

2ND AMENDED GENERAL & FINAL PLAN FOR: **VALLEY PLAZA**

AN AMENDMENT OF VALLEY PLAZA AS RECORDED IN BOOK 294, PAGE 49, M.C.R.  
BEING A PORTION OF THE S.W. 1/4 OF SECTION 25, T.1N., R.4E., MARICOPA COUNTY, ARIZONA.

**LEGAL DESCRIPTION**

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

THENCE NORTH 0011'45" EAST ALONG THE CENTERLINE OF MCCLINTOCK DRIVE AND THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1050.00 FEET;  
THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING EAST A DISTANCE OF 597.10 FEET;  
THENCE SOUTH 44'54'00" EAST A DISTANCE OF 21.10 FEET;  
THENCE SOUTH 0012'00" WEST A DISTANCE OF 847.00 FEET;  
THENCE EAST A DISTANCE OF 10.00 FEET;  
THENCE SOUTH 0012'00" WEST A DISTANCE OF 133.00 FEET TO A POINT ON THE NORTH LINE OF SOUTHERN AVENUE WHICH IS 55.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25;  
THENCE WEST PARALLEL TO AND 55.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 50.00 FEET;  
THENCE NORTH 0011'45" EAST, PARALLEL TO SAID WEST LINE OF SECTION 25, A DISTANCE OF 195.00 FEET;  
THENCE WEST PARALLEL TO AND 250.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 200.00 FEET;  
THENCE SOUTH 0011'45" WEST, PARALLEL TO SAID WEST LINE OF SECTION 25, A DISTANCE OF 195.00 FEET;  
THENCE WEST PARALLEL TO AND 55.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 160.02;  
THENCE NORTH 0011'45" EAST, PARALLEL TO SAID WEST LINE OF SECTION 25, A DISTANCE OF 195.00 FEET;  
THENCE WEST, PARALLEL TO SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 210.00 FEET;  
THENCE NORTH 0011'45" EAST PARALLEL TO AND 55.00 FEET EAST OF SAID WEST LINE OF SECTION 25, A DISTANCE OF 800.00 FEET TO THE TRUE POINT OF BEGINNING.

**CONDITIONS SGF-95.99**

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.
- 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 STREET LIGHTS, 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
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. 8885.
3. IF NEW PROPERTY LINES ARE CREATED ON THIS SITE, APPROVAL OF CC&R'S IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECORDATION OF THE PLAN OR PLAT. THESE CC&R'S SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA ON SITE ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY, AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR.
4. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL OF THE CITY OF TEMPE.
5. VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF DATE OF COUNCIL APPROVAL OR USE PERMIT(S) SHALL BE DEEMED NULL AND VOID.
6. THIS PLAN SHALL BE RECORDED PRIOR TO ISSUANCE OF PERMITS, AND SHALL REFLECT 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.
7. THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF CROSS ACCESS ONTO ADJACENT PROPERTY TO THE EAST, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
9. WITHIN THREE YEARS OF DATE OF CITY COUNCIL APPROVAL, THE APPLICANT SHALL RETURN TO CITY COUNCIL FOR COMPLIANCE WITH CONDITIONS OF APPROVAL #10, 11, 12 AND 13.
10. ANY INTENSIFICATION OR EXPANSION OF THE OUTDOOR DINING SHALL REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL FOR FURTHER REVIEW PRIOR TO SUCH EXPANSION OR INTENSIFICATION OCCURRING.
11. ANY SIGNIFICANT VERIFIABLE POLICE COMPLAINTS (AS DETERMINED BY THE CITY ATTORNEY AND POLICE DEPT.) SHALL REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL FOR RE-EVALUATION OF THE USE PERMIT.
12. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH POLICE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
13. NO OUTDOOR SPEAKERS OR ENTERTAINMENT IS ALLOWED.
14. ANY PREVIOUS APPLICABLE CONDITIONS NOT MODIFIED BY THIS ACTION.

**OWNERS CERTIFICATION**

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

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1996

BY: \_\_\_\_\_  
STATE OF ARIZONA } S.S.  
COUNTY OF MARICOPA }

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1996  
BY: \_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_



**ENGINEERS CERTIFICATION**

I, TIMOTHY M. O'NEILL, R.L.S., HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR OF THE STATE OF ARIZONA. THAT THE PROPERTY BOUNDARY AS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**OWNER/DEVELOPER**

WEINGARTEN REALTY  
1702 E. HIGHLAND, SUITE 318  
PHOENIX, AZ 85016  
(602) 263-1166

**ARCHITECT**

SHEINER DAY ASSOCIATES  
2600 N. 44TH ST., SUITE 212  
PHOENIX, AZ 85008  
(602) 957-1077

**ENGINEER**

O'NEILL ENGINEERING, INC.  
2001 W. CAMELBACK RD., SUITE 200  
PHOENIX, AZ 85015  
(602) 242-0020

BOOK 415 PAGE 29

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL

96-0326674

05/10/96 04:48

**PREVIOUS VARIANCES GRANTED**

1. TO DECREASE SIDE YARD SETBACK FROM 40 FEET TO 12 FEET EAST AND NORTH OF THE EXISTING ARCO SERVICE STATION
2. TO DECREASE THE WIDTH OF THE PARKING SPACES FROM 9 FEET TO 8'- 6". REDUCE PARKING SPACE LENGTH TO 18 FEET.
3. TO ALLOW FOR MAXIMUM COVERAGE OF 27.0%
4. REDUCE REQUIRED MANEUVERING LENGTH FOR PARKING STALLS FROM 24' TO 23'

USE PERMIT SGF-95.99  
ALLOW OUTSIDE DINING (TOTALING 1,800 S.F.) AT FOUR (4) CERTAIN LOCATIONS WITHIN THE CENTER IN THE PCC-1 ZONING DISTRICT

**PROJECT SUMMARY**

EXISTING MEDICAL	6,940 S.F.
EXISTING RETAIL	125,025 S.F.
EXISTING RESTAURANT SPACE	6,182 S.F.
PROPOSED RETAIL SHOPS	2,600 S.F.
PROPOSED RESTAURANT-INDOOR	3,081 S.F.
<b>TOTAL GROSS LEASABLE AREA</b>	<b>143,808 S.F.</b>
OUTDOOR DINING	1,800 S.F.
PARKING SPACES REQUIRED	657 CARS
PARKING SPACES PROVIDED	742 CARS
<b>NET SITE AREA</b>	<b>531,870 S.F.</b>
<b>NET SITE COVERAGE</b>	<b>27.0 %</b>
<b>PARKING CALCULATIONS</b>	
RESTAURANT	124 CARS
9,243 S.F. /75 S.F.	
OUTDOOR DINING	12 CARS
1,800 S.F. /150 S.F.	
MEDICAL	46 CARS
6,940 S.F. /150 S.F.	
RETAIL	200 CARS
50,000 S.F. /250 S.F.	
50,000 S.F. /275 S.F.	182 CARS
27,825 S.F. /300 S.F.	93 CARS
<b>TOTAL REQUIRED PARKING</b>	<b>657 CARS</b>



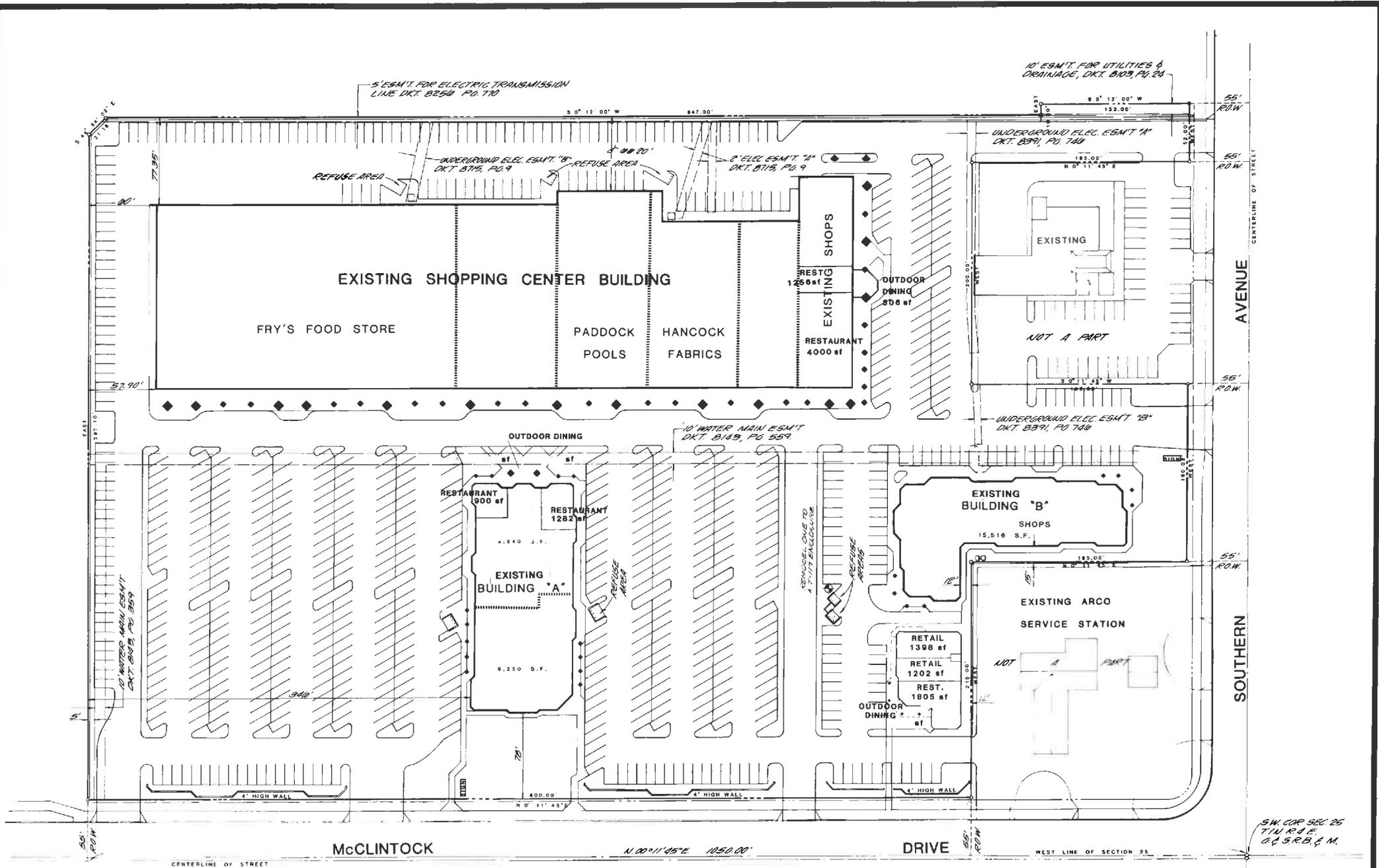
**APPROVALS**

APPROVAL OF CITY COUNCIL  
THIS GENERAL PLAN OF DEVELOPMENT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS DAY 4th day of January, 1996

BY: Neil J. Sullivan 5-3-96  
MAYOR DATE  
ATTEST: Helen Purcell 5-3-96  
CITY CLERK DATE  
BY: Timothy M. O'Neill 5-2-96  
CITY ENGINEER DATE  
BY: Joseph M. Sullivan 5-10-96  
COMMUNITY DEVELOPMENT DIRECTOR DATE

SHEET 1 OF 2 JOB NO. 9528

2858  
**O'NEILL ENGINEERING, INC.**  
2001 West Camelback Road  
Suite 200  
Phoenix, Arizona 85015  
(602) 242-0020



McCLINTOCK

DRIVE

SOUTHERN

AVENUE

**SITE PLAN**



*Handwritten signature and date: 10/10/96*

BOOK 415 PAGE 29  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
**96-0326674**  
 05/10/96 04:46

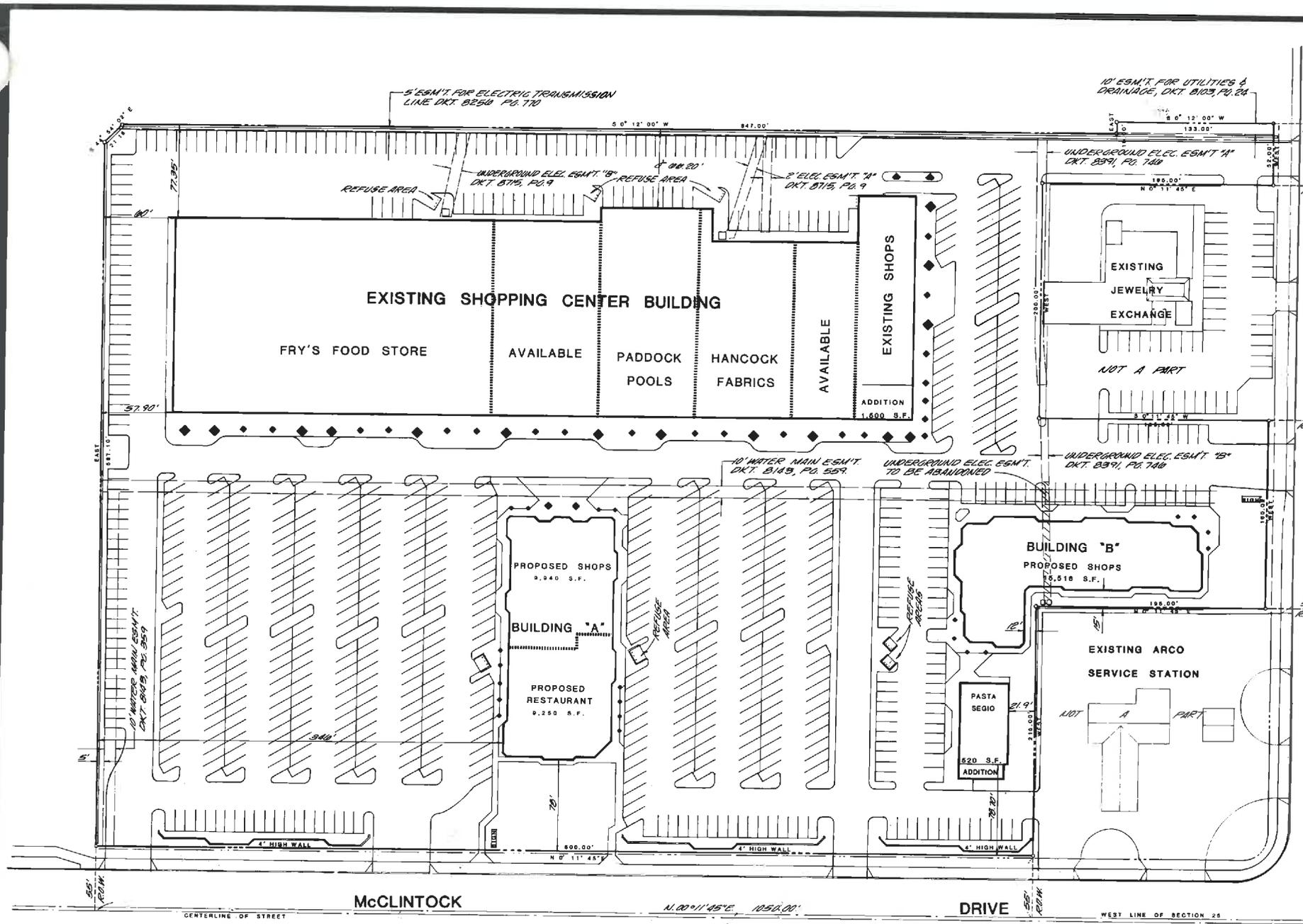
Revision Date

O'NEILL ENGINEERING, INC.  
 2001 West Camelback Road  
 Suite 200  
 Phoenix, Arizona 85015  
 (602) 242-0020

SHEET 2 OF 2

*SM. COR. SEC. 25  
 T1N R4E  
 S2 S.R.B. & M.*





STATE OF ARIZONA }  
 County of Maricopa }  
 I hereby certify that the within and the copies of this plan are true and correct copies of the original on file in my office.  
 Notary Public  
 By: *[Signature]*  
 Deputy Recorder

7.20.86  
 2.20.86

S.W. COR. SEC. 25  
 T.1N. R.1E.  
 G.D.S.R.B. & M.



**PROJECT SUMMARY**

EXISTING RETAIL	100,028 S.F.	EXTERIOR DINING AREA	2,100 S.F.
EXISTING RESTAURANT SPACE	5,677 S.F.	PARKING SPACES REQUIRED	742 CARS
PROPOSED RETAIL SHOPS	26,950 S.F.	PARKING SPACES PROVIDED	742 CARS
PROPOSED RESTAURANT	9,770 S.F.	NET SITE AREA	531,870 S.F.
		NET SITE COVERAGE	26.8 %
<b>TOTAL GROSS LEASABLE AREA</b>	<b>142,425 S.F.</b>		

ALL CONCEPTS, DESIGNS, AND ARRANGEMENTS INDICATED ON THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND ARE FOR USE IN CONNECTION WITH THIS PROJECT ONLY. THEY SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

**CHARLES CHALMERS MACLEAN III ARCHITECT LTD**  
 3930 EAST CAMELBACK ROAD SUITE 101 PHOENIX ARIZONA 85018 955-9700

AMENDED GENERAL & FINAL PLAN OF DEVELOPMENT

REVISIONS BY

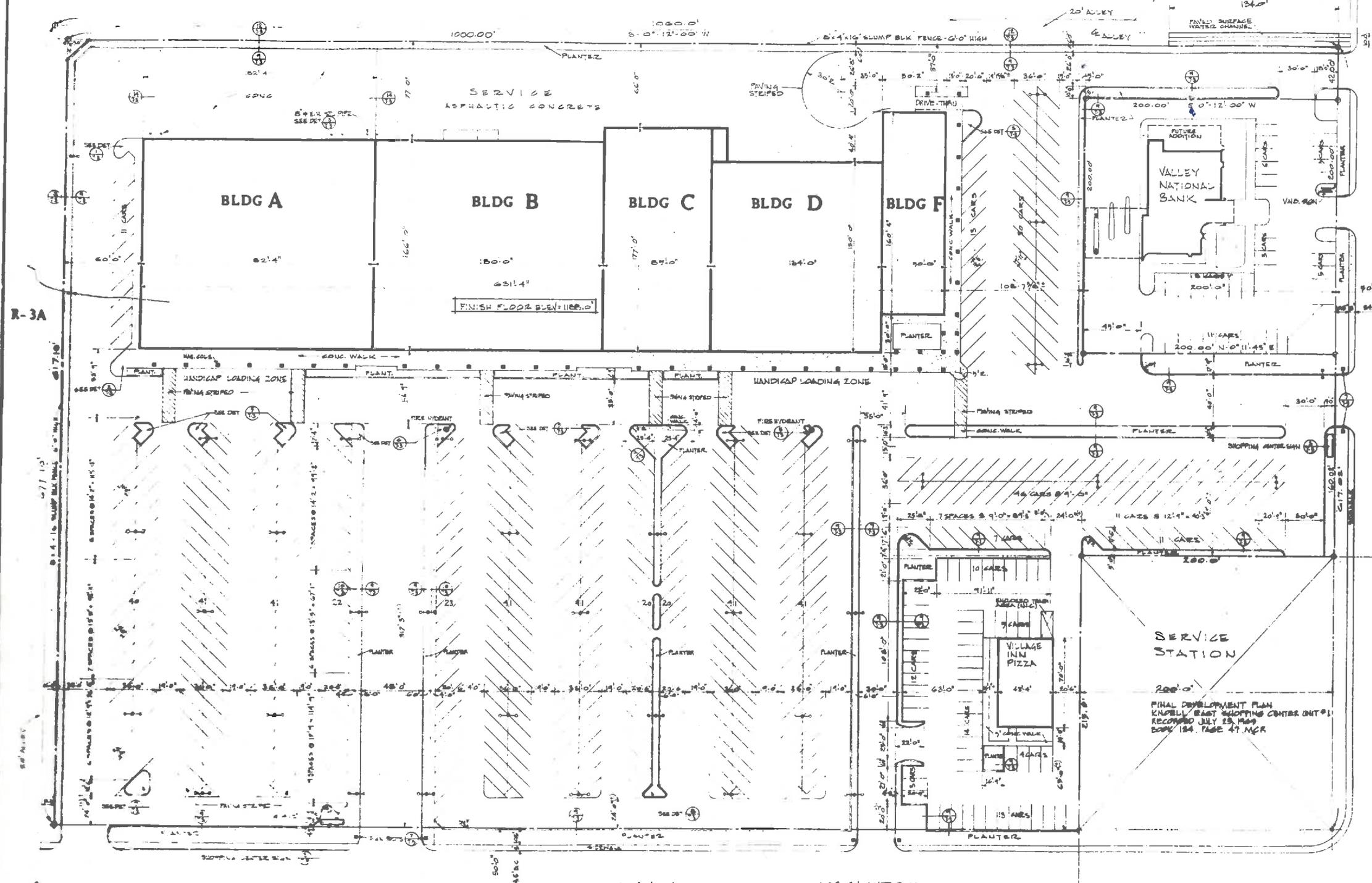
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 CHECKED: *[Signature]*  
 DATE: 8-5-85  
 SCALE: 1"=40'-0"  
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 SHEET 2  
 OF 2 SHEETS

254

ENGINEERS COPY





1. This drawing is the property of the undersigned and shall remain the property of the undersigned until the project is completed and the contract is closed. It shall not be used for any other project without the written consent of the undersigned.

2. The undersigned is not responsible for the accuracy of the information furnished to him by others.

3. The undersigned is not responsible for the accuracy of the information furnished to him by others.

4. The undersigned is not responsible for the accuracy of the information furnished to him by others.

5. The undersigned is not responsible for the accuracy of the information furnished to him by others.

COPY  
WITH DATA SHEET

11.26  
130%

SOUTHERN AVENUE

**VALLEY PLAZA SHOPPING CENTER - UNIT TWO**

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE 1974 IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

DATE: 6/17/74

BY: DONALD W. COLLIER, REGISTERED CIVIL ENGINEER

**PARKING REQUIREMENTS**

STORIES - 108,861 SQ. FT. - 510 SPACES REQ'D  
 VILLAGE INN - 5,051 SQ. FT. - 21 SPACES REQ'D  
 VALLEY NATIONAL BANK - 4,500 SQ. FT. - 22 SPACES REQ'D

573 SPACES REQ'D  
 280 SPACES AVAILABLE

**SITE DATA**

ZONING DISTRICT - P-1  
 SPACING - P-2  
 FLOOD ZONE - 1  
 CONSTRUCTION ZONE - III-1 HA  
 AREA - 111,112 SQ. FT.



**WALSER-KRAUSE ARCHITECTS**

SUITE 7 44 EAST INDIAN SCHOOL ROAD  
 PHONE 847-7831 SCOTTSDALE, ARIZONA 85251

Drawn By: CLK Checked By: CLK

FINAL DEVELOPMENT PLAN - 1520  
 VALLEY PLAZA  
 SHOPPING CENTER - UNIT TWO  
 MCCLINTOCK & SOUTHERN AVENUE  
 TEMPE, ARIZONA

15  
 Project 0909  
 Sheet 1  
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