

AMENDED GENERAL PLAN OF DEVELOPMENT AND FINAL DEVELOPMENT PLAN

# ELLIOT AND RURAL PLAZA

AMENDING THE GENERAL PLAN OF DEVELOPMENT PSC-1, A PLANNED NEIGHBORHOOD SHOPPING CENTER LOCATED AT THE N.W. CORNER OF ELLIOT ROAD & RURAL ROAD TEMPE, ARIZONA, AS RECORDED IN BOOK 176, PAGE 1, MARICOPA COUNTY RECORDS AND SITUATED IN A PORTION OF S.E. 1/4 SECTION 10, T-1-S, R-4-E, 68 S.R.B. 8M. MARICOPA COUNTY, ARIZONA

CHIPPER WOOD  
BK. 201 PG. 10

**SITE DATA:**

ZONING - PCC 1  
PARCEL SIZE - 175,900 S.F.  
4.038 ACRES

**BUILDING AREA**  
BUILDING "A" 17,400 S.F.  
BUILDING "B" 15,000 S.F.  
PAD "A" 2,400 S.F.  
TOTAL 34,800 S.F.

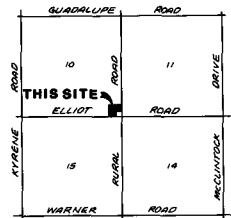
LOT COVERAGE - 197%  
ONE STORY BUILDINGS - 18'0" HIGH

**PARKING REQUIRED**  
RETAIL SHOPS 32,400 ÷ 250 = 130  
Rest 2,400 ÷ 75 = 32  
TOTAL REQUIRED 162  
PROVIDED 204  
36 EXTRA SPACES  
(COMPACT PARKING ALLOWED)  
162 ÷ 20 = 142  
142 X .2 = 28 SPACES

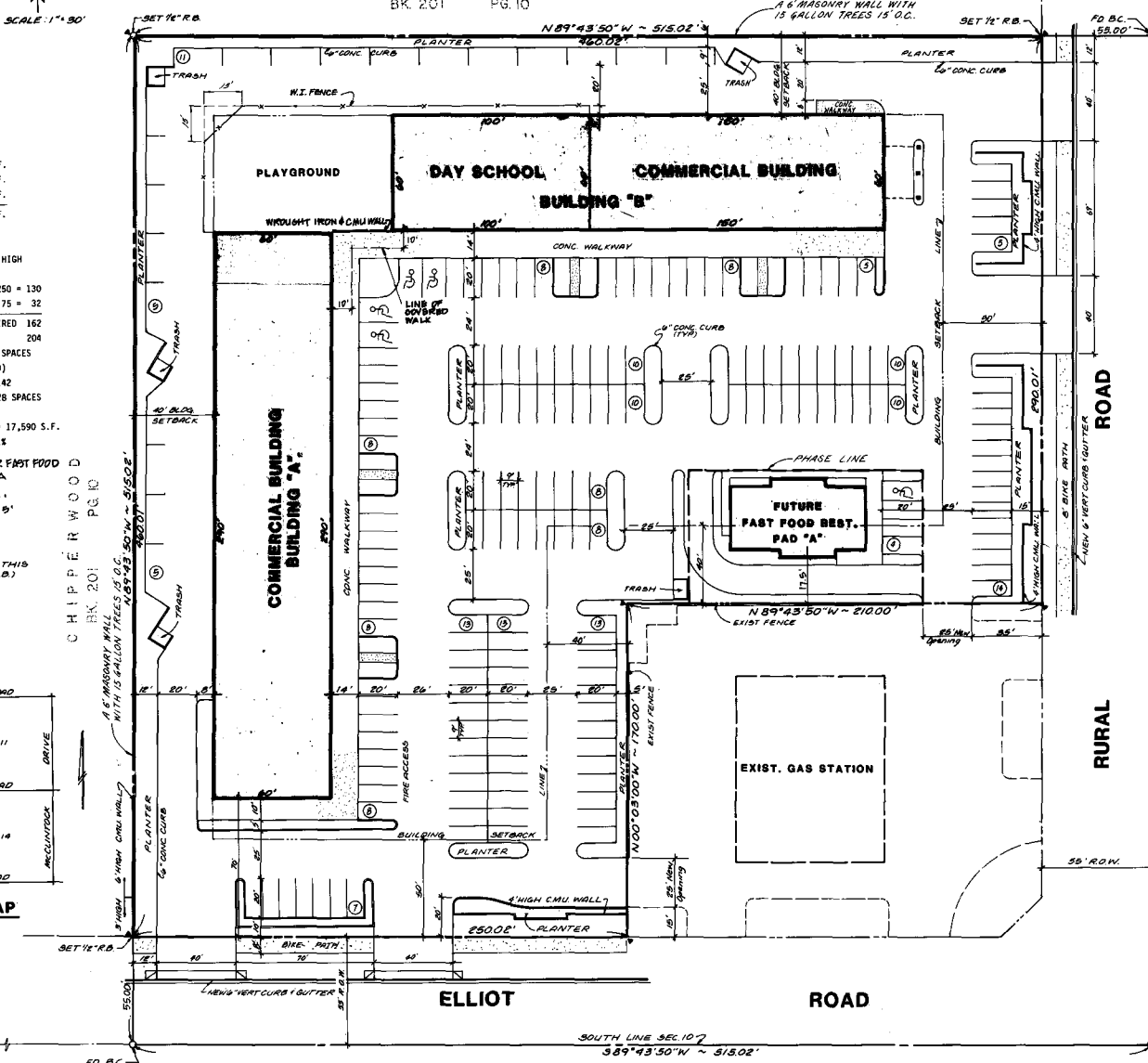
**LANDSCAPE REQUIREMENTS -**  
REQUIRED 175,900 X 10% = 17,590 S.F.  
REQUIRED 19,375 S.F./11%

**VARIANCE REQUIRED FOR FAST FOOD RESTAURANT - PAD "A"**  
SIDE YARD:  
REQUIRED - AD  
PROVIDED - 17.5'

**NOTE:**  
INDICATES CORNER OF THIS SUBDIVISION (SET 1/2" R.B.)



**VICINITY MAP**  
NO SCALE



**DEDICATION:**

STATE OF ARIZONA } S.S.  
County of Maricopa } S.S.

KNOW ALL MEN BY THESE PRESENTS: That S-T Properties #16 a General Partnership, authorized to do business in the State of Arizona, as owner, has placed under the name of Elliot and Rural Plaza

A portion of the General Plan of Development PSC-1, a planned neighborhood shopping center located at the Northwest corner of Elliot Road and Rural Road, Tempe, Arizona, as recorded in Book 176 of Maps, Page 1, Maricopa County, Arizona Records, and situated in a portion of the SE 1/4 Section 10, T. 1 S., R. 4 E., G. & S. R. B. & M., Maricopa County, Arizona, as shown platred hereon, and hereby publishes this plat as and for the plat of said Elliot and Rural Plaza, and hereby declares that said plat sets forth the location and gives the dimensions of the tracts and streets constituting same, and that each tract and street shall be known by the letter or name given to each respectively on said plat, and hereby dedicates to the public, for use as such, the streets as shown on said plat and included in the above described premises.

IN WITNESS WHEREOF S-T Properties #16 a General Partnership authorized to do business in the State of Arizona, as owner, has hereunto caused its name to be affixed and the same to be attested by the signature of the undersigned General Partner thereunto duly authorized this 12th day of June, 1984.

By: *[Signature]*  
General Partner

**ACKNOWLEDGEMENT:**

STATE OF ARIZONA } S.S.  
County of Maricopa } S.S.

On this 12th day of June, 1984, before me, the undersigned Officer, personally appeared *[Signature]* who acknowledged himself to be the *[Signature]* of S-T Properties #16, a General Partnership, authorized to do business in the State of Arizona, as owner, and acknowledged that he, as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal.

*[Signature]*  
Notary Public  
My Commission Expires 5/11/87

**APPROVALS:**

Approved by the Mayor and the City Council of the City of Tempe, Arizona, this the 16th day of August, 1984.

By: *[Signature]* Attest: *[Signature]*  
Mayor City Clerk

Approved by the City Engineer of the City of Tempe, Arizona, this the 1st day of November, 1984.

By: *[Signature]*  
City Engineer

Approved by the City Planning Department of the City of Tempe, Arizona, this the 1st day of NOV, 1984.

By: *[Signature]*  
Planning Director

**CERTIFICATION:**

*[Signature]* hereby certify that I am a Registered Civil Engineer of the State of Arizona and that this map, consisting of one sheet, correctly represents a survey made under my supervision during the month of June, 1984; that the survey is true and complete as shown; that all monuments shown actually exist or will be set as shown; that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

*[Signature]*  
Registered Civil Engineer  
6/11/84  
Date

**NOTES:**

- CCER'S SHALL BE ESTABLISHED RELATING TO LANDSCAPE RESPONSIBILITIES AND MAINTENANCE FOR THE ENTIRE SITE, (INCLUDING PAD "A") SAID CCER'S TO BE REVIEWED AND APPROVED BY THE CITY ATTORNEY'S OFFICE AND A COPY FILED WITH THE PLANNING DEPARTMENT PRIOR TO RECORDATION. AN ASSOCIATION OF OWNERS OR A SUITABLE ALTERNATIVE AS APPROVED BY THE PLANNING DEPARTMENT AND THE CITY ATTORNEY SHALL BE SET UP FOR THE MAINTENANCE AND UPKEEP OF LANDSCAPE AREAS.
- SPECIAL DETAILS REGARDING SETTING OF THE ELEVATIONS FOR BUILDING "B" & "A" ARE TO BE APPROVED BY THE DESIGN REVIEW BOARD PRIOR TO RECORDATION.
- PAD "A" SHALL BE ARCHITECTURALLY DESIGNED AND SHALL RELATE TO THE CENTER. DETAILS TO BE RESOLVED WITH THE DESIGN REVIEW BOARD PRIOR TO RECORDATION.
- ALL WALKWAY TREES ARE REQUIRED TO BE INSTALLED WITH THE FIRST PHASE OF DEVELOPMENT.
- ALL ADDITIONS AND MODIFICATIONS AS A RESULT OF THESE CONDITIONS ARE REQUIRED TO BE REFLECTED ON THE PLAN OF DEVELOPMENT PRIOR TO RECORDATION.



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