

# 6th AMENDED PRELIMINARY P.A.D. AND FINAL P.A.D., CENTERPOINT, PHASE VI, FOR Z' TEJAS GRILL

A Portion of the SW 1/4 of Section 15, Township 1 North, Range 4, East of the Gila and Salt River Base, Arizona

BOOK 523 PAGE 11  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
00-0068705  
01/28/00 02:32

## CONDITIONS OF APPROVAL: (SPD 99.43)

THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS.

- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- ANY INTENSIFICATION OR EXPANSION OF THE USE SHALL REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL FOR FURTHER REVIEW.
- THE SITE PLAN SHALL BE ENGINEERED AND PUT INTO PROPER FINAL PAD FORMAT. IT SHOULD THEN BE RECORDED WITH THE MARICOPA COUNTY RECORDER PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR THIS PROJECT.
- THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE POLICE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL DESIGN REVIEW BOARD CONDITIONS OF 3/11/99 SHALL BE ADHERED TO.
- ALL PREVIOUS APPLICABLE COUNCIL CONDITIONS OF APPROVAL SHALL BE ADHERED TO.
- AN AMENDED SUBDIVISION PLAN FOR CENTERPOINT SHALL BE SUBMITTED AND PROCESSED WITH PHASE VII OF DEVELOPMENT.

## Project Data

**OWNER:** Centerpoint Plaza Limited Partnership  
1600 E. Doubletree Ranch Road, Suite 3020  
Scottsdale, Arizona 85258-2131  
(480) 361-1000  
FAX (480) 361-9188

**DEVELOPER:** Centerpoint Plaza Limited Partnership  
1600 E. Doubletree Ranch Road, Suite 3020  
Scottsdale, Arizona 85258-2131  
(480) 361-1000  
FAX (480) 361-9188

**ARCHITECT:** ARCHITECTS DESIGN STUDIO  
I n c o r p o r a t e d  
660 SOUTH MILL AVENUE, SUITE 106  
TEMPE, ARIZONA 85281  
(480) 894-8380  
FAX (480) 894-8448

**PROJECT ADDRESS:** CENTERPOINT DEVELOPMENT  
28 WEST 6TH STREET  
TEMPE, ARIZONA 85281

**CONSTRUCTION CODE (WITH CITY OF TEMPE AMENDMENTS):** UNIFORM BUILDING CODE 1994  
UNIFORM MECHANICAL CODE 1991  
UNIFORM PLUMBING CODE 1991  
NATIONAL ELECTRICAL CODE 1990

**ZONING:** CCD (CENTRAL COMMERCIAL DISTRICT)  
DOWNTOWN FIRE ZONE

**SITE AREA:** 47,846.58 SF. (GROSS) / 1,028 ACRES

**BUILDING AREA:** 6,639 SF. GROSS AREA / 6,281 SF. NET AREA

**BUILDING FLOOR AREA:** 6,281 SF.  
**PATIO FLOOR AREA:** 920 SF.

**SITE COVERAGE:** 6,639 SF. GROSS AREA / 47,846.58 SF. = 14%

**LANDSCAPE ON SITE:** 3,367 SF / 47,846 SF. = 7.1%

**BUILDING HEIGHT:** ( ) - STORY = 28'-8"

**CONSTRUCTION TYPE:** V-N, A.P.E.S. ( FIRE SPRINKLER )

**OCCUPANCY GROUP:** RESTAURANT A-3

**OCCUPANT LOAD:** 380 OCCUPANTS

RESTAURANT = 4,639 SF / 15 = 309  
KITCHEN = 2,000 SF / 200 = 10  
OUTDOOR PATIO = 920 SF / 15 = 61

## MUNICIPAL APPROVAL:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 6<sup>th</sup> DAY OF May, 1999.

BY: Neil Y. Rindiano 1/25/2000  
MAYOR DATE

ATTEST: Paul J. ... 1/25/2000  
CITY CLERK DATE

BY: ... 1/27/00  
CITY ENGINEER DATE

BY: ... 1/27/00  
DEVELOPMENT SERVICES DATE



## STATEMENT OF OWNERS:

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

CENTERPOINT PLAZA LIMITED PARTNERSHIP  
AN ARIZONA LIMITED PARTNERSHIP

BY: UMB PLAZA LIMITED PARTNERSHIP  
AN ARIZONA LIMITED PARTNERSHIP, ITS  
GENERAL PARTNER

BY: UMB S.D. INC. AN ARIZONA CORPORATION,  
ITS GENERAL PARTNER

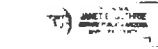
STATE OF ARIZONA } ss.  
COUNTY OF MARICOPA }

BY: Michael A. DeBell 1/27/2000  
OWNER DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January 2000 BY MICHAEL A. DEBELL, THE EXEC. VP. OF UMB S.D. INC., AN ARIZONA CORPORATION THE GENERAL PARTNER OF UMB PLAZA LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, THE GENERAL PARTNER OF CENTERPOINT PLAZA LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, FOR AND ON BEHALF THEREOF.

MY COMMISSION EXPIRES:

James E. Gardner  
NOTARY PUBLIC  
My commission expires 1/21/2005



**PARKING REQUIRED:** 94 VEHICLES  
RESTAURANT 6,639 SF = 1 SPACE PER 15 SF = 88 SPACES  
PATIO 920 SF = 1 SPACE PER 150 SF = 6 SPACES

**PARKING PROVIDED:** 31 VEHICLES

**BICYCLE PARKING REQUIRED:** 14 BICYCLES  
RESTAURANT 6,639 SF = 1 BICYCLE PER 1,000 SF x ( 2 ) = 13 BICYCLES  
PATIO 920 SF = 1 BICYCLE PER 2,000 SF x ( 2 ) = 1 BICYCLE

**BICYCLE PARKING PROVIDED:** 14 BICYCLES

## Legal Description

THAT PORTION OF LOT 1 OF CENTERPOINT, A SUBDIVISION AS RECORDED IN BOOK 265 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASSCAP IN A HANDHOLE MARKING THE INTERSECTION OF THE MONUMENT LINES OF MILL AVENUE AND 6TH STREET IN THE CITY OF TEMPE, ARIZONA, THENCE BEARING N 89° 58' 24" W A DISTANCE OF 43.91 FEET ALONG THE MONUMENT LINE OF 6TH STREET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID LINE, ALSO BEING THE SOUTH LINE OF LOT 1, N 89° 58' 24" W A DISTANCE OF 334.63 FEET TO A POINT MARKING THE INTERSECTION OF 6TH STREET AND MAPLE DRIVE.

THENCE N 00° 00' 28" E, ALONG THE MONUMENT LINE OF MAPLE DRIVE A DISTANCE OF 218.51 FEET.

THENCE ALONG THE NORTH LINE OF LOT 1 N 89° 58' 58" E A DISTANCE OF 184.93 FEET.

THENCE ALONG THE EAST LINE OF LOT 1 S. 00° 00' 16" E, A DISTANCE OF 169.22 FEET.

THENCE ALONG THE NORTH LINE OF LOT 1 S. 89° 58' 25" E, A DISTANCE OF 143.64 FEET.

THENCE S. 00° 01' 01" E, A DISTANCE OF 453.0 FEET TO THE TRUE POINT OF BEGINNING.

**BENCHMARK:** BRASS CAP IN HANDHOLE AT INTERSECTION OF MILL AVENUE AND 6TH STREET  
MONUMENT LINE  
ELEVATION: 1621.6 ( CITY OF TEMPE DATUM )  
ACREAGE = 1028 ( 47,846.58 SQUARE FEET )

**CERTIFICATION:**  
THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND LEGAL BOUNDARIES HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 1998, ALSO THAT THE LEGAL BOUNDARIES IS CORRECT AND ACCURATE, AND THAT THE MONUMENTS DESCRIBED HEREON HAVE BEEN LOCATED AS DESCRIBED.

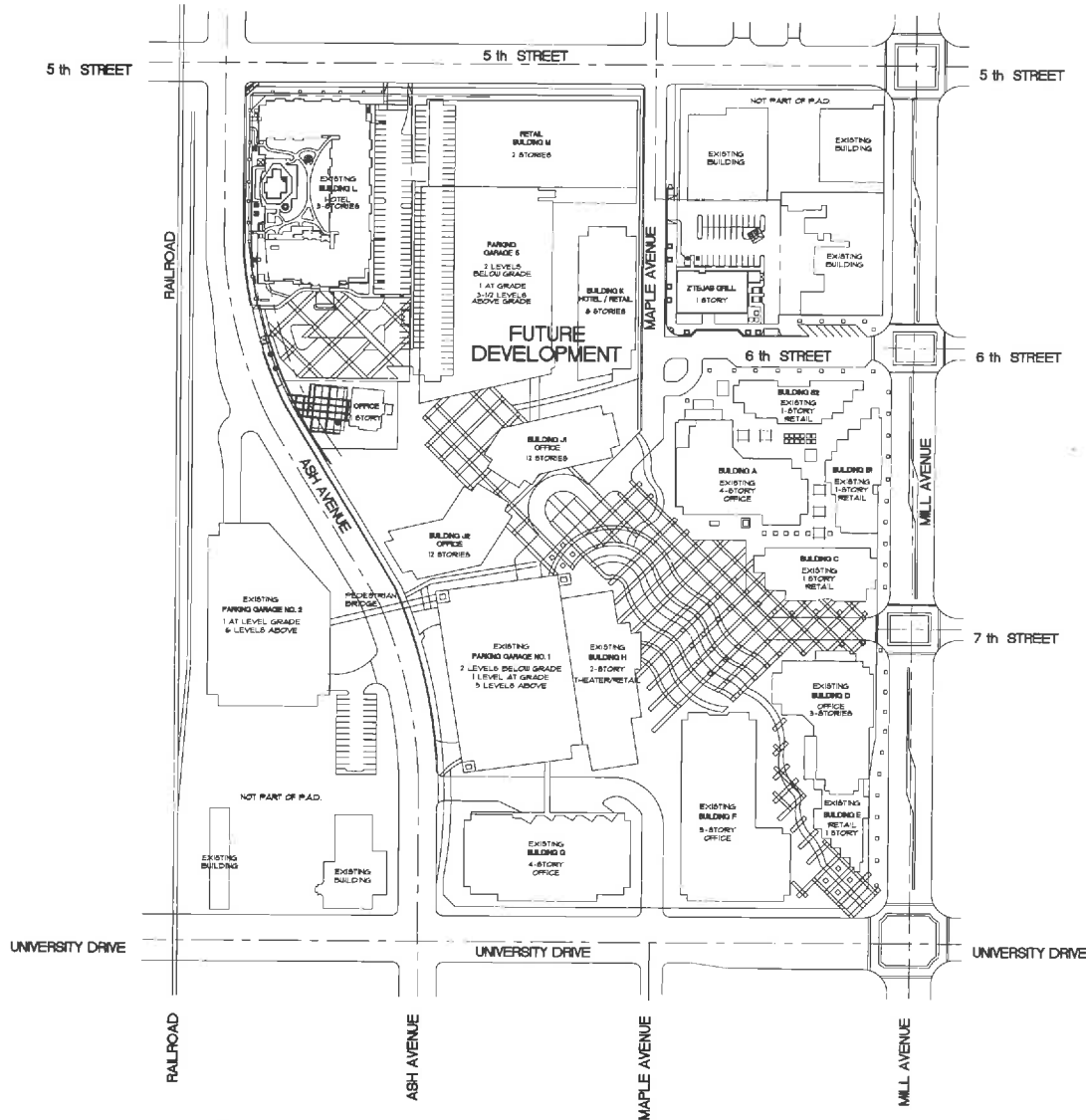
BY: R. J. ...  
REGISTERED LAND SURVEYOR

## Centerpoint Development

SCALE 1" = 100'-0"

TRUE NORTH BUILDING NORTH

1  
of 2  
P. A. D.



## Master Site Plan

## Location Map

Architects Design Studio  
incorporated  
401 south mill avenue - suite 203 - tempe, arizona (602) 894-8380



# FINAL P.A.D., CENTERPOINT, PHASE VI FOR Z' TEJAS GRILL

A Portion of the SW 1/4 of Section 15, Township 1 North, Range 4, East of the Gila and Salt River Base, Arizona

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Scottsdale, Arizona 85258-2131  
(480) 367-1000  
FAX (480) 367-5188

**DEVELOPER** Centerpoint Plaza Limited Partnership  
1600 E. Doubletree Ranch Road, Suite 3000  
Scottsdale, Arizona 85258-2131  
(480) 367-1000  
FAX (480) 367-5188

**ARCHITECT** ARCHITECTS DESIGN STUDIO  
INCORPORATED  
660 SOUTH MILL AVENUE, SUITE 102  
TEMPE, ARIZONA 85281  
(480) 894-8380  
FAX (480) 894-0440

**PROJECT ADDRESS** CENTERPOINT DEVELOPMENT  
20 WEST 6TH STREET  
TEMPE, ARIZONA 85281

**CONSTRUCTION CODE** (WITH CITY OF TEMPE AMENDMENTS)  
UNIFORM BUILDING CODE 1994  
UNIFORM MECHANICAL CODE 1991  
UNIFORM PLUMBING CODE 1991  
NATIONAL ELECTRICAL CODE 1990

**ZONING** CDD (CENTRAL COMMERCIAL DISTRICT)  
DOWNTOWN FIRE ZONE

**SITE AREA** 47,846.58 SF / GROSS ; 1,299 ACRES

**BUILDING AREA** 6,639 SF GROSS AREA / 6,281 SF NET AREA  
BUILDING FLOOR AREA 6,281 SF  
PATIO FLOOR AREA 320 SF

**SITE COVERAGE** 6,639 SF GROSS AREA / 47,846.58 SF = 14%

**LANDSCAPE ON SITE** 3,367 SF / 47,846 SF = 7%

**BUILDING HEIGHT** (1) - STORY = 29'-0"

**CONSTRUCTION TYPE** V-N ; AFES ( FIRE SPRINKLER )

**OCCUPANCY GROUP** RESTAURANT A-3

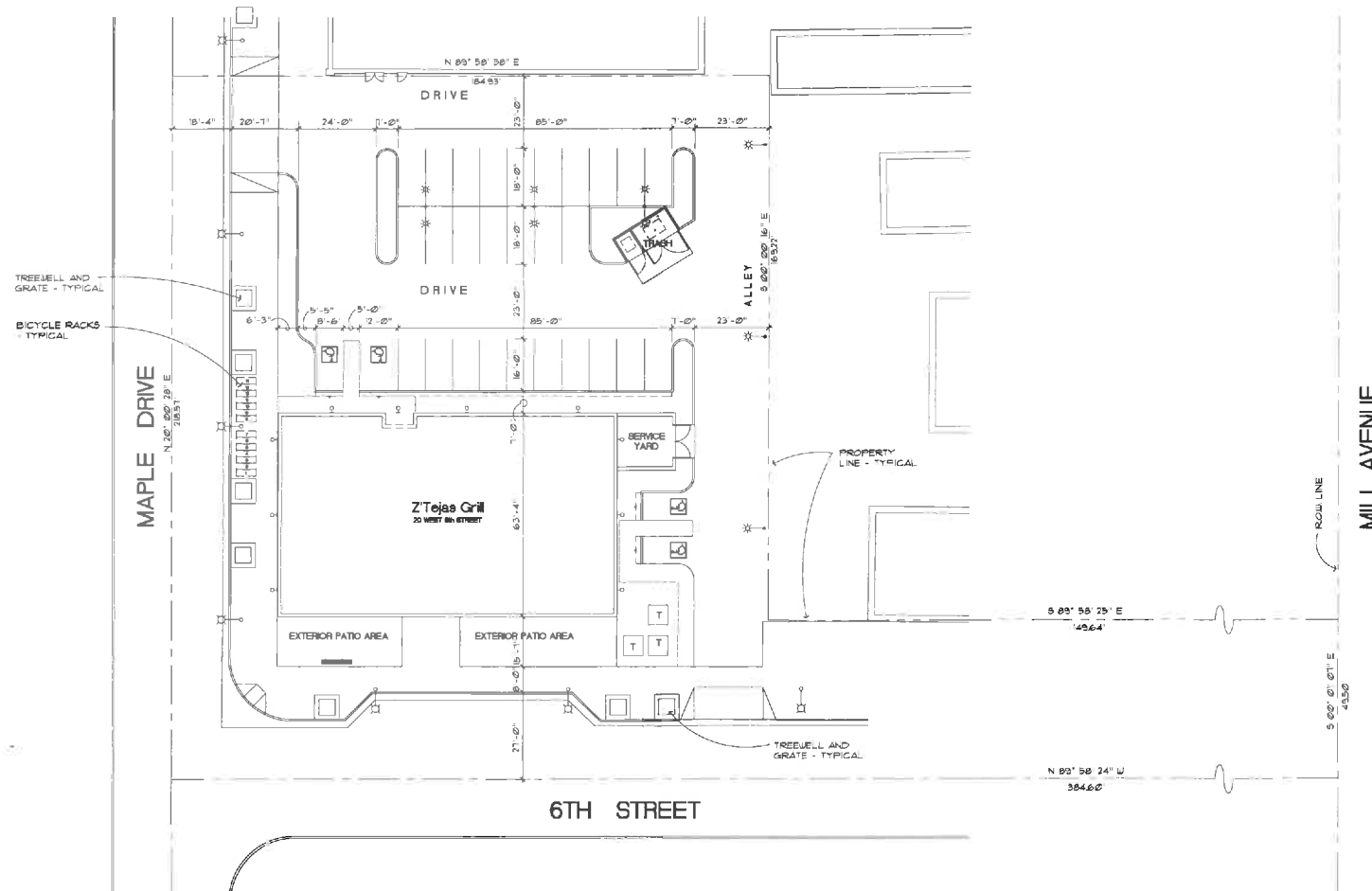
**OCCUPANT LOAD** RESTAURANT = 4,639 SF / 15 = 309  
KITCHEN = 2,000 SF / 200 = 10  
OUTDOOR PATIO = 320 SF / 3 = 61  
380 OCCUPANTS

**PARKING REQUIRED** 94 VEHICLES  
RESTAURANT 6,639 SF = 1 SPACE PER 75 SF = 88 SPACES  
PATIO 320 SF = 1 SPACE PER 150 SF = 6 SPACES

**PARKING PROVIDED** 31 VEHICLES

**BICYCLE PARKING REQUIRED** 14 BICYCLES  
RESTAURANT 6,639 SF = 1 BICYCLE PER 1,000 SF x ( 2 ) = 3 BICYCLES  
PATIO 320 SF = 1 BICYCLE PER 2,000 SF x ( 2 ) = 1 BICYCLE

**BICYCLE PARKING PROVIDED** 14 BICYCLES



## Final P.A.D. Phase VI - Architectural Site Plan

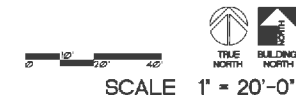


Architects Design Studio  
i n c o r p o r a t e d

401 south mill avenue - suite 203 - tempe, arizona (602) 894-8380



## Centerpoint Development



10 AUGUST 1999

ADB Job Number 0830

