

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 14th DAY OF September, 2009 BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED Mark F. Ir gens 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 HERETO SET MY HAND AND OFFICIAL SEAL

BY: Mark F. Ir gens
NOTARY PUBLIC

10/19/2011
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. Ir gens 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

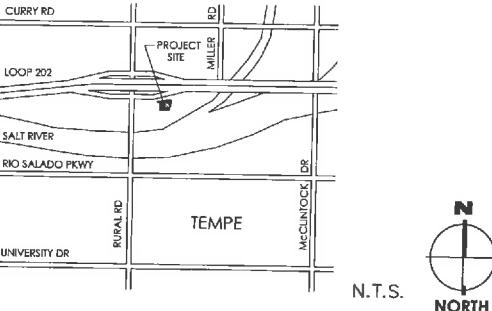
PROJECT DATA

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 SIDE REAR	113'-0" MINIMUM 0'-0" MINIMUM 0'-0" MINIMUM
PARKING SETBACK	FRONT	7'-0" MINIMUM
SITE VEHICLE PARKING	QUANTITY	411 PROVIDED
SITE BICYCLE PARKING	QUANTITY	14 PROVIDED

GENERAL NOTES

- 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.
- THIS PLANNED AREA DEVELOPMENT AMENDS PAD07017 FOR LOT 2 OF PLAYA SIX (OFFICE); PAD07017 STILL GOVERNS LOT 1 OF PLAYA SIX (HOTEL).
- THE PARKING SETBACK SHALL BE MAINTAINED AT 7'-0" IN DIFFERENCE TO THE STANDARD ESTABLISHED IN THE PREVIOUS PAD. AND ELSEWHERE IN THE PLAYA DEL NORTE DEVELOPMENT.
- LANDSCAPE DEVELOPMENT STANDARDS WITHIN THIS MIXED-USE DISTRICT SHALL CONFORM TO ZDC SEC. 4-701 THROUGH 4-706 WITH EXCEPTIONS AS FOLLOWS:
 - CANOPY TREES AT PARKING LANDSCAPE ISLANDS WITHIN EASEMENTS ARE NOT REQUIRED.
 - SURFACE PARKING LOT SCREEN WALL IS WAIVED.
- SECURITY LIGHT DEVELOPMENT STANDARDS WITHIN THIS MIXED-USE DISTRICT SHALL CONFORM TO ZDC SEC. 4-801 THROUGH 4-805.
- 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.

VICINITY MAP



CONDITIONS OF APPROVAL: PAD08004

- 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.
- 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.
- 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.
- 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".
- THE INCREASED HEIGHT EXCEPTION STIPULATED IN ZDC SEC. 4-205(A) SHALL BE WAIVED FOR THE OFFICE BUILDING.
- THE MAXIMUM FRONT YARD SETBACK SHALL BE NO LESS THAN 113'-0".
- THE MAXIMUM SIDE AND REAR SETBACK SHALL BE NO LESS THAN 0'-0".
- THE MAXIMUM BUILDING LOT COVERAGE SHALL BE NO MORE THAN THIRTY-EIGHT (38) PERCENT OF NET SITE AREA.
- THE MINIMUM LANDSCAPE LOT COVERAGE SHALL BE NO LESS THAN THIRTEEN (13) PERCENT OF NET SITE AREA.
- 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.
- THE PARKING SETBACK SHALL BE MAINTAINED AT 7'-0" IN DIFFERENCE TO THE STANDARD ESTABLISHED IN THE PREVIOUS PAD. AND ELSEWHERE IN THE PLAYA DEL NORTE DEVELOPMENT.
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- 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.

REC08011

PAD08004

DS071177

LOT 2 OF PLAYA SIX

REV.	DATE	DESCRIPTION

PROJECT NO.
08-078
SHEET SCALE
-
DRAWING NO.
08078 AD-0 PAD
DRAWN / CHECKED BY:
BF
DATE
8.27.2009
SHEET TITLE
COVER
SHEET
SHEET NO.

SHEET 1 OF 2



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DS071177

PAD08004

REC08011

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