

23RD AMENDED PLANNED AREA DEVELOPMENT FOR
PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)

A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

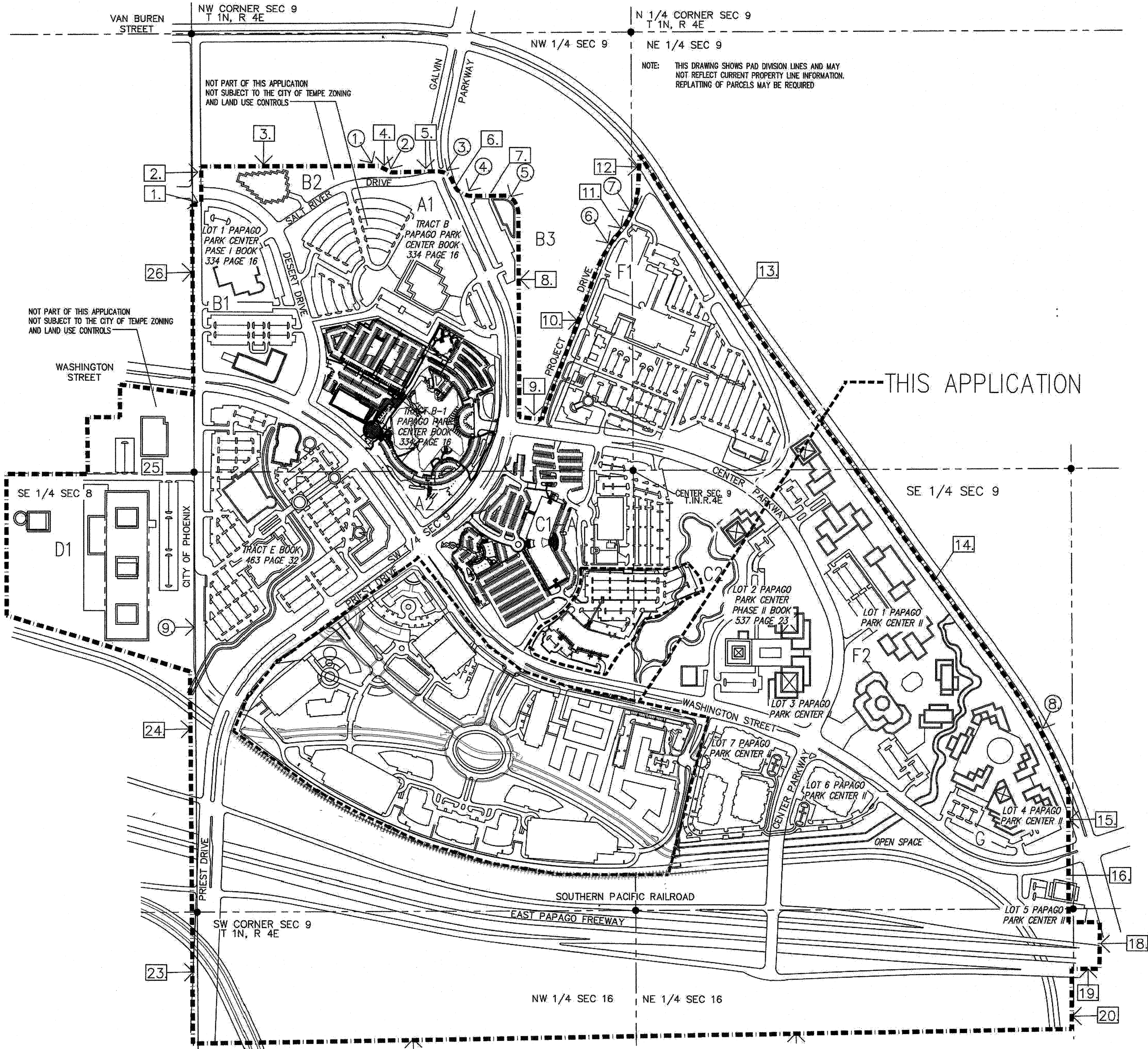
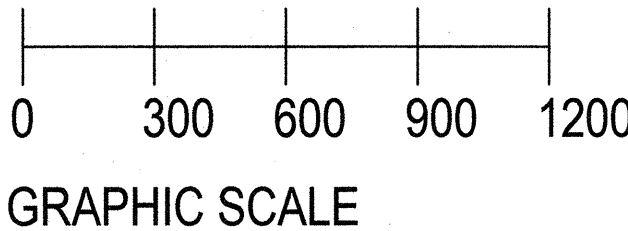
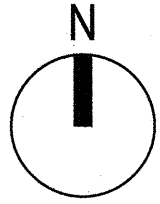
		NET ACREAGE EXCLUDING R.O.W.	F.A.R. BASED ON GROSS ACREAGE	LOT COVERAGE BASED ON NET ACREAGE	PRELIMINARY LAND USE	MAXIMUM BUILDING AREA (SQ. FT.)	MAXIMUM BUILDING HEIGHT (FEET)	AUTO PARKING REQUIRED	BICYCLE PARKING REQUIRED	OPEN SPACE PROVIDED
A1	SALT RIVER PROJECT CORPORATE HEADQUARTERS	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS								
A2	TOSCO MARKETING COMPANY	22.46	0.56	13.3%	OFFICE	546,000	100	2,184	112	32%
B1	CORPORATE OFFICE CENTER	12.20	0.57	45%	OFFICE	164,000	128	1,300	120	30%
B2	TOVREA SUBSTATION	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS								
B3	J.B. RODGERS CORPORATE HQ.	3.20	0.38	14.2%	OFFICE	40,000	30	160	16	42.6%
C1	PAPAGO HILLS OFFICE COMPLEX	32.42	0.48	31%	OFFICE	686,779	140	1,987	279	48%
C1	RETAIL/RESTAURANT	2.21	0.12	12%	RETAIL/ RESTAURANT	11,391	140	109	13	20%
C2	HOTEL COMMERCE COMPLEX	21.37	0.65	29%	OFFICE	1,295,910	140	4,618	279	51%
C2	PAPAGO HILLS OFFICE BUILDING	9.01	0.218	10.73%	OFFICE	85,873	50	660	11	25.25%
D1	RESEARCH DEVELOPMENT MALL	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS								
E	CORPORATE RESEARCH CENTER	30.74	0.51	19%	CORPORATE CENTER	424,000	120	1,700	240	50%
F1	PAPAGO OFFICE CENTER	28.52	0.56	38%	OFFICE	793,000	84	3,172	176	42%
F2	PAPAGO OFFICE CENTER	17.09	0.36	20%	OFFICE	330,000	84	1,320	75	60%
G	EXPOSITION CENTER	16.56	0.20	28%	EXPOSITION CENTER	176,296	56	705	320	57%
H1	THE GRAND	67.38	**NR	50%	HOTEL/OFFICE RETAIL/RES.	3,187,000	*156	10,032	690	20%
H2	RIVERWALK - RIO SALADO	12.56	0.66	29%	APARTMENTS	466,692	84	895 +23 RV	466	56%
H3	RED RIVER OPRY	4.38	0.03	22%	ENTERTAINMENT	65,000	56	260	15	68%
		304.54				7,050,971		28,700	2,596	

* NOTE: MEASURED FROM MID-POINT PRIEST DRIVE. ELEVATION 1176.00' ABOVE MEAN SEA LEVEL

** NR: NOT REQUIRED PER CURRENT CITY OF TEMPE ZONING 12/20/12

ALL AREAS NUMBERS ARE APPROXIMATE AND ARE INTENDED FOR PLANNING PURPOSES AND ARE SUBJECT TO CHANGE.
REFER TO FINAL PLATS FOR FINAL TALLY

TANGENT DATA				CURVE DATA			
BEARING	DISTANCE	BEARING	DISTANCE	LENGTH	TANGENT		
1 S 09°37'11" E	80.00'	1 45°00'00" S	50.00'	39.27'	20.71'		
2 N 00°22'49" E	187.50'	2 45°00'00" S	50.00'	39.27'	20.71'		
3 S 89°41'35" E	1031.11'	3 66°00'00" S	120.00'	138.23'	77.93'		
4 S 44°41'35" E	11.61'	4 66°00'00" S	100.00'	115.19'	64.94'		
5 S 09°41'35" E	309.86'	5 89°24'00" S	109.10'	170.23'	107.96'		
6 S 23°41'35" E	13.12'	6 17°20'33" S	655.70'	198.47'	100.00'		
7 S 89°41'35" E	161.34'	7 39°04'57" S	225.40'	153.75'	80.00'		
8 S 00°17'35" E	1238.80'	8 20°40'58" S	2065.10'	745.47'	376.83'		
9 S 81°53'01" E	136.53'	9 63°08'33" S	672.00'	740.57'	412.95'		
10 N 21°34'28" E	1063.68'						
11 N 38°55'01" E	96.64'						
12 N 00°10'56" W	110.56'						
13 S 33°45'51" E	870.11'						
14 S 35°42'49" E	3111.04'						
15 S 15°01'51" W	40.76'						
16 S 01°17'56" E	526.13'						
17 N 86°51'46" E	132.44'						
18 S 09°12'44" E	300.75'						
19 S 88°51'51" W	159.78'						
20 S 00°00'11" E	359.34'						
21 S 89°18'57" W	2703.03'						
22 S 89°18'57" W	2703.78'						
23 N 01°28'02" W	647.66'						
24 N 01°05'21" E	1558.21'						
25 N 01°05'21" E	511.69'						
26 S 00°22'49" E	1669.28'						

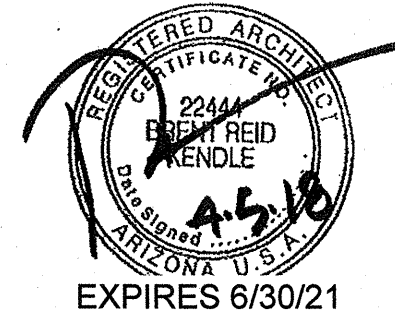


REC18125

PAD18014

DS160133


KENDLE DESIGN
COLLABORATIVE
6115 NORTH CATTLETRACK
SCOTTSDALE, ARIZONA 85250
PH 480.951.8558
FAX 480.951.8559
BKENDLE.KDC@COX.NET
KENDLEDESIGN.COM


EXP. 6/30/21

PLANNED AREA
DEVELOPMENT

"THE GRAND" AT
PAPAGO PARK
CENTER

Northeast corner of
Priest Drive & The
Loop 202 Freeway
Tempe, AZ 85281

MARK	DATE	DESCRIPTION
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4	1-11-19	4TH SUBMITTAL
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL

ISSUE: FINAL SUBMITTAL 6-18-19

PROJECT NO:

CAD DWG FILE:

DRAWN BY: JM

CHECKED BY: BK

SHEET TITLE:

MASTERPLAN

A-1

DS160133

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AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)
A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
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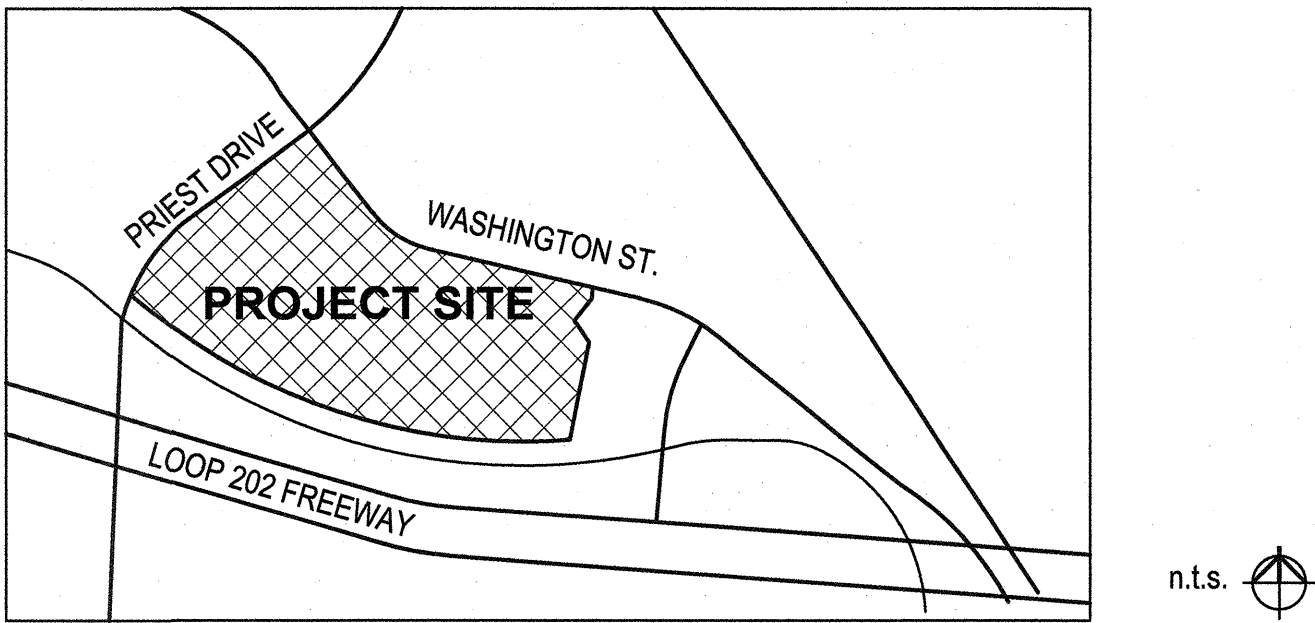
OWNER AUTHORIZATION

PAPAGO PARK CENTER, INC.
BY: [Signature] DATE 6/19/2019
SIGNATURE
ITS: OWNER

OWNER / DEVELOPER

OWNER: PAPAGO PARK CENTER, INC
REPRESENTATIVE: MITCHELL B. ROSEN
1521 N.PROJECT CENTER DRIVE
TEMPE, ARIZONA 85281

SITE VICINITY MAP



ACKNOWLEDGEMENT

ON THIS 19th DAY OF June, 2019 BEFORE ME, THE UNDERSIGNED, PERSONALLY
APPEARED Mitchell B. Rosen WHO ACKNOWLEDGED HIMSELF TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE
FOREGOING INSTRUMENT FOR THE PURPOSED THERIN CONTAINED.

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

BY: [Signature] MY COMMISSION EXPIRES _____
NOTARY PUBLIC



LEGAL DESCRIPTION

LOTS 1 THROUGH 12 AND TRACTS "A" THROUGH "J" OF, SUBDIVISION PLAT FOR "THE GRAND AT
PAPAGO PARK CENTER", AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, BOOK 716 OF MAPS, PAGE 37;

APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE

ON THIS 6th DAY OF June, 2019

ZONING DISTRICT: MU-4/PAD	
TABLE 4-203B DEVELOPMENT STADARDS IN MIXED USE DISTRICTS	
	PAD PROVIDED
GENERAL PLAN USE	MIXED USE
GENERAL PLAN DENSITY	MIXED USE, HIGH DENSITY
ZONING	MU-4/PAD
SITE AREA	58.56 AC (2,550,779 SF)
DWELLING QUANTITY	850
DENSITY	15.0 D.U./AC. (SEE NOTE 3)
BUILDING HEIGHT	156', SEE SHEET A-4
BUILDING LOT COVERAGE	58% (SEE NOTE 3)
SITE LANDSCAPE COVERAGE	8% (SEE NOTE 3)
BUILDING SETBACKS	
FRONT (PRIEST)	25'-0"
SIDE	NONE
REAR	NONE
STREET SIDE (WASHINGTON)	25'-0"
VEHICLE PARKING QUANTITY (SEE SHEETS A-5 & A-6)	
RETAIL (7000 SF)	24 SPACES (@ 1/300 SF)
RESTAURANT (27000 SF)	360 SPACES (@ 1/75 SF)
HOTEL (600 UNITS) (SEE SHARED USE PARKING STUDY)	102 SPACES (@ 1 PER UNIT)
OFFICE (2349260 SF)	7,831 SPACES (@ 1/300 SF)
RESIDENTIAL (850 UNITS)	
(PER PARKING ANALYSIS DATED 1.9.19)	
GUEST	170 SPACES (@ 0.20 PER UNIT)
STUDIO UNITS (114 UNITS)	172.14 SPACES (@ 1.51 PER UNIT)
1-BEDROOM UNITS (370 UNITS)	558.7 SPACES (@ 1.51 PER UNIT)
2-BEDROOM UNITS (354 UNITS)	534.54 SPACES (@ 1.51 PER UNIT)
3-BEDROOM UNITS (12 UNITS)	18.12 SPACES (@ 1.51 PER UNIT)
SUBTOTAL RESIDENTIAL VEHICLE PARKING	1,454 SPACES
TOTAL VEHICLE PARKING PROVIDED	9,771 SPACES
BICYCLE PARKING QUANTITY	
RETAIL (7000 SF)	4 SPACES (@ 1/7,500 SF, MIN 4)
RESTAURANT (27000 SF)	54 SPACES (@ 1/500 SF)
HOTEL (600 UNITS) (SEE SHARED USE PARKING STUDY)	30 SPACES (@ 1/20 UNITS)
OFFICE (2349260 SF)	294 SPACES (@ 1/8,000 SF, MIN4)
RESIDENTIAL (850 UNITS)	
GUEST	170 SPACES (@ 0.20 PER UNIT)
STUDIO UNITS (114 UNITS)	85.5 SPACES (@ .75 PER UNIT)
1-BEDROOM UNITS (370 UNITS)	277.5 SPACES (@ .75 PER UNIT)
2-BEDROOM UNITS (354 UNITS)	265.5 SPACES (@ .75 PER UNIT)
3-BEDROOM UNITS (12 UNITS)	12 SPACES (@ 1 PER UNIT)
SUBTOTAL RESIDENTIAL VEHICLE PARKING	811 SPACES
TOTAL BICYCLE PARKING PROVIDED	1,193 SPACES
USES	
RETAIL	7,000 SF
RESTAURANT	27,000 SF
HOTEL (600 UNITS)	400,000 SF
OFFICE	2,349,260 SF
RESIDENTIAL	623,588 SF
TOTAL AREA	3,406,848 SF

PREVIOUS APPROVALS

19TH AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PAD 12014): FEBRUARY 7, 2013
20TH AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PL 150324): MARCH 22, 2016
21ST AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PL 170334): NOVEMBER 28, 2017
22ND AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PAD 180010): MAY 17, 2018

CONDITIONS OF APPROVAL: PAD180014

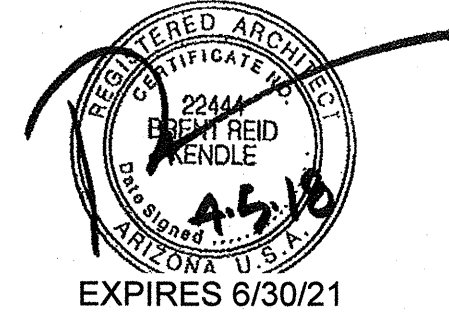
GENERAL NOTES

- A TRAFFIC IMPACT ANALYSIS WAS SUBMITTED WITH THE 19TH AMENDMENT, WHICH ESTABLISHED THE GRAND AT PAPAGO PARK CENTER
- A SHARED PARKING STUDY WAS SUBMITTED WITH THE 19TH AMENDMENT, WHICH ESTABLISHED THE GRAND AT PAPAGO PARK CENTER
- THE AREA OF THE GRAND CANAL WAS REMOVED FROM THE SITE AREA, REDUCING THE ACREAGE FROM 67.38 TO 58.56. THIS MATCHES THE ACREAGE OF THE "THE GRAND AT PAPAGO PARK CENTER" SUBDIVISION PLAT. AS A RESULT, SOME FIGURES HAVE BEEN UPDATED TO MAINTAIN ENTITLEMENTS IN THE PREVIOUSLY APPROVED 19TH THROUGH 22ND PAD DOCUMENTS. THE NEW FIGURES DO NOT REPRESENT AN INCREASE OR DECREASE IN ENTITLEMENT AND ARE ONLY AN ADJUSTMENT TO MAINTAIN THE PREVIOUSLY APPROVED ENTITLEMENTS.

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ISSUE: FINAL SUBMITTAL 6-18-19

PROJECT NO:
CAD DWG FILE:

DRAWN BY: JM
CHECKED BY: BK

SHEET TITLE:

PROJECT
INFORMATION

A-2

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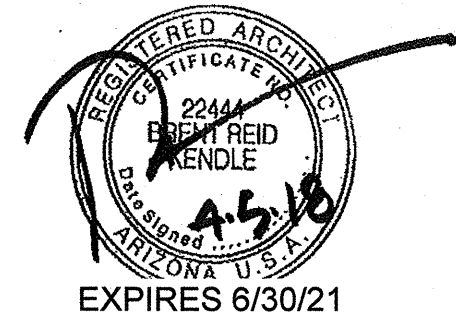
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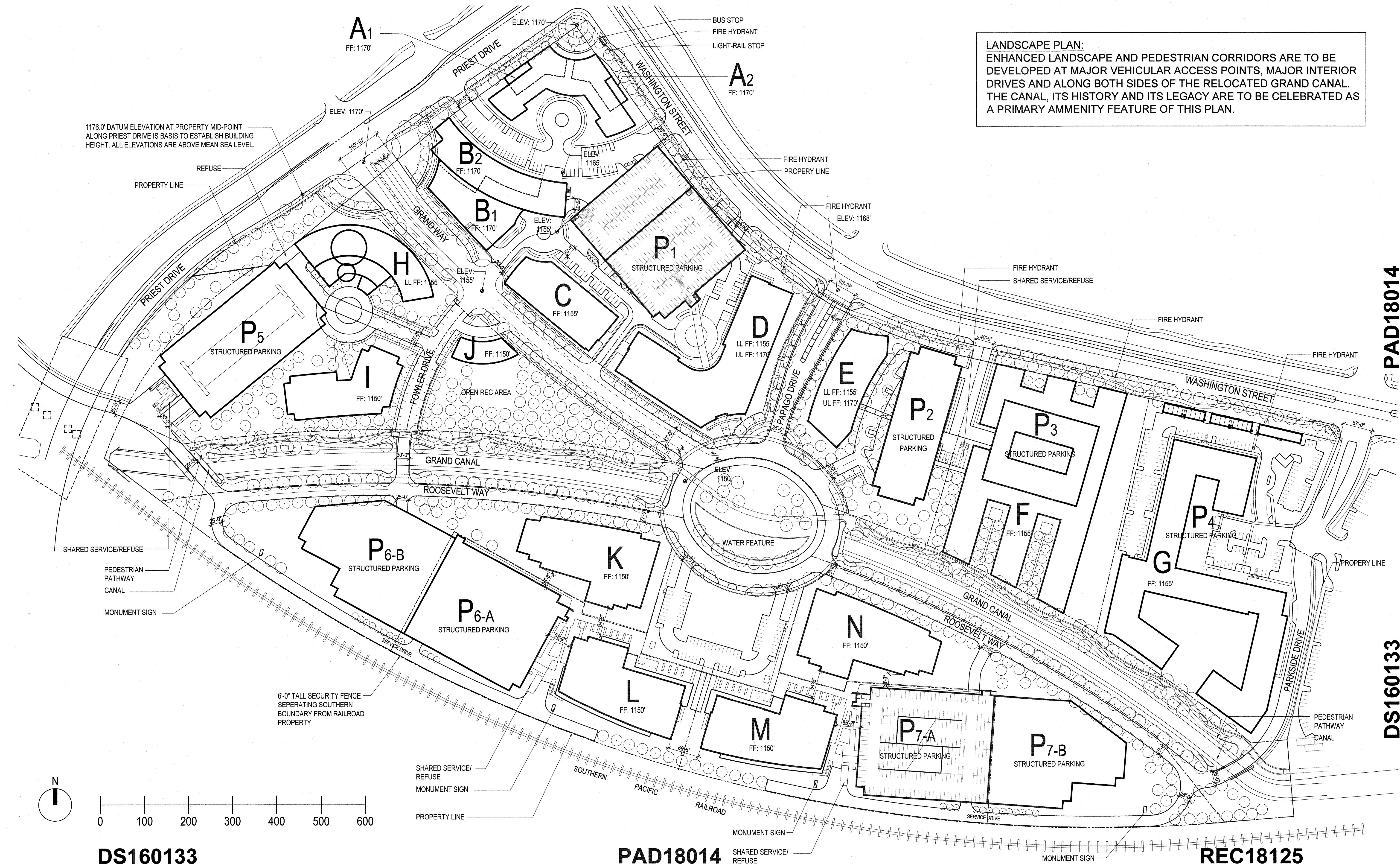
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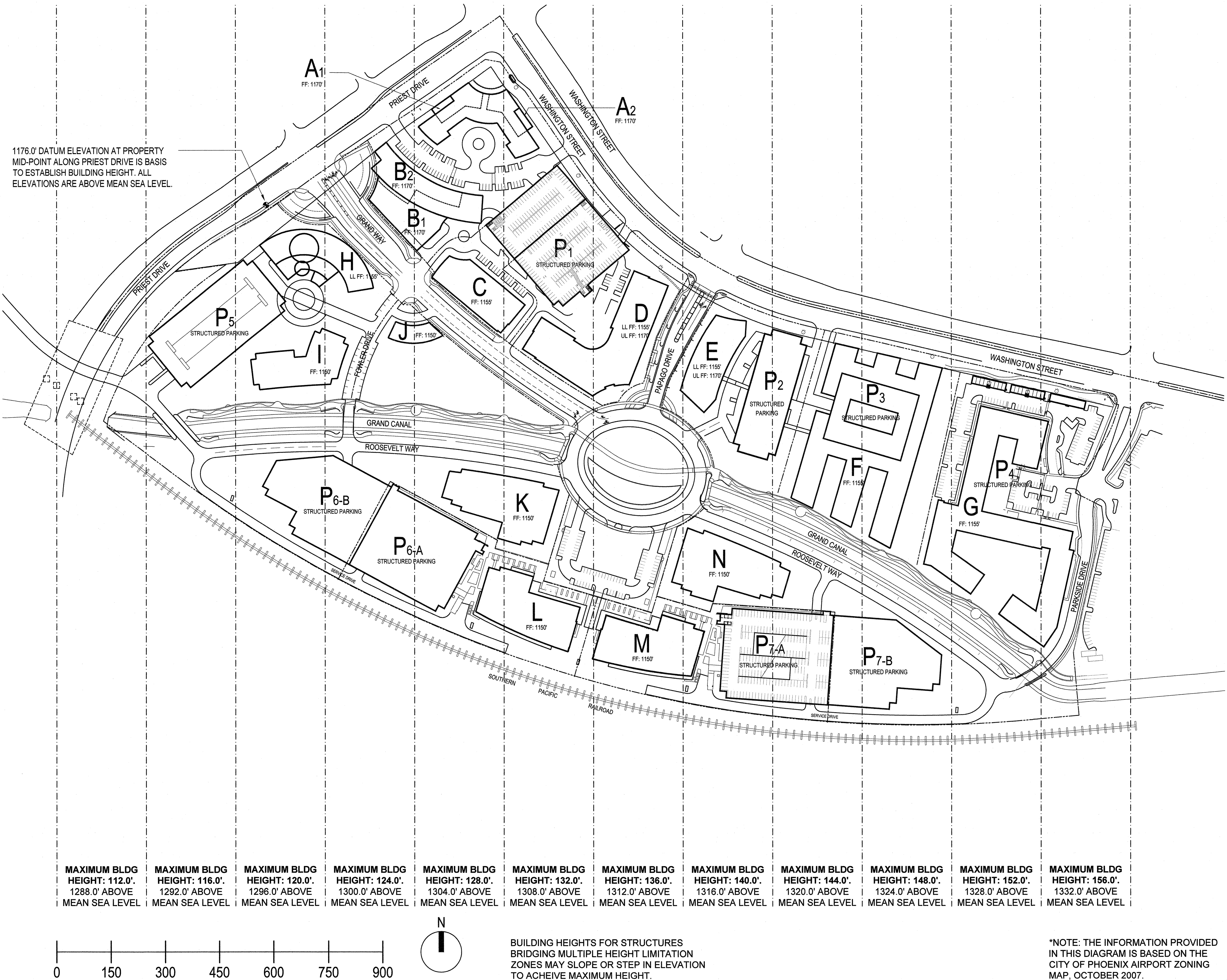
SITE PLAN & ILLUSTRATIVE LANDSCAPE PLAN

A-3



23RD AMENDED PLANNED AREA DEVELOPMENT FOR
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REGISTERED ARCHITECT
2244
BRYAN REID
KENDLE
ARIZONA U.S.A.
EXPIRES 6/30/21

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CHECKED BY: BK

SHEET TITLE:
**BUILDING
HEIGHT
ENVELOPE**
A-4

23RD AMENDED PLANNED AREA DEVELOPMENT FOR
PAPAGO PARK CENTER

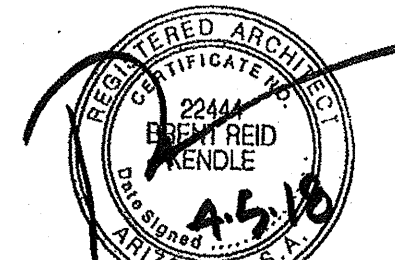
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- NOTE 2: BY RIGHT, RESIDENTIAL DENSITY MAY BE TRANSFERRED TO OTHER LOCATIONS WITHIN THE BOUNDARY OF THE OVERALL SITE, (NORTH AND SOUTH PARCELS), AS LONG AS THE MAXIMUM DENSITY OF 15.0 DU/AC IS NOT EXCEEDED.
- NOTE 3: PROPOSED BUILDING HEIGHTS MEASURED FROM BASELINE ELEVATION AT MID-POINT OF PROPERTY LINE ALONG PRIEST DRIVE AT 1176.0' MEAN SEA LEVEL. REFER TO SHEET A-4 FOR MAXIMUM BUILDING HEIGHT ENVELOPE.
- NOTE 4: AG - ABOVE GRADE, BG - BELOW GRADE
- NOTE 5: THE 62 BELOW GRADE (BG) PARKING SPACES ARE LOCATED UNDER BUILDING O.
- NOTE 6: 345 OF THE 514 PROVIDED ARE BELOW GRADE (BG) PARKING SPACES LOCATED UNDER BUILDING G.
- NOTE 7: THE PREVIOUS 22ND AMENDED PAD MISTAKENLY INCLUDED THE SQUARE FOOTAGE OF THE PARKING GARAGE IN THE FIGURE FOR THE BUILDING AREA. THIS REVISED NUMBER IS ONLY A CORRECTION AND DOES NOT REFLECT A CHANGE IN THE BUILDING'S DESIGN.
- NOTE 8: THIS PROJECT MAINTAINS THE ENTITLEMENT TO 850 TOTAL DWELLING UNITS DOCUMENTED IN THE PREVIOUSLY APPROVED 22ND PAD.
- NOTE 9: MULTIFAMILY "PARKING REQUIRED" BASED ON FIGURES FROM CIVTECH PARKING ANALYSIS DATED JANUARY 9, 2019 SUBMITTED WITH 23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

DS160133

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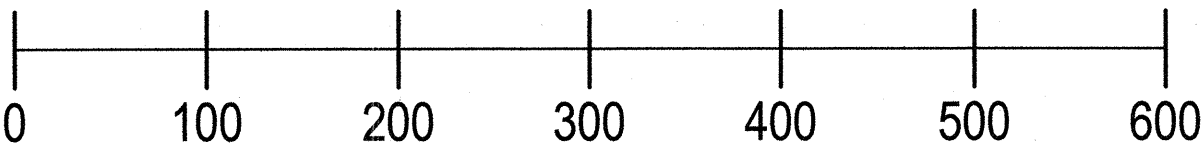
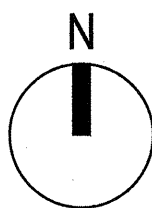
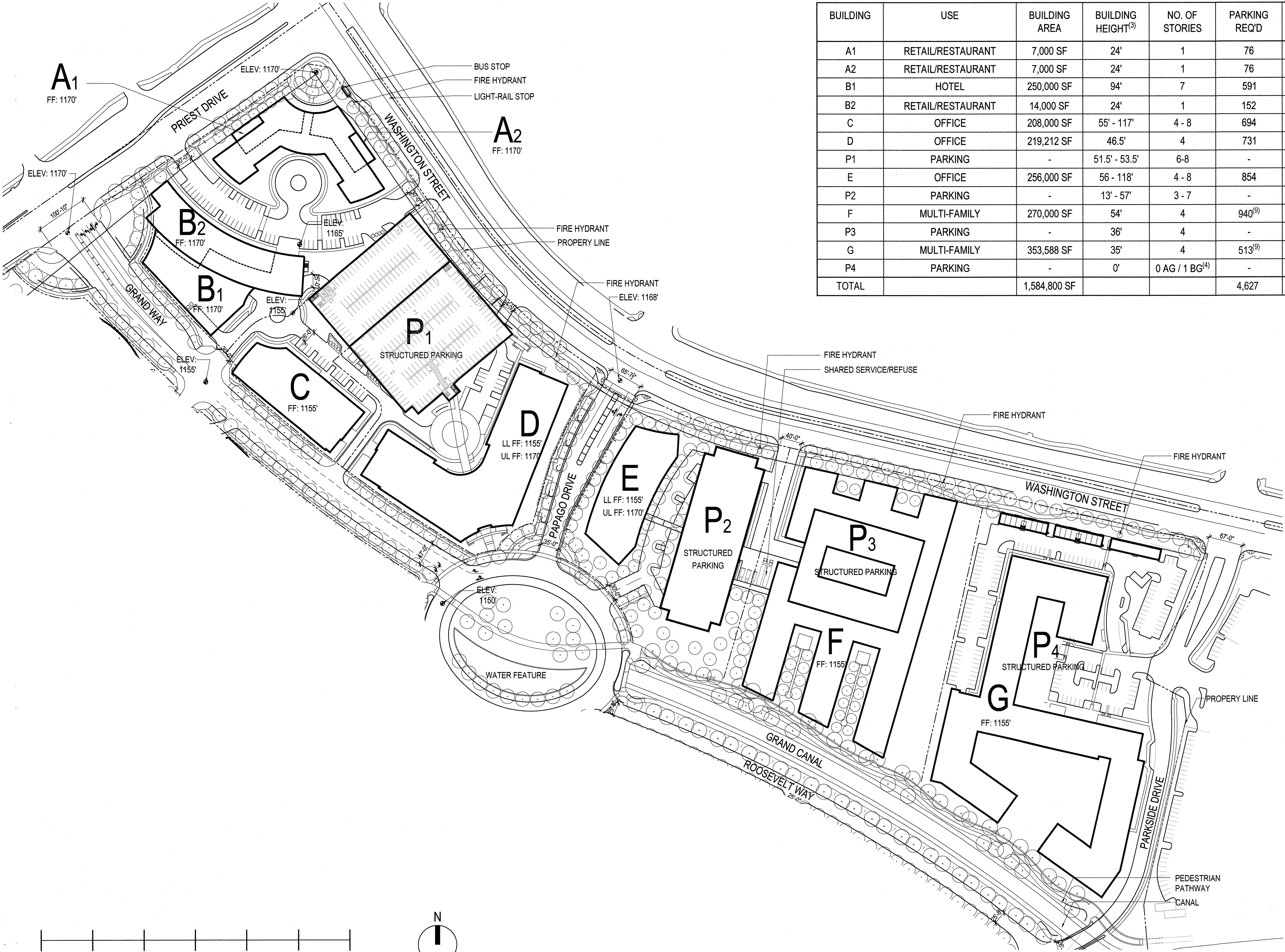
NORTH
PARCELS

A-5

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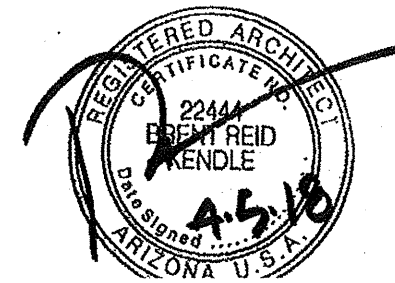
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BUILDING	USE	BUILDING AREA	BUILDING HEIGHT ⁽³⁾	NO. OF STORIES	PARKING REQ'D	PARKING PROV'D	GUEST ROOMS	DWELLING UNITS	REMARKS
H	HOTEL	150,000 SF	122'	6	285	76 (PER MODEL)	250	-	-
I	OFFICE	189,000 SF	50' - 112'	4 - 8	630	662	-	-	SEE NOTE 1
P5	PARKING	-	19' - 30'	4 - 5 AG ⁽⁴⁾	-	-	-	-	-
J	RESTAURANT	6,000 SF	4'	1	94	94	-	-	-
K	OFFICE	379,000 SF	128'	9	1,264	1,327	-	-	SEE NOTE 1
L	OFFICE	359,524 SF	118'	9	1,128	1,259	-	-	SEE NOTE 1
P6-A	PARKING	-	59'	7 AG ⁽⁴⁾	-	-	-	-	-
P6-B	PARKING	-	59'	7 AG ⁽⁴⁾	-	-	-	-	-
M	OFFICE	359,524 SF	118'	9	1,128	1,675	-	-	SEE NOTE 1 & 5
N	OFFICE	379,000 SF	128'	9	1,264	1,327	-	-	SEE NOTE 1
P7-A	PARKING	-	57.2'	7 AG ⁽⁴⁾	-	-	-	-	SEE NOTE 5
P7-B	PARKING	-	57.2'	7 AG ⁽⁴⁾	-	-	-	-	SEE NOTE 5
TOTAL		1,822,048 SF			5,793	6,420	250	TBD	SEE NOTE 2

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NOTE 2: BY RIGHT, RESIDENTIAL DENSITY MAY BE TRANSFERRED TO OTHER LOCATIONS WITHIN THE BOUNDARY OF THE OVERALL SITE, (NORTH AND SOUTH PARCELS), AS LONG AS THE MAXIMUM DENSITY OF 15.0 DU/AC IS NOT EXCEEDED.

NOTE 3: PROPOSED BUILDING HEIGHTS MEASURED FROM BASELINE ELEVATION AT MID-POINT OF PROPERTY LINE ALONG PRIEST DRIVE AT 1176.0' MEAN SEA LEVEL. REFER TO SHEET A-4 FOR MAXIMUM BUILDING HEIGHT ENVELOPE.

NOTE 4: AG - ABOVE GRADE, BG - BELOW GRADE

NOTE 5: THE 62 OF THE 1,675 PARKING SPACES PROVIDED ARE BELOW GRADE (BG), LOCATED BELOW BUILDING M.

NOTE 6: THIS PROJECT MAINTAINS THE ENTITLEMENT TO 850 TOTAL DWELLING UNITS DOCUMENTED IN THE PREVIOUSLY APPROVED 22ND PAD.

PAD18014

DS160133

5		
4	1-11-19	4TH SUBMITTAL
3	12-7-18	3RD SUBMITTAL
2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL
MARK	DATE	DESCRIPTION

ISSUE: FINAL SUBMITTAL 6-18-19

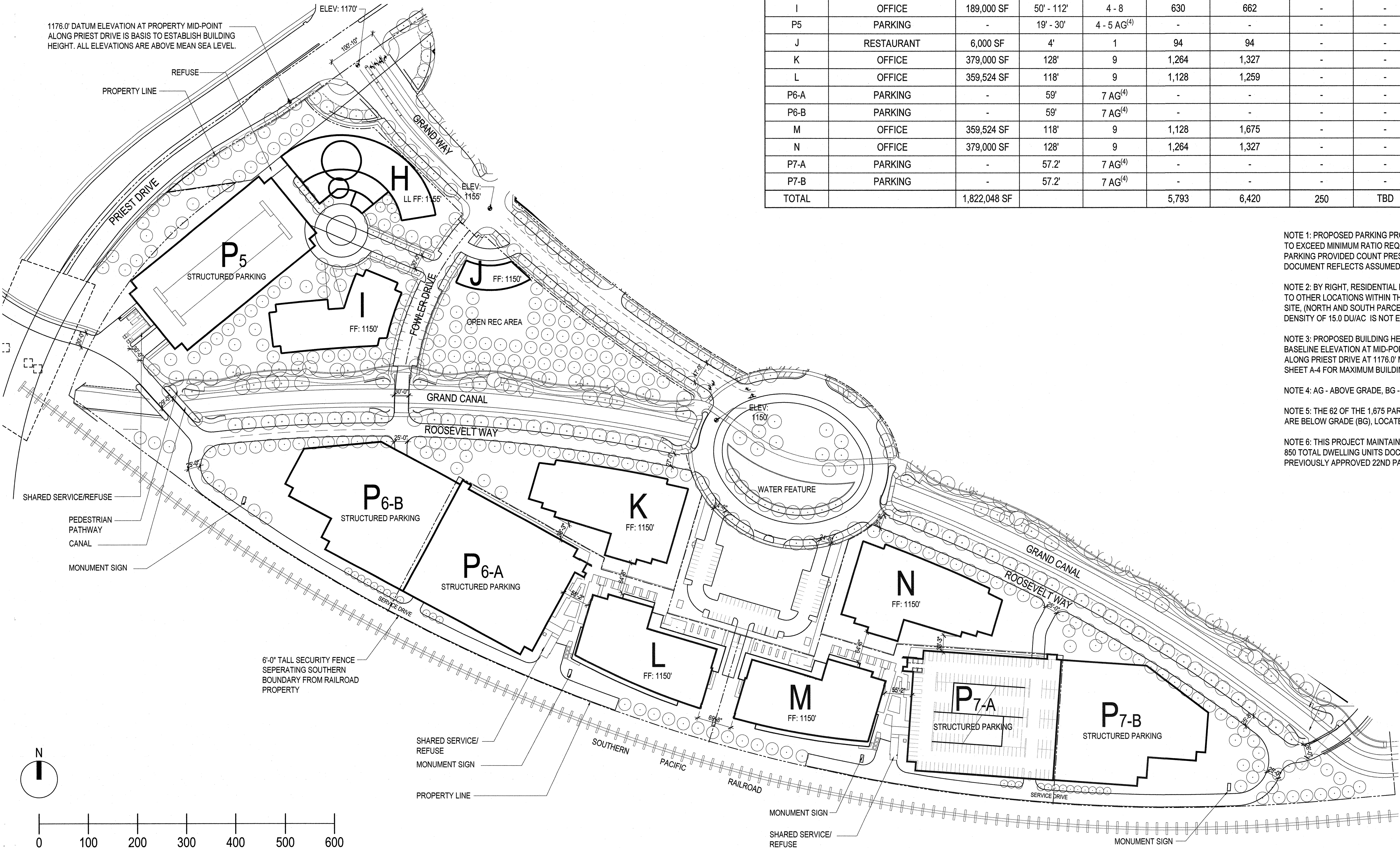
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CAD DWG FILE:

DRAWN BY: JM
CHECKED BY: BK

SHEET TITLE:

SOUTH
PARCELS

A-6



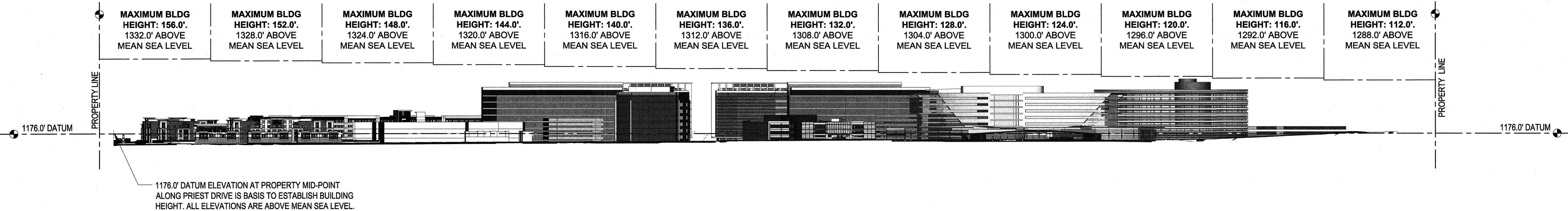
DS160133

PAD18014

REC18125

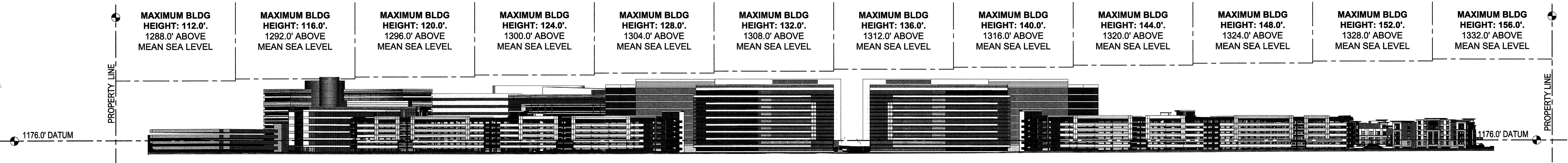
23RD AMENDED PLANNED AREA DEVELOPMENT FOR
PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)
A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



NORTH ELEVATION

NTS



SOUTH ELEVATION

NTS

REC18125

PAD18014

DS160133



KENDLE DESIGN
COLLABORATIVE

6115 NORTH CATTLETRACK
SCOTTSDALE, ARIZONA 85250
PH 480.951.8558
FAX 480.951.8559
BKENDLE.KDC@COX.NET
KENDLEDESIGN.COM



EXPIRES 6/30/21

PLANNED AREA
DEVELOPMENT

"THE GRAND" AT
PAPAGO PARK
CENTER

Northeast corner of
Priest Drive & The
Loop 202 Freeway
Tempe, AZ 85281

5		
4	1-11-19	4TH SUBMITTAL
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1	7-11-18	1ST SUBMITTAL
MARK	DATE	DESCRIPTION

ISSUE: FINAL SUBMITTAL 6-18-19

PROJECT NO:

CAD DWG FILE:

DRAWN BY: JM

CHECKED BY: BK

SHEET TITLE:

ELEVATIONS

A-7

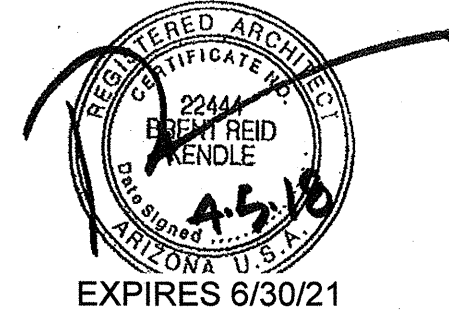
* REFER TO SHEET A-4 FOR BUILDING HEIGHT DIAGRAM.

23RD AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)
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SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

REC18125

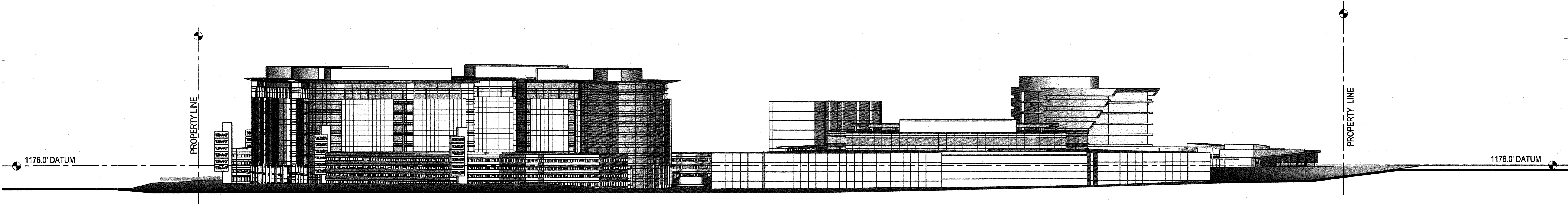

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COLLABORATIVE
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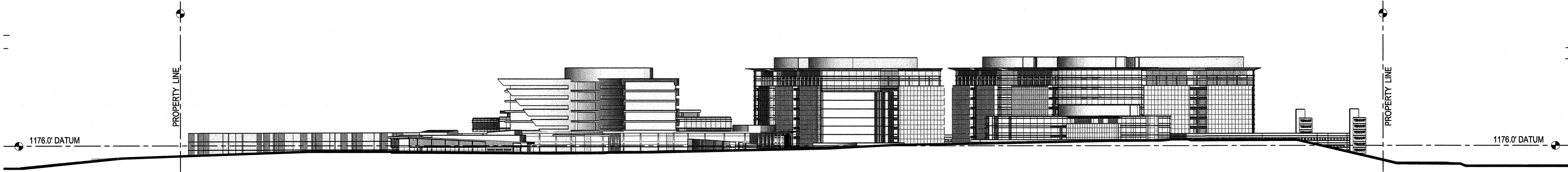
PAD18014



EAST ELEVATION

NTS

DS160133



WEST ELEVATION

NTS

* REFER TO SHEET A-4 FOR BUILDING HEIGHT DIAGRAM.

MARK	DATE	DESCRIPTION
5		
4	1-11-19	4TH SUBMITTAL
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2	9-21-18	2ND SUBMITTAL
1	7-11-18	1ST SUBMITTAL

ISSUE: FINAL SUBMITTAL 6-18-19

PROJECT NO:
CAD DWG FILE:

DRAWN BY: JM
CHECKED BY: BK

SHEET TITLE:

ELEVATIONS

A-8

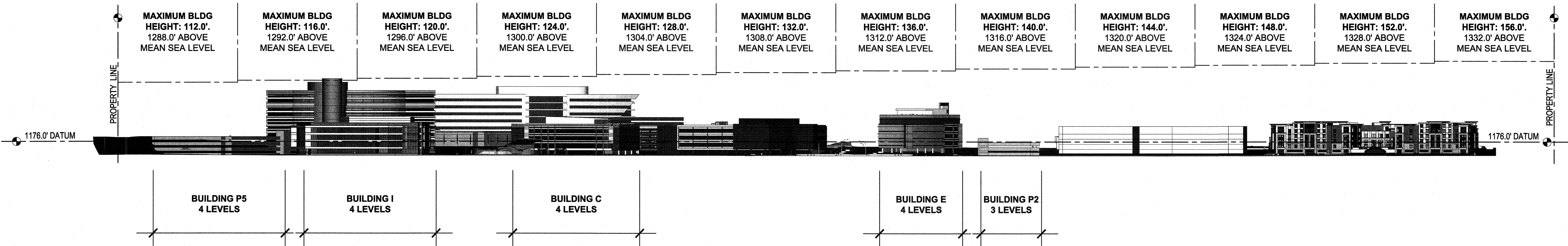
DS160133

PAD18014

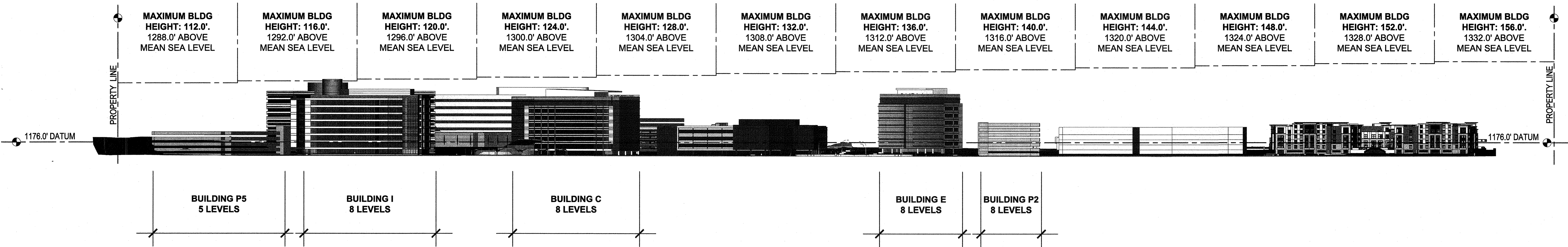
REC18125

23RD AMENDED PLANNED AREA DEVELOPMENT FOR
PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS C, E, I, P2, P5, P6-A, P6-B)
A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



CANAL ELEVATION LOOKING NORTH: OPTION 1
NTS



CANAL ELEVATION LOOKING NORTH: OPTION 2
NTS

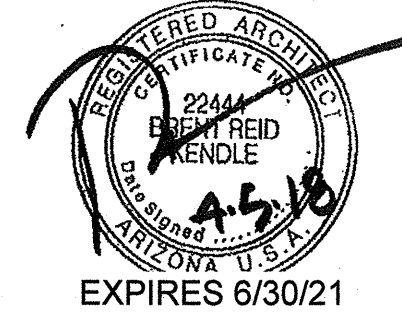
REC18125

PAD18014

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DRAWN BY: JM
CHECKED BY: BK

SHEET TITLE:

ELEVATIONS

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