

AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOT 2 OF PLAYA SIX

A PORTION 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.

ACKNOWLEDGMENT

ON THIS 16th DAY OF September, 2009 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED Mark F. Irgens WHO ACKNOWLEDGED HIMSELF 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 Jennifer L. Meyer 10/9/2011
NOTARY PUBLIC MY COMMISSION EXPIRES

JENNIFER L. MEYER
NOTARY PUBLIC
STATE OF WISCONSIN

979 PLAYA DEL NORTE, LLC
BY: IDP 979 PLAYA DEL NORTE HOLDINGS, LLC, ITS MANAGER
BY: IRGENS DEVELOPMENT PARTNERS, LLC, ITS MANAGER

BY: Mark F. Irgens DATE: September 16, 2009
MARK F. IRGENS
ITS MANAGER / PRESIDENT

LEGAL DESCRIPTION

LOT 2, OF THE FINAL PLAT OF PLAYA SIX SUBDIVISION, ACCORDING TO BOOK 962 OF MAPS,
PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA

TOTAL AREA IS 1.758 GROSS ACRES.

APPROVAL:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 22nd DAY
OF JULY 2008.

DEVELOPER

IRGENS DEVELOPMENT PARTNERS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
5055 EAST WASHINGTON STREET
SUITE 100
PHOENIX, ARIZONA 85034
PHONE: 602.682.0200
FAX: 602.682.0202
MARK F. IRGENS

PROJECT DATA

SITE ZONING: MU-4 (P.A.D., R.S.O.D.)
MIXED USE, HIGH DENSITY DISTRICT WITH PLANNED AREA DEVELOPMENT
OVERLAY AND WITHIN RIO SALADO OVERLAY DISTRICT

MAXIMUM BUILDING HEIGHT: 129'-0"

BUILDING STEPBACK: NO

BUILDING LOT COVERAGE: 38.0%
OF NET SITE AREA, MAXIMUM

LANDSCAPE LOT COVERAGE: 13.0%
OF NET SITE AREA, MINIMUM

BUILDING SETBACKS:
FRONT 113'-0" MINIMUM
SIDE 0'-0" MINIMUM
REAR 0'-0" MINIMUM

PARKING SETBACK: FRONT 7'-0" MINIMUM

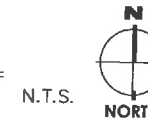
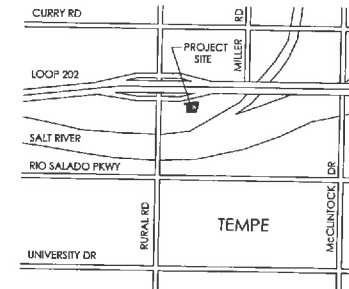
SITE VEHICLE PARKING: QUANTITY 411 PROVIDED

SITE BICYCLE PARKING: QUANTITY 14 PROVIDED

GENERAL NOTES

1. AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR +/- 1.76 ACRES AT
985 EAST PLAYA DEL NORTE DRIVE IS ESTABLISHED BY ORDINANCE NUMBER
2008.20 OF THE CITY COUNCIL OF THE CITY OF TEMPE.
2. THIS PLANNED AREA DEVELOPMENT AMENDS PAD07017 FOR LOT 2 OF PLAYA
SIX (OFFICE); PAD07017 STILL GOVERNS LOT 1 OF PLAYA SIX (HOTEL).

VICINITY MAP



CONDITIONS OF APPROVAL: PAD08004

1. A BUILDING PERMIT SHALL BE OBTAINED ON OR BEFORE JULY 22, 2010 OR THE PROPERTY MAY REVERT TO THE
PREVIOUS ZONING DESIGNATION, SUBJECT TO A FORMAL PUBLIC HEARING.
2. THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES PURSUANT TO A.R.S. §12-1134 THAT
MAY NOW OR IN THE FUTURE EXIST, RELEASING THE CITY FROM ANY POTENTIAL CLAIMS UNDER ARIZONA'S PRIVATE
PROPERTY RIGHTS PROTECTION ACT, WHICH SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT NO
LATER THAN AUGUST 21, 2008, THIRTY CALENDAR DAYS AFTER THE DATE OF APPROVAL. OR THE PLANNED AREA
DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.
3. THE AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOT 2 OF PLAYA SIX SHALL BE PUT INTO PROPER
ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S
DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
4. MAXIMUM HEIGHT OF THE OFFICE BUILDING, AS MEASURED FROM THE TOP OF CURB ADJACENT TO THE CENTER
OF THE FRONT-YARD OF THE SITE, TO THE HIGHEST PORTION OF THE ROOF OR PARAPET OF THE OFFICE BUILDING
SHALL NOT EXCEED 129'-0".
5. THE INCREASED HEIGHT EXCEPTION STIPULATED IN ZDC SEC. 4-205(A) SHALL BE WAIVED FOR THE OFFICE BUILDING.
6. THE MAXIMUM FRONT YARD SETBACK SHALL BE NO LESS THAN 113'-0".
7. THE MAXIMUM SIDE AND REAR SETBACK SHALL BE NO LESS THAN 0'-0".
8. THE MAXIMUM BUILDING LOT COVERAGE SHALL BE NO MORE THAN THIRTY-EIGHT (38) PERCENT OF NET SITE AREA.
9. THE MINIMUM LANDSCAPE LOT COVERAGE SHALL BE NO LESS THAN THIRTEEN (13) PERCENT OF NET SITE AREA.
10. WHERE A TEMPORARY SITE STRUCTURE THAT EXCEEDS THE HEIGHT OF THE BUILDING IS UTILIZED, SUCH AS A
CONSTRUCTION CRANE, SUBMIT HEIGHT COORDINATE(S) FOR THE STRUCTURE TO THE FEDERAL AVIATION
ADMINISTRATION AND THE CITY OF PHOENIX AVIATION DEPARTMENT FOR REVIEW AND OBTAIN WRITTEN APPROVALS
FROM EACH AGENCY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
11. THE PARKING SETBACK SHALL BE MAINTAINED AT 7'-0" IN DEFERENCE TO THE STANDARD ESTABLISHED IN THE
PREVIOUS PAD. AND ELSEWHERE IN THE PLAYA DEL NORTE DEVELOPMENT.
12. LANDSCAPE DEVELOPMENT STANDARDS WITHIN THIS MIXED-USE DISTRICT SHALL CONFORM TO ZDC SEC. 4-701
THROUGH 4-706 WITH EXCEPTIONS AS FOLLOWS:
1. CANOPY TREES AT PARKING LANDSCAPE ISLANDS WITHIN EASEMENTS ARE NOT REQUIRED.
2. SURFACE PARKING LOT SCREEN WALL IS WAIVED.
13. SECURITY LIGHT DEVELOPMENT STANDARDS WITHIN THIS MIXED-USE DISTRICT SHALL CONFORM TO ZDC SEC. 4-801
THROUGH 4-805.
14. THE DEVELOPER SHALL RECEIVE APPROVAL OF THE FINAL TRAFFIC IMPACT STUDY FROM THE TRAFFIC ENGINEER,
WHICH INCLUDES TRAFFIC IMPACT FOR AN OFFICE USE OF 106,030 S.F. ON THIS SITE, PRIOR TO ISSUANCE OF A
BUILDING PERMIT.



PHArchitecture

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Irgens Development Partners

REC08011

PAD08004

LOT 2 OF PLAYA SIX

979 Playa Del Norte Drive
Tempe, Arizona 85281

DS071177

REV.	DATE	DESCRIPTION

PROJECT NO.
08-078
SHEET NO.
08078 A0-0 PAD
DRAWING NO.
DATE
8.27.2009
SHEET TITLE
COVER
SHEET

SHEET NO.

SHEET 1 OF 2

DS071177

PAD08004

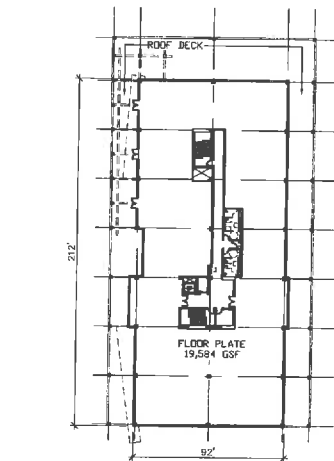
REC08011

14N

TYPICAL GARAGE FLOOR PLAN

SCALE: 1" = 40'

0' 20' 40' 80' 160'

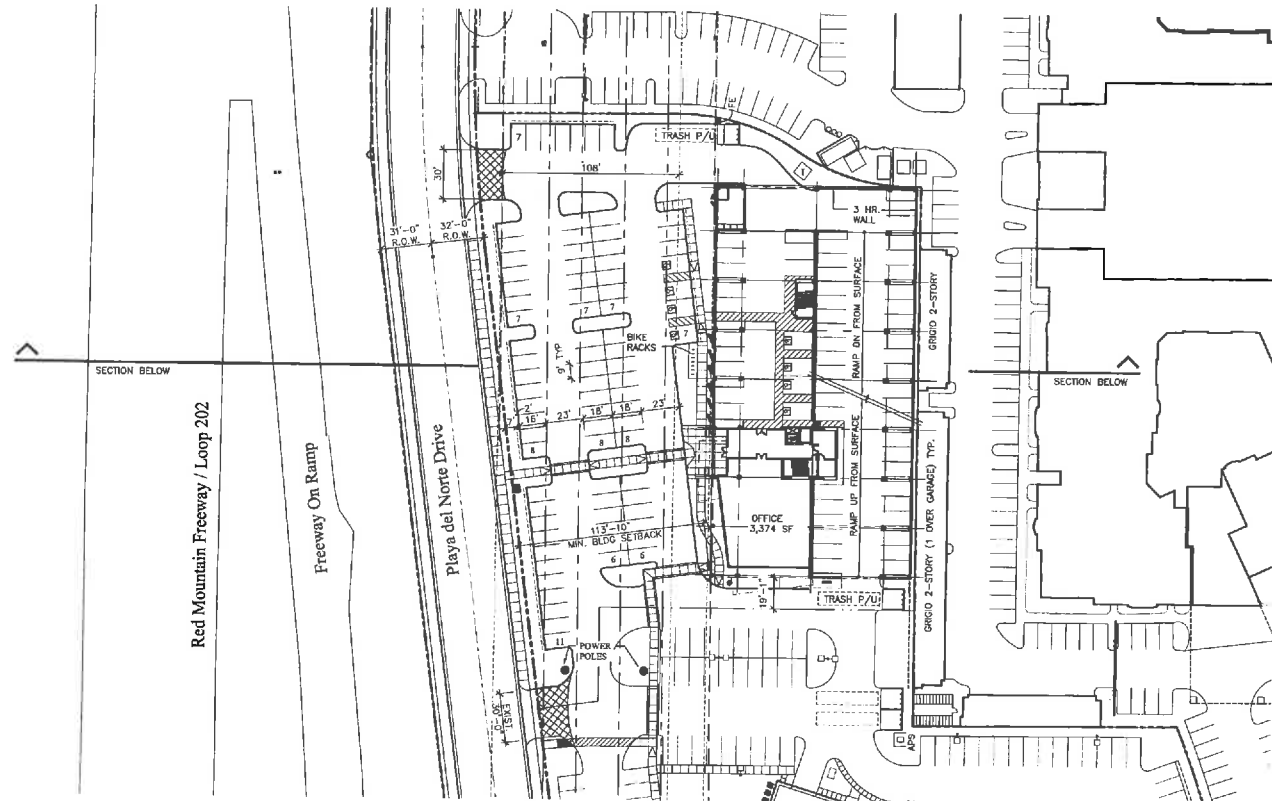


TYPICAL OFFICE FLOOR PLAN

SCALE: 1" = 40'

0' 20' 40' 80' 160'

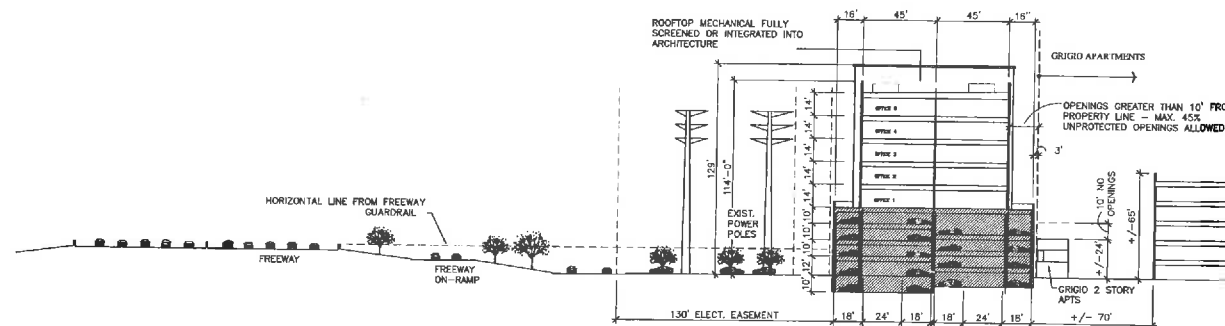
DS071177



SITE PLAN

SCALE: 1" = 40'

0' 20' 40' 80' 160'



SITE SECTION

SCALE: 1" = 40'

0' 20' 40' 80' 160'

PAD08004

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PAD08004

LOT 2 OF PLAYA SIX

979 Playa Del Norte Drive
Tempe, Arizona 85281

DS071177

REV	DATE	DESCRIPTION

PROJECT NO: 08-078
SHEET NO: AS NOTED
DRAWING NO: 08078 A1-1 PAD
DRAWN / CHECKED BY: BF
DATE: 8.27.2009
SHEET TITLE: SITE PLAN, TYPICAL FLOOR PLANS, & SECTION

SHEET NO. SHEET 2 OF 2

14N