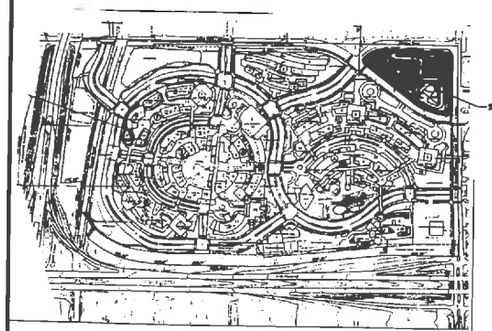
AMENDED PRELIMINARY AND FINAL P.A.D. FOR PARCEL H
CORPORATE LAKES
RESIDENCE INN by MARRIOTT
TEMPE III



CORPORATE LAKES P.A.D. 4-3-87

OWNER'S STATEMENT:

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

WESTERN SAVINGS AND LOAN ASSOCIATION, F.A.

BY: _____

ITS: VICE PRESIDENT

ACKNOWLEDGEMENTS

STATE OF ARIZONA)
S.S.
COUNTY OF MARICOPA)

ON THIS THIS 5 DAY OF JANUARY, 19[illegible] BEFORE ME THE UNDERSIGNED OFFICER, PERSONNALY APPEARED [illegible] DAVIDRUSS

WHO ACKNOWLEDGED HIMSELF TO BE THE VICE PRESIDENT OF THE WESTERN SAVINGS AND LOAN ASSOCIATION, F.A. , AND ACKNOWLEDGED THAT HE AS VICE PRESIDENT BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS SAID VICE PRESIDENT IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

BUILDING AREAS:

GATEHOUSE	440 S.F.
MAINTENANCE BUILDING	1340 S.F.
RESIDENCE BUILDINGS	40,453 S.F.
	48,253 S.F.

FLOOR AREA RATIO: 0.2469

LOT COVERAGE	AREA	% OF SITE
PARKING, DRIVEWAYS	42,870 S.F.	24
SIDEWALKS, PATIOS, ETC.	18,820 S.F.	10
BUILDINGS	48,253 S.F.	28
GREEN SPACE	67,719 S.F.	37
POOL, SPORTS COURT	5,012 S.F.	3

BUILDING TYPE:

2 - STORY RESIDENTIAL HOTEL WITH KITCHEN FACILITIES.

PARKING:

REQUIRED: 151 (1.2 PER UNIT)

PROVIDED: 130 (1.0 PER UNIT PLUS 4 HANDICAPPED SPACES)

USE PERMITS/VARIANCES REQUESTED

1. USE PERMIT TO ALLOW FOR A RESIDENTIAL HOTEL WITH KITCHEN FACILITIES.
2. VARIANCES TO ALLOW FOR:
   - A. REDUCTION IN ON-SITE PARKING FROM 151 TO 130 SPACES.
   - B. REDUCE REQUIRED STREET SIDE YARD LANDSCAPE STRIP IN THE I-1 DISTRICT FROM 30' TO 20' TO ACCOMMODATE PARKING MANEUVERING AND PARKING OVERHANGS ALONG DARROW DRIVE.
   - C. REDUCE MINIMUM COURTYARD SEPERATION FROM 40' TO 24'.

PRIOR CONDITIONS OF APPROVAL INCLUDED IN THIS P.A.D.

1. PARKING SCREENED FROM STREET VIEW WITH 3' WALL
2. REFUSE AREA DETAILS PER CITY STANDARDS.
3. FULL STREET DEDICATION WITHIN 6 MONTHS OF APPROVAL

UTILITIES

SEWER - TEMPE
WATER - TEMPE
IRRIGATION - SALT RIVER PROJECT
ELECTRIC - SALT RIVER PROJECT
TELEPHONE - MOUNTAIN BELL
GAS - SOUTHWEST GAS
STORM DRAINAGE - RETENTION/DETENTION WITH A MAXIMUM DISCHARGE OF 87 C.F.S.
CABLE TELEVISION

OWNER'S STATEMENT:

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

AIRLINE FOODS, INC.

BY: _____

ITS: Vice President

ACKNOWLEDGEMENTS

STATE OF [illegible]
COUNTY OF [illegible] S.S.

ON THIS THIS 10th DAY OF November, 1989 BEFORE ME THE UNDERSIGNED OFFICER, PERSONNALY APPEARED Sterling D. Colton

WHO ACKNOWLEDGED HIMSELF TO BE THE Vice President OF THE AIRLINE FOODS, INC.

AND ACKNOWLEDGED THAT HE AS Vice President BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS SAID Vice President IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES July 1, 1990

5057 S. Priest

LEGAL DESCRIPTION

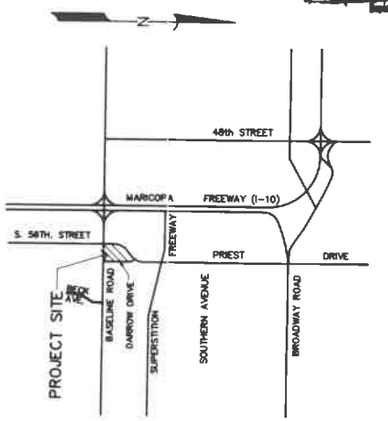
ALL OF LOT 20, BASELINE BUSINESS PARK ACCORDING TO BOOK 232 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA

EXCEPTING THAT PORTION OF SAID LOT 20 AS RECORDED AT RECORDERS NO. 86 500850, RECORDS OF MARICOPA COUNTY, ARIZONA

EXISTING ZONING: I - 1 LIGHT INDUSTRIAL

PROPOSED ZONING: I - 1 LIGHT INDUSTRIAL WITH P.A.D. OVERLAY

SITE AREA:
6.45 AC ± GROSS
1.47 AC ± OUT PARCEL
0.76 AC ± R/W DEDICATION
4.22 AC ± NET USABLE (183,759 S.F.±)



VICINITY MAP
NOT TO SCALE

SITE ADDRESS: 5075 S. PRIEST DRIVE
TEMPE, ARIZONA

SUBMITTED BY: GUNNY, BRIZENDINE & POGGEMEYER ENGINEERS
1140 ALMOND TREE LANE
LAS VEGAS, NEVADA
TIMOTHY E. PINTER, P.E.
RCE # 20228

MUNICIPAL APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 31st DAY OF Aug. 1989.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE, ARIZONA, THIS 25th DAY OF January 1990.

BY: _____
CITY ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF TEMPE, ARIZONA, THIS 25 DAY OF January 1990.

BY: _____
PLANNING DIRECTOR

City of Tempe
JAN 29 '90
337
4

PRINTS ISSUED

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

ALL MEASUREMENTS MUST BE CHECKED ON THE JOB BY THE CONTRACTOR

ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK

GUNNY, BRIZENDINE & POGGEMEYER

Marriott Residence Inn.

T 445
TEMPE III
PRIEST DRIVE
TEMPE
ARIZONA

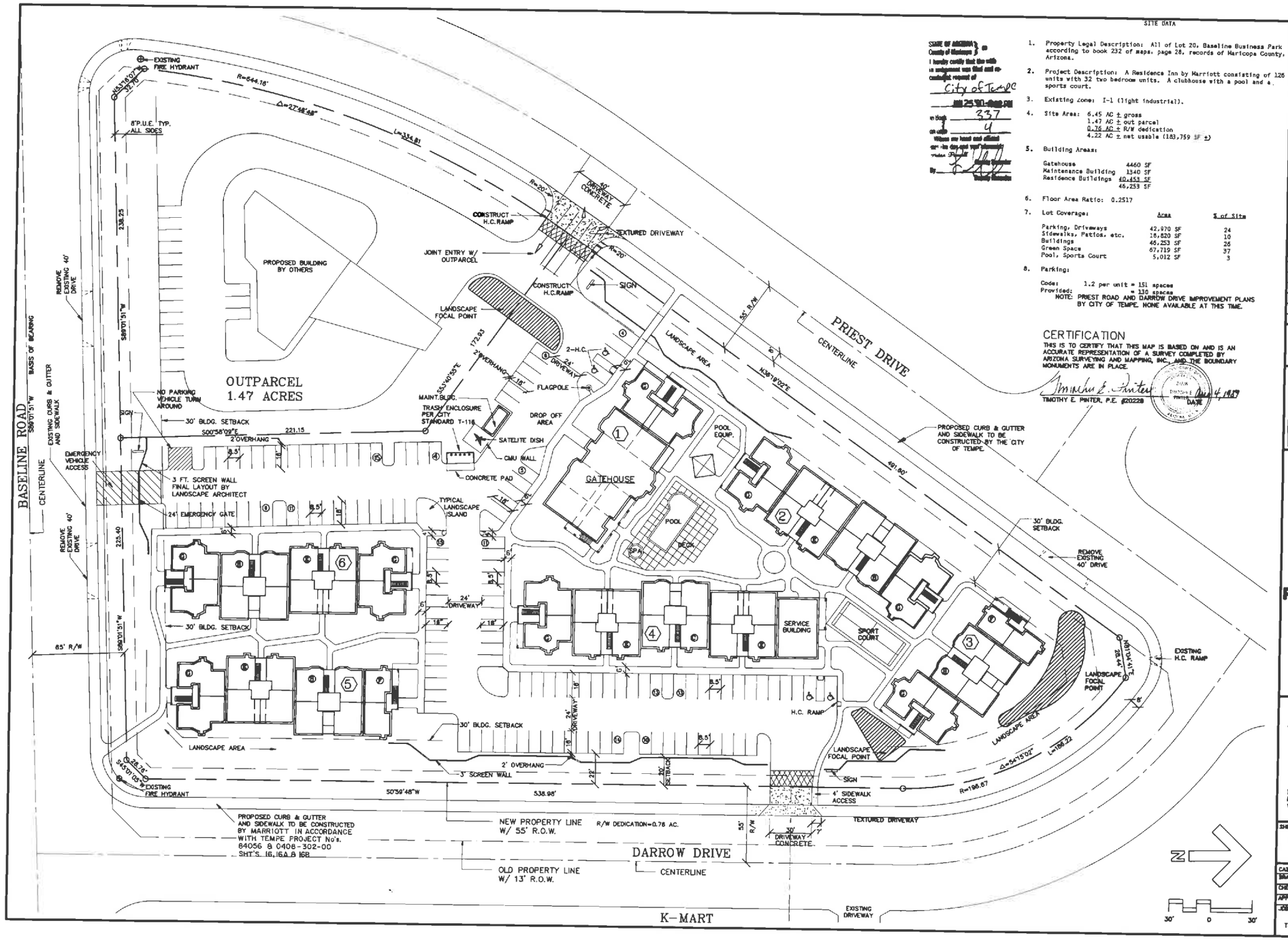
Marriott corporation

INTERNATIONAL HEADQUARTERS
MARRIOTT DRIVE
WASHINGTON D.C. 20058

SHEET TITLE
AMENDED PRELIMINARY AND FINAL P.A.D. FOR PARCEL "H"
6-27-89

CAD FILE NAME	GBN-COV
DRAWN LL	T. ISSUED
CHECKED TEP	SCALE NO SCALE
APPR. TEP	DWG. NO.
JOB NO.	
SHEET	1 OF 2

32N



SITE DATA

STATE OF ARIZONA } ss
County of Maricopa }
I hereby certify that the within instrument was filed and recorded at request of City of Tempe
JUL 25 '91 8:00 AM
in Book 337
on page 4
Witness my hand and official seal the day and year aforesaid.
Helen Purcell
By

1. Property Legal Description: All of Lot 20, Baseline Business Park according to book 232 of maps, page 28, records of Maricopa County, Arizona.
2. Project Description: A Residence Inn by Marriott consisting of 126 units with 32 two bedroom units. A clubhouse with a pool and a sports court.
3. Existing Zone: I-1 (light industrial).
4. Site Area: 6.45 AC ± gross
   1.47 AC ± out parcel
   0.76 AC ± R/W dedication
   4.22 AC ± net usable (183,759 SF ±)
5. Building Areas:

Gatehouse	4460 SF
Maintenance Building	1340 SF
Residence Buildings	40,453 SF
	46,253 SF

6. Floor Area Ratio: 0.2517
7. Lot Coverage:

	Area	% of Site
Parking, Driveways	42,870 SF	24
Sidewalks, Patios, etc.	18,820 SF	10
Buildings	46,253 SF	26
Green Space	67,719 SF	37
Pool, Sports Court	5,012 SF	3

8. Parking:
   Code: 1.2 per unit = 151 spaces
   Provided: = 130 spaces
   NOTE: PRIEST ROAD AND DARROW DRIVE IMPROVEMENT PLANS BY CITY OF TEMPE. NONE AVAILABLE AT THIS TIME.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP IS BASED ON AND IS AN ACCURATE REPRESENTATION OF A SURVEY COMPLETED BY ARIZONA SURVEYING AND MAPPING, INC., AND THE BOUNDARY MONUMENTS ARE IN PLACE.

Timothy E. Pinter
TIMOTHY E. PINTER, P.E. #20228 DATE April 4, 1989

PRINTS ISSUED

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

ALL MEASUREMENTS MUST BE CHECKED ON THE JOB BY THE CONTRACTOR

ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK

CIVIL, MECHANICAL & PLUMBING

Marriott Residence Inn

T 445
TEMPE III
PRIEST DRIVE
TEMPE
ARIZONA

Marriott corporation

INTERNATIONAL HEADQUARTERS
MARRIOTT DRIVE
WASHINGTON D.C. 20058

SHEET TITLE
AMENDED PRELIMINARY AND FINAL P.A.D. FOR PARCEL "H"
6-27-89

CAD FILE NAME	LARRY4
DRAWN LL	ISSUED
CHECKED TEP	SCALE 1"=30'
APPR. TEP	DWG. NO.
JOB NO. T445	2 OF 2

32 J