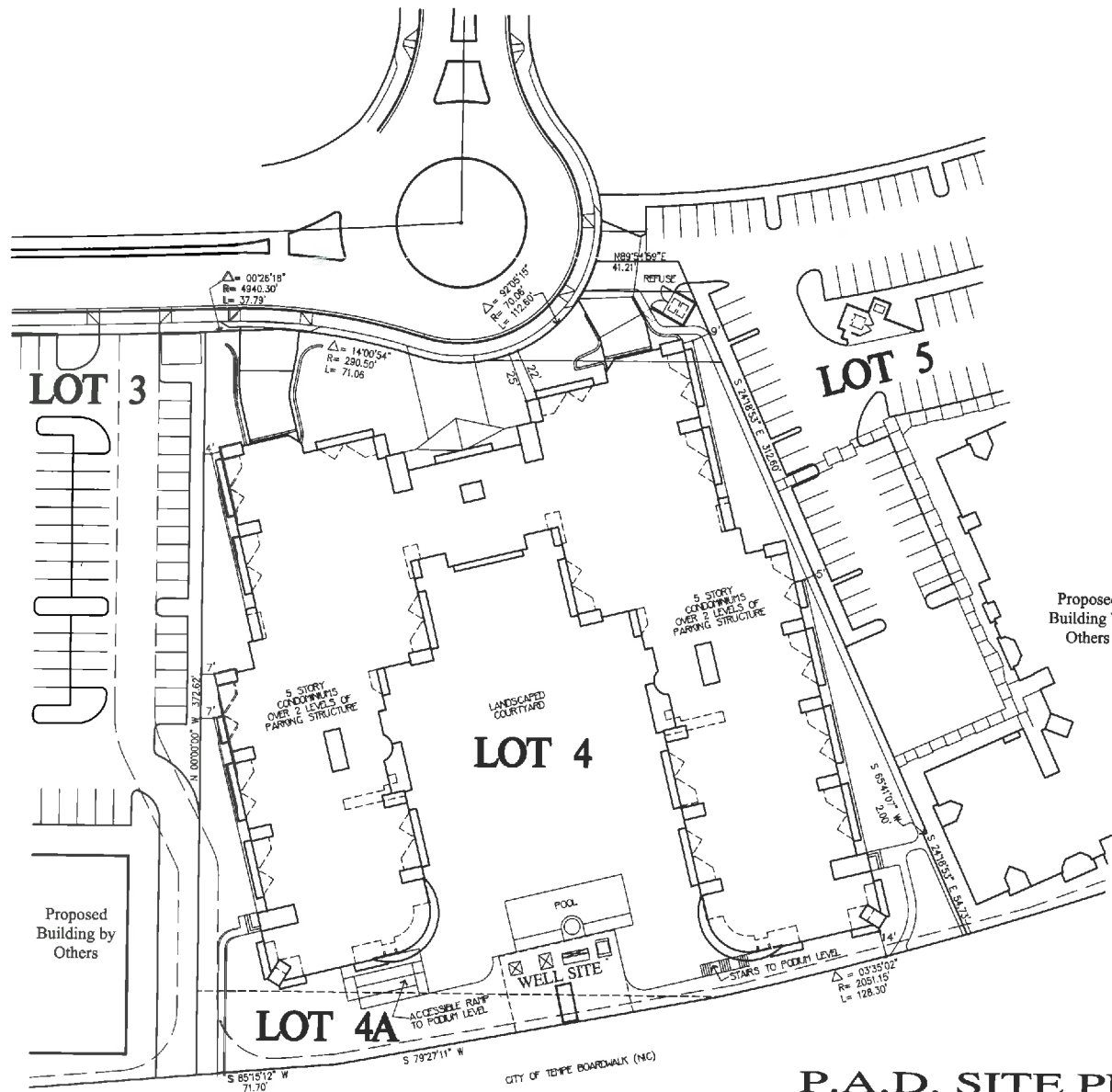


REC04069

SPD-2004.59

DS050703

14N



PROJECT DATA

LOT#	LOT 4 PLAYA DEL NORTE
PROJECT NAME	NORTH SHORE CONDOMINIUMS
NET SITE AREA	2.6156 AC
F.A.R.	3.16
LOT COVERAGE	68.8%
LANDSCAPE COVERAGE	15% REQUIRED 21% PROVIDED
LAND USE	CONDOMINIUMS
BLDG. AREA/ # OF UNITS	360,444 S.F. (INCL. GARAGE) 134 UNITS (51.2 DU/AC)
DWELLING MIX AND AREAS	112 TWO-BEDROOM UNITS (84%) RANGE: 1,172 S.F.-1,599 S.F. 22 THREE-BEDROOM UNITS (16%) RANGE: 1,961 S.F. - 2,168 S.F. AVG. LIVABLE AREA: 1,401 S.F. / UNIT TOTAL LIVABLE AREA: 187,709 S.F.
HEIGHT	STORIES: 5 1/2 ABOVE GRADE / 7 TOTAL TOP OF PARAPET 76' MAX. ABOVE GRADE HIGHEST POINT 88' MAX. ABOVE GRADE
PARKING REQUIRED	TWO-BEDROOM 112 x 2=224 THREE-BEDROOM 22 x 2.5=55 GUEST PARKING 134 x 0.2=27 TOTAL REQUIRED: 306 ACCESSIBLE: 306x2%=7 BICYCLE SPACES: 67 PER VARIANCE
PARKING PROVIDED	306 PARKING SPACES (2.28/ UNIT) INCLUDES 7 ACCESSIBLE SPACES 67 BICYCLE SPACES

P.A.D. SITE PLAN

SCALE: 1" = 30'-0" 0 10 30 50

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08/27/2005 02:11 PM

14N

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