

270
2.6

STATEMENT
KNOW ALL MEN BY THESE PRESENTS,
THAT MCCLINTOCK PROFESSIONAL DENTAL PARTNERSHIP, AN ARIZONA GENERAL PARTNERSHIP, AS OWNER, HAS CAUSED TO BE PLATTED AS A DEVELOPMENT PLAN UNDER THE NAME OF "MCCLINTOCK COMMERCIAL CENTER" GENERAL AND FINAL PLAN OF DEVELOPMENT FOR RETAIL/RESTAURANT/COMMERCIAL CENTER, A PORTION OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST, T. 1 S. R. 4 E. & M., MARICOPA COUNTY, ARIZONA, SHOWN HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND DIMENSIONS OF SAID PLAT. SAID DRAWING SHEET 1 OF 4, ARCHITECT'S TOPOGRAPHY, IS IN WITNESS WHEREOF.

MCCLINTOCK PROFESSIONAL DENTAL PARTNERSHIP, AN ARIZONA GENERAL PARTNERSHIP, HAS HERETOFORE CAUSED ITS GENERAL PARTNERSHIP NAME TO BE SIGNED BY THE UNDERSIGNED GENERAL PARTNER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 1984.

MCCLINTOCK PROFESSIONAL DENTAL PARTNERSHIP, OWNER,
BY: _____
GENERAL PARTNER

APPROVALS
APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, THE DAY OF _____, 1984.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE, THE DAY OF _____, 1984.

BY: _____
CITY ENGINEER

APPROVED BY THE CITY PLANNING DEPARTMENT OF THE CITY OF TEMPE, THE DAY OF _____, 1984.

BY: _____
PLANNING DIRECTOR

DEDICATION
STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS,
THAT MCCLINTOCK PROFESSIONAL DENTAL PARTNERSHIP, AN ARIZONA GENERAL PARTNERSHIP, AS OWNER, HAS PLATTED UNDER THE NAME OF "MCCLINTOCK COMMERCIAL CENTER" A PORTION OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST, T. 1 S. R. 4 E. & M., MARICOPA COUNTY ARIZONA, SHOWN HEREON AND PUBLISHES THIS GENERAL AND FINAL PLAN OF DEVELOPMENT OF SAID "MCCLINTOCK COMMERCIAL CENTER" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF STREETS AND SITS FORTH THE WALLS CONSTITUTING SAME AND THAT STREETS SHALL BE KNOWN BY THE NAMES THAT ARE GIVEN TO EACH ON SAID PLAT AND THAT MCCLINTOCK PROFESSIONAL DENTAL PARTNERSHIP, AN ARIZONA GENERAL PARTNERSHIP, AS OWNER, HEREBY DEDICATES TO THE PUBLIC THE STREETS FOR USE AS SUCH EASEMENTS ARE HEREBY GRANTED FOR THE USE SHOWN HEREON.

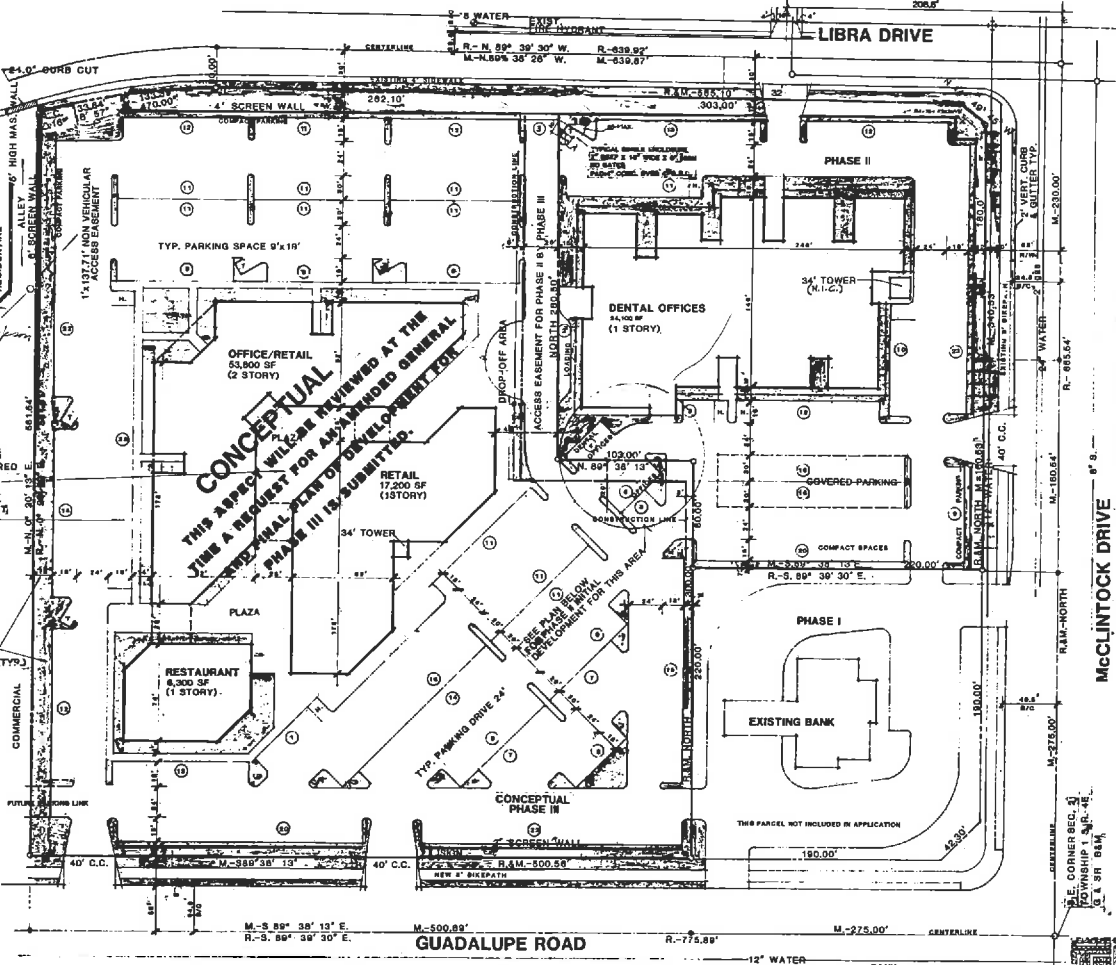
IN WITNESS WHEREOF,
MCCLINTOCK PROFESSIONAL DENTAL PARTNERSHIP, AN ARIZONA GENERAL PARTNERSHIP, HAS HERETOFORE CAUSED ITS GENERAL PARTNERSHIP NAME TO BE SIGNED BY THE UNDERSIGNED GENERAL PARTNER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 1984.

MCCLINTOCK PROFESSIONAL DENTAL PARTNERSHIP, OWNER,
BY: _____
GENERAL PARTNER

ACKNOWLEDGEMENT
ON THIS _____ DAY OF _____, 1984, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE A GENERAL PARTNER OF MCCLINTOCK PROFESSIONAL DENTAL PARTNERSHIP, AN ARIZONA GENERAL PARTNERSHIP, AND ACKNOWLEDGED SUCH GENERAL PARTNER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENTS FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE GENERAL PARTNERSHIP, AS OWNER, BY HIMSELF, AS SUCH GENERAL PARTNER.

IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____ DAY OF _____, 1984



SITE DATA

SITE LOCATION: NORTHWEST CORNER OF GUADALUPE & MCCLINTOCK, TEMPE, ARIZONA

ZONING: PCC-1
HEIGHT: MAX. 37'
F'NT YARD: MIN. 30'
SIDE YARD: MIN. 40'
REAR YARD: MIN. 40'

SITE AREA:
2.47 AC: 168,263 SF
PHASE I: 2.47 AC: 168,263 SF
PHASE II & III: 2.47 AC: 168,263 SF

SITE COVERAGE: PHASE I: 16.10%; 24%
PHASE II: 21.00%; 21%
PHASE III: 21.00%; 21%

BUILDING AREA:
PHASE I: 24,100 SF
PHASE II: 77,280 SF
PHASES I & II: 101,380 SF

LANDSCAPED AREA:
PHASE I: 28,800 SF
PHASE II: 28,800 SF
TOTAL: 57,600 SF

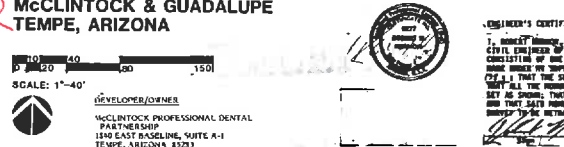
PARKING:
PHASE I: 181 SPACES
PHASE II: 181 SPACES
PHASE III: 181 SPACES

DENTAL OFFICES (PHASE I): 11,195 SF
RESTAURANT (PHASE I): 1,300 SF
OFFICE SPACE (PHASE I): 2,400 SF
RESTAURANT (PHASE II): 1,300 SF

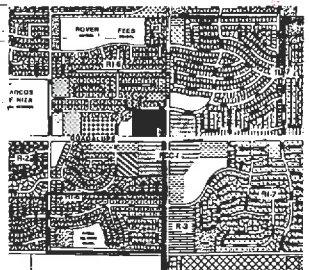
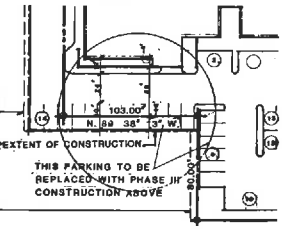
- GENERAL NOTES**
- ALL BUILDINGS IN PHASE II SHALL BE CONSTRUCTED WITH FIRE SPRINKLER SYSTEMS INSTALLED.
 - ALL MECHANICAL EQUIPMENT, WHETHER ROOF MOUNTED OR ON GRADE, SHALL BE FULLY SCREENED FROM VIEW.
 - FOR DIMENSIONS, EXISTING STREET CURB SIDEWALKS AND LEGAL DESCRIPTIONS, REFER TO ARCHITECT'S TOPOGRAPHY, SHEET 2 OF 2. UNDERGROUND STREET LIGHT CREDITS TO BE SUBMITTED. SEPARATE DRAWING.
- VARIANCE REQUESTS**
- REQUEST A VARIANCE TO REDUCE REAR YARD SETBACK IN PHASE II FROM 40' TO 15'.
 - REQUEST A VARIANCE ALLOWING TWO TOWER ELEMENTS (ONE IN EACH PHASE) TO EXTEND TO A HEIGHT OF 34 FEET (UP ABOVE BANK HT. ALLOWANCE). ALL OTHER BUILDING ELEMENTS SHALL NOT EXCEED 37' IN HT.
 - REQUEST A VARIANCE ALLOWING FOR AN INCREASE IN SITE COVERAGE ON PHASE II, FROM 21% TO 31%. THIS REQUEST IS BASED ON THE FACT THAT 20,000 SF OF THE COVERAGE IS COVERED PARKING AND COVERED COURTYARD.

- AT THEIR REGULAR MEETING OF JUNE 21, 1984, THE TEMPE CITY COUNCIL APPROVED THE AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR MCCLINTOCK COMMERCIAL CENTER, PHASE II, CONSISTING OF 105,403 SF ON 2.47 ACRES AND LOCATED AT THE SOUTHWEST CORNER OF LIBRA AND MCCLINTOCK (OFFICE ADDRESS - 5000 S. MCCLINTOCK). THE FOLLOWING VARIANCES WERE ALSO APPROVED:
- REDUCE INTERIOR SETBACK FROM 40' TO 15'.
 - INCREASE BUILDING HEIGHT FROM 30' TO 34'.
 - INCREASE BUILDING COVERAGE ON PHASE II FROM 25% TO 34%.
- THE APPROVALS WERE MADE SUBJECT TO THE FOLLOWING CONDITIONS:
- PUBLIC WORKS DEPARTMENT APPROVAL OF ALL STREET DEDICATIONS, ALLEYS, SIDEWALKS, DRIVEWAYS, DRAINAGE, WATER AND SEWER CONSTRUCTION DRAWINGS, REPAIRS, PICKUP, OFF-SITE IMPROVEMENTS AND SIDEWALKS ARE REQUIRED.
 - THE APPLICATION SHALL BE REVIEWED BY DESIGN REVIEW BOARD PRIOR TO COUNCIL ACTION.
 - CONCEPTUAL ELEVATIONS FOR PHASE III TO BE SUBMITTED TO PLANNING STAFF PRIOR TO COUNCIL ACTION.
 - PHASE III BUILDINGS TO HAVE EQUALLY SENSITIVE, AESTHETIC TREATMENTS ON THE NORTH (LIBRA DRIVE) FRONTAGE ELEVATIONS AS WELL AS THE SOUTH ELEVATIONS.
 - COVERED PARKING AREAS SHALL BE OF MASONRY CONSTRUCTIONS AS PER ORDINANCE 808.
 - THE WESTERN MOST DRIVEWAY ENTRANCE OFF LIBRA DRIVE TO BE ELIMINATED TO PREVENT TRAFFIC FLOW BETWEEN LIBRA AND GUADALUPE.
 - REQUIRED PARKING ON SCREENING WALLS ALONG LIBRA DRIVE TO BE 4' ABOVE ADJACENT GRADES FOR PHASE II AND III.
 - A 6" MASONRY WALL WITH 15 GAL. TREES 5' O.C. TO BE PROVIDED WHERE NEAREST PROPERTY LINE OF THIS PROJECT ADJACENT TO THE R-1 SINGLE FAMILY NEIGHBORHOOD. THE BOUNDARY OF THE WEST PROPERTY LINE TO GUADALUPE RD. SHALL BE BORDERED BY A 4" MASONRY WALL AND LANDSCAPING. ALL SUBJECT TO APPROVAL BY DESIGN REVIEW BOARD.
 - THIS APPROVAL DOES NOT INCLUDE TWO (2) STORY CONSTRUCTION FOR PHASE III. THIS ASPECT WILL BE REVIEWED AT THE TIME A REQUEST FOR AN AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR PHASE III IS SUBMITTED.
 - THE EASTERNMOST DRIVEWAY ENTRANCE OFF LIBRA DRIVE TO LOCATED FURTHER EAST SO AS TO LINE UP ACROSS FROM THE EXISTING ALLEY ON THE NORTH SIDE OF LIBRA OR THE CINCLE C. DETAILS TO BE APPROVED BY TRAFFIC ENGINEERING.

**McCLINTOCK COMMERCIAL CENTER
GENERAL & FINAL PLAN OF DEVELOPMENT
McCLINTOCK & GUADALUPE
TEMPE, ARIZONA**



ENGINEER'S CERTIFICATE:
I, _____, hereby certify that I am a Registered Civil Engineer of the State of Arizona and that this is a true and correct copy of the original as shown to me by the owner of the project. I have examined the drawings and certify that they are in accordance with the information furnished to me by the owner and that they are sufficient to enable the construction of the project.



PETER A. LENDRUM ASSOCIATES
PLANNERS
ENGINEERS
ARCHITECTS

2920 EAST CAMELBACK ROAD PHOENIX, ARIZONA 85016 (602) 955-2100



McCLINTOCK DENTAL CENTER
TEMPE, ARIZONA

JOB NUMBER: 8924.01
DATE: 5/24/84
DRAWN: FR
CHECKED: FR
SHEET TITLE: CITY SITE PLAN
SCALE:
REVISIONS:
DRAWING NUMBER: AO.1

RECORDED

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