

# THIRD AMENDED PAD FOR GRACE COMMUNITY CHURCH

SECTION 26, TOWNSHIP 1 NORTH, RANGE 4E, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Keynotes

BOOK 421 PAGE 37  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 96-0588071  
 08/21/96 08:05

**LEGAL DESCRIPTION**

That portion of the South half of the Section 26, Township 1 North Range 4 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the South Quarter corner of said Section 26;

- THENCE South 89 degrees 48 minutes 03 seconds West along the South line of said Section 26, a distance of 736.38 feet to a point;
- THENCE North 00 degrees 11 minutes 57 seconds West, a distance of 55.00 feet to the TRUE POINT OF BEGINNING;
- THENCE South 89 degrees 48 minutes 03 seconds West along a line 55.00 feet distant from and parallel to the South line of said Section 26, a distance of 827.66 feet to a point;
- THENCE North 45 degrees 06 minutes 14 seconds West, a distance of 28.24 feet to a point 30.00 feet distant from the monument line of Terrace Road;
- THENCE North 00 degrees 00 minutes 30 seconds West along a line 30.00 feet distant from and parallel to said monument line, a distance of 191.07 feet to a point of tangency of a circular curve with a radius of 416.61 feet and a radius point which bears North 89 degrees 59 minutes 30 seconds East;
- THENCE along the arc of said curve to the right through a central angle of 25 degrees 14 minutes 30 seconds, a distance of 283.54 feet to a point of tangency, from which point the Southeast corner of Tempe Royal Palms Unit 11 Book 101, Page 33 Maricopa County Recorder, bears North 64 degrees 46 minutes 00 seconds West a distance of 30 feet;
- THENCE North 25 degrees 14 minutes 00 seconds East along said parallel line, a distance of 27.74 feet more or less to a point on the South line of Tempe Royal Palms Unit Four, Book 112, Page 27, Maricopa County Recorder, said point also being on a circular curve with a radius of 1516.55 feet and a radius point which bears North 14 degrees 02 minutes 14 seconds East;
- THENCE Southeasterly along the arc of said curve to the left and along the said South line of Tempe Royal Palms Unit Four through a central angle of 14 degrees 09 minutes 44 seconds, a distance of 374.85 feet to a point of tangency;
- THENCE North 89 degrees 52 minutes 30 seconds East along said South line of Tempe Royal Palms, a distance of 807.45 feet to the Southeast corner of Tempe Royal Palms Unit Four;
- THENCE Continuing North 89 degrees 52 minutes 30 seconds East, a distance of 4.48 feet to a point;
- THENCE North 26 degrees 36 minutes 36 seconds East along a line four feet distant from and parallel to the Easterly line of Tempe Royal Palms Unit Four; a distance of 330.66 feet to a point;
- THENCE North 18 degrees 24 minutes 15 seconds East along said parallel line, a distance of 385.35 feet to a point;
- THENCE North 15 degrees 16 minutes 52 seconds East along a nonparallel line, a distance of 47.19 feet to a point on the prolongation of the monument line of Loyola Drive, according to said plat of Tempe Royal Palms Unit Four;
- THENCE North 12 degrees 49 minutes 48 seconds East along a line 6.00 feet distant from and parallel to the Easterly line of said Tempe Royal Palms, a distance of 148.60 feet to a point;
- THENCE North 57 degrees 49 minutes 45 seconds East, a distance of 21.21 feet more or less to a point on the South line of Hughes Acres Unit Four Book 110, Page 25 Maricopa County Recorder, from which the Southwest corner of said Hughes Acres Unit Four, bears North 77 degrees 10 minutes 15 seconds West, a distance of 21.00 feet;
- THENCE South 77 degrees 10 minutes 15 seconds East along said South line, a distance of 274.50 feet to a corner of said Hughes Acres Unit Four;
- THENCE South 12 degrees 50 minutes 00 seconds West a distance of 0.42 feet more or less to a point on the South line of the North 100.00 feet of the South half of the Southeast Quarter of said Section 26;
- THENCE North 89 degrees 47 minutes 12 seconds East along said South line a distance of 7.81 feet to a point 33.00 feet distant from the monument line of Dorsey Lane as established by the development plat of University Hall Book 101 Page 30 Maricopa County Recorder;
- THENCE South 12 degrees 50 minutes 00 seconds West along a line 33.00 feet distant from and parallel to said monument line of Dorsey Lane, a distance of 179.47 feet to a point of curvature of a circular curve with a radius of 967.90 feet and a radius point which bears North 77 degrees 10 minutes 00 seconds West;

- THENCE Along the arc of said curve to the right through a central angle of 05 degrees 34 minutes 01 second, a distance of 93.96 feet to a point of tangency;
- THENCE South 18 degrees 24 minutes 00 seconds West along a line 33.00 feet distant from and parallel to said monument line of Dorsey Lane, a distance of 340.67 feet to a point of curvature of a circular curve with a radius of 467.00 feet and a radius point which bears North 71 degrees 36 minutes 00 seconds West;
- THENCE Along the arc of said curve to the right, through a central angle of 08 degrees 12 minutes 57 seconds, a distance of 66.96 feet to a point of tangency;
- THENCE South 26 degrees 37 minutes 00 seconds West along a line 33.00 feet distant from and parallel to said monument line of Dorsey Lane, a distance of 107.00 feet to a point of curvature of a circular curve with a radius of 423.00 feet and a radius point which bears South 63 degrees 23 minutes 00 seconds East;
- THENCE Along the arc of said curve to the left, through a central angle of 26 degrees 38 minutes 49 seconds, a distance of 201.38 feet to a point of tangency;
- THENCE South 00 degrees 01 minute 50 seconds East along a line 40.00 feet distant from and parallel to said monument line of Dorsey Lane, a distance of 206.18 feet to a point;
- THENCE South 44 degrees 53 minutes 07 seconds West, a distance of 28.33 feet more or less to a point 55.00 feet North of the South line of said Section 26;
- THENCE South 89 degrees 48 minutes 03 seconds West along a line 55.00 feet distant from and parallel to the South line of said Section 26, a distance of 483.60 feet to a point;
- THENCE North 00 degrees 25 minutes 25 seconds West, a distance of 1.84 feet to a point, said point being in common with a corner of S.R.P. Parcel Docket 5132 Page 31 Maricopa County Recorder;
- THENCE North 26 degrees 37 minutes 00 seconds East along the alignment of the Peterson Ditch as shown on the said plat of Hughes Acres Unit Four, a distance of 216.44 feet to a point on the North line of the South 250.00 feet of Section 26;
- THENCE South 89 degrees 48 minutes 03 seconds West along said North line, also common to the North line of said S.R.P. Parcel, a distance of 282.57 feet to a point;
- THENCE South 44 degrees 48 minutes 03 minutes West, a distance of 21.21 feet;
- THENCE South 00 degrees 11 minutes 57 seconds East, a distance of 180.00 feet to the TRUE POINT OF BEGINNING.

The Area of this Parcel is 790,583 square feet or 18.15 acres.



The approval was subject to the following conditions: #SPD-96.13

1. a. Public Works Department approval of 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.
  - (1) Water and sewer development fees
  - (2) Sewer lines
  - (3) Storm drains
  - (4) Roadway improvements including street lights, curb, gutter, bikeway, sidewalk, bus shelter and related amenities.
- c. Fees to be paid with the development of this project include:
  - (1) Water and/or sewer participation charges.
  - (2) Inspection and testing fees.
2. a. All street dedications shall be made within six (6) months of Council approval.
  - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
  - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed under ground prior to issuance of occupancy permit for this (re)development in accordance with Ordinance No. 88.85.
3. No variances may be created by future property lines without prior approval of the City of Tempe.
4. A valid building permit shall be obtained and substantial construction commenced within one year of date of Council approval or the variances shall be deemed null and void.
5. This plan shall be recorded prior to the issuance of permits. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
6. The applicant shall comply with all applicable state and federal laws regarding archaeological artifacts on this site.
7. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
8. NOT USED
9. The applicant shall resolve all lighting and security details with Police Department prior to the issuance of building permits.
10. A security agreement shall be executed and approved with the Police Department prior to the recording of the amended Planned Area Development.
11. That the landscape plan be approved by the Design Review Board.
12. All dead or missing landscape plants and trees should be replaced before any building permits are issued.
13. All missing segments and damaged portions of the perimeter screen wall shall be replaced or repaired before any building permits are issued.

Zoning: R-3R (PAD)

Variances: [ Third Amended PAD, #SPD-96.13 ]  
 a) Allow trees planted in wells at every eighth parking space and three landscaped islands in the north parking lot, one at the approximate mid-point of each of the three double rows of parking spaces at the elbow or angle point of the alignment of the property, in lieu of the required landscaped islands after every fifteen parking space.  
 b) Allow the existing five-foot wide landscaped buffer along the north property line to remain.  
 c) Allow the existing mature trees spaced twenty five feet on center to remain along the west property line.

Variances Previously Approved:

- a) Waive the required landscaped islands after every 15 parking spaces for Phase 1 only.
- b) Raise the maximum building height from 15 feet to 35 feet.
- c) Reduce the required front yard setback for a portion of the Adult Center building along southern Avenue from 25 feet to 15 feet.

David Hunt & Associates, Ltd.

3031 W. Northern Avenue, Suite 110  
 Phoenix, Arizona 85061  
 Voice (602) 964-1137 Fax (602) 964-1446

COVER SHEET

Youth & Conference Center  
 1200 E. Southern Ave.  
 Tempe, Arizona 85282  
 for Grace Community Church

**MUNICIPAL APPROVALS**

Approved by the Mayor and the City Council of the City of Tempe, Arizona.  
 This 19th Day of August, 1996.  
 By: *Lucia M. Herrera* Mayor  
*Helen R. Purcell* City Clerk

Approved by the City Engineer of the City of Tempe, Arizona.  
 This 12th Day of August, 1996.  
 By: *Stanley* City Engineer

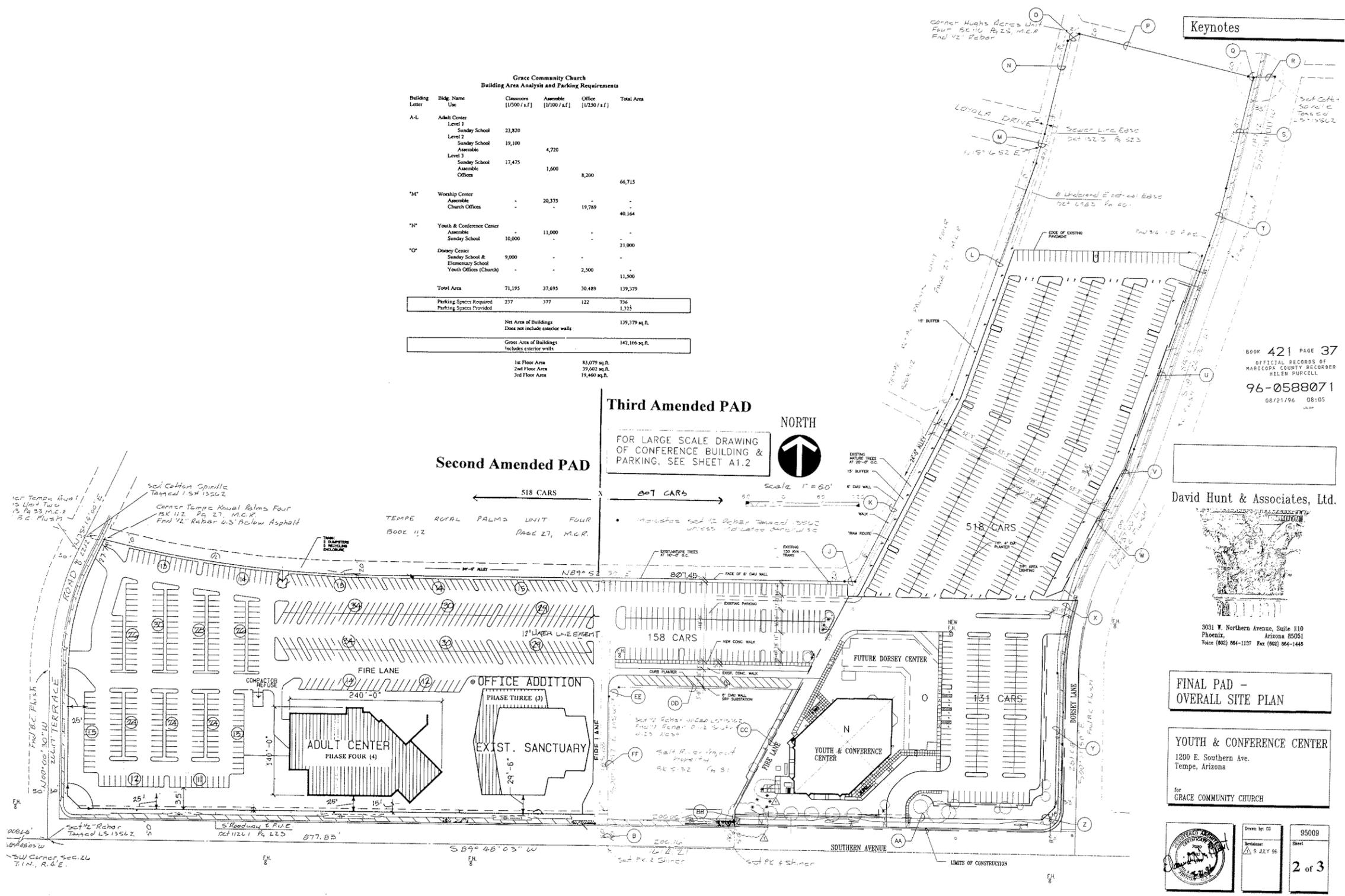


Approved by the Development Services Department of the City of Tempe, Arizona.  
 This 20th Day of August, 1996.  
 By: *Tom B. Mullins* Development Services Department Director

	Drawn by: <i>sg</i>	95009
	Sheet:	1 of 3

**Grace Community Church  
Building Area Analysis and Parking Requirements**

Building Letter	Bldg. Name Use	Classroom (1/500 / s.f.)	Assemble (1/100 / s.f.)	Office (1/250 / s.f.)	Total Area
A-L	Adult Center				
	Level 1	23,820			
	Level 2	19,100			
	Assemble		4,720		
	Level 3	17,475			
M	Worship Center				
	Assemble Church Offices		20,375	19,789	66,715
N	Youth & Conference Center				
	Assemble Sunday School	10,000	11,000		21,000
O	Dorsey Center				
	Sunday School & Elementary School	9,000			11,500
	Youth Offices (Church)			2,500	11,500
<b>Total Area</b>		<b>71,195</b>	<b>37,695</b>	<b>30,489</b>	<b>139,379</b>
Parking Spaces Required		237	377	122	736
Parking Spaces Provided					1,215
Net Area of Buildings Does not include exterior walls					139,379 sq. ft.
Gross Area of Buildings Includes exterior walls					142,166 sq. ft.
1st Floor Area					83,079 sq. ft.
2nd Floor Area					39,662 sq. ft.
3rd Floor Area					19,460 sq. ft.



**Keynotes**

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**Third Amended PAD**  
FOR LARGE SCALE DRAWING  
OF CONFERENCE BUILDING &  
PARKING, SEE SHEET A1.2

**Second Amended PAD**

**David Hunt & Associates, Ltd.**  
3031 N. Northern Avenue, Suite 110  
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**FINAL PAD -  
OVERALL SITE PLAN**

**YOUTH & CONFERENCE CENTER**  
1200 E. Southern Ave.  
Tempe, Arizona  
for  
**GRACE COMMUNITY CHURCH**

Drawn by: CC  
Reviewed by: J. J. 9 JULY 96  
95009  
Sheet  
**2 of 3**

### Building Area Analysis and Parking Requirements

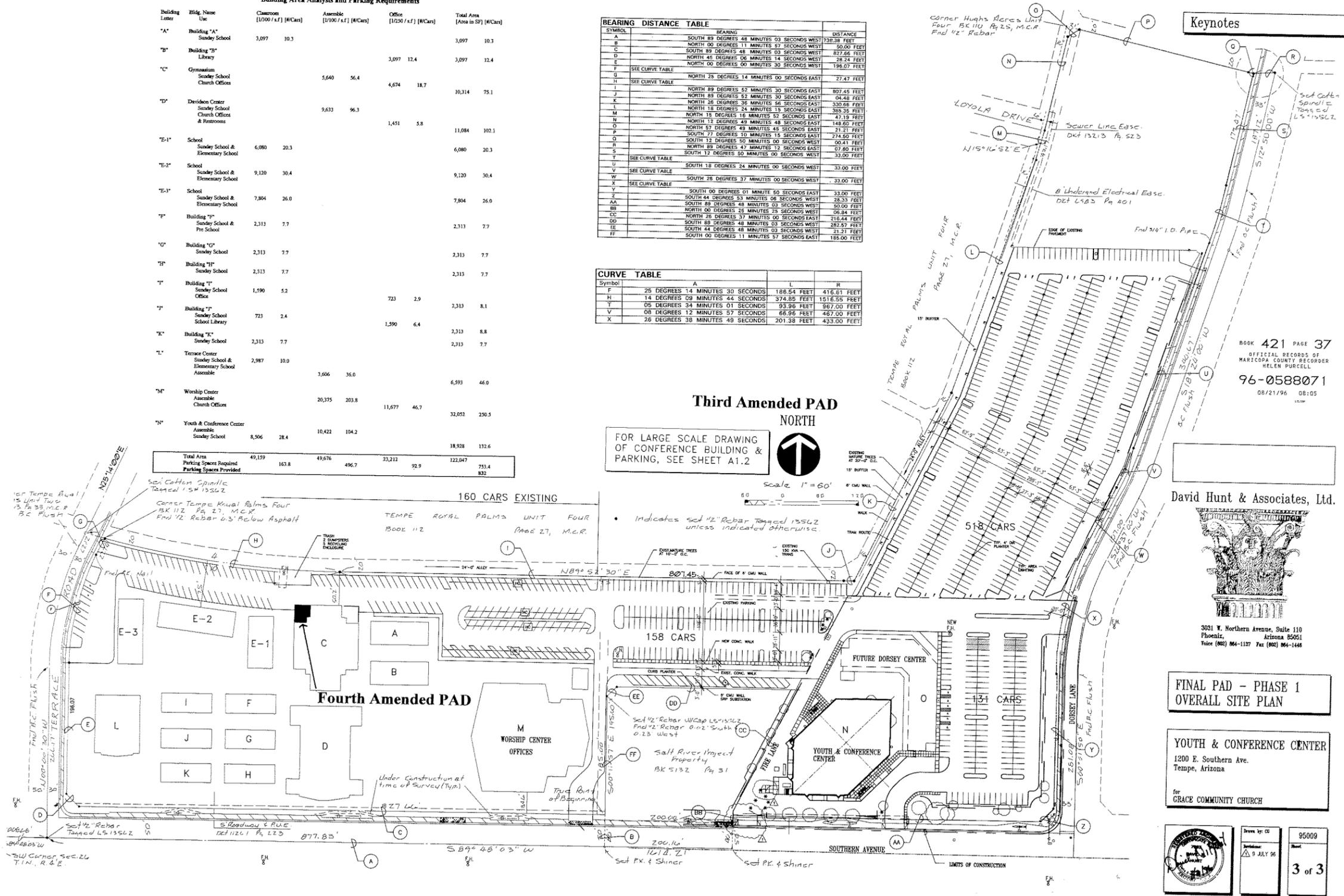
Building Letter	Building Name / Use	Classroom [1/100 / s.f.] (#Cars)	Assemble [1/100 / s.f.] (#Cars)	Office [1/250 / s.f.] (#Cars)	Total Area [Area in SF] (#Cars)
"A"	Building "A" Sundry School	3,097 10.3			3,097 10.3
"B"	Building "B" Library			3,097 12.4	3,097 12.4
"C"	Gymnasium Sundry School Church Offices		5,640 56.4	4,674 18.7	10,314 75.1
"D"	Division Center Sundry School Church Offices & Restrooms		9,633 96.3		9,633 96.3
"E-1"	School Sundry School & Elementary School	6,080 20.3			6,080 20.3
"E-2"	School Sundry School & Elementary School	9,120 30.4			9,120 30.4
"E-3"	School Sundry School & Elementary School	7,804 26.0			7,804 26.0
"F"	Building "F" Sundry School & Pre School	2,313 7.7			2,313 7.7
"G"	Building "G" Sundry School	2,313 7.7			2,313 7.7
"H"	Building "H" Sundry School	2,313 7.7			2,313 7.7
"I"	Building "I" Sundry School Office	1,590 5.2		723 2.9	2,313 8.1
"J"	Building "J" Sundry School Library	723 2.4		1,590 6.4	2,313 8.8
"K"	Building "K" Sundry School	2,313 7.7			2,313 7.7
"L"	Terrace Center Sundry School & Elementary School Assemble	2,987 10.0	3,806 36.0		6,793 46.0
"M"	Worship Center Assemble Church Offices		20,375 203.8	11,677 46.7	32,052 250.5
"N"	Youth & Conference Center Assemble Sundry School	8,506 28.4	10,422 104.2		18,928 132.6
<b>Total Area</b>		<b>49,159</b>	<b>49,676</b>	<b>23,212</b>	<b>122,047</b>
<b>Parking Spaces Required</b>		<b>163.8</b>	<b>496.7</b>	<b>92.9</b>	<b>753.4</b>
<b>Parking Spaces Provided</b>					<b>932</b>

### BEARING DISTANCE TABLE

SYMBOL	BEARING	DISTANCE
A	SOUTH 89 DEGREES 48 MINUTES 03 SECONDS WEST	130.38 FEET
B	NORTH 00 DEGREES 11 MINUTES 57 SECONDS WEST	50.00 FEET
C	SOUTH 89 DEGREES 48 MINUTES 03 SECONDS WEST	877.66 FEET
D	NORTH 45 DEGREES 06 MINUTES 14 SECONDS WEST	28.24 FEET
E	NORTH 00 DEGREES 00 MINUTES 30 SECONDS WEST	198.07 FEET
F	SEE CURVE TABLE	
G	NORTH 25 DEGREES 14 MINUTES 00 SECONDS EAST	27.47 FEET
H	SEE CURVE TABLE	
I	NORTH 89 DEGREES 52 MINUTES 30 SECONDS EAST	807.45 FEET
J	NORTH 89 DEGREES 52 MINUTES 30 SECONDS EAST	04.48 FEET
K	NORTH 26 DEGREES 36 MINUTES 56 SECONDS EAST	330.68 FEET
L	NORTH 18 DEGREES 24 MINUTES 19 SECONDS EAST	305.35 FEET
M	NORTH 15 DEGREES 16 MINUTES 52 SECONDS EAST	47.19 FEET
N	NORTH 12 DEGREES 48 MINUTES 48 SECONDS EAST	148.60 FEET
O	NORTH 57 DEGREES 49 MINUTES 45 SECONDS EAST	21.21 FEET
P	SOUTH 77 DEGREES 10 MINUTES 15 SECONDS EAST	274.50 FEET
Q	SOUTH 12 DEGREES 50 MINUTES 00 SECONDS WEST	00.41 FEET
R	NORTH 89 DEGREES 47 MINUTES 12 SECONDS EAST	07.80 FEET
S	SOUTH 12 DEGREES 50 MINUTES 00 SECONDS WEST	33.00 FEET
T	SEE CURVE TABLE	
U	SOUTH 18 DEGREES 24 MINUTES 00 SECONDS WEST	33.00 FEET
V	SEE CURVE TABLE	
W	SOUTH 28 DEGREES 37 MINUTES 00 SECONDS WEST	33.00 FEET
X	SEE CURVE TABLE	
Y	SOUTH 00 DEGREES 01 MINUTE 50 SECONDS EAST	33.00 FEET
Z	SOUTH 44 DEGREES 53 MINUTES 06 SECONDS WEST	28.33 FEET
AA	SOUTH 49 DEGREES 48 MINUTES 03 SECONDS WEST	30.00 FEET
BB	NORTH 00 DEGREES 25 MINUTES 25 SECONDS WEST	06.84 FEET
CC	NORTH 26 DEGREES 37 MINUTES 00 SECONDS EAST	216.44 FEET
DD	SOUTH 49 DEGREES 48 MINUTES 03 SECONDS WEST	282.57 FEET
EE	SOUTH 44 DEGREES 48 MINUTES 03 SECONDS WEST	21.21 FEET
FF	SOUTH 00 DEGREES 11 MINUTES 57 SECONDS EAST	185.00 FEET

### CURVE TABLE

Symbol	A	L	P
F	25 DEGREES 14 MINUTES 30 SECONDS	188.54 FEET	416.61 FEET
H	14 DEGREES 09 MINUTES 44 SECONDS	374.85 FEET	1516.55 FEET
T	06 DEGREES 34 MINUTES 01 SECONDS	93.96 FEET	967.00 FEET
V	08 DEGREES 12 MINUTES 57 SECONDS	66.96 FEET	467.00 FEET
X	28 DEGREES 38 MINUTES 49 SECONDS	201.38 FEET	423.00 FEET



### Keynotes

Keynote symbols and descriptions
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**FINAL PAD - PHASE 1  
OVERALL SITE PLAN**

**YOUTH & CONFERENCE CENTER**  
1200 E. Southern Ave.  
Tempe, Arizona

For  
**GRACE COMMUNITY CHURCH**

	Drawn by: CC	95009
	Checked by: [Signature]	3 of 3