

PLANNED AREA DEVELOPMENT OVERLAY FOR WELLS FARGO OPERATIONS CENTER

(FORMERLY FIRST INTERSTATE BANK OPERATIONS CENTER SECTION 28, T1N, R4E, G&SRB&M, MARICOPA COUNTY AZ)

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 20__ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED LEO BAUMAN, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO IS EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

WELLS FARGO BANK

BY: _____ OWNER: _____ DATE: _____

ITS: OWNER

LEGAL DESCRIPTION (COPIED FROM SPD 2004.65)

PARCEL NO. 1:
The West 352.27 feet of Lot 39 and 44, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of maps, page 31, records of Maricopa county Arizona.

PARCEL NO. 2:
Lots 40 and 43 and the East 138.92 feet of Lot 41, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona.

PARCEL NO. 3:
The North 200 feet of the West 217.8 feet of lot 41, PALO VERDE INDUSTRIAL PARK a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona.;

EXCEPT the West 15 feet; and EXCEPT that part of lot 41, beginning at a point 15.0 feet East and 20.0 feet south of the Northwest corner of said Lot 41; THENCE North parallel with and 15.0 feet East of the West line of said lot 41, a distance of 20.0 feet; THENCE East along the North line of said Lot 41 a distance of 20.0 feet; THENCE Southwesterly to the POINT OF BEGINNING.

PARCEL NO. 4:
The South 200 feet of Lot 42 of PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona. EXCEPT the West 215 feet thereof.

(Continued on sheet 2 of 3)

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS ___ DAY OF _____, 20__.

OWNER:

WELLS FARGO BANK
100 West Washington, Ste 1430
Phoenix Arizona 85003

PROJECT DATA:

(PER DSO40596 / SPD-2004.65 / REC04087)

LOT 1 OF THE WELLS FARGO PRIEST SITE ACCORDING TO THE PLAT OF RECORD, BOOK 736 OF MAPS PAGE 35 RECORDS OF MARICOPA COUNTY, ARIZONA.

GENERAL PLAN LAND USE: GID - OFFICE
SITE AREA: Gross: 1,138,658.90sf 26.14 acres
Net: 1,023,240.00sf 23.49 acres

BUILDING HEIGHT: 67' (82' ALLOWED SPD 94.116)

BUILDING STEPBACK: NONE (NO ADJACENT RESIDENTIAL)

EXISTING BUILDING AREA: 530,781 SF EXISTING
311,053 SF ADDITIONAL PROPOSED
841,853 SF

BUILDING LOT COVERAGE: 398,798 SF 35%
62,381 SF ADDITIONAL PROPOSED
461,179 SF 45% (NO MAXIMUM)

SITE LANDSCAPE COVERAGE: 10% MIN

ON CAMPUS: 113,459SF (EXISTING)
% OF NET AREA: 11.13%

GARAGE SITE : 19,386 SF (EXISTING)
18,311 SF (PROPOSED)
NET DECREASE: 1,075 SF

ON CAMPUS: 112,384 SF (PROPOSED)
% OF NET AREA: 11.03%

BUILDING SETBACKS
FRONT: 25 FT
SIDE: 10 FT (OPEN GARAGE SETBACK)
REAR: 10 FT (OPEN GARAGE SETBACK)
STREET SIDE: 25 FT
REVERSE FRONT: 25 FT

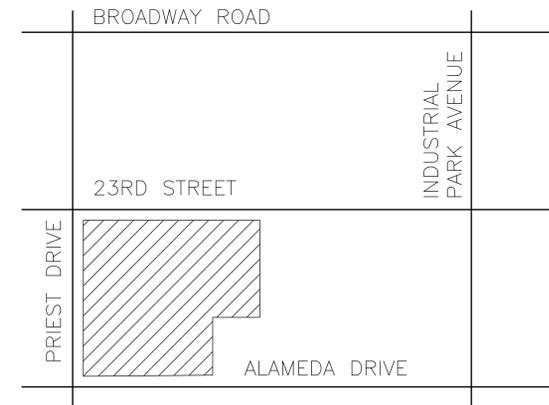
VEHICULAR PARKING: 1,556 SPACES (1,759 SPACES ALLOWED)

EXISTING CAMPUS: 451 SPACES
EAST LOT SITE: 116 SPACES
EAST LOT GARAGE: 989 SPACES

BICYCLE PARKING: 50 SPACES

USES: 530,781 SF - OFFICE
311,053 SF - PARKING STRUCTURE

SITE VICINITY MAP:



CONDITIONS OF APPROVAL:

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the PAD approval shall be null and void.
3. The Planned Area Development Overlay shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval.

GENERAL NOTES:

NOT APPLICABLE

DS150804

PL150368

REC15120



ARCHITECTURE • PLANNING • INTERIORS
8828 N STEMMONS FWY
SUITE 500
DALLAS, TEXAS 75247
TEL: 972-922-8012

REC15120

PL150368

DS150804

WELLS FARGO
OPERATIONS CENTER
PARKING GARAGE
1231 WEST 23RD STREET
TEMPE, AZ 85282

PROJECT TEAM		
PRINCIPAL IN CHARGE		
PROJECT MANAGER		
DRAWN BY		
MW		
SUBMITTAL		
NO.	REASON	DATE
-	DRC SUBMITTAL	9/2/2015
-	DRC 2ND SUBMITTAL	9/30/2015

SEAL

SHEET TITLE
PAD PROJECT
DATA, LEGAL
AND GENERAL
NOTES

PROJECT NO.
1528042

ISSUE DATE
9/30/15

SHEET NUMBER
AP1

WELLS FARGO BANK - OPERATIONS CENTER PARKING GARAGE - 1305 WEST 23RD STREET - TEMPE, ARIZONA 85282

PLANNED AREA DEVELOPMENT OVERLAY FOR WELLS FARGO OPERATIONS CENTER

(FORMERLY FIRST INTERSTATE BANK OPERATIONS CENTER SECTION 28, T1N, R4E, G&SRB&M, MARICOPA COUNTY AZ)

LEGAL DESCRIPTION (CONTINUED)

PARCEL NO. 5:
That part of Lots 41 and 42, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of maps, page 31, records of Maricopa County, Arizona, more particularly described as follows:

BEGINNING at a point on the West line of lot 42, a distance of 200.00 feet North of the Southwest corner thereof; THENCE North 89 degrees 55 minutes 37 seconds East, parallel with the south line of lot 42, a distance of 356.60 feet to the East line of said Lot 42; THENCE North 0 degrees 15 minutes 53 seconds West, along the East line of said Lot 42, a distance of 413.10 feet to the Southeast corner of lot 41; THENCE North 89 degrees 21 minutes 35 seconds West, along the South line of said Lot 41, a distance of 138.92 feet; THENCE North 0 degrees 15 minutes 53 seconds West, parallel with the East line of said Lot 41, a distance of 410.62 feet to a point 200.00 feet South of the North line of said lot 41; THENCE South 88 degrees 43 minutes 40 seconds West, parallel with the North line of said lot 41, a distance of 217.50 feet to the West line of said Lot 41; THENCE South 0 degrees 15 minutes 00 seconds East, along the West line of said Lots 41 and 42, a distance of 817.79 feet to the POINT OF BEGINNING;

EXCEPT the West 15 feet; and EXCEPT that part of Lot 42 of PALO VERDE INDUSTRIAL PARK, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 105 of Maps, page 31, described as follows:

COMMENCING at the Southwest Corner of said Lot 42; THENCE North 00 degrees 15 minutes 53 seconds West, along the West side thereof, a distance of 200.00 feet; THENCE North 89 degrees 55 minutes 37 seconds East a distance of 15.0 feet to the TRUE POINT OF BEGINNING of the tract herein conveyed;

THENCE continue North 89 degrees 55 minutes 37 seconds East, along the North line of that certain parcel conveyed to SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT by instrument recorded in Maricopa County, Arizona records, Book 5836, page 189, a distance of 180.00 feet; THENCE North 00 degrees 15 minutes 53 seconds West, a distance of 20.0 feet; THENCE North 45 degrees 15 minutes 53 seconds West, a distance of 35.36 feet; THENCE South 89 degrees 55 minutes 37 seconds West, a distance of 153.00 feet to a point, 15.0 feet East of the West line of said Lot 42; THENCE south 00 degrees 15 minutes 53 second East a distance of 45.0 feet to the POINT OF BEGINNING.

CONDITIONS OF APPROVAL: SPD-2004.65

The approval was subject to the following conditions:

1. a) The Public Works Department shall approve all roadway, alley and utility easement dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pick-up and off site improvements.
 - b) Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter and related amenities.
 - c) Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and /or sewer participation charges.
 - (3) Inspection and testing fees.
 - d) All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
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 underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe – section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
 4. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
 5. The amended Preliminary Planned Area Development Wells Fargo Tempe Operations Center and a Final Planned Area Development for Phase III shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval at the Engineering Department.
 6. The Amended Preliminary Planned Area Development Wells Fargo Tempe Operations Center and a Final Planned Area Development for Phase III shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before October 7, 2005. Failure to record the plan within one year of Council approval shall make the plan null and void.
 7. The property owners shall, at all times, provide parking according to the model recommended in the consultant report submitted with the request. The model may be modified with prior approval of the Zoning Administrator.
 8. A Final Subdivision Plat must be approved by the City Council and recorded with the Maricopa County Recorder's Office prior to the issuance of any construction permits for this project. ADDED BY STAFF

VARIANCES: SPD-94.116

A. Increase maximum allowed building height from 35' to 48' in Phase I, 53' in Phase II (75' to elevator overrun) and 82' in Phase III.

Building	Height
Phase I West Addition to Building 'A/B'	31' Roof 36' Parapet 48' Penthouse
Phase II Parking Garage	50' Helipad 75' Elevator Overrun
Phase II Building	39' Roof 44' Parapet 53' Penthouse
Phase III Parking Garage	44' Parapet 58' Elevator Overrun
Phase III Building	68' Roof 73' Parapet 82' Penthouse

B. Waive required landscape islands at ends of parking rows and ever 15 spaces at various locations.

C. Reduce the required minimum front yard landscape setback from 15' to 10' for existing parking area along Priest Drive.

D. Reduce the required minimum street side yard landscape setback from 15' to 5' for existing parking area along 23rd street.

E. Modify the required parking ration from 1/250 sf to 1/325 sf for this project.

USE PERMIT: SPD-94.116

A. ALLOW A pcc-2 USE, A HELIPORT SUBJECT TO THE APPROVAL OF THE FEDERAL AVIATION ADMINISTRATION, IN THE I-2 DISTRICT.

USE PERMIT: SPD-99.29

ALLOW PARKING TO BE PARKED BY PEAK DEMAND.

DS150804

PL150368

REC15120



ARCHITECTURE • PLANNING • INTERIORS
8828 N STEMMONS FWY
SUITE 500
DALLAS, TEXAS 75247
TEL: 972-922-8012

REC15120

PL150368

DS150804

WELLS FARGO
OPERATIONS CENTER
PARKING GARAGE
-
1231 WEST 23RD STREET
TEMPE, AZ 85282

PROJECT TEAM		
PRINCIPAL IN CHARGE		
PROJECT MANAGER		
DRAWN BY		
MW		
SUBMITTAL		
NO.	REASON	DATE
-	DRC SUBMITTAL	9/22/2015
-	DRC 2ND SUBMITTAL	9/30/2015

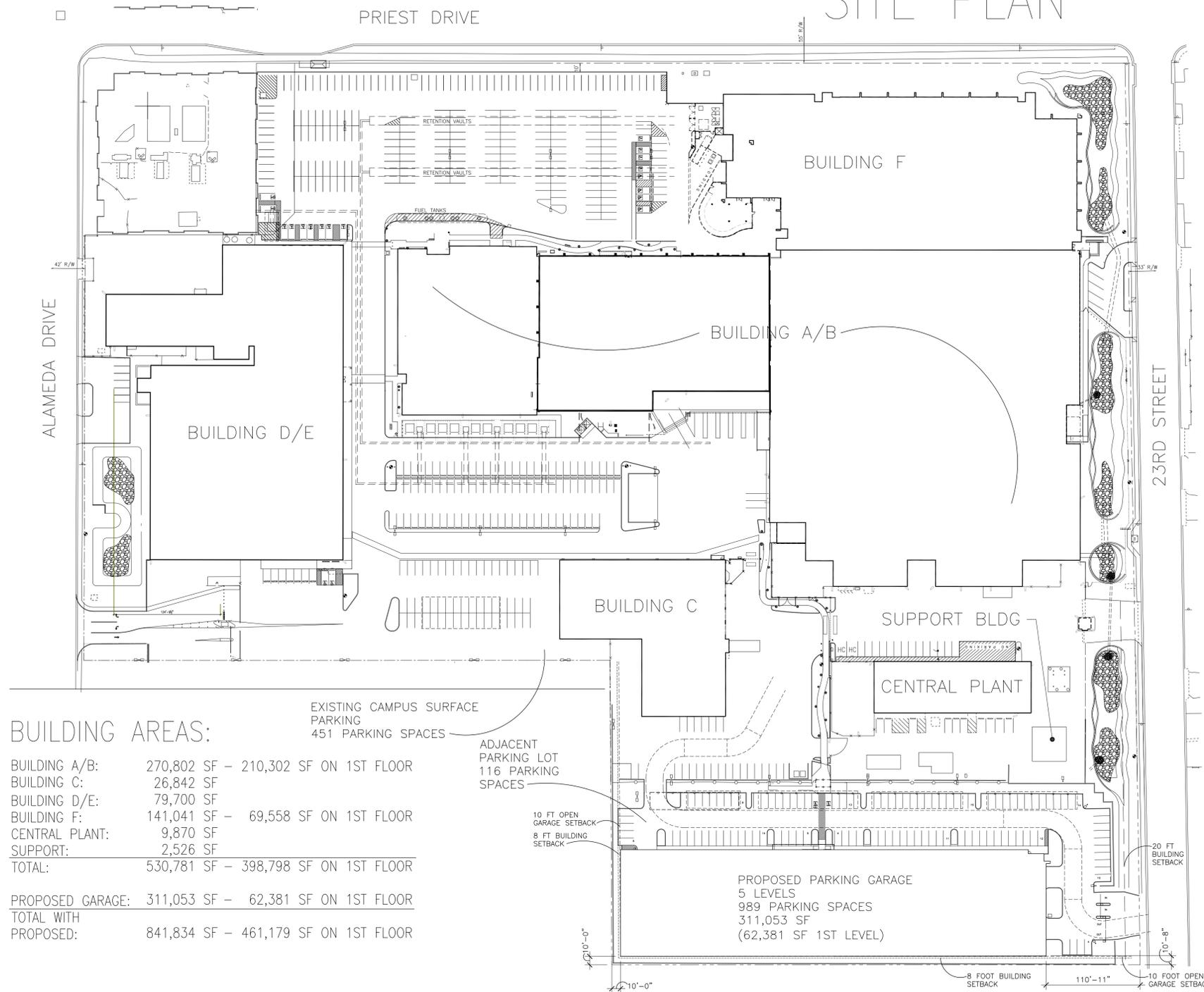
SEAL

SHEET TITLE
PAD PROJECT
NOTES AND
CONTINUATIONS

PROJECT NO.	1528042
ISSUE DATE	9/30/15
SHEET NUMBER	AP2

WELLS FARGO BANK - OPERATIONS CENTER PARKING GARAGE - 1305 WEST 23RD STREET - TEMPE, ARIZONA 85282

PLANNED AREA DEVELOPMENT OVERLAY FOR WELLS FARGO OPERATIONS CENTER SITE PLAN



BUILDING AREAS:

BUILDING A/B:	270,802 SF - 210,302 SF ON 1ST FLOOR
BUILDING C:	26,842 SF
BUILDING D/E:	79,700 SF
BUILDING F:	141,041 SF - 69,558 SF ON 1ST FLOOR
CENTRAL PLANT:	9,870 SF
SUPPORT:	2,526 SF
TOTAL:	530,781 SF - 398,798 SF ON 1ST FLOOR
PROPOSED GARAGE:	311,053 SF - 62,381 SF ON 1ST FLOOR
TOTAL WITH PROPOSED:	841,834 SF - 461,179 SF ON 1ST FLOOR

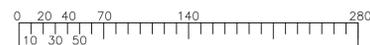
EXISTING CAMPUS SURFACE
PARKING
451 PARKING SPACES

ADJACENT
PARKING LOT
116 PARKING
SPACES

10 FT OPEN
GARAGE SETBACK
8 FT BUILDING
SETBACK

PROPOSED PARKING GARAGE
5 LEVELS
989 PARKING SPACES
311,053 SF
(62,381 SF 1ST LEVEL)

SITE PLAN
SCALE: 1" = 70'



ZONING DISTRICTS AND OVERLAYS TABLE 4-204 GENERAL PLAN LAND USE:	ZDC TABLE 4-202	SPD 2004.65 EXISTING ENTITLED	PROPOSED	CHANGE OF ENTITLEMENT
LAND USE:	GID	GID - OFFICE (1-2)	GID - OFFICE	GID - OFFICE
SITE AREA:				
Gross:	-	1,138,658.90sf 24.14 acres	1,138,658.90sf 24.14 acres	NO CHANGE
Net:	-	1,023,240.00sf 23.49 acres	1,023,240.00sf 23.49 acres	NO CHANGE
BUILDING HEIGHT:	35'	82' MAX	67'	NO CHANGE
BUILDING STEPBACK:	YES	NA	NA	NO CHANGE
BUILDING LOT COVERAGE:	NS	NS	45%	NO CHANGE
LANDSCAPE COVERAGE:	10% - MIN	10% - MIN	11.03%	NO CHANGE
BUILDING SETBACKS				
FRONT:	25 FT	25 FT	NO CHANGE	NO CHANGE
PARKING:	20 FT	20 FT	NO CHANGE	NO CHANGE
SIDE:	0 FT	0 FT	10 FT	INCREASE
REAR:	0 FT	0 FT	10 FT	INCREASE
STREET SIDE:	25 FT	25 FT	NO CHANGE	NO CHANGE
PARKING:	20 FT	20 FT	NO CHANGE	NO CHANGE
REVERSE FRONT:	25 FT	25 FT	NO CHANGE	NO CHANGE
PARKING:	20 FT	20 FT	NO CHANGE	NO CHANGE
VEHICULAR PARKING:	USE AND SF	648 MIN REQUIRED* 820 PROVIDED 1/624 PS/SF	1,566 SPACES PROVIDED	NO CHANGE
		1,759 SPACES MAX**		
BICYCLE PARKING:	USE AND SF	48 SPACES	50 SPACES	NO CHANGE
USES:	OFFICE	530,781 SF OFFICE	530,781 SF OFFICE 311,053 SF PARKING STRUCT	

* PARKING STUDY DATED 7/1/2004 AND REVISED 8/31/2004.

** REF PRIOR TRAFFIC STUDY.

REC15120

PL150368

DS150804



ARCHITECTURE • PLANNING • INTERIORS
8828 N STEMMONS FWY
SUITE 500
DALLAS, TEXAS 75247
TEL: 972-922-8012

WELLS FARGO
OPERATIONS CENTER
PARKING GARAGE
1231 WEST 23RD STREET
TEMPE, AZ 85282

PROJECT TEAM
PRINCIPAL IN CHARGE

PROJECT MANAGER

DRAWN BY
MW

SUBMITTAL

NO. REASON DATE

- DRC SUBMITTAL 9/2/2015

- DRC 2ND SUBMITTAL 9/30/2015

SEAL

SHEET TITLE

PAD SITE PLAN

PROJECT NO.

1528042

ISSUE DATE

9/30/15

SHEET NUMBER

AP3

DS150804

PL150368

REC15120

WELLS FARGO BANK - OPERATIONS CENTER PARKING GARAGE - 1305 WEST 23RD STREET - TEMPE, ARIZONA 85282

AMENDED PRELIMINARY AND FINAL P.A.D. FOR PHASE III WELLS FARGO TEMPE OPERATIONS CENTER (FORMERLY FIRST INTERSTATE BANK OPERATIONS CENTER SEC. 28, T1N, R4E, G&SRB&M, MARICOPA COUNTY, AZ)

LEGAL DESCRIPTION

PARCEL NO. 1
The West 352.27 feet of Lots 39 and 44, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona.

PARCEL NO. 2
Lots 40 and 43 and the East 138.02 feet of Lot 41, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona.

PARCEL NO. 3
The North 200 feet of the West 217.6 feet of Lot 41, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona EXCEPT the West 15 feet; and EXCEPT that part of Lot 41, beginning at a point 15.0 feet East and 20.0 feet South of the Northwest corner of said Lot 41; thence North parallel with and 15.0 feet East of the West line of said Lot 41, a distance of 20.0 feet; thence East along the North line of said Lot 41 a distance of 20.0 feet; thence Southwesterly to the Point of Beginning.

PARCEL NO. 4
The South 200 feet of Lot 42, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona, EXCEPT the West 210 feet thereof.

PARCEL NO. 5
That part of Lots 41 and 42, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona, more particularly described as follows:
BEGINNING at a point on the West line of Lot 42, a distance of 200.00 feet North of the Southwest corner thereof;
thence North 89 degrees 55 minutes 37 seconds East, parallel with the South line of Lot 42, a distance of 358.50 feet to the East line of said Lot 42;
thence North 0 degrees 15 minutes 53 seconds West, along the East line of said Lot 42, a distance of 415.0 feet to the Southwest corner of Lot 41;
thence North 89 degrees 55 minutes 37 seconds West, along the South line of said Lot 41, a distance of 136.92 feet;
thence North 0 degrees 15 minutes 53 seconds West, parallel with the East line of said Lot 41, a distance of 410.62 feet to a point 200.00 feet South of the North line of said Lot 41;
thence South 89 degrees 55 minutes 37 seconds West, parallel with the North line of said Lot 41, a distance of 217.50 feet to the West line of said Lot 41;
thence South 0 degrees 15 minutes 53 seconds East, along the West line of said Lots 41 and 42, a distance of 817.79 feet to the POINT OF BEGINNING; EXCEPT the West 15 feet; and
EXCEPT that part of Lot 42, of PALO VERDE INDUSTRIAL PARK, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 105 of Maps, page 31, described as follows:
COMMENCING at the Southwest corner of said Lot 42;
thence North 00 degrees 15 minutes 53 seconds West, along the West side thereof, a distance of 200.00 feet;
thence North 89 degrees 55 minutes 37 seconds East a distance of 15.0 feet to the TRUE POINT OF BEGINNING of the tract herein conveyed;
thence continue North 89 degrees 55 minutes 37 seconds East, along the North line of that certain parcel conveyed to SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT by instrument recorded in Maricopa County, Arizona records in Book 5836, page 189, a distance of 180.00 feet;
thence North 00 degrees 15 minutes 53 seconds West, a distance of 20.0 feet;
thence North 45 degrees 13 minutes 53 seconds West a distance of 35.36 feet;
thence South 89 degrees 55 minutes 37 seconds West, a distance of 153.0 feet to a point 15.0 feet East of the West line of said Lot 42;
thence South 00 degrees 15 minutes 53 seconds East a distance of 45.0 feet to the POINT OF BEGINNING.

CERTIFICATION

BOOK 729 PAGE 16
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005 - 0154234
12:00 PM



DFD Conroy/Hedrick

ARCHITECTURE
SCULPTURE
SPACE PLANNING
FACILITIES MANAGEMENT
LAND PLANNING
INTERIOR ARCHITECTURE
TRAFFIC DESIGN

CONDITIONS OF APPROVAL: SPD-2004.65

The approval was subject to the following conditions:

- The Public Works Department shall approve 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.
 - Off-site improvements to bring roadways to current standards include:
 - Water lines and fire hydrants
 - Sewer lines
 - Storm drains
 - Roadway improvements including streetlights, curb, gutters, sidewalk, sidewalk, bus shelter, and related amenities.
 - Fees to be paid with the development of this project include:
 - Water and sewer development fees.
 - Water and/or sewer participation charges.
 - Inspection and testing fees.
 - All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
 - All street dedications shall be made within six (6) months of Council approval.
 - Public improvements must be installed prior to the issuance of any occupancy permits. Any pricing shall be approved by the Public Works Department.
 - All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this development in accordance with the Code of the City of Tempe - Section 25.120.
- No variances may be created by future property lines without the prior approval of the City of Tempe.
- Any interconnection or expansion of the use shall require the applicant to return to the City Council for further review.
- The Amended Preliminary Planned Area Development Wells Fargo Tempe Operations Center and a Final Planned Area Development for Phase III shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
- The Amended Preliminary Planned Area Development Wells Fargo Tempe Operations Center and a Final Planned Area Development for Phase III shall be put into proper engineering format with appropriate signature blocks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before October 7, 2005. Failure to record the plan within one year of Council approval shall make the plan null and void.
- The property owners shall, at all times, provide parking according to the model recommended in the consultant report submitted with the request. The model may be modified with prior approval of the Zoning Administrator.
- A Final Subdivision Plat must be approved by the City Council and recorded with the Maricopa County Recorder's Office prior to the issuance of any construction permits for this project. ADDED BY STAFF

VARIANCES : SPD-94.116

A. Increase maximum allowed building height from 35' to 45' in Phase I, 52' in Phase II (72' to elevator overrun) and 82' in Phase III.

Building	Height
Phase I West Addition to Building "A/B"	31'Roof 36'Parapet 45'Penhouse
Phase II Parking Garage	50'Heliooa 75'Elevator Overrun
Phase II Building	39'Roof 44'Parapet 53'Penhouse
Phase III Parking Garage	44'Parapet 58'Elevator Overrun
Phase III Building	68'Roof 83'Parapet 82'Penhouse

- Waive required landscape islands at various parking areas and every 15 spaces at encls locations.
- Reduce the required minimum front yard landscape setback from 15' to 10' for existing parking area along Priest Drive.
- Reduce the required minimum street side yard landscape setback from 15' to 5' for existing parking area along 23rd Street.
- Modify the required parking ratio from 1/250 s.f. to 1/325 s.f. for this project.

USE PERMIT : SPD - 94.116

A. ALLOW A PDC-2 USE, A HELIPORT SUBJECT TO THE APPROVAL OF THE FEDERAL AVIATION ADMINISTRATION, IN THE 1-2 DISTRICT

USE PERMIT : SPD - 99.29

ALLOW PARKING TO BE PARKED BY PEAK DEMAND



DRAWING INDEX

Sheet 1 of 3 PROJECT DATA
Sheet 2 of 3 PRELIMINARY SITE PLAN
Sheet 3 of 3 FINAL SITE PLAN

PROJECT ADDRESSES

- 1305 W. 23rd St. (Buildings A & B)
- 1305 W. 23rd St. (Building C)
- 1391 W. 23rd St.
- 1300 - 1336 W. Alamea Dr.

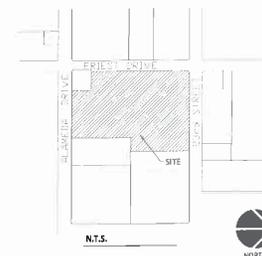
PROJECT DIRECTORY

WELLS FARGO
160 West Washington, Ste 1430
Phoenix, Arizona 85003

DFD Conroy/Hedrick
2425 East Camelback Road, Suite 400
Phoenix, Arizona 85016



VICINITY MAP



APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 27th DAY OF Sept., 2004.

BY: *[Signature]* DATE: 9/27/04

ATTEST: *[Signature]* DATE: 9/27/04
CITY CLERK

BY: *[Signature]* DATE: 9/27/04
CITY ENGINEER

BY: *[Signature]* DATE: 9/27/04
DEVELOPMENT SERVICES

STATEMENT OF OWNERS

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

WELLS FARGO

ACKNOWLEDGMENT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 27th DAY OF September, 2004.
BY: *[Signature]*
OWNER

MY COMMISSION EXPIRES:
ON THE 12th DAY OF Sept, 2004.
BY: *[Signature]*
NOTARY PUBLIC

All calculations are approximate and subject to change

DATA CENTER EXPANSION - P.A.D. SUBMITTAL
1305 W 23rd Street TEMPE, AZ

SHEET 1 OF 2

DS040596

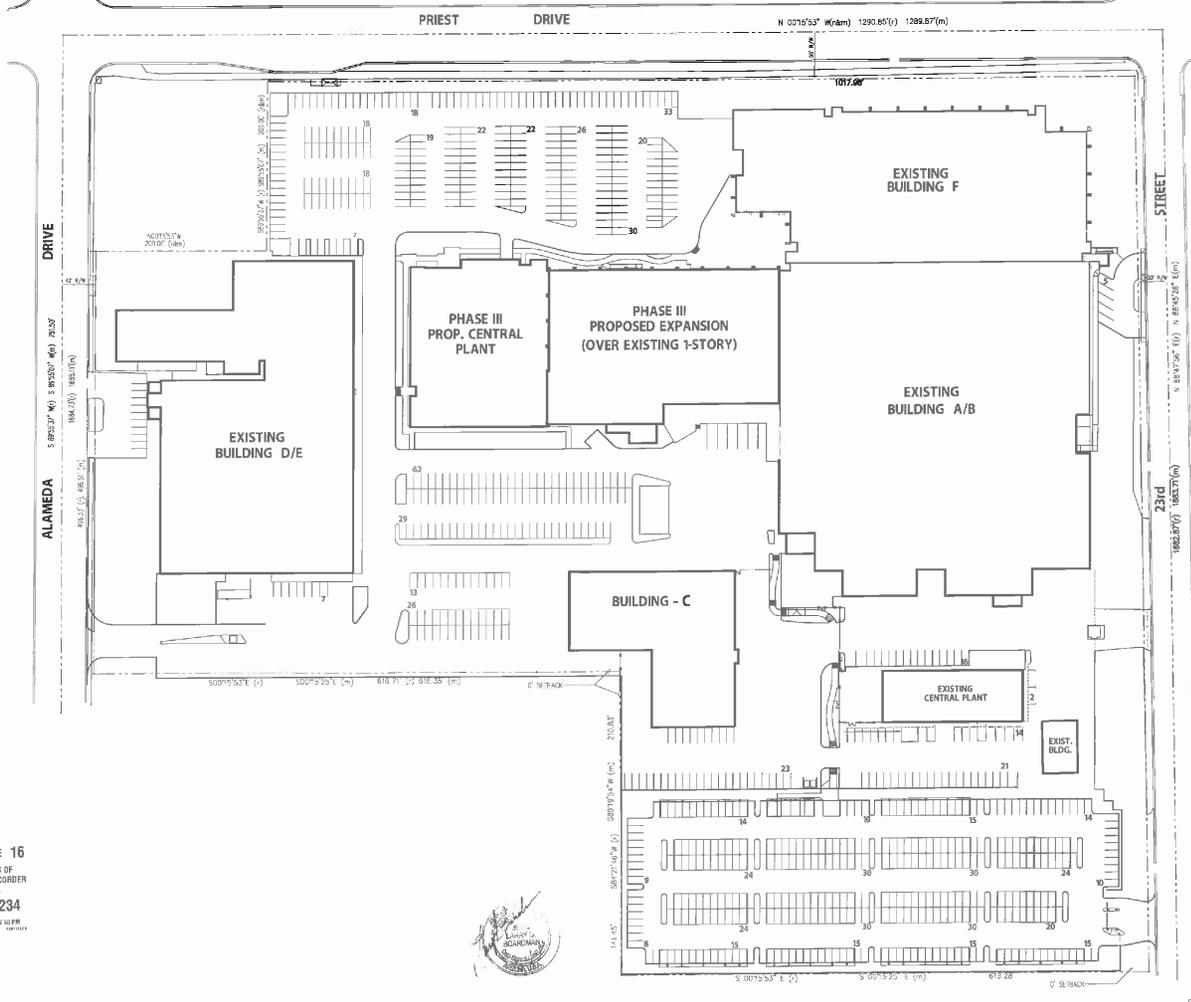
SPD-2004.65

REC04087

REC04087

SPD2004.65

DS040596



PROJECT DATA

Zoning & Usage:
 Existing Zoning: I-2
 Proposed Uses: Offices (B)
 Gross Site Area: 1,138,658.00 s.f.
 26.14 acres
 Net Site Area: 1,025,740 s.f.
 23.49 acres

Building Area:
 Existing: Building A/B 178,302 s.f.
 Building C 26,842 s.f.
 Building D/E 79,700 s.f.
 Building F Total 141,041 s.f. (69,558 s.f. 1st Floor)
 Central Plant 9,870 s.f.
 Support Building 2,526 s.f.
 Total Existing Buildings 438,281 s.f.

Expansions: Building A/B Addition 92,500 s.f. (52,000 s.f. 1st Floor)

Combined Building Area Total: 530,781 s.f.

Building Coverage: 398,798 s.f.
 35% (NO MIN. REQ.)
 % of Lot Coverage

Landscape: In R.O.W. 30,487 s.f.
 On Site 113,459 s.f.
 Total 143,946 s.f.
 14.07 % (10% MIN. REQ.)
 % of Net Site

Parking: Total Stalls Provided 828 stalls
 Covered Stalls (included) 298 stalls
 Accessible Stalls (included) 15 stalls
 Total Stalls Required Per Study 648 stalls
 NOTE:
 1.) PARKING REQUIREMENT BY DEWAND PER SPD 99.29
 2.) REFER TO PARKING STUDY DATED JULY 1, 2004 REVISED AUGUST 31, 2004
 Accessible Stalls (included) 15 stalls
 Parking Ratio 1/624
 Bicycle Parking Provided 48

BUILDING	FINISH FLOOR	BUILDING HEIGHT	TYPE OF CONSTRUCTION	OCCUPANCY
BUILDING A/B	1156.36'	39'-4" (1 ST.)	TYPE II-N	B (SPRINK.)
BUILDING C	1155.64'	18'-6" (1 ST.)	TYPE II-N	B (SPRINK.)
BUILDING D/E	1157.42'	38'-4" (1 ST.)	TYPE II-N	B (SPRINK.)
BUILDING F	1154.0'	47'-3" (2 ST.)	TYPE II-N	B (SPRINK.)
EXIST. CENTRAL PLANT	1154.66'	24'-0" (1 ST.)	TYPE II-N	B (SPRINK.)
EXIST. SUPPORT BLDG.	1153.69'	24'-0" (1 ST.)	TYPE II-N	B (SPRINK.)
PHASE III				
PROP. LEVEL TWO EXP.	1156.36'	45'-0" (2 ST.)	TYPE II-N	B
		PENTHOUSE (56'-0")		
PROP. CENTRAL PLANT	1156.36'	23'-0" (1 ST.)	TYPE II-N	B (SPRINK.)
		PENTHOUSE (45'-6")		

(MAXIMUM HEIGHT - PHASE III PER SPD 94.116)
 65' - ROOF
 73' - PARAPET
 82' - PENTHOUSE

BOOK 729 PAGE 16
 OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
 2005-0194234
 01/15/05 12:00 PM



ARCHITECTURE
 INTERIOR ARCHITECTURE
 SPACE PLANNING
 EXTERIOR ARCHITECTURE
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 RECORD DRAWING



DATA CENTER EXPANSION - FINAL P.A.D.
 1305 w 23rd Street Tempe, AZ

SHEET 2 OF 2

DS040596 SPD-2004.65 REC04087

REC04087
 SPD-2004.65
 DS040596

AMENDED PRELIMINARY AND FINAL P.A.D. FOR PHASE II WELLS FARGO TEMPE OPERATIONS CENTER

(FORMERLY FIRST INTERSTATE BANK OPERATIONS CENTER)
SEC. 28, T1N, R4E, G&SRB&M, MARICOPA COUNTY, AZ

EXISTING STIPULATIONS SPD - 99.29

- The approval was subject to the following conditions:
- a. The Public Works Department shall approve of 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.
 - b. Off-site improvements to being roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains
 - (4) Roadway improvements including street lights, curb, gutter, bike path, sidewalk, bus shelter and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) State and sewer development fees
 - (2) Water and/or sewer participation charges
 - (3) Inspection and testing fees
 4. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
 2. 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 underground prior to the issuance of an occupancy permit for the final development in accordance with the code of the City of Tempe § Section 25.120.
 3. If new property lines are created on this site, the approval of CDMAR's is a term acceptable to the final plat. The City Attorney and the Development Services Director must first place prior to the issuance of Certificate of Occupancy. These CDMAR's should provide that a single entity will ultimately be responsible for maintaining all improvements, both required by Ordinance and in the common area on site, according to the landscape plan approved by the City, and that said provision may not be amended without prior approval by the City Attorney and the Development Services Director.
 4. No variances may be created by future property lines without prior approval of the City of Tempe.
 5. Void building permit shall be obtained and substantial construction commenced within one year of date of Council approval or use permit shall be deemed null and void.
 6. The Final P.A.D. shall be recorded prior to issuance of permits for the Phase II addition, and shall reflect cross access to be maintained throughout this site over the driving system. No changes or modifications to the driving system will be allowed without the prior approval of the Engineering Department.
 7. Prior to recordation the P.A.D. shall be modified per staff comments of 2/10/99 and 3/3/99.
 8. The applicant shall commission and submit to the Zoning Administrator a follow-up parking analysis and management study for both vehicles and bicycles, within 18 months of the issuance of the certificate of occupancy for the expansion.
 9. The owners of the center shall, at all times, provide parking according to the model recommended in the consultant's report submitted with this request. The model may be modified with prior approval of the Zoning Administrator.

LEGAL DESCRIPTION

PARCEL NO. 1:
The West 222.27 feet of Lots 38 and 44, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona.

PARCEL NO. 2:
Lots 40 and 43 and the East 150.82 feet of Lot 41, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona.

PARCEL NO. 3:
The North 200 feet of the West 217.8 feet of Lot 41, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona.

EXCEPT the West 15 feet; and
EXCEPT that part of Lot 41, beginning at a point 15.0 feet East and 20.0 feet South of the Northwest corner of said Lot 41;
thence North parallel with and 15.0 feet East of the West line of said Lot 41, a distance of 200.0 feet;
thence East along the North line of said Lot 41 a distance of 20.0 feet;
thence Southwesterly to the Point of Beginning.

PARCEL NO. 4:
The South 200 feet of Lot 42, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona.

EXCEPT the West 215 feet thereof.

PARCEL NO. 5:
That part of Lots 41 and 40, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona, more particularly described as follows:
BEGINNING at a point on the West line of Lot 42, a distance of 200.00 feet North of the Southwest corner thereof;
thence North 88 degrees 55 minutes 37 seconds East, parallel with the South line of Lot 42, a distance of 398.60 feet to the East line of said Lot 42;
thence North 0 degrees 55 minutes 53 seconds West, along the East line of said Lot 42, a distance of 413.10 feet to the Southwest corner of Lot 41;
thence North 89 degrees 21 minutes 35 seconds West, along the South line of said Lot 41, a distance of 128.52 feet;
thence North 0 degrees 15 minutes 53 seconds West, along the East line of said Lot 41, a distance of 410.62 feet to a point 200.00 feet South of the North line of said Lot 41;
thence South 88 degrees 43 minutes 40 seconds West, parallel with the North line of said Lot 41, a distance of 217.50 feet to the West line of said Lot 41;
thence South 0 degrees 15 minutes 00 seconds East, along the West line of said Lots 41 and 42, a distance of 817.70 feet to the POINT OF BEGINNING;
EXCEPT the West 15 feet; and
EXCEPT that part of Lot 42, of PALO VERDE INDUSTRIAL PARK, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 105 of Maps, page 31, described as follows:
COMMENCING at the Southwest corner of said Lot 42;
thence North 02 degrees 15 minutes 53 seconds West, along the West side thereof, a distance of 200.0 feet;
thence North 89 degrees 55 minutes 37 seconds East a distance of 15.0 feet to the TRUE POINT OF BEGINNING of the tract herein conveyed;
thence continue North 88 degrees 55 minutes 37 seconds East, along the North line of that certain parcel conveyed to SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT by instrument recorded in Maricopa County, Arizona records in Book 5838, page 185, a distance of 180.00 feet;
thence North 00 degrees 15 minutes 53 seconds West, a distance of 20.0 feet;
thence North 45 degrees 15 minutes 53 seconds West a distance of 35.30 feet;
thence South 89 degrees 55 minutes 37 seconds West, a distance of 153.0 feet to a point 15.0 feet East of the West line of said Lot 42;
thence South 00 degrees 15 minutes 53 seconds East a distance of 45.0 feet to the POINT OF BEGINNING.

DRAWING INDEX

Sheet 1 of 3 PROJECT DATA
Sheet 2 of 3 PRELIMINARY SITE PLAN
Sheet 3 of 3 FINAL SITE PLAN

PROJECT ADDRESSES

- 1) 1305 W. 23rd St. (Buildings A & B)
- 2) 1305 W. 23rd St. (Building C)
- 3) 1229 W. 23rd St.
- 4) 1305 W. 1336 W. Alameda Dr.

PROJECT DIRECTORY

WELLS FARGO
100 West Washington, Ste 1430
Phoenix, Arizona 85003

Cornoyer-Hedrick, Inc.
2425 East Camelback Road, Suite 400
Phoenix, Arizona 85016

Wood/Patel Associates
1550 East McDowell, Suite 203
Phoenix, Arizona 85014

VARIANCES : SPD - 94.116

- A. Increase maximum allowed building height from 35' to 48' in Phase I, 53' in Phase II (75' to elevator overruns) and 82' in Phase III.
- | Building | Height |
|---|--------------------------------------|
| Phase I West Addition to Building 'A/B' | 31'Roof
36'Parapet
48'Penhouse |
| Phase II Parking Garage | 50'Parapet
70'Elevator Overrun |
| Phase II Building | 39'Roof
44'Parapet
53'Penhouse |
| Phase III Parking Garage | 44'Parapet
58'Elevator Overrun |
| Phase III Building | 68'Roof
73'Parapet
82'Penhouse |
- B. Where required landscape islands at ends of parking rows and every 15 spaces at various locations.
- C. Reduce the required minimum front yard landscape setback from 15' to 10' for existing parking area along Priest Drive.
- D. Reduce the required minimum street side yard landscape setback from 15' to 5' for existing parking area along 23rd Street.
- E. Modify the required parking ratio from 1/250 s.f. to 1/325 s.f. for this project.

USE PERMIT : SPD - 94.116

A. Allow a PCC-2 use, a helpout subject to the approval of the Federal Aviation Administration, in the I-2 District.

USE PERMIT : SPD - 99.29

Allow parking to be parked by peak demand

MUNICIPAL APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 19th DAY OF March 19 99

BY: *[Signature]* DATE: 6-24-99

ATTEST: *[Signature]* DATE: 6-24-99

BY: *[Signature]* DATE: 6-24-99

SEAL: MARICOPA COUNTY, ARIZONA

STATEMENT OF OWNERS

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

WELLS FARGO

ACKNOWLEDGMENT:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 17th DAY OF March 19 99

BY: *[Signature]*

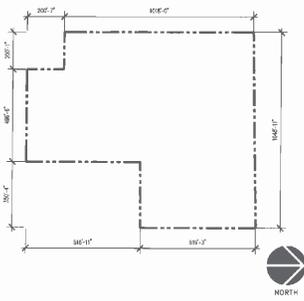
MY COMMISSION EXPIRES : 11 2001

THE 22 DAY OF April

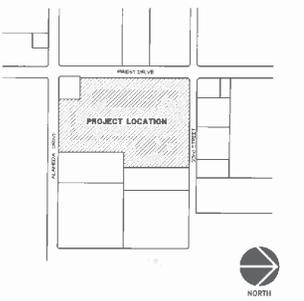
BY: *[Signature]*
NOTARY PUBLIC

OFFICIAL SEAL: MARICOPA COUNTY, ARIZONA

BOUNDARY MAP



VICINITY MAP



CERTIFICATE OF SURVEY

BY: *[Signature]*
REGISTERED LAND SURVEYOR

SEAL: MARICOPA COUNTY, ARIZONA

CERTIFICATION FOR BOUNDARY ONLY.
THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 1999, AND THAT THE PLAT IS CORRECT AND ACCURATE, AND THAT THE MONUMENTS DESCRIBED HEREOF HAVE BEEN LOCATED AS DESCRIBED.

Sheet 1 of 3

WELLS FARGO
TEMPE OPERATIONS CENTER
1305 W. 23RD STREET
TEMPE, ARIZONA

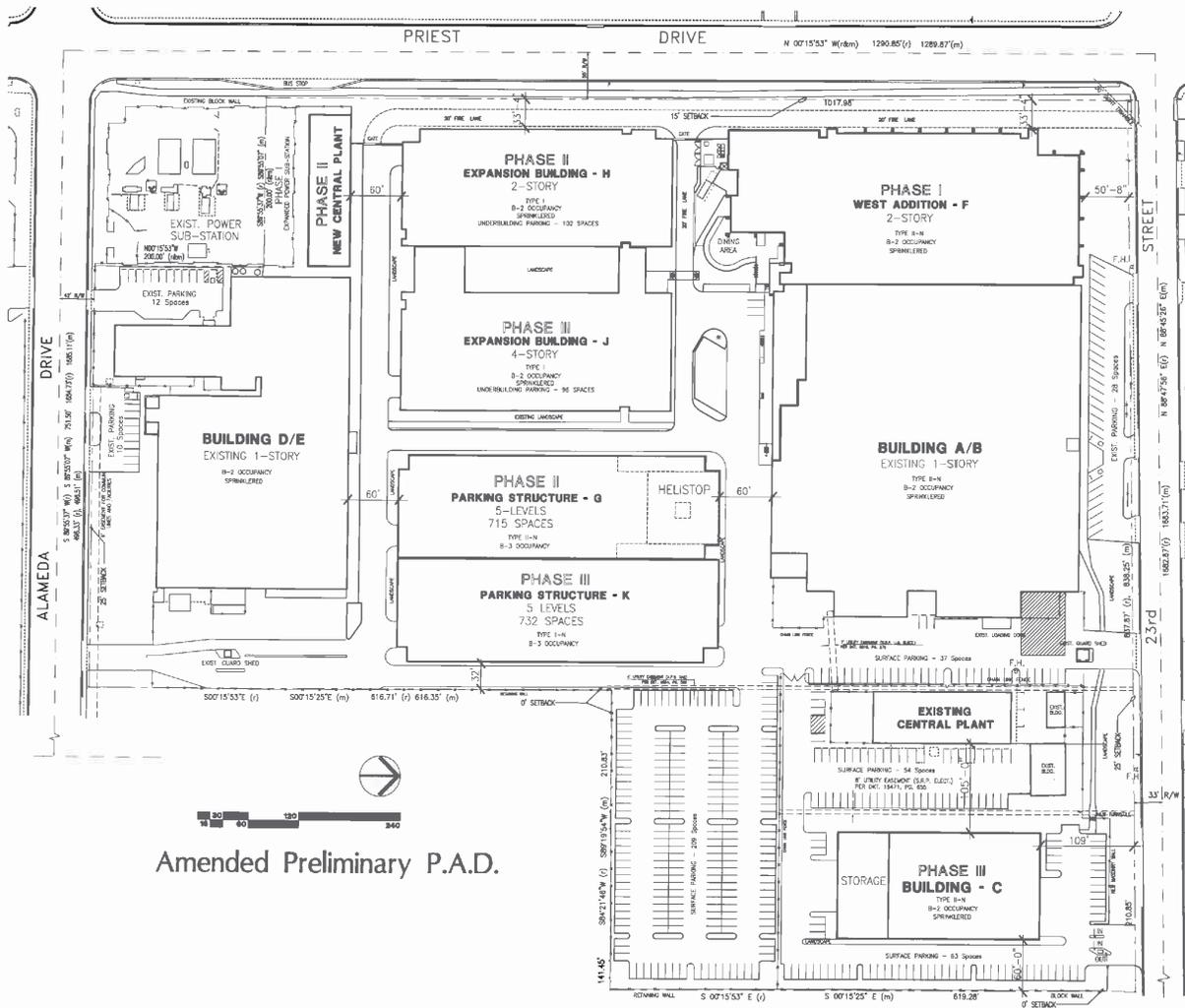
DESIGN REVIEW SUBMITTAL
Date: MARCH 23, 1999
Project #: 99043M.01
CPG#: 92024-1A00



CornoyerHedrick
2425 East Camelback
Suite 400
Phoenix, Arizona 85016
Telephone 602-381-4848
Facsimile 602-381-4844



BOOK 506 PAGE 22
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PORCELL
99-0610067
06/28/99 10:30



Amended Preliminary P.A.D.

BOOK 506 PAGE 22
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 99-0610067
 06/28/99 10:30

Sheet 2 of 3

WELLS FARGO

TEMPE OPERATIONS CENTER

1305 W. 23RD STREET
 TEMPE, ARIZONA

P.A.D. SUBMITTAL

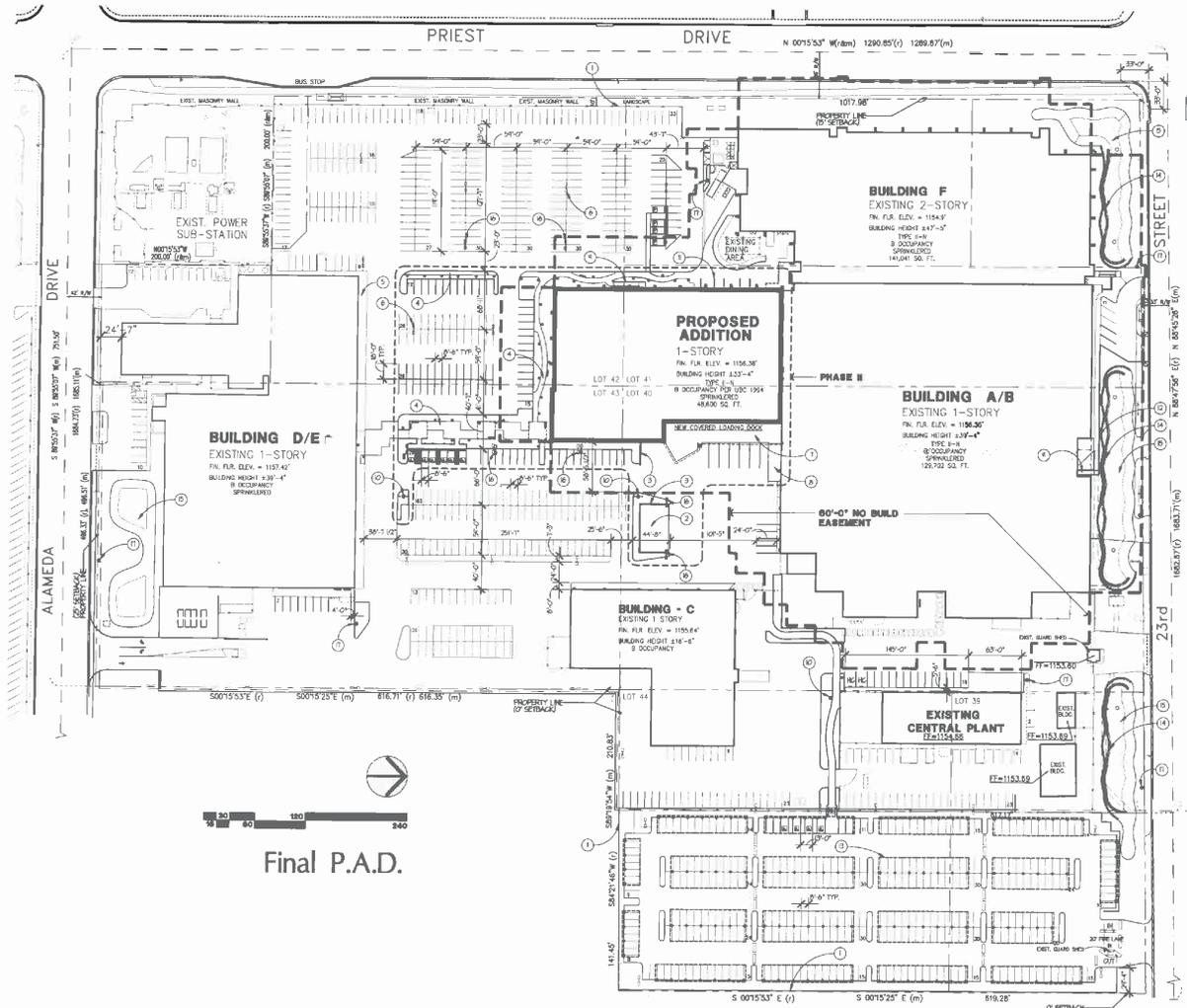
Date: MARCH 28, 1999
 Project #: 99043M.01
 CPG#: 92024-1A00



CornoyerHedrick

2425 East Camelback
 Suite 400
 Phoenix, Arizona 85016
 Telephone 602-381-4848
 Facsimile 602-381-4844





Final P.A.D.

KEYNOTES

- ① EXISTING 8'-0" MASONRY WALL
- ② NEW DAMPSTER AREA
- ③ NEW 8'-0" HIGH MASONRY WALL
- ④ NEW CONCRETE WALK & LANDSCAPING
- ⑤ EXISTING CONCRETE WALK
- ⑥ LIGHT POLES - 24' □ □ □
- ⑦ LOADING DOCK
- ⑧ NEW LOADING DOCK RAMP
- ⑨ NEW CONCRETE RAMP
- ⑩ RELOCATED FIRE HYDRANT
- ⑪ NEW BICYCLE RACK
- ⑫ NEW RETAINING WALL WITH HANDRAIL
- ⑬ NEW CANOPY COVER
- ⑭ NEW CURVED BLOCK RETAINING WALL WITH HANDRAIL
- ⑮ NEW RETENTION BASIN
- ⑯ RELOCATED LIGHT POLES - 24' □ □ □
- ⑰ EXISTING FIRE HYDRANTS

AREA CALCULATIONS - PHASE II

Zoning & Usage:	
Existing Zoning:	I-2
Proposed Uses:	Offices (B2)
Gross Site Area:	3,138,658.90 s.f. 72.14 acres
Net Site Area:	1,023,240 s.f. 23.49 acres
Building Area:	
Existing:	Building A/B 129,702 s.f.
	Building C 29,942 s.f.
	Building D/E 79,700 s.f.
	Building F Total 141,041 s.f. (69,358 s.f. 1st Floor)
	Central Plant (Support) 9,870 s.f.
	Support Building 2,528 s.f.
	Total Existing Buildings 300,354 s.f.
Expansion:	Building A/B South Addition 48,500 s.f.
Combined Total:	Total Building Area 439,164 s.f.
Building Coverage:	367,681 s.f. 36.9 %
Landscape:	
In R.O.W.	30,487 s.f.
On Site	113,440 s.f.
Total	143,927 s.f.
% of Net Site	14.05 %
Parking:	
Total Stalls Provided	987 stalls
Covered Stalls (Included)	267 stalls
Accessible Stalls (Included)	20 stalls
Total Stalls Needed	730 stalls
Accessible Stalls (Included)	15 stalls
Parking Ratio	1/432
(Based on Requested Use Permit to "park by demand" supported by parking study provided by Lee Engineering)	
(Area calculated does not include equipment support buildings, 10,000 s.f., employee cafeteria area or 3,000 s.f. loading dock or support buildings)	

Sheet 3 of 3

WELLS FARGO

TEMPE OPERATIONS CENTER
1305 W. 23RD STREET
TEMPE, ARIZONA

DESIGN REVIEW SUBMITTAL
Date: MARCH 23, 2019
Project #: 99043M.01
CPG#: 92024-1A00



CornoyerHedrick
2425 East Camelback
Suite 400
Phoenix, Arizona 85016
Telephone 602-381-4848
Facsimile 602-381-4844



BOOK 506 PAGE 22
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
99-0610067
06/28/99 10:30