

# ARIZONA MILLS

## A SECOND AMENDED PRELIMINARY P.A.D. FOR PHASE 1 & 2 AND A FINAL P.A.D. FOR LOT 7

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

### CONDITIONS OF APPROVAL (SPD-97.21)

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
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 ORDINANCE NO. 88.85.
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 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 THE COMMUNITY DEVELOPMENT DIRECTOR.
4. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
5. 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.
6. THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF CROSS ACCESS ONTO ALL ADJACENT PROPERTIES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE POLICE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. PROJECT SHALL RECEIVE DESIGN REVIEW BOARD APPROVAL PRIOR TO RECORDATION OF THE FINAL PLANNED AREA DEVELOPMENT FOR THIS SITE.
9. PROJECT SHALL ADHERE TO ALL DESIGN REVIEW BOARD CONDITIONS AS APPROVED.
10. A FINAL PLANNED AREA DEVELOPMENT FOR THIS PROJECT SHALL BE PUT INTO PROPER ENGINEERED FORMAT AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE PRIOR TO ISSUANCE OF BUILDING PERMITS.

### LEGAL DESCRIPTION

LOT 7, ARIZONA MILLS, AS RECORDED IN BOOK 430, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

#### CERTIFICATION:

I, SAMUEL S. HERSEY, JR. HEREBY CERTIFY THAT A FIELD SURVEY WAS PERFORMED DURING THE MONTH OF JANUARY 1997, FOR THE LEGAL DESCRIPTION FOR ARIZONA MILLS, AND THAT THERE IS SUFFICIENT MONUMENTS FOR A RETRACEABLE SURVEY AND THAT THE LEGAL DESCRIPTION MATHEMATICALLY CLOSES.

*Samuel S. Hersey, Jr.*  
SAMUEL S. HERSEY, JR. R.L.S. No. 11750

#### STATEMENT OF OWNER:

This is to certify that we have reviewed this plan and hereby approve the development of shown.

By: *David A. Hays*  
We Agent

#### ACKNOWLEDGMENT:

STATE OF ARIZONA } ss  
County of Maricopa }

The foregoing instrument was acknowledged before me this 22nd

day of JULY 1997 by *RENEE CAMPBELL* as TRUST. H.G.R. of *PRIME HOUSING CORP.*

My Commission Expires: *David A. Hays*  
Notary Public

#### MUNICIPAL APPROVALS

Approved by the Mayor and City Council of the City of Tempe,

Arizona, this 12th day of March 1997.

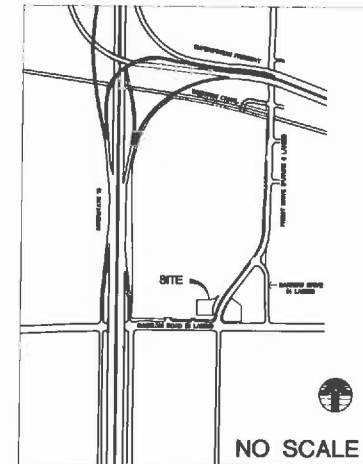
By: *Neil S. Muciliano* Date: 7/15/97  
Mayor

Attest: *Karen L. Birmingham* Date: 7/16/97  
City Clerk

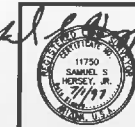
By: *David A. Hays* Date: 7/22/97  
City Engineer

By: *Timothy J. Mallick* Date: 7/23/97  
Development Services Director

### LOCATION MAP



BOOK 446 PAGE 26  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
97-0497297  
07/24/97 10:23



**BROOKS HERSEY AND ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS  
2800 N. BROADWAY, SUITE 100  
PHOENIX, ARIZONA 85040  
(602) 427-8700

**AMERISUITES**  
TEMPE, AZ  
P.A.D.

DESIGN: BHF  
DRAWN: BHF  
CHECK: MRS  
SCALE:  
HORZ: N/A  
VERT: N/A

JOB NO. 698-02FP DATE: 1 JUL 97 SHEET 1 OF 3

INTERSTATE 10

SUPERSTITION FREEWAY

BOOK 446 PAGE 26  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 97-0497297  
 07/24/97 10:23

NOTE:  
 AMERISUITES HOTEL HAS BEEN INCORPORATED INTO  
 THE APPROVED PARKING FOR ARIZONA MILLS

GENERATION 2: APRIL 1996

REV	DATE	DESCRIPTION	BY



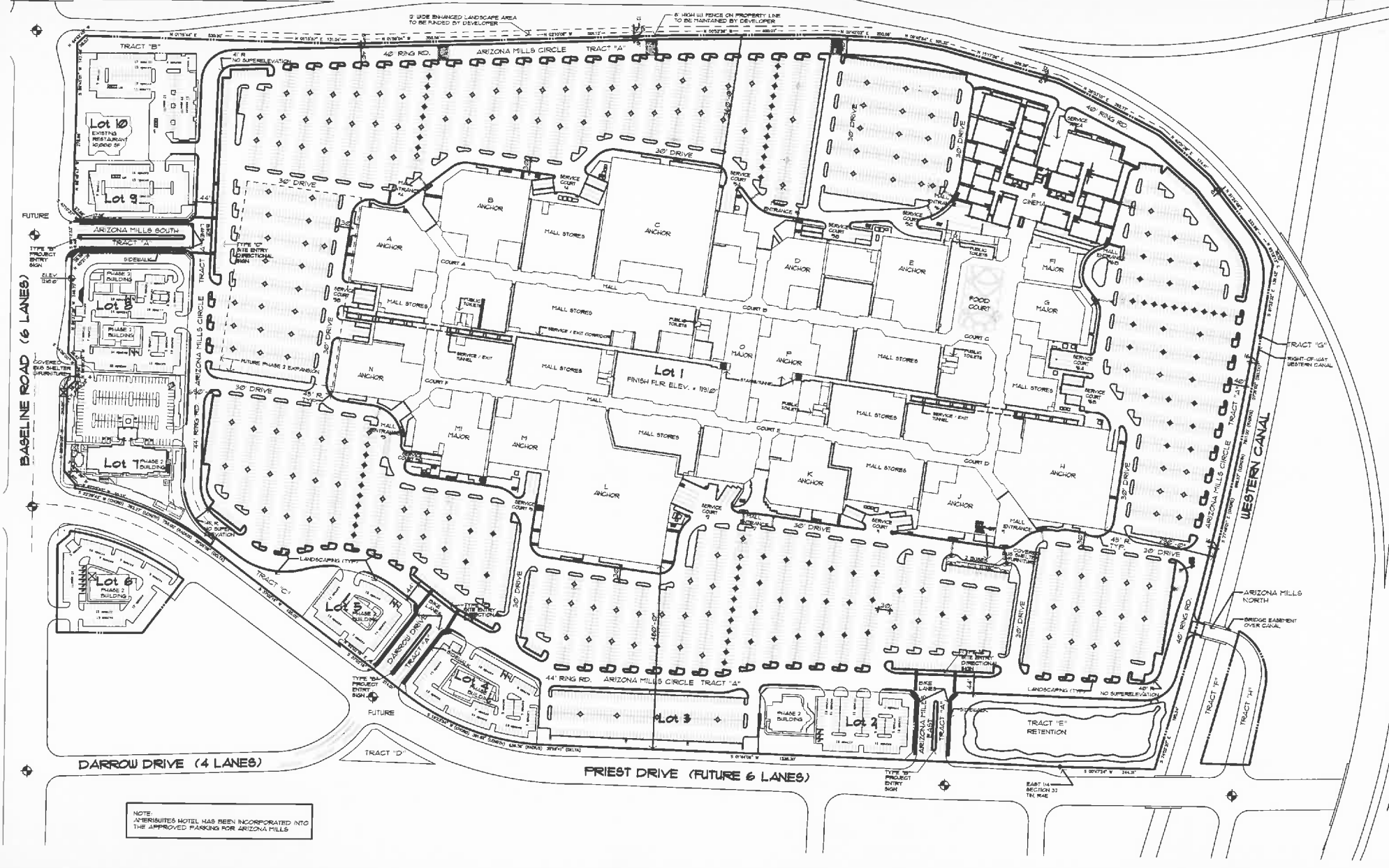
**RONALD  
 SCHMIDT &  
 ASSOCIATES, P.A.**  
 ARCHITECTURE • INTERIOR DESIGN  
 PLANNING • PROJECT MANAGEMENT

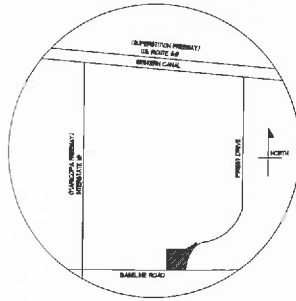
222 Grand Ave, Englewood, NJ 07631 Tel 201-567-5005 Fax 201-567-5773

**ARIZONA MILLS  
 ARIZONA**

CONTEXT PLAN

JOB NO.	96058	DRAWING NO.	2 OF 3
SCALE	AS NOTED		
DRAWN BY			
CHECKED	PLH		
DATE	3/28/91	SHEET	OF





VICINITY MAP  
(NOT TO SCALE)

**SITE INFORMATION**

SUBJECT SITE: LOT 7 OF ARIZONA MILLS AS RECORDED IN BOOK 430 PAGE 10 RECORDS OF MARICOPA COUNTY, ARIZONA 98595 +/- SQ FT  
 LOT AREA: PAD  
 EXISTING ZONING: PAD  
 ADJACENT ZONING: PAD

**BUILDING INFORMATION**

NO. OF STORES: 6 STORES/28 GUEST ROOMS  
 BUILDING HEIGHT: 54'-0"  
 TOP OF ROOF: 45'-0"  
 TOP OF GABLE: 15.18 +/- SQ FT  
 BUILDING FOOTPRINT: 16,793 +/- SQ FT  
 BUILDING AREA: 1,864 +/- SQ FT  
 MAIN BUILDING: 1,864 +/- SQ FT  
 PORTE COCHERE: 1,864 +/- SQ FT  
 TOTAL: 76,671 +/- SQ FT

**% OF BUILDING LOT COVERAGE:**

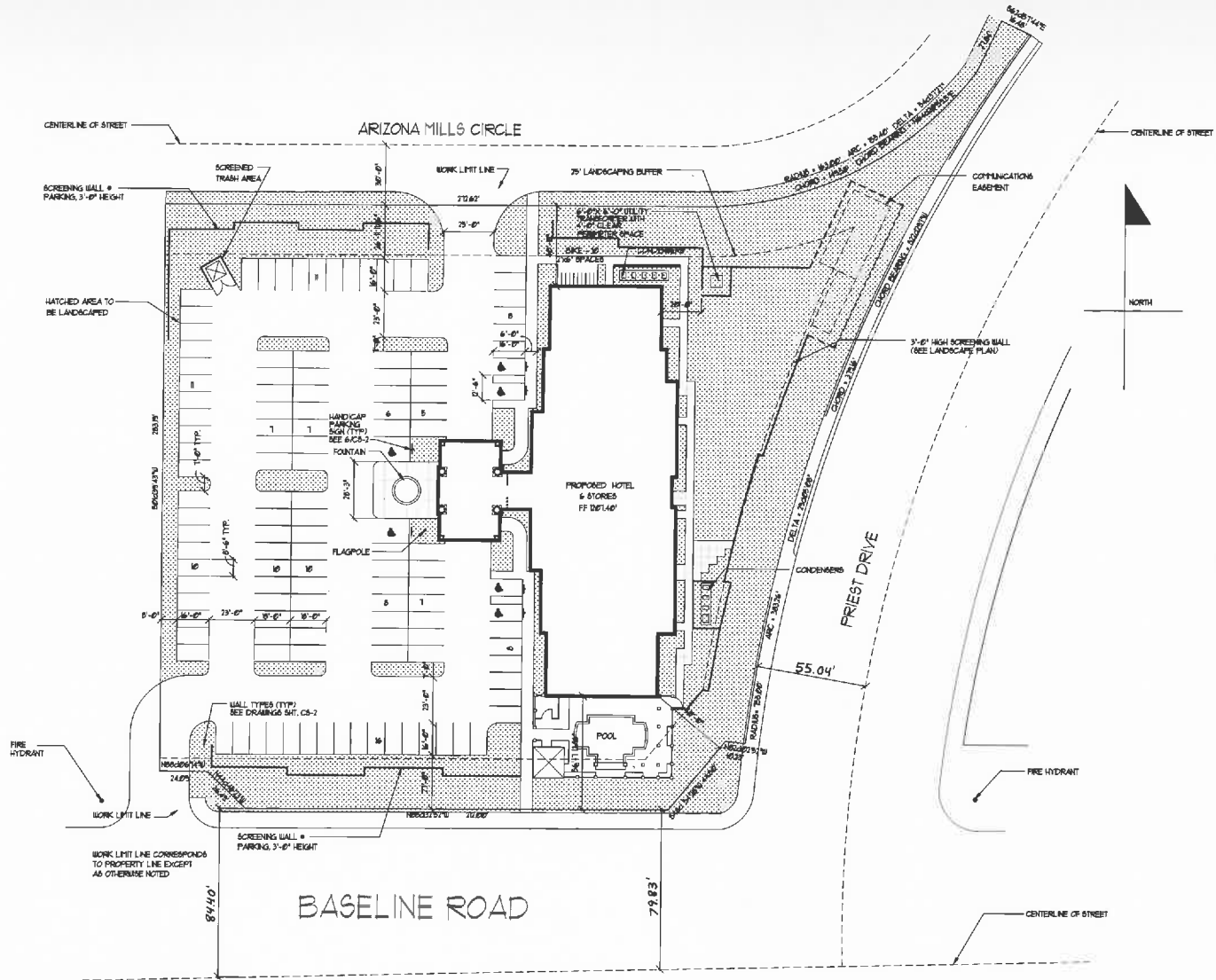
MAIN BUILDING: 14.4 %  
 PORTE COCHERE: 1.9 %  
 TOTAL: 16.3 %

**NO. OF PARKING SPACE**

PROVIDED: 124 SPACES  
 REQUIRED: 124 SPACES  
 BIKE PARKING: 10 SPACES  
 LANDSCAPING AREA: 39,712 +/- SQ FT  
 % OF LANDSCAPING: 51.8 %

**CODE INFORMATION**

USE GROUP: RESIDENTIAL - DIVISION I  
 CONSTRUCTION TYPE: TYPE II - FR.  
 \* BUILDING IS FULLY SPRINKLERED PER IBC 4 NFPA I.D.



1 SITE PLAN  
SCALE: 1" = 30'-0"



BOOK 446 PAGE 26  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 97-0497297  
 07/24/97 10:23

GENERATION 2, APRIL 1996

REV.	DATE	DESCRIPTION	BY



**RONALD SCHMIDT & ASSOCIATES, P.A.**  
 ARCHITECTURE • INTERIOR DESIGN  
 PLANNING • PROJECT MANAGEMENT

222 Grand Ave, Englewood, NJ 07631 Tel 201-967-5005 Fax 201-967-5773

**ARIZONA MILLS ARIZONA**

**SITE PLAN**

JOB NO. 96058  
 SCALE AS NOTED  
 DRAWN BY  
 CHECKED FAGMEP  
 DATE 3/28/97

DRAWING NO.  
**3 OF 3**  
 SHEET OF