

ARIZONA MILLS

AN AMENDED FINAL P.A.D. , LOT 2 , ARIZONA MILLS FOR KRISPY KREME DOUGHNUTS

A PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 1 NORTH
RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

BOOK 499 PAGE 49
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
99-0381843
04/22/99 11:27
LH614

CONDITIONS OF APPROVAL SPD-99.1⁸

- 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.
- 1.B OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 - (1) WATER LINES AND HYDRANTS
 - (2) SEWER LINES
 - (3) STORM DRAINS
 - (4) ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
- 1.C FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - (1) WATER AND SEWER DEVELOPMENT FEES
 - (2) WATER AND/OR SEWER PARTICIPATION FEES
 - (3) INSPECTION AND TESTING FEES
- 1.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.
- 2.B PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- 2.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 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 CO&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 CO&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 THE 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 APPROVALS FOR KRISPY KREME SHALL BE DEEMED NULL AND VOID
6. THIS PLAN SHALL BE RECORDED PRIOR TO 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. AND ALL PREVIOUSLY APPLICABLE CONDITIONS OF SPD-98.7B

LEGAL DESCRIPTION

LOT 2, ARIZONA MILLS, AS RECORDED IN BOOK 497, PAGE 02
RECORDS OF MARICOPA COUNTY, ARIZONA

I STEVE LONG HERBY CERTIFY THAT A FIELD SURVEY WAS PERFORMED DURING THE MONTH OF DECEMBER 1998, PER THE PLAT FOR THE ARIZONA MILLS, AND THAT THERE IS SUFFICIENT MONUMENTS FOR THE SURVEY TO BE RETRACED AND THE COURSE AND DISTANCES MATHEMATICALLY CLOSE.

STEVE LONG R.L.S. NO. 22768

STATEMENT OF OWNER

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

BY: Dennis J Hecht AGENT

ACKNOWLEDGMENT:

STATE OF MICHIGAN } AS
COUNTY OF OAKLAND }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF April 1999 BY Dennis J Hecht as Agent of Arizona Mills LLC or Arizona Mills LLC

OLGORA J. NORTON
Notary Public, Oakland County, MI
MY COMMISSION EXPIRES: 11/22/2000

NOTARY PUBLIC

MUNICIPAL APPROVALS

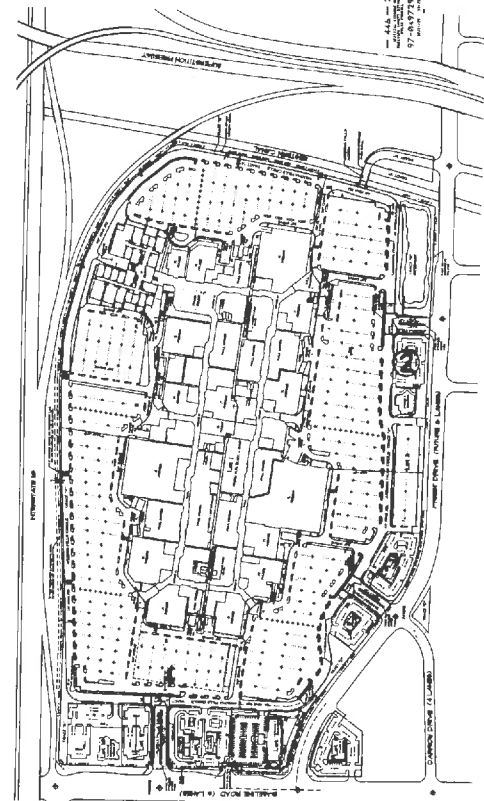
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 11th DAY OF Feb. 1999

BY: Neil Klucians DATE: 4/19/99
MAYOR

ATTEST: Randy Gray DATE: 4/19/99
CITY CLERK

BY: David Cady DATE: 4/22/99
CITY ENGINEER

BY: Tami Mullins DATE: 4/22/99
DEVELOPMENT SERVICES DIRECTOR



LOCATION MAP
NO SCALE
NORTH

ARCHICON, INC.
Architecture & Interiors
3707 N. 7TH STREET
PHOENIX, ARIZONA 85018
(602) 272-1756
FAX (602) 272-4066

KRISPY KREME DOUGHNUTS
ARIZONA MILLS SHOPPING CENTER
LOT 2
TEMPE, ARIZONA

JOB NO: 980540D
PROJECT WORK: EDDIE VIDAL
DRAWN BY: EDDIE VIDAL
CHECKED BY: JERRY PLANK
NO. REVISION DATE

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS ALL NOTES ARE SHOWN AND SIGNED

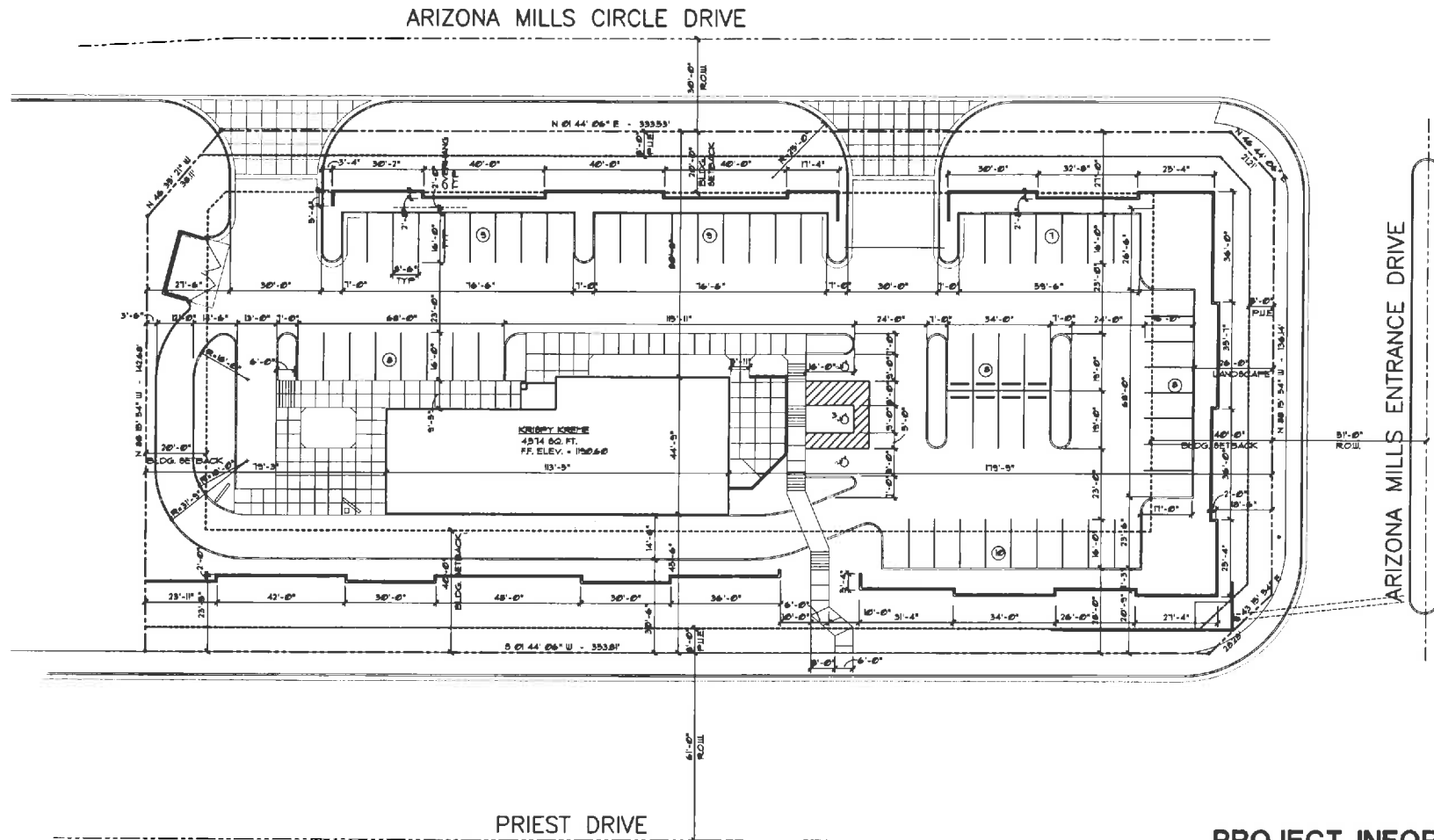
SHEET TITLE
TITLE SHEET

PLOT DATE: 4-19-99

FILE REFERENCE:
1572.DWG



BOOK 499 PAGE 49
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 99-0381843
 04/22/99 11:27
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① AMENDED FINAL P.A.D. FOR LOT 2
 SCALE: 1" = 20'-0"



PROJECT INFORMATION

PROPOSED USE:
 NEWLY CONSTRUCTED RESTAURANT

SITE ADDRESS:
 KRISPY KREME DOUGHNUTS
 ARIZONA MILLS SHOPPING CENTER
 LOT 2
 5000'S S. ARIZONA MILLS CIRCLE
 TEMPE ARIZONA

PARKING:
 TOTAL SPACES REQUIRED: 61 STALLS
 ACCESSIBLE SPACES: 3 STALLS
 SPACES PROVIDED ON SITE: 62 STALLS
 BIKE PARKING: 8 SPACES

LEGAL DESCRIPTION:
 LOT 2 OF THE FINAL PLAT FOR THE ARIZONA MILLS,
 AS RECORDED ON DECEMBER 11, 1996 IN BOOK 491
 PAGE 02 IN THE OFFICE OF THE COUNTY RECORDER
 OF DEEDS IN THE COUNTY OF MARICOPA, STATE OF
 ARIZONA.

PARCEL SIZE:
 NET 63,303 SF. (1.45 ACRES) PROPERTY LINE
 GROSS 109,993 SF. (2.52 ACRES) INCLUDES ROIL
 LANDSCAPE 23,552 SF. (.51 ACRES)
 38% COVERAGE

ZONING: RCC
 BUILDING AREA: 4,874 SF.
 LOT COVERAGE: 7%
 BUILDING HEIGHT: 23'-0"
 NUMBER OF STORIES: 1 STORY

CONSTRUCTION TYPE: VI UNSPRINKLED

ARCHICON, INC.
 Architecture & Interiors
 3701 N. 7TH STREET
 PHOENIX, ARIZONA 85014
 (602) 727-1088
 FAX (602) 727-1086

KRISPY KREME DOUGHNUTS
 ARIZONA MILLS SHOPPING CENTER
 LOT 2
 TEMPE, ARIZONA

JOB NO: 560560
 PROJECT MGR: EDDIE VIDAL
 DRAWN BY: EDDIE VIDAL
 CHECKED BY: JERRY FLANCK
 NO. REVISION DATE

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL ALL FEES ARE PAID AND DATED

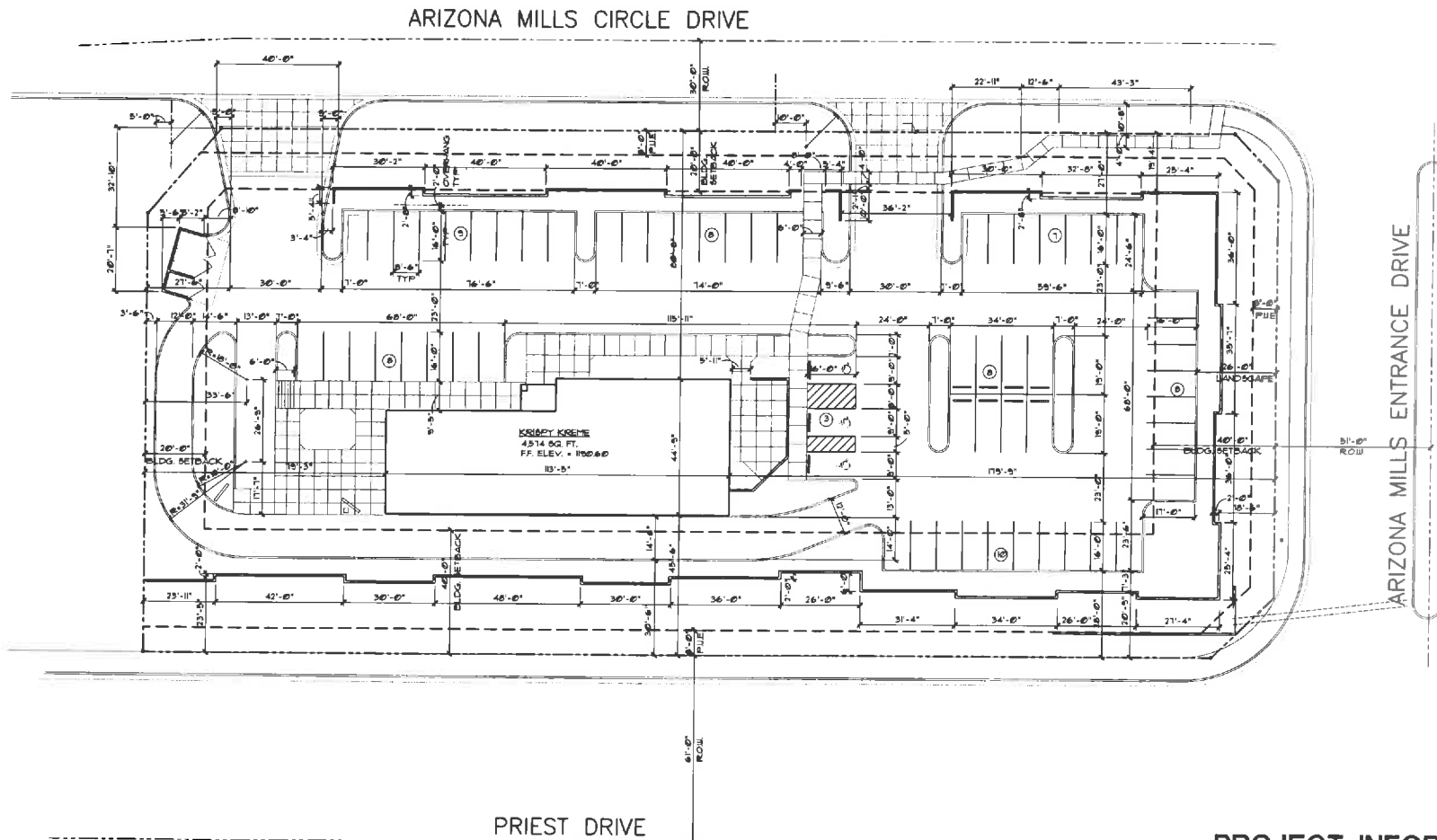
SUBMITTED TO CITY	DATE
ISSUED FOR REVIEW	
FINAL APPROVAL	
REVISIONS	

SHEET TITLE:
 SITE PLAN

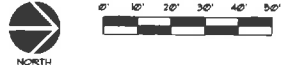
PLAT DATE: 4-13-99

FILE REFERENCE:
 20P22A03





① AMENDED FINAL P.A.D. FOR LOT 2
SCALE: 1" = 20'-0"



STAFF APPROVAL CHANGES

BY: *[Signature]*
DEVELOPMENT SERVICES DIRECTOR

DATE: 5/27/99

BOOK 503 PAGE 22
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
99-0512217
05/28/99 09:19

PROJECT INFORMATION

PROPOSED USE:
NEWLY CONSTRUCTED RESTAURANT

SITE ADDRESS:
KRISPY KREME DOUGHNUTS
ARIZONA MILLS SHOPPING CENTER
LOT 2
500'S S. ARIZONA MILLS CIRCLE
TEMPE ARIZONA

PARKING:
TOTAL SPACES REQUIRED: 61 STALLS
ACCESSIBLE SPACES: 3 STALLS
SPACES PROVIDED ON SITE: 61 STALLS
BIKE PARKING: 8 SPACES

LEGAL DESCRIPTION:
LOT 2 OF THE FINAL PLAT FOR THE ARIZONA MILLS,
AS RECORDED ON DECEMBER 17, 1996 IN BOOK 497
PAGE 02 IN THE OFFICE OF THE COUNTY RECORDER
OF DEEDS IN THE COUNTY OF MARICOPA, STATE OF
ARIZONA.

PARCEL SIZE:
NET 63303 SF. (1.45 ACRES) PROPERTY LINE
GROSS 109393 SF. (2.52 ACRES) INCLUDES ROW
LANDSCAPE 23952 SF. (.61 ACRES)
38% COVERAGE)

ZONING: RCC
BUILDING AREA: 4314 SF.
LOT COVERAGE: 7%
BUILDING HEIGHT: 23'-0"
NUMBER OF STORIES: 1 STORY

CONSTRUCTION TYPE: VI UNSPRINKLED



KRISPY KREME DOUGHNUTS
ARIZONA MILLS SHOPPING CENTER
LOT 2
TEMPE, ARIZONA

JOB NO:	0005100
PROJECT MGR:	EDDIE VIDAL
DRAWN BY:	EDDIE VIDAL
CHECKED BY:	JERRY PLANCK
DATE:	

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL ALL FEES ARE PAID AND DATED	
DATE	
SUBMITTED TO CITY	
ISSUED FOR REVIEW	
FINAL APPROVAL	
CITY APPROVAL	
ISSUED FOR CONSTRUCTION	

SHEET TITLE:	SITE PLAN
FILE REFERENCE:	5-4-99
DATE:	

