

THIRD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO

A PORTION OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNERS AUTHORIZATION

DONOR NETWORK OF ARIZONA

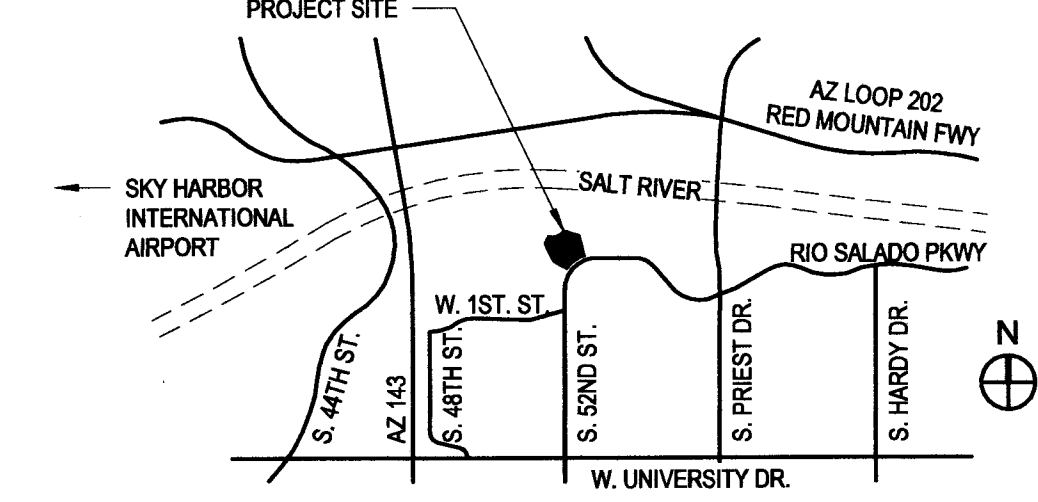
BY: [Signature] DATE: 4-18-19
SIGNATURE: DATE:

ITS: PRESIDENT AND CEO/ OWNER

OWNER/ DEVELOPER:

DONOR NETWORK OF ARIZONA
201 WEST COOLIDGE STREET
PHOENIX, ARIZONA 85013
CONTACT KATHY MILLS
PHONE: 602.222.2488

SITE VICINITY MAP:



ACKNOWLEDGEMENT

ON THIS 18th DAY OF April, 2019 BEFORE
ME, THE UNDERSIGNED, PERSONALLY APPEARED TIM BROWN, PRESIDENT AND CEO/
OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: Suzette M. Buron DATE: 10/31/2022
NOTARY PUBLIC: MY COMMISSION EXPIRES:



LEGAL DESCRIPTION

LOT 4 OF LIBERTY CENTER AT RIO SALADO UNIT 3 AS SHOWN ON FINAL PLAT RECORDED IN
BOOK 1212, PAGE 17 M.C.R., LYING WITHIN SECTION 17, TOWNSHIP 1 NORTH, RANGE 4
EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

CONTAINING 280,346 SQUARE FEET OR 6.4 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

LIBERTY CENTER AT RIO SALADO
2010 W. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
PARCEL #: APN # 124-78-022

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON
THIS 20TH DAY OF DECEMBER, 2018.

PROJECT DATA

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204	
SITE ADDRESS	2010 W RIO SALADO PKWY
GENERAL PLAN LAND USE:	GID
SITE AREA:	280,346 SF/ 6.4 AC
BUILDING HEIGHT:	41'
BUILDING LOT COVERAGE:	N/A
SITE LANDSCAPE COVERAGE:	50%
BUILDING SETBACKS:	
FRONT (NORTH):	25"
SIDE (EAST):	60'
SIDE (WEST):	72'
STREET SIDE (SOUTH):	N/A'
VEHICLE PARKING QUANTITY:	
REQUIRED:	234
PROVIDED:	184
ACCESSIBLE PARKING QUANTITY:	
REQUIRED:	9
PROVIDED:	8
BICYCLE PARKING QUANTITY:	
REQUIRED:	8
PROVIDED:	14
USES:	BUSINESS

PREVIOUS APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THE 18TH DAY
OF AUGUST, 2016. DS160313, PL160152, REC16101

PREVIOUS CONDITIONS OF APPROVAL: PL160152

1. A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE AUGUST 18, 2018, OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
2. THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER(S) VOLUNTARY WAIVE(S) AN 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 MODIFICAITONS IMPOSED AS A CONDITION OF APPROVAL THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN SEPTEMBER 16, 2016, OR THE APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

CONDITIONS OF APPROVAL: PL180261

GENERAL

1. A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF CITY COUNCIL APPROVAL OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
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 A 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 PAD APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR DONOR NETWORK OF ARIZONA 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.
4. SHOULD THE NUMBER OF EMPLOYEES WORKING PEAK OFFICE HOURS CHANGE OR THE TENANT OF THE PROPERTY CHANGE THE PARKING ANALYSIS SHALL BE REVISED TO ADDRESS THESE SITE CHANGES WHICH WERE USED IN JUSTIFICATION OF THE REDUCTION. IF ADDITIONAL PARKING TO MEET THE CODE OR SITE DEMAND IS CAUSED BY THESE CHANGES, THE SITE SHALL BE MODIFIED EITHER BY SURFACE LOT CONFIGURATION OR PARKING STRUCTURE TO ACCOMMODATE THE NECESSARY PARKING.

GENERAL NOTES:

DONOR NETWORK OF ARIZONA PROPOSES TO CONSTRUCT A NEW HEADQUARTERS BUILDING ON THE SITE INDICATED ABOVE THAT WILL HOUSE THEIR DAY TO DAY OPERATIONS WHICH INCLUDE SURGICAL SUITES, LABORATORY FUNCTIONS AND ADMINISTRATIVE OFFICES. THE BUILDING PROGRAM WILL SERVE TO HELP DONOR NETWORK OF ARIZONA ACHIEVE THEIR MISSION OF MAKING THE MOST OF LIFE THROUGH THE GIFT OF ORGAN DONATION AND TISSUE DONATION.

SHEPLEY BULFINCH

3443 North Central Ave, South Rotunda
Phoenix, AZ 85012
T: 602.430.3223 | F: 602.934.9691
shepleybulfinch.com

DONOR NETWORK OF ARIZONA
201 WEST COOLIDGE STREET
PHOENIX ARIZONA, 85013



REC18155

PL180261

DS180792

NEW HEADQUARTERS

2010 WEST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
JOB NO: 4122.000

COVER SHEET

P000

04/26/18 DEVELOPMENT PLAN REVIEW

DS180792

PL180261

REC18155

THIRD AMENDED PLANNED AREA DEVELOPMENT OVERLAY
FOR LIBERTY CENTER AT RIO SALADO
SITE PLAN

SHEPLEY
BULFINCH

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shepleybulfinc.com

DONOR NETWORK OF ARIZONA
201 WEST COOLIDGE STREET
PHOENIX ARIZONA, 85013

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE
WITH THE PLANNED AREA DEVELOPMENT, BASED ON THE DESIGN PRESENTED WITHIN
THIS PLAN DATED NOVEMBER 5, 2018

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204	ZDC STANDARDS FOR DISTRICT	EXISTING PAD	PAD PROPOSED
SITE ZONING:	GID	GID	GID
SITE AREA:	280,346 SF/ 6.4 AC	280,346 SF/ 6.4 AC	280,346 SF/ 6.4 AC
BUILDING HEIGHT:	35'	44'	41'
BUILDING LOT COVERAGE:	N/A	N/A	N/A
SITE LANDSCAPE COVERAGE:	10%	10%	50%
BUILDING SETBACKS:			
FRONT (NORTH):	25"	25"	25"
SIDE (EAST):	0'	0'	60'
SIDE (WEST):	0'	0'	72'
STREET SIDE (SOUTH):	25'	25'	N/A
VEHICLE PARKING QUANTITY:			
REQUIRED:	234	234 (1 PER 300)	1 PER 400
PROVIDED:			184
ACCESSIBLE PARKING QUANTITY:			
REQUIRED:	9	9	9
PROVIDED:			8
BICYCLE PARKING QUANTITY:			
REQUIRED:	8	8	8
PROVIDED:			14
USES:	BUSINESS	BUSINESS	BUSINESS



1	10/15/18	DEVELOP. PLAN REVIEW #2
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REC18155

PL180261

DS180792

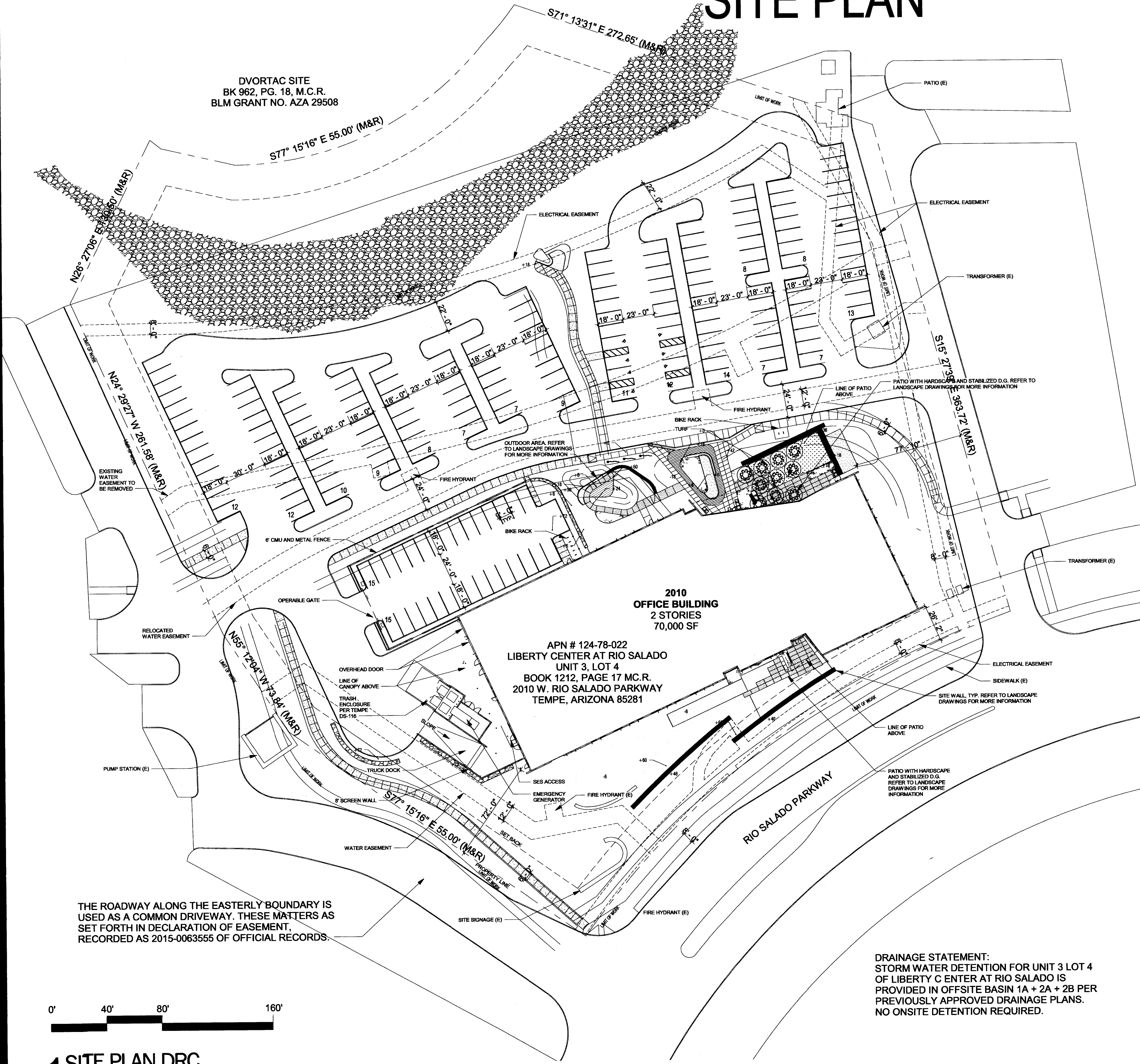
NEW
HEADQUARTERS

2010 WEST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
JOB NO: 4122.000

SITE PLAN

A1.0.0

01/15/2019 DEVELOPMENT PLAN REVIEW



THE ROADWAY ALONG THE EASTERLY BOUNDARY IS
USED AS A COMMON DRIVEWAY. THESE MATTERS AS
SET FORTH IN DECLARATION OF EASEMENT,
RECORDED AS 2015-0063555 OF OFFICIAL RECORDS.

DRAINAGE STATEMENT:
STORM WATER DETENTION FOR UNIT 3 LOT 4
OF LIBERTY CENTER AT RIO SALADO IS
PROVIDED IN OFFSITE BASIN 1A + 2A + 2B PER
PREVIOUSLY APPROVED DRAINAGE PLANS.
NO ONSITE DETENTION REQUIRED.

1 SITE PLAN DRC
SCALE 1" = 40'-0"

DS180792

PL180261

REC18155