

~~FIFTH~~ AMENDED GENERAL PLAN AND AMENDED FINAL PLAN OF DEVELOPMENT, PHASE 1
 ALL STATE STORAGE & COMMERCE CENTER
 FOR
 PHYSIOTHERAPY ASSOCIATES, INC. EXPANSION Unit 5

LOCATED IN PART OF THE NW1/4 NW1/4 SECTION 26,
 T.1N., R.4E., G.&S.R.B.&M.,
 MARICOPA COUNTY, ARIZONA
 Q.S. 4-45

PER NO. SGF-95.01

Use Permit:

Allow a PCC-2 use/use permit for a mini-warehouse storage facility in the PCC-1 Zoning District.

Variances:

- a. Increase maximum allowed building height of former remodeled theater building from 15' to 26' and from 15' to 22' for proposed 2-story storage units along the southwest corner of the project.
- b. Reduce the required minimum street side yard setback from 50' to 25' for proposed storage units along Terrace Road.
- c. Reduce the required minimum side yard setback from 40' to 0' for proposed storage units along interior west property line.
- d. Reduce the required minimum rear yard setback from 40' to 15' for proposed storage units along the south property line.
- e. Waive all required landscape islands at end of parking rows within proposed storage complex.
- f. Waive required 6' landscape strip with 15 gallon trees 15' o.c. along interior west and north property lines adjacent to proposed one and two story storage buildings.
- g. Increase maximum building coverage from 25% to 39% in the PCC-1 Zoning District.
- h. Waive required 6' masonry wall between commercial and residential zoning along the south property line.

PER NO. SGF-95.48 :

Variance:

Reduce the minimum required parking from 123 spaces to 100 spaces.

The approval was subject to the following conditions:

1. All previous applicable Design Review Board and City Council conditions of approval shall be adhered to.
2. Variance is valid for the use and floor plan as approved by Council. Applicant shall return to Council within two years of Council action to review the parking. Should the use or floor plan change to a standard medical office (at any time) twelve (12) additional parking spaces shall be provided along the west side of the building at that time. Details to be resolved with staff prior to installation of the twelve (12) stalls.
3. The applicant shall resolve all lighting and security details with Police Department prior to issuance of building permit.
4. Revised project shall be approved by the Design Review Board prior to recordation of the development plan.
5. This plan shall be put into full engineered format and recorded prior to issuance of any permits for this project. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Dept.

PER NO. SGF-99.68 :

Variance:

1. Waive the requirement for landscape islands at the entrance to the Physiotherapy outdoor area.
2. Reduce required parking from 166 spaces to 98 spaces.

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 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.
- 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 issuance of an occupancy permit for this (re)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 CC&R's in a form acceptable to the City Attorney and the Development Services Director must take place prior to issuance of Certificate of Occupancy. 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 Development Services Director.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the variances shall be deemed null and void.
6. This plan 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.
7. The developer shall provide the City with satisfactory evidence of cross access onto adjacent properties prior to the issuance of a building permit.
8. Variance #2, "Reduce required parking from 166 spaces to 98 spaces," is granted for the business called "Physiotherapy Associates" only. Should the building use or floor plan change to standard medical office, the outdoor field area shall be converted to parking to provide the necessary parking for medical office prior to such conversion.
9. Within two years of the date of City Council approval, the applicant shall return to the City Council with an updated parking analysis to verify if the provided number of parking spaces is adequate.
10. This plan shall be recorded at the Maricopa County Recorder's Office prior to the issuance of any construction permits for this project.

OWNERS STATEMENT

This plan has been reviewed and approved for development as shown.

William S. Levine 11/18/99
 Owner Date

The foregoing instrument was acknowledged before me this 18 day of Nov, 1999 by William S. Levine

Howard Combs
 Notary Public

My Commission Expires: 1-31-04



APPROVALS

Approved by the Council of the City of Tempe, Arizona, this 16th day of Sept, 1999.

by: Dee Y. Henderson Mayor attest: Randy Green Clerk

by: Tom S. Mullins Development Services Director 2/4/00 Date

by: Harold J. Spang City Engineer 2/3/00 Date



BOOK 530 PAGE 43
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL

00-0313325
 04/26/00 01:52

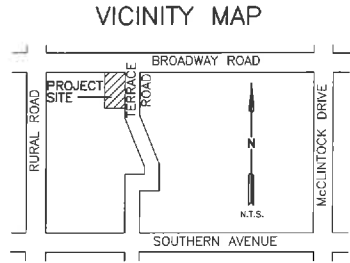
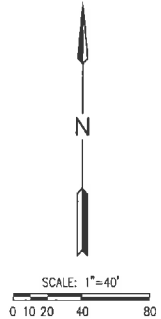
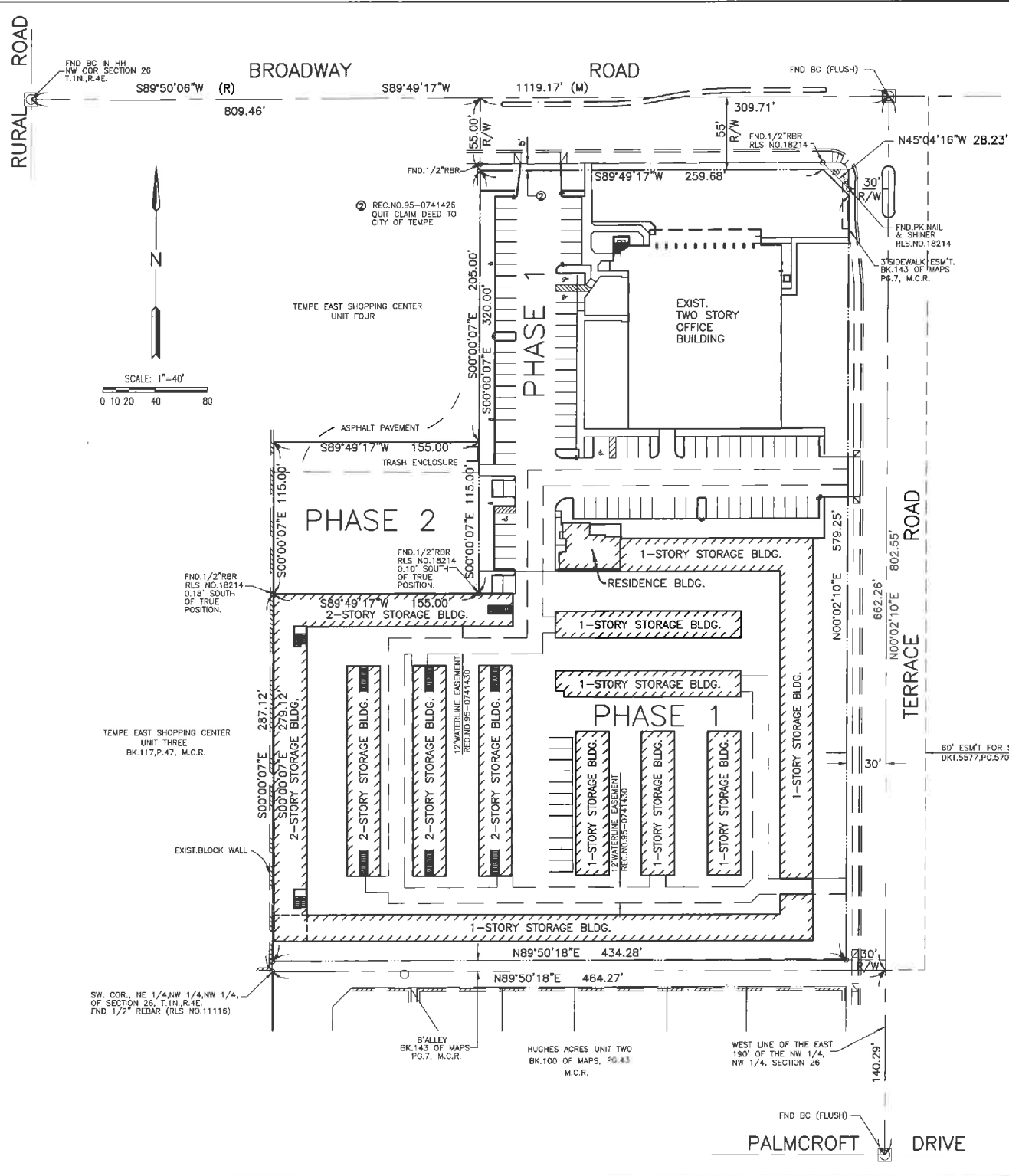


MOREA-HALL engineering, inc. 1820 W. Maricopa Freeway Phoenix, Arizona 85007 Phone: 602-258-4428	PLAN OF DEVELOPMENT ALL STATE STORAGE & COMMERCE CENTER 1025 EAST BROADWAY ROAD TEMPE, ARIZONA 85282	Design: CRM
		Drawn: CAD
QML-SANITARY-STRUCTURAL-SURVEY	Date: SEPT. '99 Job No. 3041	Scale: N/A Sheet 1 of 2

~~FIFTH AMENDED GENERAL PLAN AND~~
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 FOR
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LOCATED IN PART OF THE NW1/4 NW1/4 SECTION 26,
 T.1N., R.4E., G.&S.R.B.&M.,
 MARICOPA COUNTY, ARIZONA
 Q.S. 4-45

Unit 5



DESCRIPTION - PHASE 1

That part of TEMPE EAST SHOPPING CENTER UNIT FIVE, according to Book 143 of Maps, Page 7, more particularly described as follows:
 The North half of the East half of the Northwest quarter of the Northwest quarter of Section 26, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
 EXCEPT the North 375 feet of the West 155 feet of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section; AND
 EXCEPT the East 190 feet of the North half of the East half of the Northwest quarter of the Northwest quarter of said Section; AND
 EXCEPT the South 5 feet of the North 55 feet of the West 30 feet of the East 220 feet of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section; AND
 EXCEPT that part of the Northwest quarter of the Northwest quarter of Section 26, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; described as follows:
 BEGINNING at a point 220.00 feet West of and 50.00 feet South of the Northeast corner of the said Northwest quarter of the Northwest quarter of Section 26;
 thence West along a line parallel to and 50.00 feet South of the North line of the said Northwest quarter of the Northwest quarter, a distance of 20.00 feet;
 thence Southeasterly to a point in a line parallel to and 220.00 feet West of the East line of the said Northwest quarter of the Northwest quarter, said point being 20.00 feet South of the Point of Beginning;
 thence North a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

DESCRIPTION - PHASE 2

That part of TEMPE EAST SHOPPING CENTER UNIT FIVE, according to Book 143 of Maps, Page 7, more particularly described as follows:
 The South 115 feet of the North 375 feet of the West 155 feet of the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 26, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

BASIS OF BEARINGS

Assumed North 00°02'10" East along the monument line of Terrace Road according to the plat of TEMPE EAST SHOPPING CENTER, UNIT FIVE REVISED, Book 143 of Maps, Page 7, Records of Maricopa County, Arizona.

CERTIFICATION

This is certify the survey on the premises as shown herein was made under my direction during the month of May 1995, and updated during September of 1999 and that it is true and accurate to the best of my knowledge and belief.

Richard C. Hupfer
 Richard C. Hupfer, Registered Land Surveyor #20362



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	Date: SEPT., '99 Job No. 3041		Date: SEPT., '99 Job No. 3041

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