

LEGAL DESCRIPTION

LOT 3 HAYDEN PLAZA EAST
BOOK 296 PAGE 49 M.C.R.

GENERAL & FINAL PLAN OF DEVELOPMENT MERCADO DEL RIO

LOCATED IN PART OF THE SE
1/4 OF SEC. 10 T-1-N, R-4-E,
G&S.R.B. & M. MARICOPA
COUNTY, ARIZONA

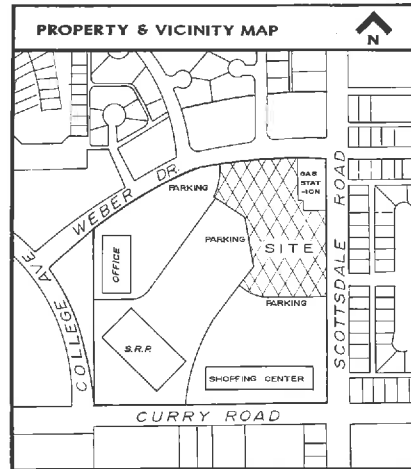
APPROVAL DATE: January 30, 1986

VARIANCES:

- a. Reduce the rear yard setback from 40' to 20' for the restaurant building.

STIPULATIONS & CONDITIONS:

1. Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and bike-paths are required.
2. Full arterial street dedication shall be made within six (6) months of Council approval and shall be reflected on the subdivision map prior to recordation.
3. Full arterial street improvements on all lands covered by this request must be installed prior to the issuance of any occupancy permits for the first phase of development. Details shall be approved by the Public Works Department.
4. CCR's shall be approved by the City Attorney's Office and the Community Development Director prior to recordation of the plat. Any proposed future amendments shall also require approval by the City Attorney's Office.
5. A sign package shall be prepared and submitted to the Design Review Board prior to building permits being issued for this project.
6. A request shall be processed to abandon the existing utility easement on site. The abandonment must be completed prior to recordation of this plan.
7. A 6' masonry wall shall be installed along the West property line. Details shall be approved by the Design Review Board and reflected on the plans prior to City Council introduction.
8. The Design Review Board shall review this plan prior to City Council introduction.
9. A 6' masonry screen wall shall be installed around the service area for the pad building. Details to be approved by the Design Review Board and reflected on the plans prior to City Council introduction.
10. A minimum of two trees shall be installed in all parking lot landscape islands. Details to be approved by Design Review Board and reflected on the plans prior to City Council introduction.
11. Engineering clearance is required prior to City Council introduction.
12. Fire Department clearance is required prior to City Council introduction.
13. Refuse Department clearance is required prior to City Council introduction.
14. All conditions of the Design Review Board shall be adhered to.
15. The screen wall along the west side is to be extended on north end as previously approved and as indicated on the marked up plan. Details to be approved by staff prior to issuance of building permits.
16. The glass block walls are to be extended down to 12" above floor line. Details to be approved by staff prior to issuance of building permits.
17. The roof line is to incorporate additional stepping as previously approved. Details to be approved by staff prior to issuance of building permits.



APPROVALS

APPROVAL OF THE CITY ENGINEER

BY: [Signature] DATE: 5-27-86

APPROVAL OF THE PLANNING AND ZONING COMMISSION

THIS GENERAL PLAN OF DEVELOPMENT IS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPE, ARIZONA THIS 12 DAY OF NOV, 1985

BY: [Signature] PLANNING DIRECTOR

APPROVAL OF THE CITY COUNCIL

THIS GENERAL PLAN OF DEVELOPMENT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 30 DAY OF JANUARY, 1986.

BY: [Signature] MAYOR

BY: [Signature] DEPT. CITY CLERK

CERTIFICATION OF THE OWNER

WE THE UNDERSIGNED STATE THAT WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, ALLEYS, AND EASEMENTS AS SHOWN ON THE PLAN AND ANY NECESSARY WIDENING OF ADJACENT STREETS.

THIS PREMISES IS NOT ENCUMBERED BY ANY DELINQUENT TAXES.

THIS STATEMENT SIGNED THE 12 DAY OF NOV, 1985.

BY: [Signature]
MERCADO DEL RIO JOINT VENTURE,
AN ARIZONA GENERAL PARTNERSHIP

STATE OF ARIZONA, COUNTY OF MARICOPA

SUBSCRIBED AND SWORN TO ME THE 12 DAY OF NOVEMBER, 1985.

BY: [Signature] (AKA MARI) NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, [Signature], HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, THAT THE LEGAL DESCRIPTION AND BOUNDARY SHOWN HEREON CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND DATED August 2, 1985, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SUBSCRIBED AND SWORN TO ME THE 12 DAY OF NOVEMBER, 1985.

BY: [Signature] (AKA MARI) NOTARY PUBLIC

MY COMMISSION EXPIRES: February 19, 1988

OWNER

Mercado Del Rio Joint Venture
An Arizona General Partnership

7332 E. Butheris Dr. Suite 200

Scottsdale, AZ 85260

Phone: 265-1965

ARCHITECT

Urban Design Consultants, Ltd.

7077 Main Street, Suite 13

Scottsdale, AZ 85251

Phone: 941-3680

CIVIL ENGINEER

Lyon & Associates

8250 N. 16th St., Suite 101

Phoenix, AZ 85016

Phone: 263-9360



MERCADO DEL RIO
SHOPPING CENTER

URBAN DESIGN CONSULTANTS LIMITED
ARCHITECTS ° PLANNERS ° LANDSCAPE ARCHITECTS
7077 EAST MAIN, SCOTTSDALE, ARIZONA 85261
602-941-3880



SHEET 1 OF 2

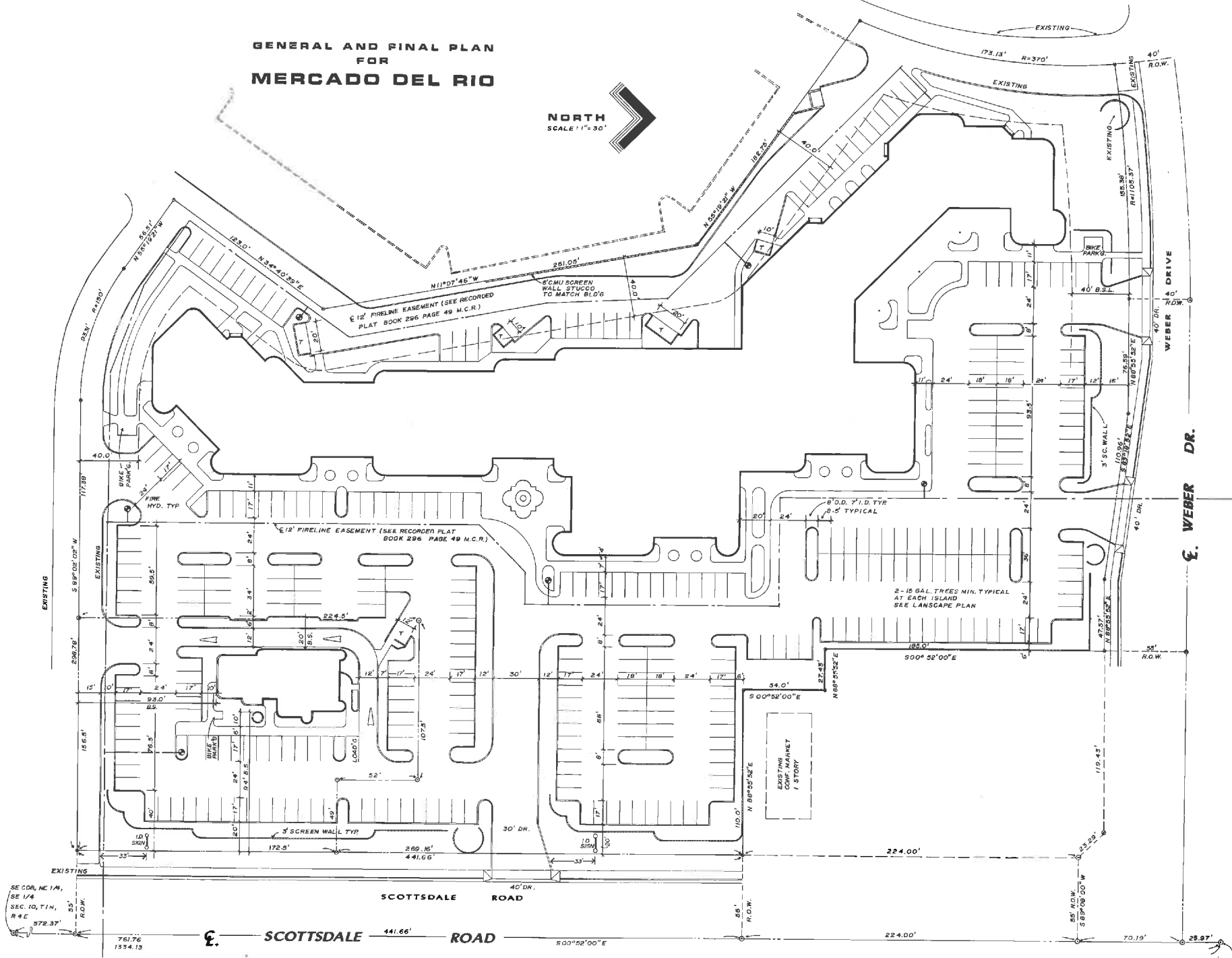
JOB NO. 85/08/03

STATE OF ARIZONA
County of Maricopa
I hereby certify that the plat is in accordance with the laws of this state.
JUN 2 1986-10 00
Notary Public

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**GENERAL AND FINAL PLAN
FOR
MERCADO DEL RIO**

NORTH
SCALE 1" = 30'



SITE DATA

EXISTING ZONING	PCC-1
COMBINED SITE	
GROSS SITE AREA	294,798 SQ. FT. 6.77 ACRES
NET SITE AREA	259,656 SQ. FT. 5.93 ACRES
BUILDING AREA	
TOTAL	61,203 SQ. FT.
SHOPPING CENTER SITE	
GROSS SITE AREA	252,714 SQ. FT. 5.80 ACRES
NET SITE AREA	237,080 SQ. FT.
BUILDING AREA	
SHOPS "A"	18,119 SQ. FT.
SHOPS "B"	15,765 SQ. FT.
SHOPS "C"	24,178 SQ. FT.
TOTAL	58,062 SQ. FT.
PARKING CALCULATIONS	
RETAIL (48,211/250)	192.8 SP.
RESTAURANT (5,850/75)	78.0 SP.
STORAGE (4,000/800)	8.0 SP.
TOTAL REQUIRED	278.8 SP.
TOTAL PROVIDED	279 SP.
BIKE PARKING:	
RETAIL (52,211/4,000)	13.1 SP.
RESTAURANT (5,850/4,000)	5.9 SP.
TOTAL REQUIRED	19.0 SP.
TOTAL PROVIDED	20 SP.
LOT COVERAGE	
ALLOWABLE	25%
PROPOSED	24.6%
LANDSCAPING	
REQUIRED	10% (25,272 SQ. FT.)
PROVIDED	16% (50,015)
BURGER KING SITE	
GROSS SITE AREA	42,074 SQ. FT. .97 ACRES
NET SITE AREA	32,550 SQ. FT. .75 ACRES
BUILDING AREA	3,142 SQ. FT.
PARKING CALCULATIONS	
REQUIRED (3,142/75)	41.9 SP.
PROPOSED	47 SP.
BIKE PARKING:	
REQUIRED (3,142/1,000)	3.2 SP.
PROPOSED	4 SP.
LOT COVERAGE	
ALLOWABLE	25%
PROPOSED	10.6%
LANDSCAPING	
REQUIRED (10%)	3,258 SQ. FT.
PROPOSED (24%)	7,905 SQ. FT.



ALL WORK, DESIGN AND PLANS ARE TO BE DONE AND THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT SHALL BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

**MERCADO DEL RIO
PREPARED FOR
MERCADO DEL RIO JOINT VENTURE**

URBAN DESIGN CONSULTANTS LIMITED
ARCHITECTS • PLANNERS • LANDSCAPE ARCHITECTS
7077 EAST MAIN, SCOTTSDALE, ARIZONA 85251
602-941-3860



SHEET	OF
2	2
JOB NO.	

STATE OF ARIZONA
County of Maricopa
I hereby certify that the work on this plan was done by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Arizona.
JUN 2 1996-10:00
in the presence of
Notary Public
County Recorder

E 1/4 COR. SEC. 10
T14, R4E