

PLANNED AREA DEVELOPMENT OVERLAY
FOR CARVANA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 31st DAY OF MAY, 2017 BEFORE ME, THE
UNDERSIGNED, MARK E. WATKINS, JR., PERSONALLY APPEARED
WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE
FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL
SEAL

BY: [Signature] April 24, 2020
NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER AUTHORIZATION

VP SCOTTSDALE & 202, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

BY: [Signature] 5/31/17
OWNER DATE
ITS: Authorized Agent

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER 10 SITUATED WITHIN
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 365.00 FEET OF THE WEST HALF OF THE EAST HALF
OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SAID SECTION 10, ALONG WITH;

THE SOUTH 365.00 FEET OF THE EAST HALF OF THE EAST HALF
OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE
4 EAST OF THE GILA AND SALT RIVER MEDIAN, MARICOPA COUNTY,
ARIZONA.

EXCEPT THE EAST 55.00 FEET; AND EXCEPT THE SOUTH 40.00
FEET;

AND EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION
10 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 55.00 FEET WEST AND 40.00 FEET NORTH
OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER;

THENCE NORTH ALONG A LINE PARALLEL TO AND 55.00 FEET WEST
OF THE EAST LINE OF HE SOUTHEAST QUARTER, A DISTANCE OF
20.00 FEET;

THENCE SOUTHWESTERLY TO A POINT ON A LINE PARALLEL TO AND
40.00 BEING 20.00 FEET WEST OF THE POINT OF BEGINNING;

THENCE TO THE POINT OF BEGINNING.

APPROVAL

APPROVAL BY THE MAJOR AND THE CITY COUNCIL OF THE CITY OF
TEMPE ON THIS 4TH DAY OF MAY, 2017.

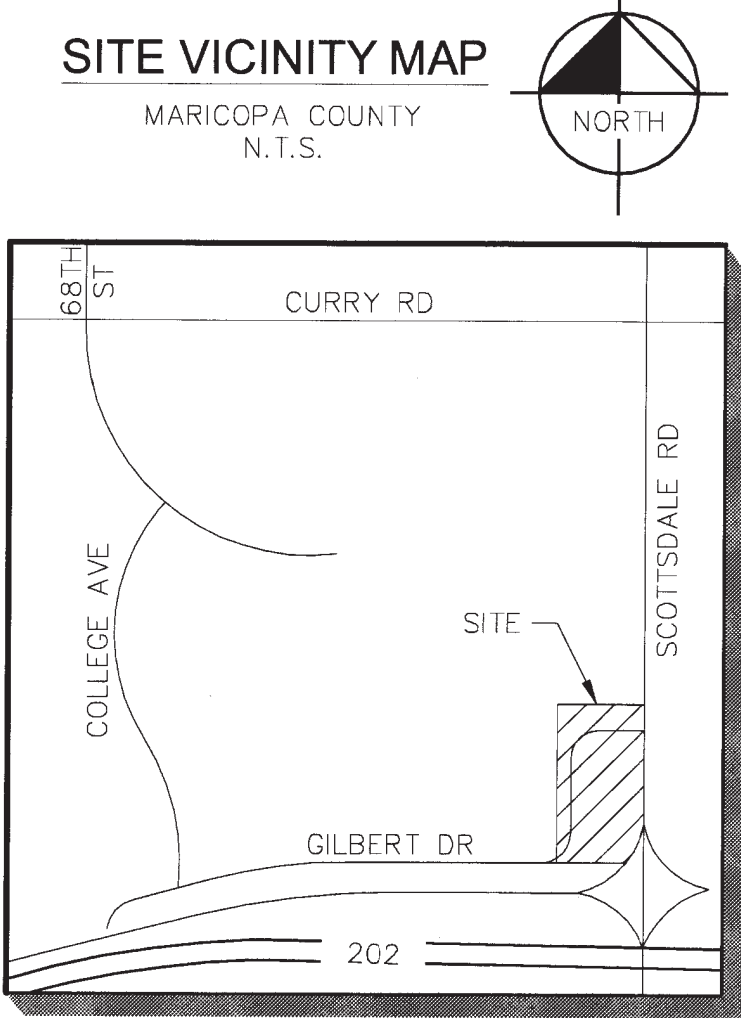
OWNER

VP SCOTTSDALE & 202, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
2502 E. CAMELBACK RD., STE. 214
PHOENIX, AZ 85016
TEL NO.: (602)459-9936
CONTACT: DAVID SCHOLL
EMAIL: DAVID@VINTAGEVP.COM

PROJECT DATA

GENERAL	GID PAD
PARCEL NUMBERS	132-03-005D, -007C, -007F
GENERAL PLAN LAND USE	MIXED USE
SITE AREA	67,003 SF (1.54 AC)
BUILDING AREA	8,262 SF
BUILDING HEIGHT	84 FEET
MAXIMUM LOT COVERAGE	NS
MINIMUM LANDSCAPE AREA	10%
SETBACKS	
FRONT (NORTH – GILBERT DRIVE)	25 FEET
PARKING	20 FEET
EAST STREET SIDE (SCOTTSDALE ROAD)	25 FEET
WEST STREET SIDE (GILBERT DRIVE)	25 FEET
REAR (SOUTH)	0 FEET
STREET SIDE PARKING	
WEST (GILBERT DRIVE)	10 FEET
EAST (SCOTTSDALE ROAD)	20 FEET
PARKING	
VEHICLE PARKING FOR AUTO SALES	37 SPACES
BICYCLE PARKING FOR AUTO SALES	4 SPACES
USE PERMITS	
TO ALLOW AUTOMOTIVE SALES IN GID	APPROVED
TO ALLOW SURFACE PARKING IN EXCESS OF 125% OF THE REQUIRED NUMBER OF PARKING SPACES	APPROVED

SITE VICINITY MAP



CONDITIONS OF APPROVAL : PL160462

GENERAL

1. A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN ONE
YEAR OF THE DATE OF CITY COUNCIL APPROVAL OR THE
ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT
THE TIME OF THE APPLICATION. ANY REVERSION IS SUBJECT TO
A PUBLIC HEARING PROCESS.
2. THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS
AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER(S)
VOLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION
FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. 12-1134
THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF
THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY
CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS
CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE
SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO
LATER THAN 30 DAYS FROM THE DATE OF CITY COUNCIL
APPROVAL, OR THE PLANNED AREA DEVELOPMENT APPROVAL
SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR CARVANA
COVER SHEET AND SITE PLAN DATED FEBRUARY 1, 2017 SHALL
BE MODIFIED TO INDICATE A MAXIMUM BUILDING HEIGHT OF 84
FEET AND SHALL BE PUT INTO PROPER ENGINEERED FORMAT
WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE
WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT
DEPARTMENT WITHIN SIXTY (60) DAYS OF THE DATE OF CITY
COUNCIL APPROVAL AND PRIOR TO ISSUANCE OF BUILDING
PERMITS.

REC17006

PL160462

DS160813

DS160813

PL160462

REC17006

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1855 West Baseline Road, Suite 200
Mesa, Arizona 85202 (480)207-2666

CARVANA

CARVANA - TEMPE
PLANNED AREA DEVELOPMENT OVERLAY COVER
706 N. SCOTTSDALE ROAD
TEMPE, ARIZONA

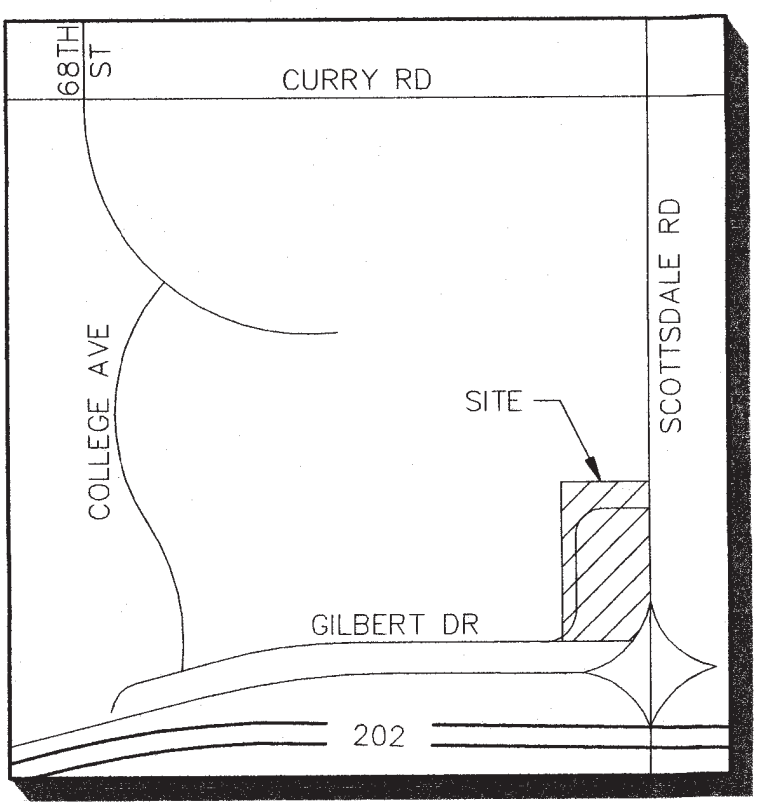
PROJECT NO.
291054001
SCALE (H): NONE
SCALE (V): NONE
DRAWN BY: ADW
DESIGN BY: STM
CHECK BY: STM
DATE: 05/24/17



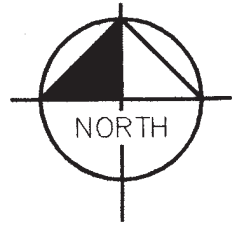
CV1.0
01 OF 02 SHEETS

PLANNED AREA DEVELOPMENT OVERLAY
FOR CARVANA
SITE PLAN

APN: 132-03-004E
TEMPE LAMIRAGE APARTMENTS LLC
ZONING: R-3



VICINITY MAP
MARICOPA COUNTY
N.T.S.



REC17006

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CARVANA - TEMPE
PRELIMINARY SITE PLAN
706 N. SCOTTSDALE ROAD
TEMPE, ARIZONA

PROJECT NO.
291054001
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: EAW/CK
DESIGN BY: EAW/HDR
CHECK BY: STM
DATE: 06/14/2017



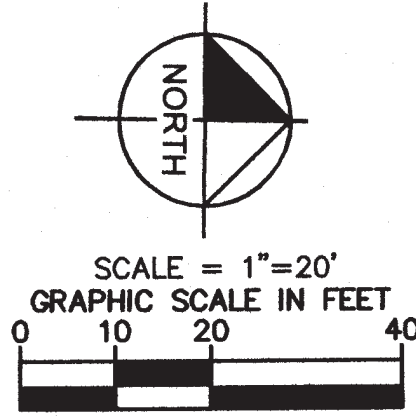
SP1.0
02 OF 02 SHEETS

LEGEND

- CONCRETE HARDSCAPE/SIDEWALK
- DECORATIVE PAVERS
- HEAVY DUTY CONCRETE
- PROPERTY LINE
- PARKING SPACE COUNT
- RIGHT IN/RIGHT OUT/LEFT IN ACCESS DRIVEWAY
- FIRE TURNING RADIUS
- ACCESSIBLE ROUTE

PROJECT DATA TABLE

PROJECT DATA TABLE		
ZONING DISTRICT AND OVERLAY TABLE 4-20	GID ZONE	PAD (PL160462)
PARCEL NUMBERS	132-03-005D, -007C, -007F	132-03-005D, -007C, -007F
GENERAL PLAN LAND USE	MIXED USE	MIXED USE
SITE AREA	67,003 SF (1.54 AC)	67,003 SF (1.54 AC)
BUILDING AREA	8,262 SF	8,262 SF
BUILDING HEIGHT	35 FEET	84 FEET
MAXIMUM LOT COVERAGE	NS	NS (+/- 13% PROVIDED - 8,262 SF / 67,003)
MINIMUM LANDSCAPE AREA	10% (6,700 SF)	10% (+/- 34% PROVIDED - 22,287 SF / 67,003)
SETBACKS		
FRONT (NORTH - GILBERT DRIVE)	25 FEET	25 FEET (77 FEET PROVIDED)
PARKING	20 FEET	20 FEET (26 FEET PROVIDED)
EAST STREET SIDE (SCOTTSDALE)	25 FEET	25 FEET (35 FEET PROVIDED)
WEST STREET SIDE (GILBERT DRIVE)	25 FEET	25 FEET (78 FEET PROVIDED)
REAR (SOUTH)	0 FEET	0 FEET (118 FEET PROVIDED)
STREET SIDE PARKING		
WEST (GILBERT DRIVE)	20 FEET	10 FEET (13 FEET PROVIDED)
EAST (SCOTTSDALE ROAD)	20 FEET	20 FEET (21 FEET PROVIDED)
PARKING		
VEHICLE PARKING FOR AUTO SALES	28 SPACES	37 SPACES
BICYCLE PARKING FOR AUTO SALES	4 SPACES	4 SPACES
USE PERMITS		
TO ALLOW AUTOMOTIVE SALES IN EXCESS OF 125% OF THE REQUIRED NUMBER OF PARKING SPACES	REQUIRED	APPROVED



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DS160813

PL160462

DS160813