

2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR IN-N-OUT BURGER

A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

IN-N-OUT BURGER INCORPORATED

BY: [Signature] DATE: 7/25/22

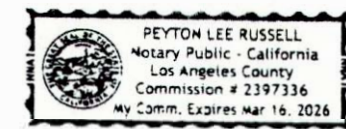
ITS:

ACKNOWLEDGEMENT

ON THIS 25 DAY OF July, 2022 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Daryl Dittebrand, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHERE OF; I HERE UNTO SET MY HAND OFFICIAL SEAL

BY: [Signature] March 16, 2026
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

LOT 1 OF PLAYA DEL NORTE, A FINAL PLAT RECORD IN BK 685, OF MAPS PG 32, MCR, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR THE CITY OF TEMPE
ON THIS 29 DAY OF APRIL, 2022.

OWNER

IN-N-OUT BURGER INCORPORATED
13502 HAMBURGER LANE, BALDWIN PARK CA 91706
CONTACT: DARYL DITTEBRAND
EMAIL: DDITTEBRAND@INNOUT.COM

PROJECT DATA

MU-4 TABLE 4-203B		
	PAD PROVIDED	
GENERAL PLAN LAND USE	MIXED USE	
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE MORE THAN 65 DU/AC	
SITE AREA	70,686 SQ FT OR 1.62 ACRES	
BUILDING HEIGHT	36' 0"	
BUILDING LOT COVERAGE	3,350 SO FT / 5%	
SITE LANDSCAPE COVERAGE	23,053 SO FT / 33%	
BUILDING SETBACKS		
FRONT (SCOTTSDALE RD.)	141' 5"	
SIDE NORTH	148' 0"	
SIDE SOUTH	8' 7"	
REAR (PLAYA DEL NORTE DR.)	63' 9"	
VEHICLE PARKING QUANTITY	61	
ACCESSIBLE REQUIRED TOTAL	4	
ACCESSIBLE REQUIRED PROVIDED	4	
BICYCLE PARKING QUANTITY	10	
USES		
RESTUARANT		
	GROSS	3,350 SQ FT
	NET	3,187 SQ FT

SITE VICINITY MAP



PREVIOUS APPROVALS

SPD-2003.90 August 31, 2005
CASE NUMBER: RRC03050
USE PERMIT - ALLOW OUTDOOR DINING

CASE NUMBER: RRC04047
USE PERMIT - ALLOW DRIVE-THROUGH WINDOW

CONDITIONS OF APPROVAL: PAD220004

1. THE 2ND AMENDED PLANNED AREA DEVELOPMENT FOR IN-N-OUT BURGER SHALL BE SEALED BY AN ARIZONA REGISTERED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER, FITTED WITH APPROPRIATE SIGNATURES, AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT
2. ALL PREVIOUS CONDITIONS OF APPROVAL ESTABLISHED BY THE PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY THE CITY COUNCIL SHALL APPLY TO THIS REQUEST.

GENERAL NOTES

INTENT OF THIS REQUEST IS TO REDUCE QUANTITY OF VEHICLE QUANTITY OF VEHICLE PARKING SPACES IN ORDER TO EXTEND DRIVE-THROUGH LANE QUEUING

Project Owner:

IN-N-OUT
BURGER

Sheet Title:

PAD OVERLAY
COVER SHEET

Project Address:

920 EAST PLAYA DEL
NORTE DR
TEMPE, AZ 85281

DOCUMENT PREPARED BY:

IN-N-OUT BURGER
FACILITIES DEPARTMENT
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
PHONE: 626-813-8200
EMAIL:
MPOGUE@INNOUT.COM



DRAWN BY: MHP
DWG. DATE: 4/7/22

SHEET:

1 OF 2

DS220543

PAD220004

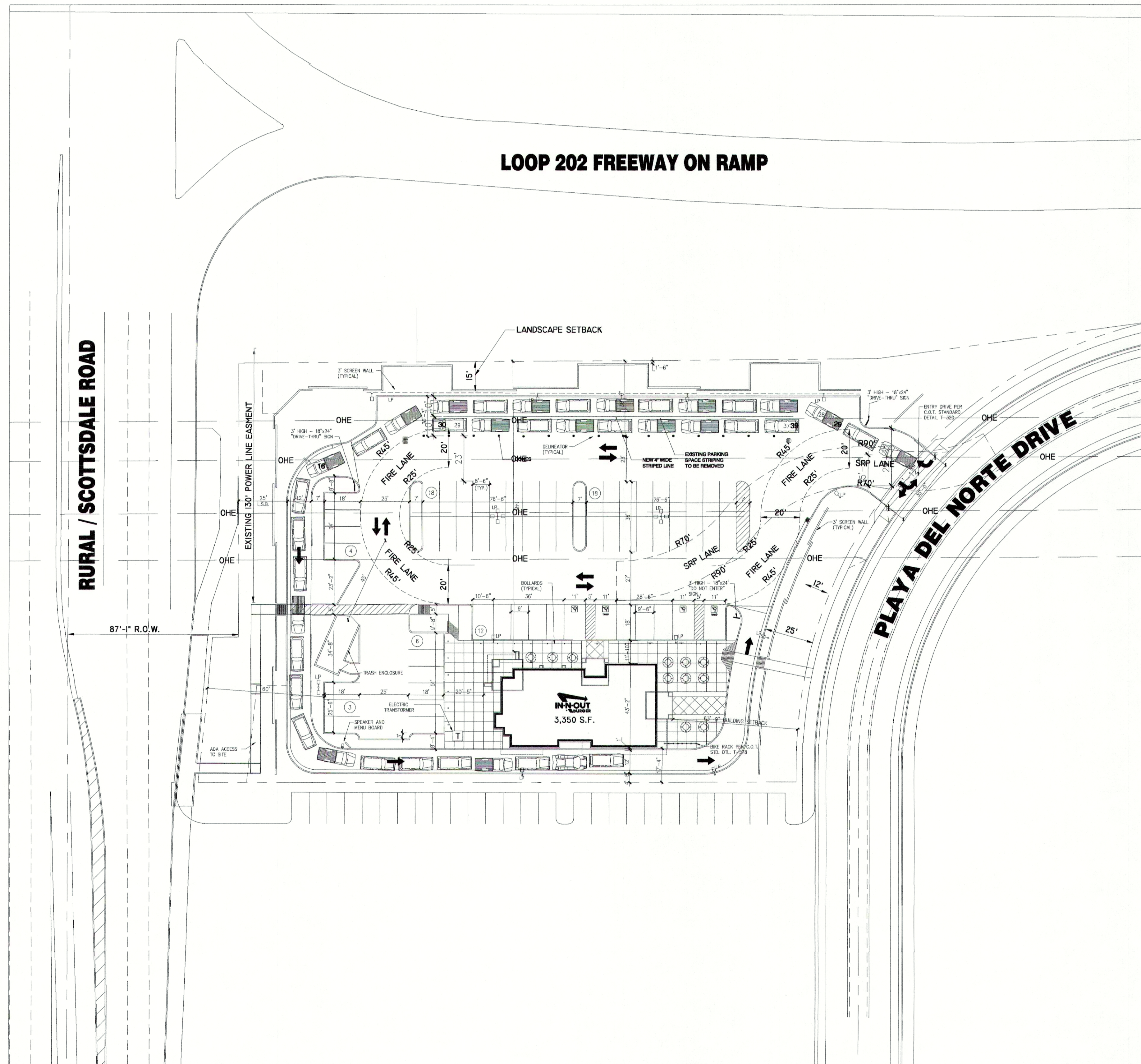
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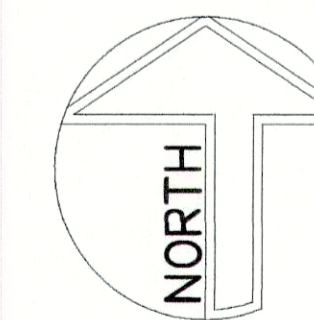
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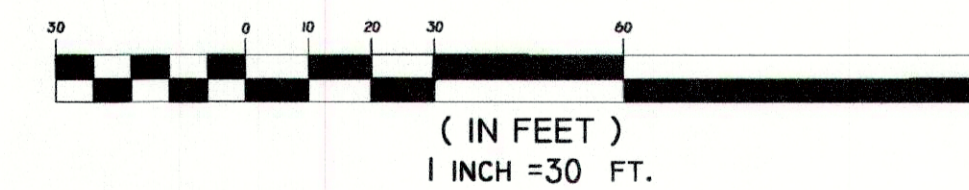
2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR IN-N-OUT BURGER SITE PLAN



MU-4 TABLE 4-203B	EXISTING ENTITLED PAD	PAD PROPOSED
GENERAL PLAN LAND USE	MIXED USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE MORE THAN 65 DU/AC	HIGH DENSITY URBAN CORE MORE THAN 65 DU/AC
SITE AREA	70,686 SQ FT OR 1.62 ACRES	70,686 SQ FT OR 1.62 ACRES
BUILDING HEIGHT	36' 0"	36' 0"
BUILDING LOT COVERAGE	5%	5%
SITE LANDSCAPE COVERAGE	33%	33%
BUILDING SETBACKS		
FRONT (SCOTTSDALE RD.)	141' 5"	141' 5"
SIDE NORTH	148' 0"	148' 0"
REAR SOUTH	8' 7"	8' 7"
REAR (PLAYA DEL NORTE DR.)	63' 9"	63' 9"
VEHICLE PARKING QUANTITY		
REQUIRED INDOOR (1 PER 75 S.F.)	43	43
REQUIRED OUTDOOR (1 PER 4 CHAIRS)	11	11
REQUIRED TOTAL	54	54
PROVIDED	90	61
BICYCLE PARKING QUANTITY		
BICYCLE INDOOR (1 PER 1,000 S.F.)	3	3
BICYCLE OUTDOOR	1	1
(1 PER 50 OUTDOOR CHAIRS)		
REQUIRED TOTAL	4	4
PROVIDED	10	10
USES		
RESTUARANT		
GROSS	3,350 SQ FT	3,350 SQ FT
NET	3,187 SQ FT	3,187 SQ FT



GRAPHIC SCALE



Project Owner:

**IN-N-OUT
BURGER**

Sheet Title:

**PAD OVERLAY
SITE PLAN**

Project Address:

920 EAST PLAYA DEL
NORTE DR
TEMPE, AZ 85281

DOCUMENT PREPARED BY:
IN-N-OUT BURGER
FACILITIES DEPARTMENT
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
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