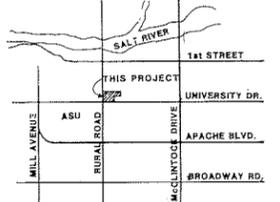
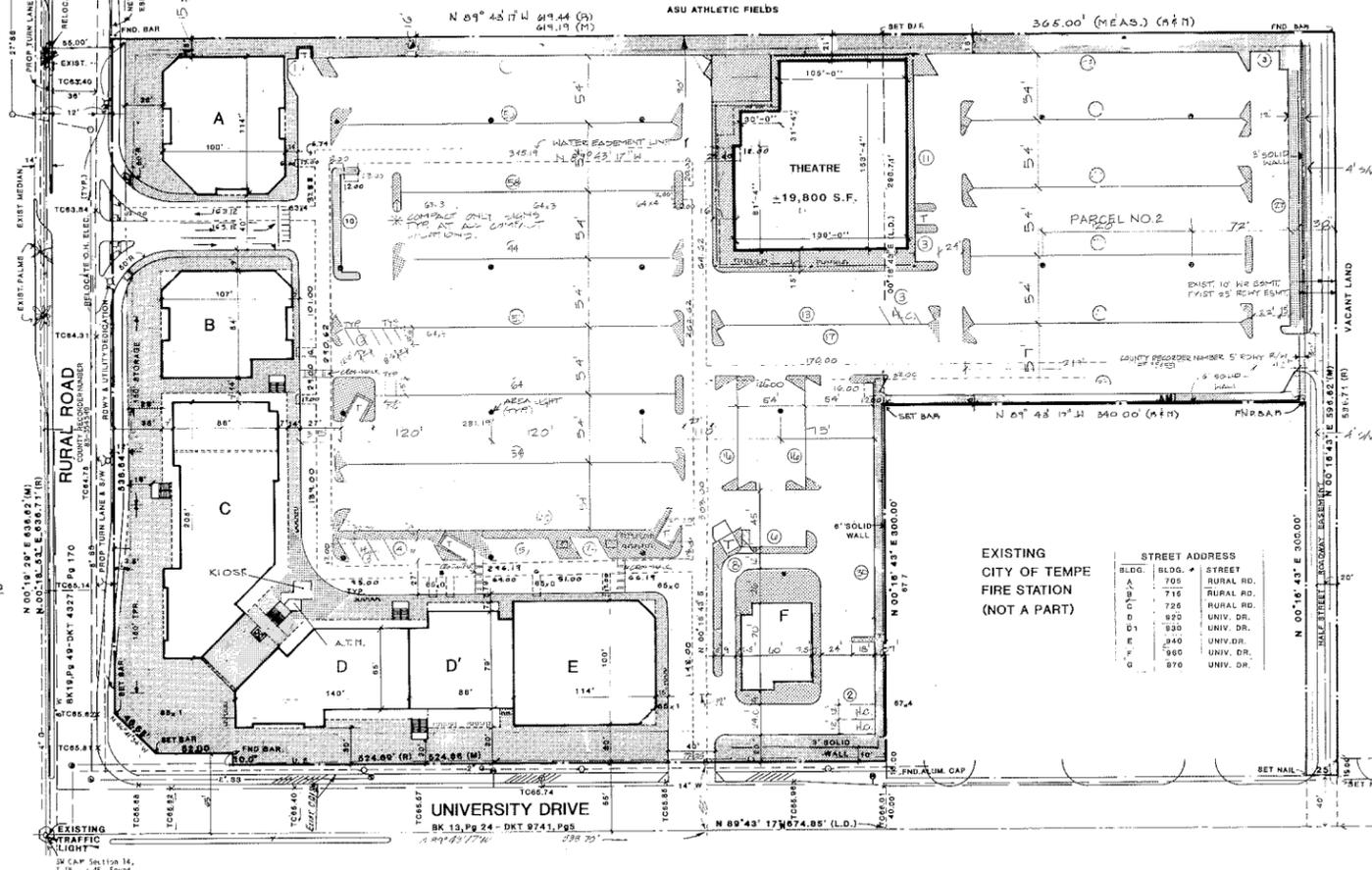


THE CORNERSTONE  
AMENDED  
GENERAL & FINAL PLAN OF DEVELOPMENT  
FOR  
RETAIL / RESTAURANT / THEATRE PROJECT



**GENERAL INFORMATION**

**STATISTICS**

Total Land Area	365,000 S.F.	8.36 Acres
Building Area (Ground Level)	19,800 S.F.	0.45 Acres
Landscaping Area	95,000 S.F.	2.17 Acres

**EXISTING CITY OF TEMPE FIRE STATION (NOT A PART)**

BLDG.	STREET ADDRESS
A	705 RURAL RD.
B	718 RURAL RD.
C	726 RURAL RD.
D	670 UNIV. DR.
E	630 UNIV. DR.
F	680 UNIV. DR.
G	670 UNIV. DR.

- Use Permits/C-2 Uses: 1. Outside dining  
2. Cocktail Lounge
- Variances: a. Reduce setback on Rural Rd. from 50' to 16' for stairways and 26' for buildings.  
b. Reduce setback on University Dr. from 50' to 20' for stairways and 30' for buildings.  
c. Reduce sidewalk setback from 40' to 15' on north property line.  
d. Reduce stall size from 9' x 20' to 9' x 19'.  
e. Reduce required parking from 836 spaces to 740 spaces. 11% variance.  
f. Reduce required parking from 892 spaces to 794 spaces. Subject to board of adjustment approval 6-27-84.  
g. Reduce stall size from 9' x 19' to 8.5' x 18.5' for full size and increase the percentage of compact allowed from 20% to 25%. Subject to 6-27-84 board of adjustment approval.  
h. Increase parking lot lighting height from 15' to 25'.  
i. Two year permit for Bailey's Game Room Bldg. D.

- Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer connection drawings, refuse pickup, traffic improvements and striping are required.
- Full aerial street dedication shall be made within six (6) months of Council approval and shall be reflected on the General and Final Plan of Development prior to recordation.
- Full aerial street improvements on all lands covered by this request must be detailed prior to the issuance of any occupancy permits for the first phase of development. Details shall be approved by the Public Works Department.
- A landscape plan shall be submitted prior to Council introduction.
- This plan shall be reviewed by the Design Review Board prior to issuance of a building permit.
- All driveways shall be approved by the Traffic Engineer prior to Council introduction.
- Six foot masonry walls along the north property line together with 15 gal. trees 15' o.c. shall be provided in the landscape plan or compatible alternatives approved by staff prior to submission to Council.
- Special details shall be included in the landscape plan along the private drive east of the fire station including parking tree screening walls.
- Six foot masonry walls shall be included adjacent to the north and west side of the fire station.
- A preliminary plan check with Building Safety shall be completed prior to Council introduction.
- Before details shall be reviewed with Public Works prior to Council introduction.
- All required bicycle parking spaces shall be included on site plan to recordation.

DEDICATION

STATE OF ARIZONA  
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: THAT TRINITY PLAZA ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, HAS PLATTED UNDER THE NAME OF "THE CORNERSTONE" A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, S. 15, E. 1/4, N. MARICOPA COUNTY, ARIZONA, SHOWN HEREON AND PUBLISHES THIS GENERAL AND FINAL PLAN OF DEVELOPMENT OF SAID "THE CORNERSTONE" PARCEL NO. 2, AND HEREBY DECLARES THAT SAID PLAN SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF STREETS AND STREETS CONSTITUTING SAID STREETS SHALL BE KNOWN BY THE NAMES THAT ARE GIVEN TO EACH ON SAID PLAN AND THAT TRINITY PLAZA ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, HEREBY DEDICATES TO THE PUBLIC THE STREETS FOR USE AS SUCH STREETS AS ARE HEREBY GRANTED FOR THE USE SHOWN HEREON.

IN WITNESS WHEREOF: TRINITY PLAZA ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, HAS HEREONTO SIGNED ITS LIMITED PARTNERSHIP NAME TO BE SIGNED BY THE UNDERSIGNED GENERAL PARTNER THEREUNTO DULY AUTHORIZED THIS 28th DAY OF AUGUST, 1984.

TRINITY PLAZA ASSOCIATES LIMITED PARTNERSHIP, OWNER  
BY: *[Signature]*  
GENERAL PARTNER

ACKNOWLEDGEMENT  
ON THIS 28th DAY OF AUGUST, 1984, BEFORE ME THE UNDERSIGNED NOTARY, PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF TO BE A GENERAL PARTNER OF TRINITY PLAZA ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, AND ACKNOWLEDGED SUCH GENERAL PARTNER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENTS FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED PARTNERSHIP, AS OWNER, BY HIMSELF, AS SUCH GENERAL PARTNER.

IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL, NOTARY PUBLIC

STATEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT TRINITY PLAZA ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, HAS CAUSED TO BE PLATTED AS A DEVELOPMENT PLAN UNDER THE NAME OF "THE CORNERSTONE" GENERAL AND FINAL PLAN OF DEVELOPMENT FOR RETAIL, RESTAURANT, THEATRE PROJECT, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, S. 15, E. 1/4, N. MARICOPA COUNTY, ARIZONA, SHOWN HEREON AND HEREBY DECLARES THAT SAID PLAN SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF SAID PLAT. EASEMENTS ARE PROVIDED FOR THE USE SHOWN.

IN WITNESS WHEREOF: TRINITY PLAZA ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, HAS CAUSED THIS LIMITED PARTNERSHIP NAME TO BE SIGNED BY THE UNDERSIGNED GENERAL PARTNER THEREUNTO DULY AUTHORIZED THIS 28th DAY OF AUGUST, 1984.

TRINITY PLAZA ASSOCIATES LIMITED PARTNERSHIP  
BY: *[Signature]*  
GENERAL PARTNER

APPROVALS:  
Approved by the City Council of the City of Tempe, the 27th day of August, 1984.  
By: *[Signature]* Attest: *[Signature]*  
City Engineer

Approved by the City Engineer of the City of Tempe, the 27th day of August, 1984.  
By: *[Signature]*  
City Engineer  
Approved by the City Planning Department of the City of Tempe, the 27th day of August, 1984.  
By: *[Signature]*  
Planning Director

CERTIFICATION

I, DANIEL J. DEWITT, HEREBY CERTIFY THAT THE SURVEY AND DIMENSIONING DESCRIBED IN THIS GENERAL AND FINAL PLAN WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 1984. THAT ALL MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

DANIEL J. DEWITT  
REGISTERED CIVIL ENGINEER NO. 9755 STATE OF ARIZONA

VAL-TEC, INC.  
Phoenix, Arizona  
*[Signature]*  
20' 80' 160'  
0 40' NORTH

THE CORNERSTONE  
TEMPE, ARIZONA  
AMENDED GENERAL & FINAL  
DEVELOPMENT PLAN

City of Tempe  
27/84

MASSON WINSTEAD MATHEWS INC.

Architects  
Engineers  
Planners  
2150 East Highland #100  
Phoenix, Arizona 85016  
602-251-9925

A DEVELOPMENT BY  
TRINITY DEVELOPMENT COMPANY  
1424 KELLY JOHNSON BLVD.  
COLORADO SPRINGS, CO 80918

SIGNATURE

PREPARED BY	DATE
CHECKED BY	DATE
DESIGNED BY	DATE
SCALE	

3204 A1  
DATE 9/8/83 OF 955



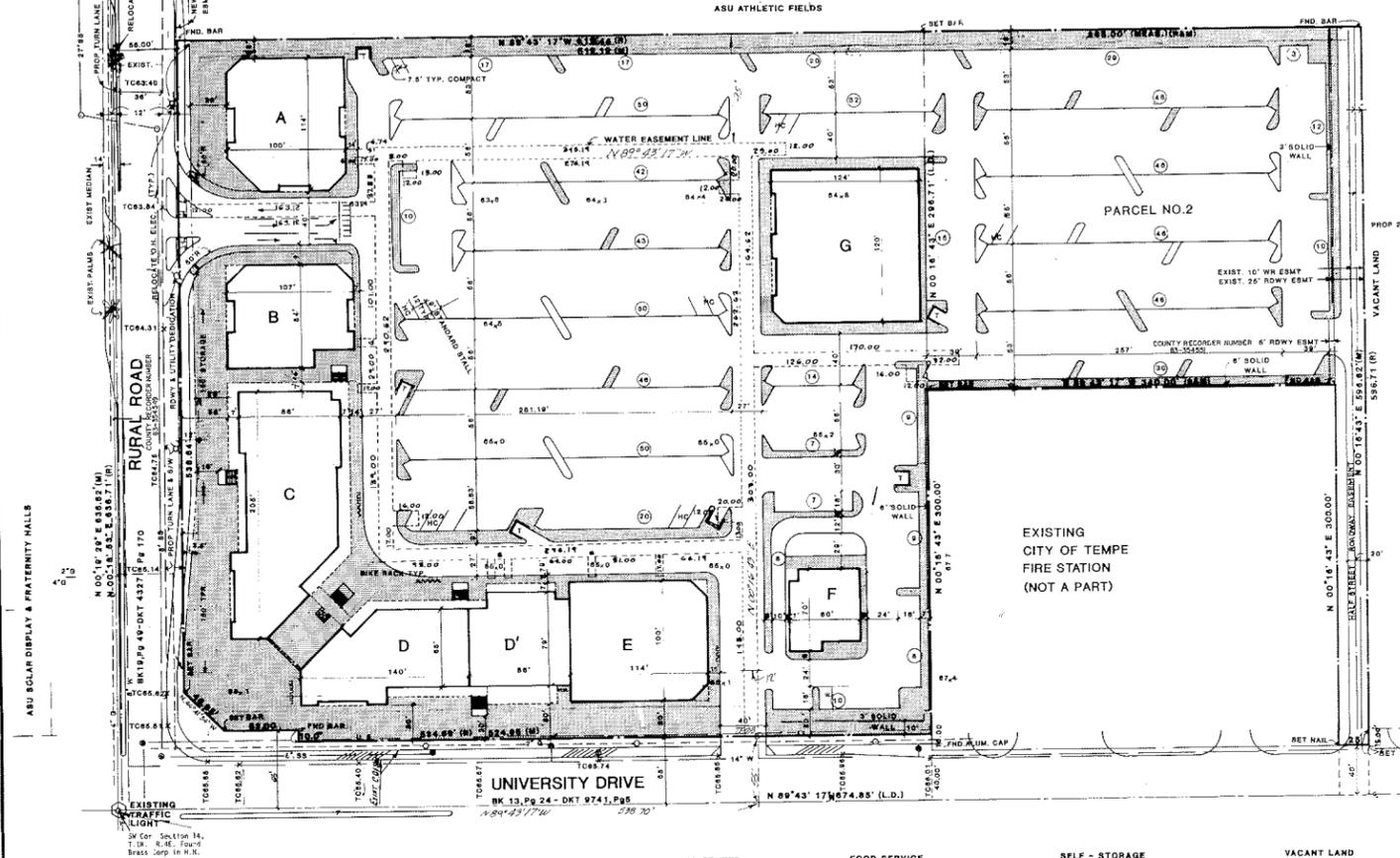
RECEIVED

001 17 1995

CITY OF TEMPE  
PLANNING DEPT.

RECORDED

### THE CORNERSTONE GENERAL & FINAL PLAN OF DEVELOPMENT FOR RETAIL / RESTAURANT / THEATRE PROJECT



#### VICINITY MAP

Category	Area	Value
Total Land Gross	546,169 S.F.	12.66 Acres
Total Land Net	474,375 S.F.	10.90 Acres
Building Footprint	80,000 S.F.	1.82 Acres
Landscaping Area	35,000 S.F.	0.80 Acres

Building	Use	Stories	Area (S.F.)
Blg. A	Restaurant	one story	15,300 S.F.
Blg. B	Restaurant	one story	4,100 S.F.
Blg. C	Retail Lease	one story	1,750 S.F.
Blg. D	Restaurant	two story	2,000 S.F.
Blg. E	Retail Lease	two story	25,000 S.F.
Blg. F	Restaurant	two story	2,800 S.F.
Blg. G	Retail Lease	two story	13,700 S.F.
Blg. H	Restaurant	one story	2,100 S.F.
Blg. I	Retail Lease	two story	5,500 S.F.
Blg. J	Restaurant	one story	4,000 S.F.
Blg. K	Retail	one story	19,000 S.F.
Blg. L	Restaurant	one story	2,000 S.F.
<b>TOTAL</b>			<b>108,350 S.F.</b>

Category	Area	Value
Restaurant	30,000 S.F.	400 spaces
Retail Lease	10,000 S.F.	200 spaces
Leisure Theatre	9,000 S.F.	170 spaces
Dining Police	1,500 S.F.	20 spaces
<b>TOTAL REQUIRED</b>		<b>630</b>
<b>TOTAL PROVIDED</b>		<b>750</b>

**PROPOSED UTILITIES**

Storm Water Disposal - 5 gal. x 12 in. manhole, manhole to 250 gal./min.

Water Supply - 1/2" City of Tempe water, University Drive & Rural Road  
Flow 1500 gpm @ outlet, static 11 psi

Notes: Site existing zoning L-1 & L-2  
Site proposed zoning PDC-1

**CONDITIONS OF APPROVAL:**

- Public Works Department approval of all street dedications, alley, easements, driveway, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and siteplans are required.
- All exterior street improvements on all lands covered by this request must be installed prior to the issuance of any occupancy permits for the first phase of development. Details shall be approved by the Public Works Department.
- A landscape plan shall be submitted prior to Council introduction.
- This plan shall be reviewed by the Design Review Board prior to issuance of a building permit.
- All driveways shall be approved by the Traffic Engineer prior to Council introduction.
- Six foot masonry walls along the north property line together with 15 gal. trees 15" h.c. shall be provided in the landscape plan or acceptable alternatives approved by staff prior to submission to Council.
- Special details shall be included in the landscape plan along the private drive east of the fire station including parking area screening walls.
- Six foot masonry walls shall be included adjacent to the north and west side of the fire station.
- A preliminary plan check with Building Safety shall be completed prior to Council introduction.
- Defence details shall be reviewed with Public Works prior to Council introduction.
- All required bicycle parking spaces shall be included on plan prior to rezoning.

**ACKNOWLEDGEMENT**

ON THIS 13<sup>th</sup> day of September, 1995, before me the undersigned Notary Public, personally appeared \_\_\_\_\_, known to me to be a General Partner of TRINITY PLAZA ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, and acknowledged to me that he executed the foregoing instruments for the purposes therein contained by signing the name of the TRINITY PLAZA ASSOCIATES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, as owner, by his hand and official seal.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

MY COMMISSION EXPIRES: May 18, 1996.

**STATEMENT**

I, DONALD L. DEWITT, HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION DESCRIBED AND PLATED HEREIN WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 1995, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

\_\_\_\_\_  
DONALD L. DEWITT  
REGISTERED CIVIL ENGINEER NO. 6255 STATE OF ARIZONA

**CERTIFICATION**

I, DONALD L. DEWITT, HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION DESCRIBED AND PLATED HEREIN WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 1995, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

\_\_\_\_\_  
DONALD L. DEWITT  
REGISTERED CIVIL ENGINEER NO. 6255 STATE OF ARIZONA

**APPROVALS:**

Approved by the City Council of the City of Tempe, the 27<sup>th</sup> day of August, 1995.  
\_\_\_\_\_  
City Clerk

Approved by the City Engineer of the City of Tempe, the 16<sup>th</sup> day of August, 1995.  
\_\_\_\_\_  
City Engineer

Approved by the City Planning Department of the City of Tempe, the 16<sup>th</sup> day of August, 1995.  
\_\_\_\_\_  
Planning Director

**VAL-TEC, INC.**  
Phoenix, Arizona

**THE CORNERSTONE  
TEMPE, ARIZONA  
GENERAL & FINAL PLAN  
OF DEVELOPMENT**

80' 20' 160'  
0 40' NORTH

955

THIS PLAN IS TO BE USED FOR THE CITY OF TEMPE PLANNING DEPARTMENT. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TEMPE AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.

County Recorder  
County Recorder

**CKA**  
Charles Kober Associates  
Architects

1424 KELLY JOHNSON BLVD.  
COLORADO SPRINGS, CO 80918

809-272-9555

