

3rd AMENDED PLANNED AREA DEVELOPMENT OVERLAY  
FOR PLAYA DEL NORTE LOT 5

OWNER AUTHORIZATION

PR III HOT TUB COWBOYS, LLC: A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
AUTHORIZED SIGNATORY

PR III HTC TRS, LLC: A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

ON THIS 06th DAY OF November, 2019 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Clarke Michalak WHO ACKNOWLEDGED HIM TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: [Signature]  
NOTARY PUBLIC

December 27, 2021  
MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A PORTION OF LOT 5 OF THE FINAL PLAT OF PLAYA DEL NORTE, AS SHOWN IN BOOK 685, PAGE 32, OFFICIAL RECORDS OF MARICOPA COUNTY, BEING SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 0 DEGREES 23 MINUTES 06 SECONDS EAST, 124.45 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING SOUTH 0 DEGREES 23 MINUTES 06 SECONDS EAST, 425.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 35 DEGREES 46 MINUTES 29 SECONDS WEST A DISTANCE OF 2051.15 FEET; THENCE SOUTHWESTERLY 686.56 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 10 MINUTES 41 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 24 DEGREES 18 MINUTES 53 SECONDS WEST, 54.73 FEET; THENCE NORTH 65 DEGREES 41 MINUTES 07 SECONDS EAST, 2.00 FEET; THENCE NORTH 24 DEGREES 18 MINUTES 53 SECONDS WEST, 312.60 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 59 SECONDS WEST, 41.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 74 DEGREES 37 MINUTES 31 SECONDS WEST A DISTANCE OF 70.06 FEET; THENCE NORTHERLY 33.49 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27 DEGREES 23 MINUTES 18 SECONDS TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 0 DEGREES 10 MINUTES 26 SECONDS EAST A DISTANCE OF 611.71 FEET; THENCE NORTHEASTERLY 238.30 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22 DEGREES 19 MINUTES 12 SECONDS; THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, 328.62 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 43 SECONDS EAST, 8.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 89 DEGREES 46 MINUTES 58 SECONDS EAST A DISTANCE OF 123.21 FEET; THENCE NORTHEASTERLY 73.01 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33 DEGREES 57 MINUTES 05 SECONDS TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 54 DEGREES 58 MINUTES 49 SECONDS WEST A DISTANCE OF 114.52 FEET; THENCE NORTHEASTERLY 32.71 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16 DEGREES 21 MINUTES 46 SECONDS TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 71 DEGREES 20 MINUTES 32 SECONDS WEST A DISTANCE OF 136.22 FEET; THENCE NORTHEASTERLY 45.21 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19 DEGREES 00 MINUTES 57 SECONDS; THENCE NORTH 0 DEGREES 21 MINUTES 29 SECONDS WEST, 0.21 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 197.08 FEET TO THE POINT OF BEGINNING. CONTAINS 7.6321 ACRES, MORE OR LESS.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS

27th DAY OF SEPTEMBER, 2019.

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

OWNER

PR III HOT TUB COWBOYS LLC  
7 GIRALDA FARM MADISON, NJ 07940  
PHONE: 415-486-3845  
CONTACT: JACKSON KUHN

DEVELOPER

IRGENS PARTNERS, LLC  
510 N 44th Street, Suite 100  
PHOENIX, AZ 85008  
PHONE: 602-682-0200  
APPLICANT: DAVE KROSS

PROJECT DATA

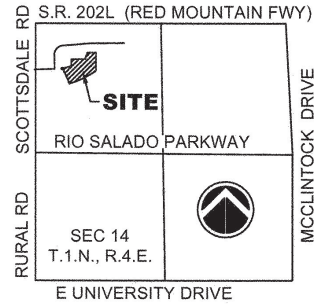
ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4.202B	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED USE
SITE AREA (in square feet and acres)	332,454.28 SF/ 7.632 AC
DWELLING QUANTITY	523
DENSITY	65 DU/AC INCLUSIVE OF 0.559 ACRES OF LOT 1 PREVIOUSLY A PART OF THIS LOT
BUILDING HEIGHT	65'-2" (6 STORIES)
TOTAL BUILDING SQUARE FOOTAGE (GROSS)	764,613 SF
LOT COVERAGE (% AND S.F.)	53% / 176,750 SF
SITE LANDSCAPE COVERAGE	10% / 34,594 SF
VEHICLE PARKING QUANTITY	
STUDIO UNITS (1 SPACE X 60 UNITS)	60
STUDIO LOFT (1.5 SPACE X 32 UNITS)	48
1 BDRM (1.5 SPACES X 230 UNITS)	345
2 BDRM (2 SPACES X 179 UNITS)	358
3 BDRM (2.5 SPACES X 9 UNITS)	22.5
4 BDRM (3 SPACES X 13 UNITS)	39
GUEST PARKING SPACES (.2 X 523 UNITS)	104.6
TOTAL PARKING REQUIRED	978
PREVIOUSLY APPROVED VARIANCE	(35)
TOTAL PARKING REQUIRED AFTER VARIANCE	943
GARAGE	695
SURFACE	192
INDIVIDUAL GARAGES	79
TOTAL ON-SITE PARKING	966
SHARED PARKING	155
TOTAL PARKING PROVIDED	1121
USES	
RESIDENTIAL (R2)	491,146 SF
PARKING GARAGE (S3)	235,721 SF
CARRIAGE BUILDINGS	13,670 SF
DETACHED GARAGE/STORAGE BUILDINGS (S3)	16,664 SF
RESIDENTIAL AMENITY SPACE (A3)	
--COMMUNITY LOUNGE	4,486 SF
--FITNESS CENTER	2,926 SF
USES TOTAL	764,613 SF

CONDITION OF APPROVAL: PL190137

- DEVELOPMENT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE 3<sup>RD</sup> AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR PLAYA DEL NORTE LOT 5, DATED SEPTEMBER 25, 2019.
- THE 3<sup>RD</sup> AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR PLAYA DEL NORTE LOT 5 SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURES AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT WITHIN SIXTY (60) DAYS OF THE DATE OF THIS APPROVAL AND PRIOR TO ISSUANCE OF BUILDING PERMITS FOR THE TEN01 DEVELOPMENT PLAN REVIEW ASSOCIATED WITH THIS PL190137.
- THE AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR PLAYA DEL NORTE LOT 5 REMOVES A PORTION (.5589 ACRES) OF THE SITE TO BE INCORPORATED INTO 999 PLAYA PAD. THIS PORTION ON THE EAST END OF 999 PLAYA PAD SHALL RETAIN THE DENSITY ALLOCATION FOR LOT 5 PLAYA DEL NORTE TO MAINTAIN THE EXISTING APPROVED DENSITY WITH NO CHANGE TO THE NUMBER OF UNITS.
- A SUBDIVISION PLAT IS REQUIRED PRIOR TO RECORDATION OF THIS AMENDED PLANNED AREA DEVELOPMENT
- ALL PRIOR CONDITIONS OF SPR-2003.90 REMAIN IN EFFECT WITH THIS AMENDMENT

CONDITIONS OF SPD-2003.90

- THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
  - OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
    - WATER LINES AND FIRE HYDRANTS
    - SEWER LINES
    - STORM DRAINS
  - ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
  - FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
    - WATER AND SEWER DEVELOPMENT FEES
    - WATER AND/OR SEWER PARTICIPATION CHARGES
    - INSPECTION AND TESTING FEES
- ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF REDEVELOPMENT REVIEW COMMISSION APPROVAL.
  - PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
  - 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
- THE OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECTS'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.
- A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE JANUARY 15, 2006 OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.
- A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE JANUARY 15, 2006 OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.
- NO VARIANCES SHALL BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE
- THE FINAL PLANNED AREA DEVELOPMENT FOR MONDRIAN (LOT 5) SHALL 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 JANUARY 15, 2005
- THE FINAL PLANNED AREA DEVELOPMENT FOR MONDRIAN (LOT 5) SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS
- PRIOR TO CITY COUNCIL APPROVAL, THE APPLICANT WILL PROVIDE TO THE CITY ALL INFORMATION REQUIRED TO PROCESS THE SUBORDINATE DEVELOPMENT AGREEMENTS FOR THE DEVELOPER OF LOT 5
- ANY INTENSIFICATION OR EXPANSION OF THE USE SHALL REQUIRE THE APPLICANT TO RETURN TO THE REDEVELOPMENT REVIEW COMMISSION OR CITY COUNCIL FOR FURTHER REVIEW.
- 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
- 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 REQUIRES A PERMIT FROM THAT AGENCY.



SITE VICINITY MAP

REC19124

PL190137

DS190724

REVISIONS	DATE
DESCRIPTION	
No	



PH: 480.851.0517  
FAX: 480.851.2353  
www.imegcorp.com

1001 PLAYA - 2ND AMENDED FINAL PAD  
1001 E. PLAYA DEL NORTE DRIVE, TEMPE, ARIZONA 85281

PAD OVERLAY COVER SHEET

IMEG Project No:  
18002532.00

File Name:  
18002532-C1-PAD.dwg

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Field Book No:

Drawn By: RMR

Checked By: MAJ

Date: OCT 2019

PD-1

Sheet 1 of 2



DS190724

PL190137

REC19124



3rd AMENDED PLANNED AREA DEVELOPMENT OVERLAY  
FOR PLAYA DEL NORTE LOT 5  
SITE PLAN

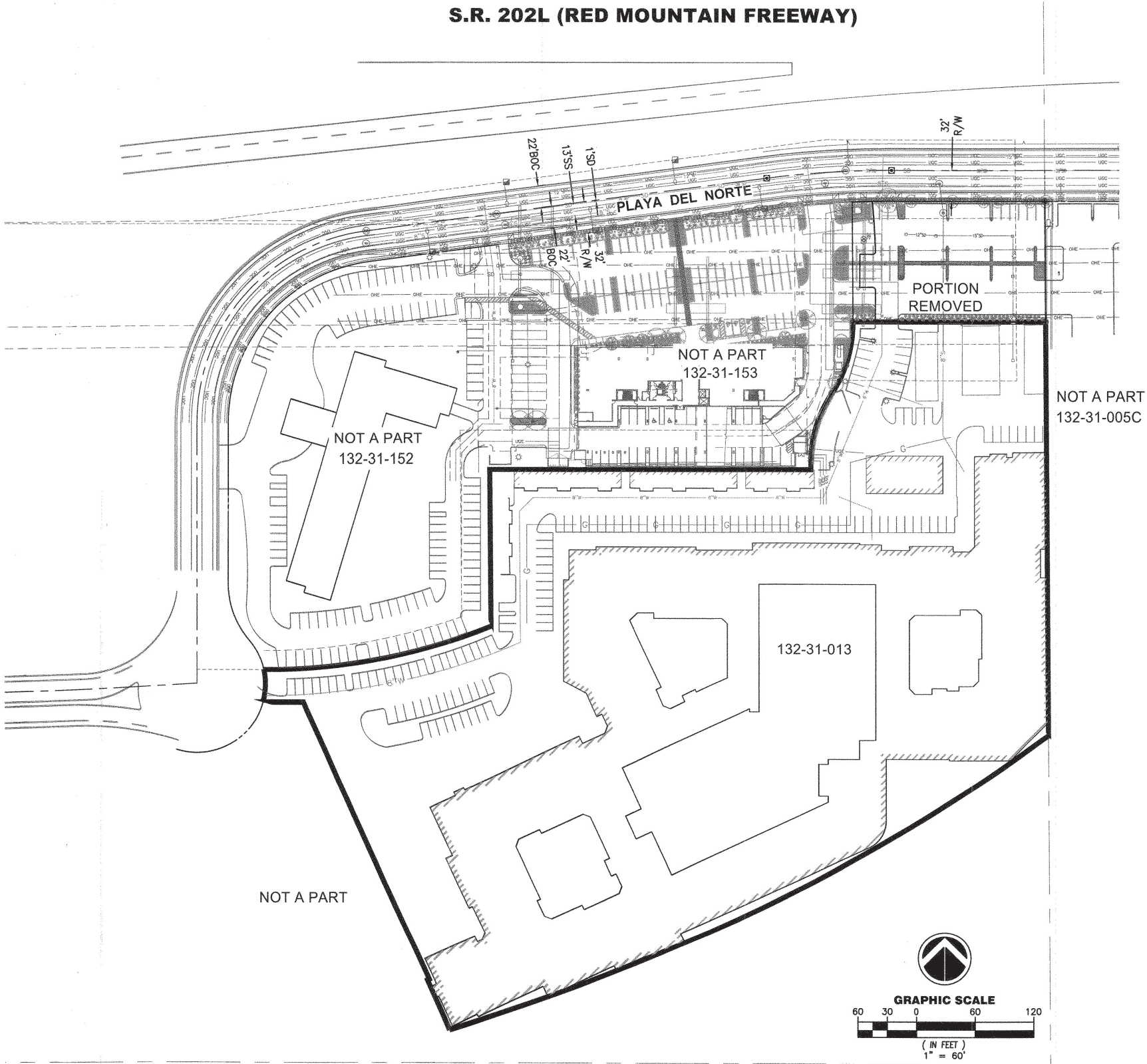
THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH  
THE PLANNED AREA DEVELOPMENTS, BASED ON THE DESIGN PRESENTED WITHIN THIS  
PLAN DATED \_\_\_\_\_, 2019.

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4.202B	EXISTING ENTITLED PAD	PAD PROVIDED
GENERAL PLAN LAND USE		
SITE AREA (in square feet and acres)	356,812 SF/8.19 AC	305,007 SF/ 7.002 AC
DWELLING QUANTITY	529 (523 ACTUAL)	529 (523 ACTUAL)
DENSITY	64.58 DU/AC	65 DU/AC INCLUSIVE OF .559 ACRES OF LOT 1 PREVIOUSLY PART OF THIS LOT
BUILDING HEIGHT	65'-2" (6 STORIES)	65'-2" (6 STORIES)
TOTAL BUILDING SQUARE FOOTAGE (GROSS)	764,613 SF	764,613 SF
LOT COVERAGE (% AND S.F.)	48.8% / 176,750 SF	53% / 176,750 SF
SITE LANDSCAPE COVERAGE	11% / 39,249 SF	10% / 34,594 SF
BUILDING SETBACKS		
FRONT	BLDG WALL NS / PARKING 20'	
SIDE	NS	
REAR	NS	
STREET SIDE	BLDG WALL NS / PARKING 20'	
VEHICLE PARKING QUANTITY		
PARKING STRUCTURE	670	695
INDIVIDUAL GARAGES	78	79
SURFACE PARKING	239	192 (47 LOST)
SHARED OFF-SITE CITY PARKING	155	155
TOTAL PARKING PROVIDED	1,142	1,121 (21 LOST)
USES		

PARKING REQUIRED PER CODE AT 1001 PLAYA DEL NORTE

UNIT TYPE	ACTUAL UNIT COUNTS *	CODE PARKING RATIO	REQUIRED CODE PARKING
STUDIO	60	1	60
STUDIO LOFT	32	1.5	48
1 BEDROOM	143	1.5	214.5
1 BEDROOM LOFT	87	1.5	130.5
2 BEDROOM	136	2	272
2 BEDROOM LOFT	43	2	86
3 BEDROOM	9	2.5	22.5
4 BEDROOM	13	3	39
TOTAL # UNITS	523		
GUEST PARKING/ UNIT		0.2	104.6
TOTAL CODE REQ'D PARKING			978
PARKING VARIANCE PREVIOUSLY APPROVED			(35)
REQUIRED PARKING			943

\* UNIT AND PARKING INFORMATION PER CIVTECH REPORT, DATED 5/31/19



DS190724

PL190137

REC19124

REC19124

PL190137

DS190724

REVISIONS	DATE
DESCRIPTION	
No.	



1001 PLAYA - 2ND AMENDED FINAL PAD  
1001 E. PLAYA DEL NORTE DRIVE, TEMPE, ARIZONA 85281

IMEG Project No:  
18002532.00  
File Name:  
18002532-C2-PAD.dwg  
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Date: OCT 2019

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