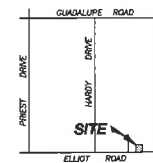


# EL DORADO CROSSING

## SIXTH AMENDED GENERAL PLAN OF DEVELOPMENT FOR EL DORADO CROSSING AND FINAL PLAN OF DEVELOPMENT FOR PARCEL 6

### A PORTION OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**VICINITY MAP**  
TEMPE, ARIZONA



**CONDITIONS OF APPROVAL: SGF-2002.56**

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 RICKETS, 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, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
- 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
- D. ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
2. 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 DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
3. THE APPLICANT/OWNER SHALL JOIN THE EL DORADO CROSSINGS COMMERCIAL CENTER ASSOCIATION TO PROVIDE A REVISED CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE COAR'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY.
4. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL FROM THE CITY OF TEMPE.
5. A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED BY ON, OR BEFORE SEPTEMBER 26, 2003 OR THE VARIANCE SHALL BE DEEMED NULL AND VOID.
6. THE GENERAL AND FINAL PLAN OF DEVELOPMENT 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.
7. THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF CROSS ACCESS ONTO ADJACENT PROPERTY TO THE WEST AND EAST, PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
8. OUTDOOR DINING IS NOT PART OF THIS REQUEST. IF THE APPLICANT/ OWNER DECIDES TO ADD OUTDOOR DINING IN THE FUTURE, A USE PERMIT SHALL BE REQUESTED AND PARKING REQUIRED RECALCULATED.
9. THE GENERAL AND FINAL PLAN OF DEVELOPMENT AND THE FINAL PLAT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED ON, OR BEFORE, SEPTEMBER 26, 2003 WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE DEVELOPMENT SERVICES DEPARTMENT. THE PLANNING DIVISION, PRIOR TO RECORDATION, SHALL REVIEW DETAILS OF THE DOCUMENT FORMAT.

**VARIANCES/USE PERMITS**

**PREVIOUS USE PERMITS**

1. A USE PERMIT TO ALLOW A DRIVE-IN RESTAURANT IN THE PCC-1 ZONING DISTRICT ON PARCEL 3. (SGF-99.23)

**PREVIOUS VARIANCES-SGF-95.73**

1. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 19' ON THE WEST SIDE OF PARCEL 3. (#SGF-95.73)
2. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 29' ON THE WEST SIDE OF PARCEL 2. (#SGF-95.73)
3. REDUCE THE REQUIRED MINIMUM REAR YARD SETBACK FROM 40' TO 33' ON THE NORTH SIDE OF PARCEL 2. (#SGF-95.73)
4. REDUCE THE REQUIRED MINIMUM FRONT AND STREET YARD SETBACK FROM 50' TO 40' ON THE SOUTH AND WEST SIDE OF PARCEL 1. (#SGF-95.73)
5. ALLOW FOR PARKING CANOPIES WITHIN SIDE YARD SETBACKS ON PARCEL 3. (SGF-99.23)
6. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 12' ON THE EAST SIDE OF PARCEL 7. (#SGF-01.76)

**NEW VARIANCES-SGF-2002.56**

1. REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 40' TO 10' IN THE PCC-1 ZONING DISTRICT, ON THE EAST SIDE OF PARCEL 6.

**NEW USE PERMIT**

1. ALLOW OUTDOOR DINING IN THE PCC-1 ZONING DISTRICT ON PARCEL 6 (BA020264).

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE RECORD BOUNDARY INFORMATION SHOWN HEREON IS AS DEPICTED ON THE FINAL PLAT OF TEMPE COMMERCE PARK II, RECORDED IN BOOK 508 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

*Jay Edward Mihalek*  
JAY EDWARD MIHALEK, RLS NO. 17375

10/24/02  
DATE



BOOK 611 PAGE 49  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2002-1165377  
11/03/2002 10:00 AM

**CERTIFICATION OF OWNER**

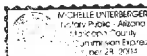
THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN HEREON.

SIGNED THIS 29 DAY OF Oct, 2002.

BY: *William R Oberpf*

STATE OF Arizona  
COUNTY OF Maricopa  
SUBSCRIBED AND SWORN BEFORE ME THIS 29 DAY OF Oct, 2002.

BY: *Michelle Unterberger* MY COMMISSION EXPIRES: 10-25-04  
NOTARY PUBLIC



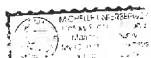
THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN HEREON.

SIGNED THIS 29 DAY OF Oct, 2002.

BY: *Wanda Jung*

STATE OF Arizona  
COUNTY OF Maricopa  
SUBSCRIBED AND SWORN BEFORE ME THIS 29 DAY OF Oct, 2002.

BY: *Michelle Unterberger* MY COMMISSION EXPIRES: 10-25-04  
NOTARY PUBLIC



**LEGAL DESCRIPTIONS**

**PARCEL 1**

LOT 1 OF EL DORADO CROSSINGS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 407 OF MAPS, PAGE 34.

**PARCEL 2**

LOT 2 OF EL DORADO CROSSINGS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 407 OF MAPS, PAGE 34, EXCEPT THE EAST SIX FEET THEREOF.

**PARCEL 3**

LOT 3 OF EL DORADO CROSSINGS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 407 OF MAPS, PAGE 34, AND, THE EAST SIX FEET OF LOT 2 OF SAID EL DORADO CROSSINGS.

**PARCEL 6**

LOT 1 ALPHAGRAPHICS, ACCORDING TO BOOK 590 OF MAPS PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA.

**PARCEL 7**

LOT 2 ALPHAGRAPHICS, ACCORDING TO BOOK 590 OF MAPS PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA.

**APPROVALS**

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 27<sup>th</sup> DAY OF Sept, 2002.

BY: *Neil Williams* MAYOR DATE: 10/30/02

ATTEST: *[Signature]* CITY CLERK DATE: 10/31/02

BY: *[Signature]* CITY ENGINEER DATE: 10-31-02

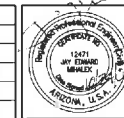
BY: *[Signature]* DEVELOPMENT SERVICES DATE: 11/4/02

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**EL DORADO CROSSING  
SIXTH AMENDED GENERAL PLAN  
AND FINAL PLAN OF DEVELOPMENT  
FOR PARCEL 6**

**JMA ENGINEERING CORPORATION**  
531 E. Desert Home Road, Garden Suite Phoenix, Arizona 85012  
Voice 602.248.0286 Fax 602.248.0976

Design	JE
CAD	JW
Checked	JM
Date	07/02
Job No.	0235
Sheet	1 of 3



JMA 0235 EL DORADO CROSSING DS020853 REC02053 SGF-2002.56

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# EL DORADO CROSSING

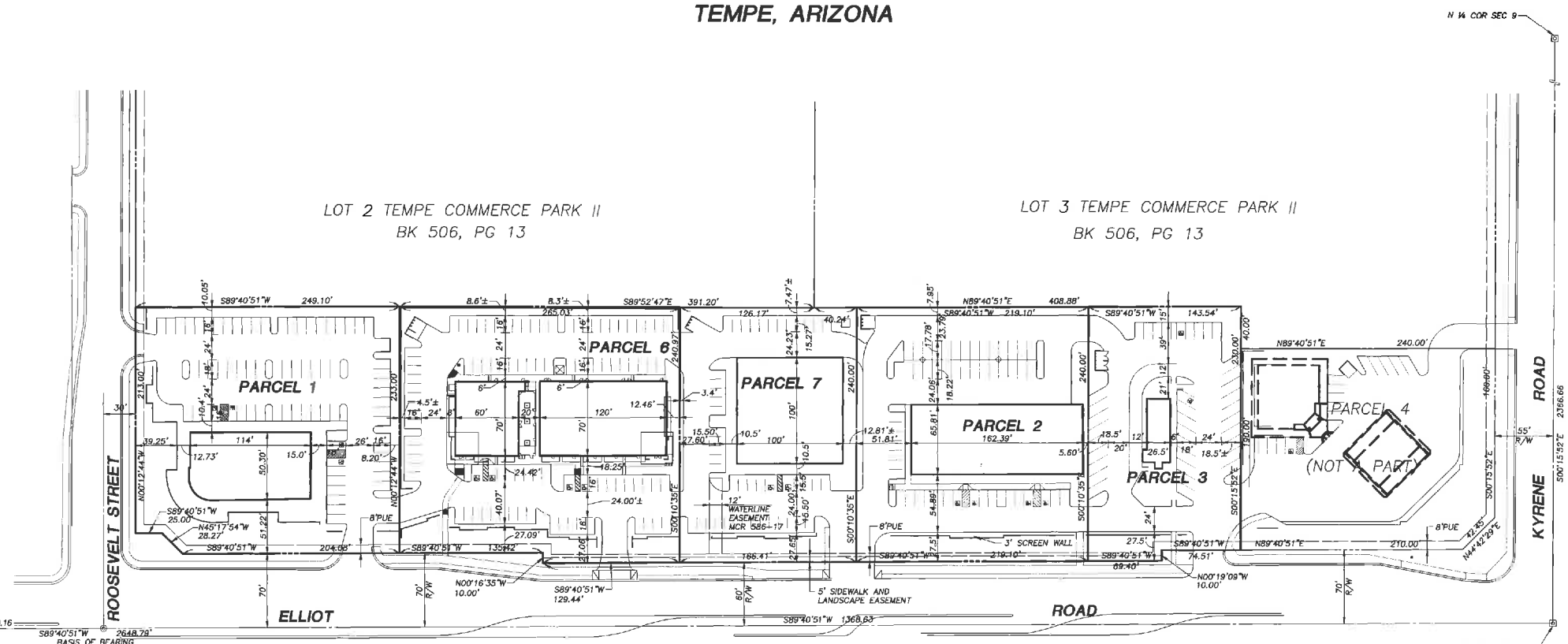
## SIXTH AMENDED GENERAL PLAN OF DEVELOPMENT FOR EL DORADO CROSSING TEMPE, ARIZONA

JMA 0235

EL DORADO CROSSING

SGF-2002.56 DS020853 REC02053

BOOK 611 PAGE 49  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2002 - 1165377  
11/06/2002



**SITE DATA**

**PARCEL 1**

SITE AREA (NET):	57,343 SF (1.3164 ACRES)
BUILDING AREA:	7,374 SF
COVERAGE:	13%
LANDSCAPE PROVIDED:	28%
PARKING REQUIRED:	78 SPACES
PARKING PROVIDED:	81 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES

**PARCEL 2**

SITE AREA (NET):	52,582 SF (1.2071 ACRES)
BUILDING AREA:	10,362 SF
COVERAGE:	20%
LANDSCAPE PROVIDED:	20%
PARKING REQUIRED:	52 SPACES
PARKING PROVIDED:	52 SPACES
BICYCLE PARKING REQUIRED:	4 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES

**PARCEL 3**

SITE AREA (NET):	33,749 SF (0.7748 ACRES)
BUILDING AREA:	1,363 SF
COVERAGE:	5%
LANDSCAPE PROVIDED:	20%
PARKING REQUIRED:	23 SPACES
PARKING PROVIDED:	37 SPACES
BICYCLE PARKING REQUIRED:	1 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES
CANOPY AREA:	5533 SF

**PARCEL 6**

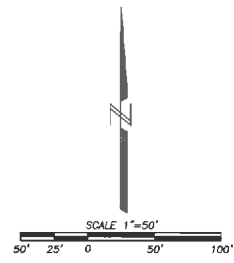
SITE AREA (NET):	62,758 SF (1.4407 ACRES)
BUILDING AREA:	12,600 SF
COVERAGE:	20%
LANDSCAPE PROVIDED:	14,716 SF (23.4%)
PARKING REQUIRED:	96 SPACES
PARKING PROVIDED:	96 SPACES
BICYCLE PARKING REQUIRED:	6 SPACES
BICYCLE PARKING PROVIDED:	6 SPACES

**PARCEL 7**

SITE AREA (NET):	40,000 SF (0.9183 ACRES)
BUILDING AREA:	10,000 SF
COVERAGE:	25%
LANDSCAPE PROVIDED:	18%
PARKING REQUIRED:	40 SPACES
PARKING PROVIDED:	47 SPACES
BICYCLE PARKING REQUIRED:	4 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES

**TOTALS (PARCELS 1,2,3,6,&7)**

SITE AREA (NET):	246,432 SF (5.6573 ACRES)
BUILDING AREA:	43,119 SF
COVERAGE:	18%
LANDSCAPE PROVIDED:	21%
PARKING REQUIRED:	250 SPACES
PARKING PROVIDED:	301 SPACES
BICYCLE PARKING REQUIRED:	17 SPACES
BICYCLE PARKING PROVIDED:	18 SPACES



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**EL DORADO CROSSING  
FIFTH AMENDED  
GENERAL PLAN OF DEVELOPMENT**

**JMA ENGINEERING CORPORATION**  
331 E. Bishanah Home Road, Garden Suite Phoenix, Arizona 85012  
Voice 602.248.0286 Fax 602.248.0978

DESIGN	JE
CAD	JW
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Date	07/02
Job No.	0235
Sheet	2 of 3



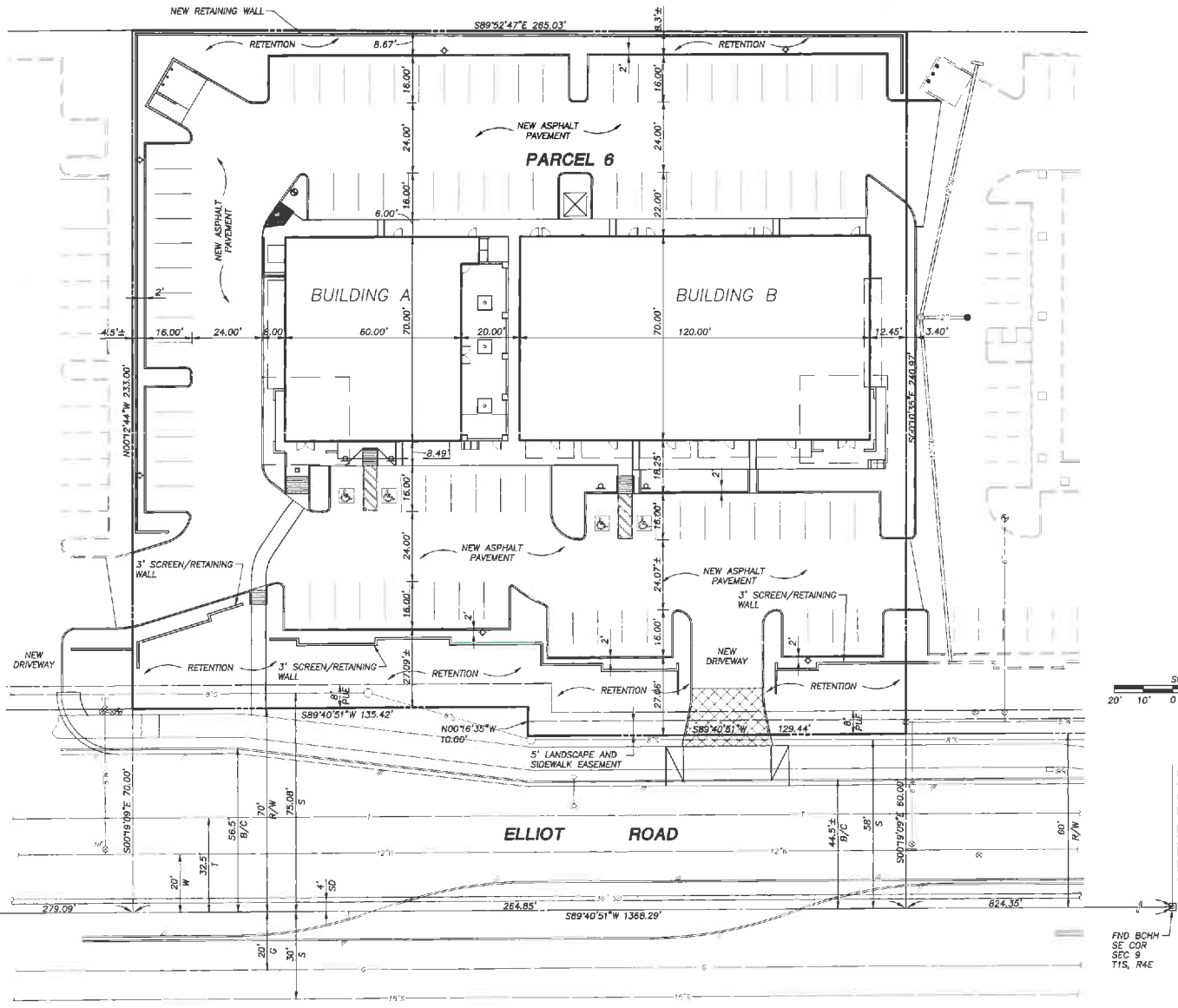
**SGF-2002.56 DS020853 REC02053**

# EL DORADO CROSSING

## FINAL PLAN OF DEVELOPMENT FOR PARCEL 6 BEING LOT 1 ALPHAGRAPHS, ACCORDING TO BOOK 590 OF MAPS PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA.

JMA 0235

SGF-2002.56 DS020863 REC02053



### LEGAL DESCRIPTION

LOT 1 ALPHAGRAPHS, ACCORDING TO BOOK 590 OF MAPS PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA.

### PARCEL A

TOTAL SITE AREA (NET):	62,758 SF (1.4407 ACRES)
TOTAL BUILDING AREA:	12,600 SF
BUILDING A AREA:	4,200 SF
BUILDING B AREA:	8,400 SF
TOTAL GROUND FLOOR AREA:	12,600 SF
GROUND FLOOR AREA A:	4,200 SF
GROUND FLOOR AREA B:	8,400 SF
MAXIMUM ALLOWED LOT COVERAGE:	25%
LOT COVERAGE PROVIDED:	20%
PARKING REQUIRED:	96 SPACES
PARKING PROVIDED:	96 SPACES
BICYCLE PARKING REQUIRED:	6 SPACES
BICYCLE PARKING PROVIDED:	6 SPACES
LANDSCAPE REQUIRED:	12,571 SF
LANDSCAPE PROVIDED:	14,716 SF

### LEGEND

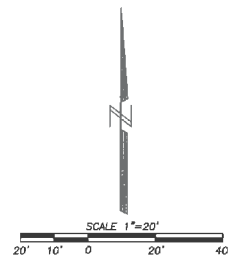
	CENTERLINE		EXISTING FIRE HYDRANT
	RIGHT-OF-WAY		EXISTING STREET LIGHT
	PROPERTY LINE		PROPOSED SCREEN WALL
	EASEMENT		
	EXISTING CURB AND GUTTER		

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT UNDER MY DIRECTION A BOUNDARY TOPOGRAPHIC SURVEY WAS PERFORMED ON THE SITE HEREON AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Jay Edward Mihalak*  
 JAY EDWARD MIHALAK, RLS NO. 17375

10/17/02  
 DATE



### EL DORADO CROSSING FINAL PLAN OF DEVELOPMENT FOR PARCEL 6

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**JMA ENGINEERING CORPORATION**  
 331 E. Bannock Home Road, Gordan Suite  
 Phoenix, Arizona 85012

Voice 602.248.0286  
 Fax 602.248.0978

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Checked	JM
Date	07/02
Job No.	0235
Sheet	3 of 3

