

# AUTOMOTIVE CONSULTING SERVICES OFFICE BUILDING

## AMENDED GENERAL PLAN TO LAKE COUNTRY PLAZA UNIT II AND FINAL PLAN OF DEVELOPMENT, TEMPE, ARIZONA SW 1/4 SEC 35, T-1N, R-4E G. & S.R.B. & M.

**swaim**  
ASSOCIATES LTD  
ARCHITECTS AIA

3636 E FT. LOWELL, 202  
TUCSON, ARIZONA 85712  
TELEPHONE (520) 838-9700

job	
9701	
date	
7/10/97	
revisions	

AUTOMOTIVE CONSULTING  
OFFICE BUILDING  
4747 S. LAKESHORE DRIVE, TEMPE, AZ

cover sheet  
**T1**

**CERTIFICATION:**

THIS BOUNDARY INFORMATION IS FROM THE ALTA / ACSM LAND TITLE SURVEY PERFORMED BY BROOKS, HERSEY AND ASSOCIATES (SAM HERSEY, R.L.S.) DATED 7/4/94.  
THIS AMENDED GENERAL PLAN AS SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION  
PHILIP SWAIM *[Signature]* DATE 10-21-97



**CERTIFICATION OF OWNERS:**

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.  
SIGNED THIS Third DAY OF November, 1997  
BY *[Signature]*  
GERALD ROSENBLUTH, PRESIDENT  
AUTOMOTIVE CONSULTING SERVICES, INC.  
5420 S. LAKESHORE DRIVE SUITE 101  
TEMPE, AZ 85283-2112  
STATE OF ARIZONA  
COUNTY OF MARICOPA  
SUBSCRIBED AND SWORN BEFORE ME THIS Thirtieth DAY OF November, 1997.  
BY *[Signature]* MY COMMISSION EXPIRES:  
NOTARY PUBLIC



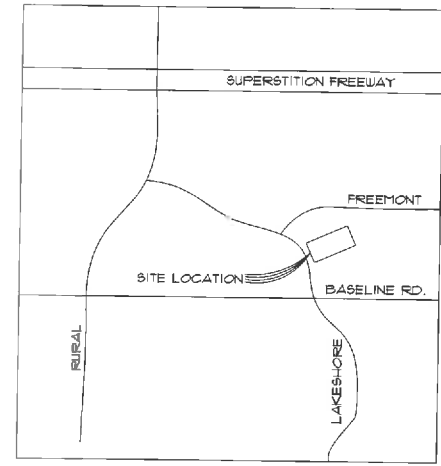
**MUNICIPAL APPROVALS:**

APPROVED BY THIS CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 10th DAY OF July, 1997  
BY *[Signature]* DATE 11-6-97 ATTEST: *[Signature]* DATE 11-6-97  
MAYOR CITY CLERK  
CITY ENGINEER *[Signature]* DATE: 11/6/97  
DEVELOPMENT SERVICES DIRECTOR: *[Signature]* DATE: 11/12/97

THAT PART OF TRACT B, OF LAKE COUNTRY ESTATES, UNIT 1, ACCORDING TO BOOK 132 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT B, SAID POINT BEING ON THE ARC OF A CIRCLE THE CENTER OF WHICH BEARS SOUTH 77 DEGREES 37 MINUTES 07 SECONDS WEST A DISTANCE OF 741.85 FEET; THENCE NORTHWESTERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 26 DEGREES 55 MINUTES 42 SECONDS A DISTANCE OF 348.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 07 DEGREES 08 MINUTES 26 SECONDS A DISTANCE OF 92.39 FEET; THENCE RADIALLY NORTH 43 DEGREES 31 MINUTES 59 SECONDS EAST A DISTANCE OF 290.00 FEET TO A POINT ON THE ARC OF A SECOND CIRCLE CONCENTRIC WITH THE FIRST CIRCLE THE CENTER OF WHICH BEARS SOUTH 43 DEGREES 31 MINUTES 59 SECONDS WEST A DISTANCE OF 1031.35 FEET; THENCE SOUTHEASTERLY ALONG SAID SECOND ARC THROUGH A CENTRAL ANGLE OF 07 DEGREES 08 MINUTES 26 SECONDS A DISTANCE OF 128.53 FEET; THENCE RADIALLY SOUTH 50 DEGREES 40 MINUTES 25 SECONDS WEST A DISTANCE OF 290.00 FEET TO THE TRUE POINT OF BEGINNING.

BOOK 454 PAGE 24  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
97-0796498  
11/13/97 12:20



location map

SAID PARCEL CONTAINS .7354 ACRES

**SITE DATA:**

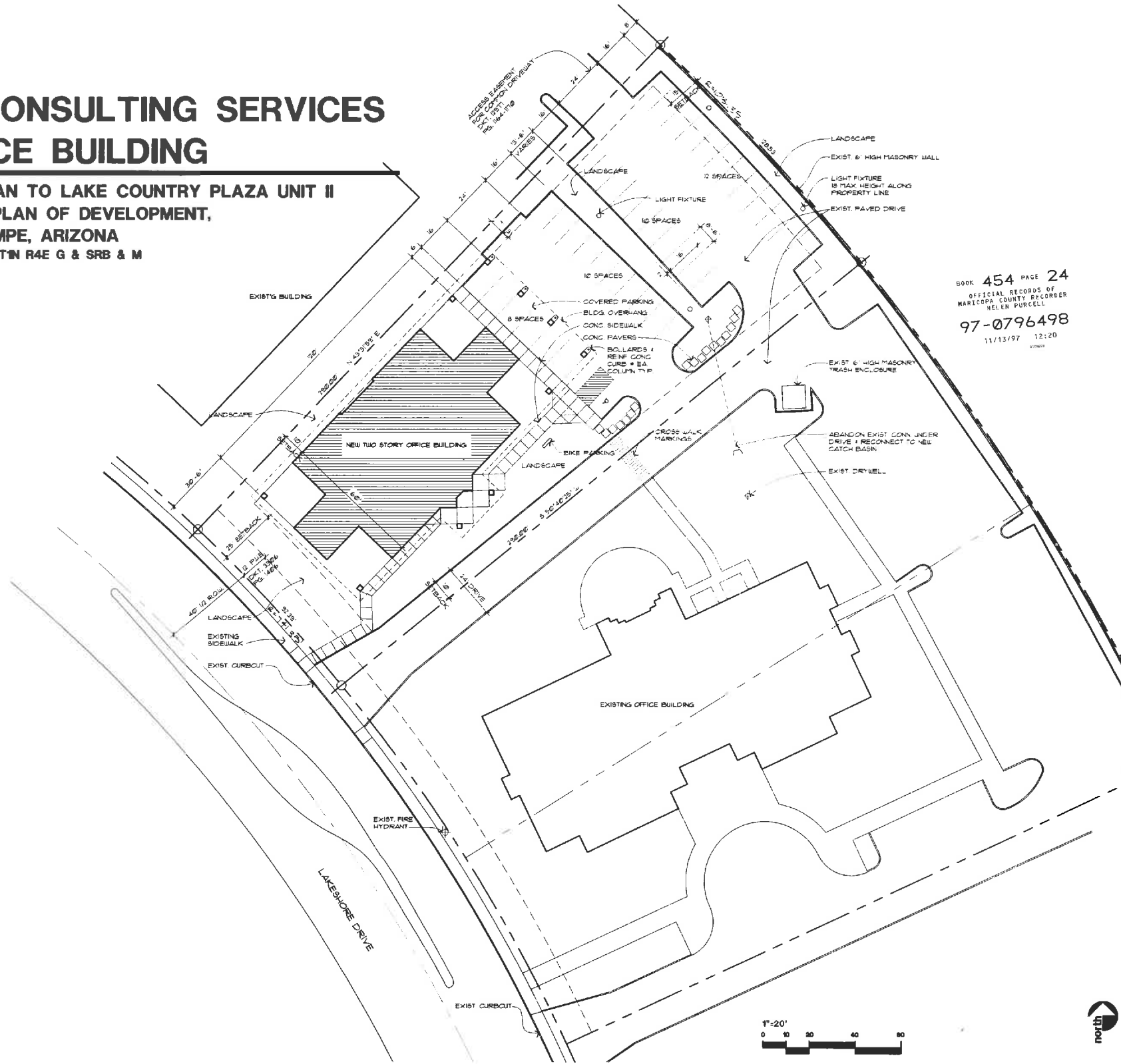
ZONING:	PCC - 2 ( SETBACKS PER 1971 VARIANCE PER GENERAL PLAN OF DEVELOPMENT)
PARCEL SIZE:	NET - 32,033.4 SQ. FT. GROSS - 32,033.4 SQ. FT.
BUILDING AREA:	10500 SQ. FT. ( 2 STORY )
% OF LOT COVERAGE:	5600 SQ. FT. / 32,033.4 SQ. FT. = 17.482 %
PARKING:	10000 SQ. FT. ( EXCLUDING EXTERIOR WALLS ) 1 SPACE / 250 SQ. FT. 40 SPACES REQUIRED 40 SPACES PROVIDED
HANDICAP PARKING:	( 2% ) 1 SPACE PROVIDED
BICYCLE PARKING:	( 1.2500 SQ. FT. ) 4 SPACES PROVIDED
LANDSCAPING:	15 % REQUIRED ( 4805 SQ. FT. ) 21 % PROVIDED ( 8800 SQ. FT. )
SETBACKS:	FRONT - 25' SIDE - 10' REAR - 15'
BUILDING HEIGHT:	35 FT.
NUMBER OF STORIES:	TWO
TYPE OF CONSTRUCTION:	VN
AUTOMATIC FIRE SPRINKLER SYSTEM:	YES
PROPOSED USE:	OFFICE
DESIGN REVIEW BOARD	
PLANNING & ZONING	

**CONDITIONS OF APPROVAL**  
(SR-97.37) 1-7

- 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, bikeway, sidewalk, bus shelter, and related accessories.
  - 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 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 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 applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.
  7. The final plan shall be reviewed and approved by the Design Review Board prior to recordation.

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TEMPE, ARIZONA  
SW 35 T1N R4E G & SRB & M



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job  
9701  
date  
6-17-97

revisions  
1/27/97

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OFFICE BUILDING  
4747 S. LAKE SHORE DRIVE TEMPE, AZ.

amended general plan

