

PRELIMINARY AND FINAL P.A.D FOR "PARK PLAZA" AT FOUNTAINHEAD CORPORATE PARK  
LOT 6 OF REPLAT OF FOUNTAINHEAD CORPORATE PARK, AS RECORDED IN BOOK 643, PAGE 41, NE 1/4 SECT 29, T1N, R4E,  
G & SRB & M, MARICOPA COUNTY RECORDER, TEMPE, ARIZONA

THIS DRAWING IS AN INSTRUMENT  
OF SERVICE AND IS THE PROPERTY  
OF BALMER ARCHITECTURAL GROUP  
INC. THIS DRAWING MAY NOT BE  
REPRODUCED FOR REPRODUCTION  
WITHOUT THE WRITTEN PERMISSION  
OF BALMER ARCHITECTURAL GROUP, INC.  
2111 E. WILLOW AVE., SUITE 2075  
PHOENIX, ARIZONA 85016  
PH: 602-944-7744 FAX: 602-944-7800  
E-MAIL: ADMIN@BAG-INC.COM



CONDITIONS OF APPROVAL: SPD-2004.74

1. REMOVAL OF LOT 6 FROM THE 4TH AMENDED PAD FOR FOUNTAINHEAD CORPORATE PARK PRIOR TO CREATION OF A NEW PAD.

2. IF NEW PROPERTY LINES ARE CREATED ON THIS SITE, THE APPROVAL OF CC&RS IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND THE DEVELOPMENT SERVICES DIRECTOR MUST TAKE PLACE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. THESE CC&RS SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA ON SITE, ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY, AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND THE DEVELOPMENT SERVICES DIRECTOR.

3. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.

4. THIS PLAN SHALL BE RECORDED AND SHALL SHOW CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING AISLES. NO CHANGES OR MODIFICATIONS TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.

5. THE APPLICANT SHALL FURNISH A TRAFFIC REPORT ANALYSIS PRIOR TO EACH PHASE OF DEVELOPMENT IN THE FOUNTAINHEAD PAD TO DETERMINE WHEN, OR IF, THE THIRD SOUTHBOUND TRAFFIC LANE ON PRIEST DRIVE SHOULD BE CONSTRUCTED.

6. ALL PREVIOUS APPLICABLE DESIGN REVIEW BOARD AND CITY COUNCIL CONDITIONS OF APPROVAL SHALL BE ADHERED TO.

STATEMENT OF OWNER

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

AMBERJACK, LTD., AN ARIZONA CORPORATION

BY: John R. Higgins  
ITS: Vice President  
BY: Elizabeth A. Woodward  
ITS: Secretary

ACKNOWLEDGMENT

STATE OF ILLINOIS } ss  
COUNTY OF McLEAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF January, 2005, BY John R. Higgins and Elizabeth A. Woodward OFFICERS OF AMBERJACK, LTD., AN ARIZONA CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY

HAND AND OFFICIAL SEAL  
NOTARY PUBLIC: Elizabeth A. Woodward  
MY COMMISSION EXPIRES: 3/12/08



SITE	PHASE	USE	MAXIMUM GROSS SQ.FT.	MAXIMUM HEIGHT	HEIGHT VARIANCE	REQUIRED PARKING	PROVIDED PARKING SPACES	REQUIRED BICYCLE PARKING SPACES	PROVIDED BICYCLE PARKING SPACES
LOT 6	PHASE IV-B	OFFICE-"B" (EXISTING)	101,312	4 FLOORS (68')	YES	405	17-SURFACE/517-STRUCTURED	41-STALLS	41-STALLS
TOTAL			100,312			405	534	41-STALLS	41-STALLS

BOOK 728 PAGE 30  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2005 - 0177372  
02/11/2005 03:00 PM

VARIANCES (PREVIOUSLY GRANTED)

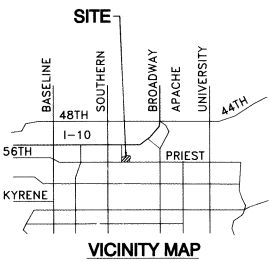
HEIGHT VARIANCES:  
INCREASE THE ALLOWED BUILDING HEIGHT FROM 35' IN THE I-2 DISTRICT TO THE FOLLOWING:

SITE 3 (LOT 6) 13 FLOORS (190') GRANTED JULY 13, 1988

MUNICIPAL APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS  
18th DAY OF Nov., 2004.

BY: Mayor 2/1/05  
DATE  
ATTEST: City Clerk 2/2/05  
DATE  
BY: City Engineer 2/1/05  
DATE  
BY: Development Services 2/2/05  
DATE



PRELIMINARY AND FINAL P.A.D FOR "PARK PLAZA"  
AT FOUNTAINHEAD CORPORATE PARK  
LOT 6 OF REPLAT OF FOUNTAINHEAD CORPORATE PARK  
AS RECORDED IN BOOK 643, PAGE 41,  
MARICOPA COUNTY RECORDER, TEMPE, ARIZONA  
DS041574 SPD-2004.74 REC04096

PAD1  
24038  
14SEP04  
10JAN05





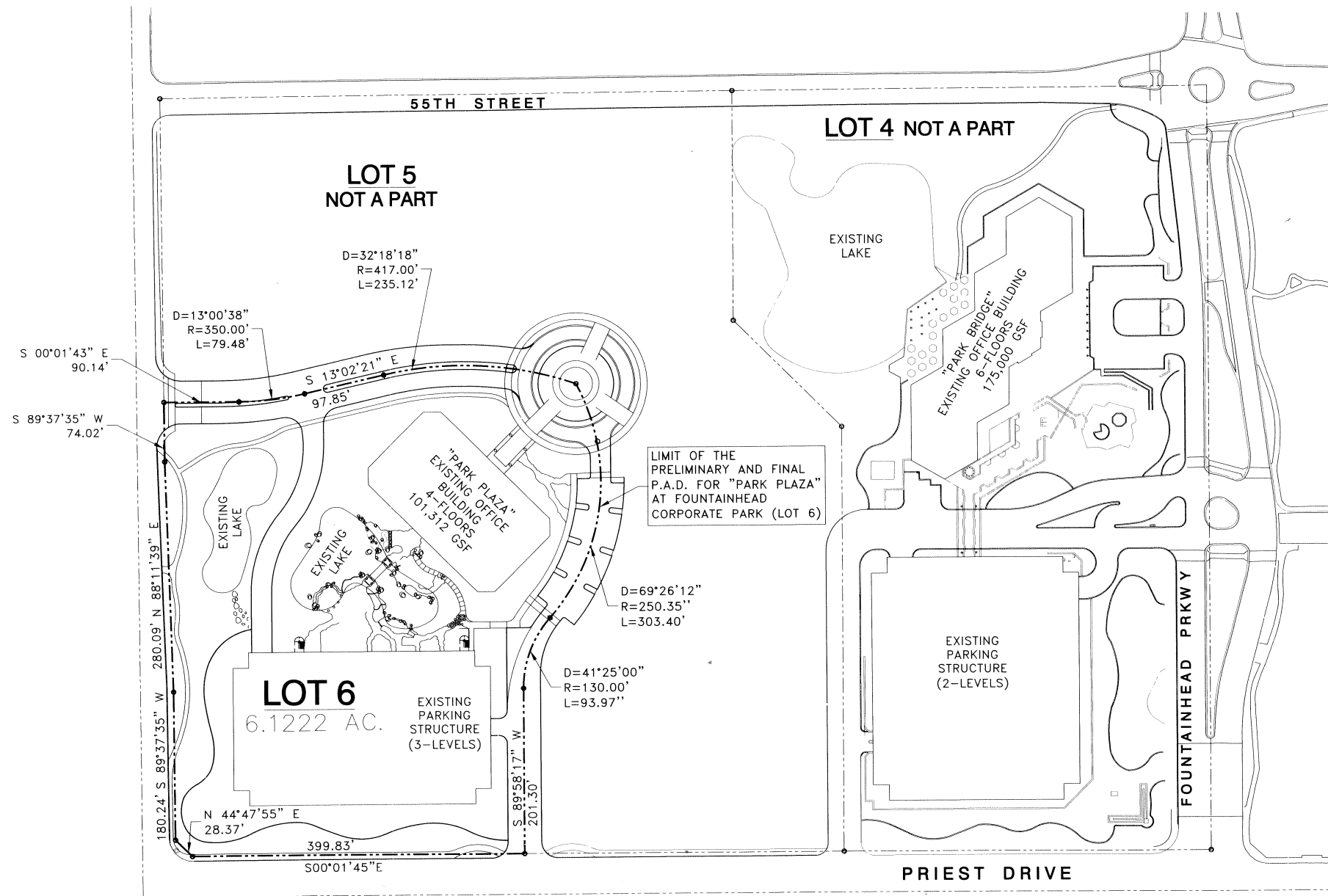
**FOUNTAINHEAD**  
CORPORATE PARK

6-12-55

PRELIMINARY AND FINAL P.A.D FOR "PARK PLAZA"  
AT FOUNTAINHEAD CORPORATE PARK  
LOT 6 OF REPLAT OF FOUNTAINHEAD CORPORATE PARK  
AS RECORDED IN BOOK 643, PAGE 41.  
MARICOPA COUNTY RECORDER, TEMPE, ARIZONA  
DS041574 SPD-2004.74 REC04096

**PAD2** (C1)  
24038  
14SEP04  
(C1) 10JAN05

balmer  
architectural  
group  
inc



BOOK 728 PAGE 30  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2005-0177372  
02/11/2005 03:00 PM  
HCS:ENC

## SITE PLAN

SCALE 1" = 60'

 **DS041574 SPD-2004.74 REC04096**