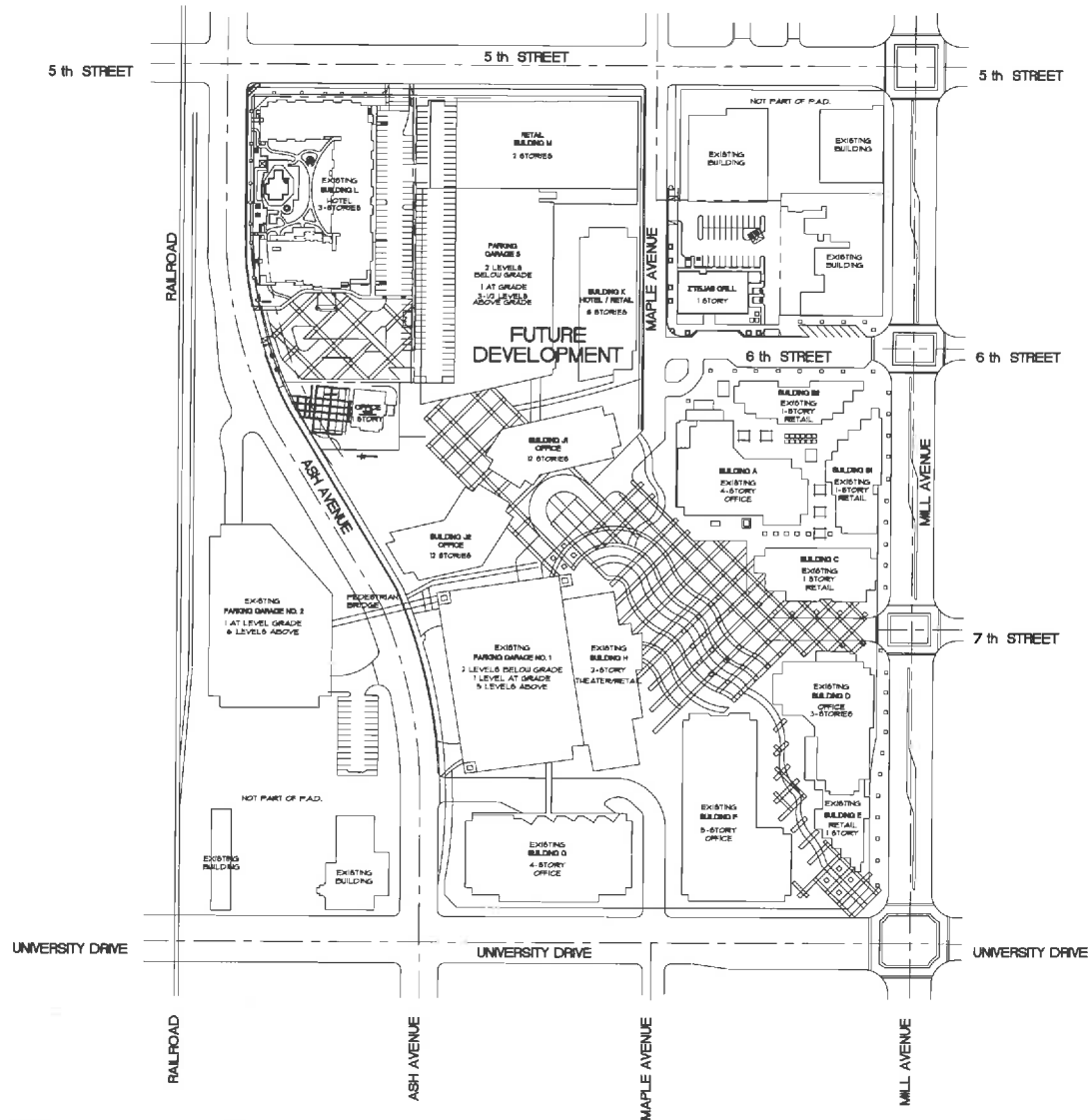


# 7th AMENDED PRELIMINARY P.A.D. AND FINAL P.A.D., CENTERPOINT, PHASE VII FOR BROWN-STRONG-REEVE'S HOUSE

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



Master Site Plan

Location Map



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

860 south mill avenue - building 'A' - suite 108 - tempe, arizona (480) 894-8380



### CONDITIONS OF APPROVAL: (SPD 99.48)

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 PAID FORMAT. IT SHALL 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 ISSUANCE OF A BUILDING PERMIT.
- ALL DESIGN REVIEW BOARD CONDITIONS OF 11/8/98 SHALL BE ADHERED TO.
- ALL PREVIOUS APPLICABLE COUNCIL CONDITIONS OF APPROVAL SHALL BE ADHERED TO.
- AN AMENDED SUBDIVISION PLAT FOR CENTERPOINT SHALL BE SUBMITTED AND PROCESSED WITH THE PROJECT'S NEXT PHASE VII DEVELOPMENT.

### MUNICIPAL APPROVAL:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 14th DAY OF Dec, 2000 1999.

BY: Neil H. Hildebrand 1/21/2000  
MAYOR DATE

ATTEST: David Dora 1/21/2000  
CITY CLERK DATE

BY: Edward Clayton 1/25/2000  
CITY ENGINEER DATE

BY: James F. Martin 2/14/00  
DEVELOPMENT SERVICES DATE



### STATEMENT OF OWNERS:

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

Mark A. Lynn (City of Tempe)

BY: [Signature] 12/14/2000  
OWNER DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF Dec, 2000, BY Blana Padilla BEHALF OF Bank of America.

MY COMMISSION EXPIRES:



[Signature]

### Project Data

OWNER: (CITY OF TEMPE)  
MR AND MRS MARK REEVE  
3350 SOUTH BEVERLY PLACE  
CHANDLER, ARIZONA 85248  
(480) 894-8380  
FAX (480) 894-0440

ARCHITECT: ARCHITECTS DESIGN STUDIO  
I n c o r p o r a t e d  
860 SOUTH MILL AVENUE  
BUILDING 'A' - SUITE 108  
TEMPE, ARIZONA 85281  
(480) 894-8380  
FAX (480) 894-0440

PROJECT ADDRESS: BROWN-STRONG-REEVE'S RESIDENCE  
CENTERPOINT DEVELOPMENT  
860 SOUTH ASH AVENUE  
TEMPE, ARIZONA 85281

CONSTRUCTION CODE: UNIFORM BUILDING CODE 1994  
UNIFORM MECHANICAL CODE 1991  
UNIFORM PLUMBING CODE 1991  
NATIONAL ELECTRICAL CODE 1990  
UNIFORM FIRE CODE 1994

ZONING: CCO (CENTRAL COMMERCIAL DISTRICT)

SITE AREA: 14,296.71 SQFT. 0.328 ACRES

BUILDING AREA: 1,825.44 SF NET AREA. 1,825.44 SF GROSS AREA

EXISTING FLOOR AREA: 1526.88 SF  
NEW FLOOR AREA: 798 SF.

CONSTRUCTION TYPE: V-N FIRE SPRINKLED

OCCUPANCY GROUP: OFFICE B  
GARAGE U-1

OCCUPANCY LOAD: TOTAL OCCUPANCY LOAD: 18 OCCUPANTS  
(OFFICE) 1,825 SF / 100 = 18.25

PARKING REQUIRED: 8 VEHICLES

PARKING PROVIDED: 1,825 SF \* 1 SPACE PER 250 SF = 7.3 SPACES  
8 VEHICLES

### Legal Description

THAT PART OF LOT 1 OF CENTERPOINT, A SUBDIVISION OF LAND RECORDED IN BOOK 369, PAGE 31 OF THE RECORDS OF MARICOPA COUNTY.

COMMENCING AT A POINT ON THE CENTERLINE OF ASH AVENUE LOCATED A RECORDED DISTANCE OF 226.72 FEET SOUTH OF THE CENTERLINE OF 5th STREET SAID POINT MARKING THE POINT OF A TANGENT CURVE CONCAVE TO THE NORTHEAST,

THENCE SOUTH 89 DEGREES 49 MINUTES 23 SECONDS EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ASH AVENUE, SAID POINT MARKING THE POINT OF A TANGENT CURVE CONCAVE TO THE NORTHEAST,

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 16 MINUTES 45 SECONDS HAVING A RADIUS OF 670.00 FEET AND AN ARC DISTANCE OF 291.34 FEET TO A POINT OF TANGENCY AND THE TRUE POINT OF BEGINNING,

THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, A DISTANCE OF 167.20 FEET,

THENCE SOUTH 00 DEGREES 00 MINUTES 26 SECONDS WEST, A DISTANCE OF 100.00 FEET,

THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, A DISTANCE OF 19.56 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF ASH AVENUE,

THENCE NORTH 37 DEGREES 05 MINUTES 53 SECONDS WEST (N), SOUTH 32 DEGREES 06 MINUTES 06 SECONDS EAST (N) A DISTANCE OF 15.67 FEET,

THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 89 DEGREES 00 MINUTES 06 SECONDS HAVING A RADIUS OF 670.00 FEET AND AN ARC DISTANCE OF 87.88 FEET TO THE TRUE POINT OF BEGINNING.

ACREAGE = 0.328 ( 14,296.71 SQUARE FEET )

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND LEGAL BOUNDARIES HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF January, 2000, AND THAT THE LEGAL BOUNDARIES ARE CORRECT AND ACCURATE, AND THAT THE MONUMENTS DESCRIBED HEREON HAVE BEEN LOCATED AS DESCRIBED.

BY: [Signature]  
REGISTERED LAND SURVEYOR



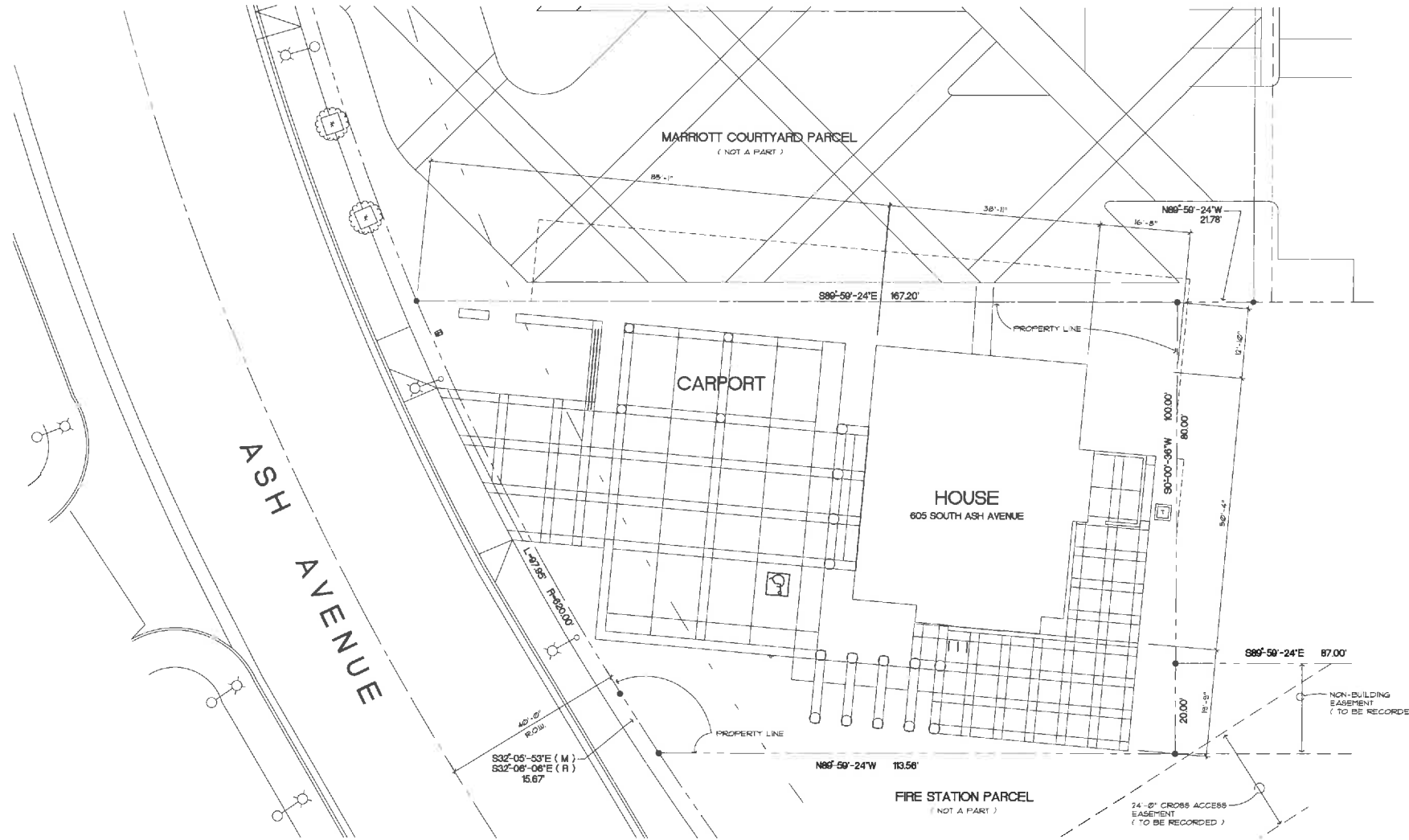
Centerpoint Development

SCALE 1" = 100'-0"

1  
of 2  
P. A. D.

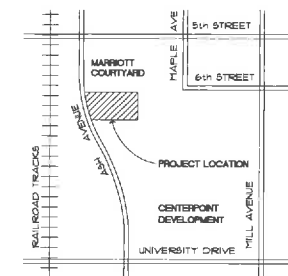
# FINAL P.A.D., CENTERPOINT, PHASE VII FOR BROWN-STRONG-REEVE'S HOUSE

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



## Project Data

OWNER:	(CITY OF TEMPE) MR AND MRS MARK REY 3350 SOUTH BEVERLY PLACE CHANDLER, ARIZONA 85248 (480) 894-8380 FAX (480) 894-8440
ARCHITECT:	ARCHITECTS DESIGN STUDIO INCORPORATED 660 SOUTH MILL AVENUE BUILDING 'A' - SUITE 108 TEMPE, ARIZONA 85281 (480) 894-8380 FAX (480) 894-8440
PROJECT ADDRESS:	BROWN-STRONG-REEVE'S RESIDENCE CENTERPOINT DEVELOPMENT 605 SOUTH ASH AVENUE TEMPE, ARIZONA 85281
CONSTRUCTION CODE:	UNIFORM BUILDING CODE 1994 UNIFORM MECHANICAL CODE 1991 UNIFORM PLUMBING CODE 1991 NATIONAL ELECTRICAL CODE 1990 UNIFORM FIRE CODE 1994
ZONING:	CCD (CENTRAL COMMERCIAL DISTRICT)
DITE AREA:	14296.71 SQ. FT. 0.328 ACRES
BUILDING AREA:	1825.44 SF. NET AREA, 1825.44 SF. GROSS AREA EXISTING FLOOR AREA 1526.88 SF. NEW FLOOR AREA 298.56 SF.
CONSTRUCTION TYPE:	V-N, FIRE SPRINKLED
OCCUPANCY GROUP:	OFFICE B CARPORT U-1
OCCUPANCY LOAD:	TOTAL OCCUPANT LOAD 18 OCCUPANTS (OFFICE) 1825 SF / 100 = 18.25
PARKING REQUIRED:	8 VEHICLES
PARKING PROVIDED:	1825 SF = 1 SPACE PER 250 SF = 7.3 SPACES 8 VEHICLES



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



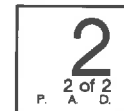
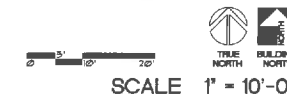
Architects Design Studio  
incorporated

660 south mill avenue - building 'A' - suite 108 - tempe, arizona (480) 894-8380



BOOK 524 PAGE 44  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
00-0118348  
02/17/00 01:38

## Centerpoint Development



08 JANUARY 2000

ADG Job Number 0826