

**SITE DATA:**

EXISTING ZONING:	P.C.C.1
<b>TOTALS:</b>	
NET AREA	361,142 S.F.
BUILDING AREA	87,776 S.F.
% BUILDING COVERAGE	24.3 %
LANDSCAPE AREA	50,900 S.F.
% LANDSCAPE COVERAGE	14.1 %
PARKING SPACES REQUIRED	410
PARKING SPACES PROVIDED	461
% COMPACT SPACES	12.6 %

**PARKING SPACE CALCULATIONS:**

PARCEL	USE	BUILDING AREA S.F.	SPACES REQUIRED	SPACES PROVIDED	TOTAL FULL SIZE	COMPACT
1.	RESTAURANT	2,420	32	32	32	0
2.	RETAIL	5,400	22	25	25	2
3.	GROCERY	40,850	164	164	139	25
4.	RETAIL	25,350	118	151	128	23
5.	RESTAURANT	3,750	50	51	44	7
6.	BANK	5,900	24	38	38	0
<b>TOTALS</b>		<b>87,770</b>	<b>410</b>	<b>461</b>	<b>403</b>	<b>58</b>

**FULL SIZE SPACES:** 9' X 20'

**COMPACT SPACES:** 7.5' X 15'

**BUILDING CALCULATIONS:**

PARCEL	NET AREA S.F.	% BUILDING COVERAGE	LANDSCAPED AREA S.F.	% LANDSCAPE
1.	14,727	15.4	1,800	12.2
2.	19,454	27.8	2,100	10.3
3.	184,805	24.8	18,200	10.9
4.	85,235	24.4	9,100	10.7
5.	23,174	12.8	3,100	16.4
6.	47,847	12.5	16,800	34.7
<b>TOTALS</b>	<b>361,142</b>	<b>24.3</b>	<b>50,900</b>	<b>14.1</b>

**VARIANCES GRANTED:**

1. PARCEL 1-SIDEYARD SETBACK 15' IN LIEU OF 40'
2. PARCEL 2-SIDEYARD SETBACK 0' IN LIEU OF 40'
3. PARCEL 2-FRONT YARD SETBACK 30' IN LIEU OF 50'
4. PARCEL 2-BUILDING COVERAGE 28% IN LIEU OF 25%
5. PARCEL 2-SIDEYARD SETBACK 0' IN LIEU OF 40'
6. PARCEL 4-SIDEYARD SETBACK 0' IN LIEU OF 40'
7. PARCEL 4-REAR YARD SETBACK 4' IN LIEU OF 40'
8. PARCEL 4-FRONT YARD SETBACK 35' IN LIEU OF 50'
9. PARCEL 4-BUILDING COVERAGE 37.0% IN LIEU OF 25%
10. PARCEL 6-REAR YARD SETBACK 20' IN LIEU OF 40'

**ADDITIONAL VARIANCES REQUESTED:**

1. PARCEL 1-SIDEYARD SETBACK 11' IN LIEU OF 40'
2. PARCEL 1-DRIVEWAY (DRIVETHROUGH) 10' IN LIEU OF 12'
3. PARCEL 4-FRONT YARD SETBACK 18' IN LIEU OF 50'
4. PARCEL 5-SIDEYARD SETBACK 30' IN LIEU OF 40'
5. PARCEL 5-DRIVEWAY (DRIVETHROUGH) 10' IN LIEU OF 12'

**LEGAL DESCRIPTION:**

**PEPPERWOOD PLAZA**

THAT PART OF THE NORTHEAST QUARTER OF SECTION FOUR (4), TOWNSHIP ONE (1) SOUTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

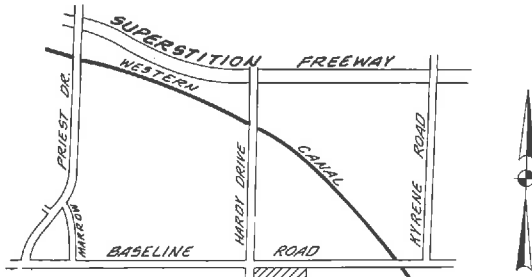
COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 4 BEARS SOUTH 89° 55' 09" EAST A DISTANCE OF 1147.08 FEET;  
 THENCE SOUTH 00° 24' 27" WEST A DISTANCE OF 74.83 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 00° 24' 27" WEST A DISTANCE OF 492.54 FEET;  
 THENCE NORTH 83° 04' 14" WEST A DISTANCE OF 814.72 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARDY DRIVE;  
 THENCE NORTH 00° 19' 40" EAST ALONG SAID RIGHT-OF-WAY LINE OF HARDY DRIVE A DISTANCE OF 380.00 FEET;  
 THENCE NORTH 45° 21' 03" EAST A DISTANCE OF 28.21 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD;  
 THENCE SOUTH 89° 35' 33" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD A DISTANCE OF 190.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL BEING IN AND COMPRISING A PORTION OF THE CITY OF TEMPE, ARIZONA AND CONSISTING OF 8.291 ACRES MORE OR LESS.

**AMENDED GENERAL PLAN OF DEVELOPMENT AND FINAL DEVELOPMENT PLAN**

**OF PEPPERWOOD PLAZA**

AMENDING: AMENDED GENERAL PLAN OF DEVELOPMENT AND FINAL DEVELOPMENT PLAN OF PEPPERWOOD PLAZA  
 RECORDED IN: BOOK 275, PAGE 35, MARICOPA COUNTY RECORDS



**VICINITY MAP**

NOT TO SCALE

**PARCEL BOUNDARIES:**

1. N 89° 35' 33" W	29.00	2. S 00° 24' 27" W	75.34	55. N 00° 24' 27" E	42.00	81. S 00° 24' 27" W	23.00
3. N 00° 24' 27" E	180.00	29. S 89° 35' 33" E	5.00	56. N 89° 35' 33" W	75.50	82. N 60° 24' 27" E	25.40
4. N 89° 35' 33" W	71.00	30. N 00° 24' 27" E	181.20	57. N 00° 24' 27" E	12.00	83. N 00° 24' 27" E	53.00
5. N 00° 24' 27" E	110.00	31. S 83° 04' 14" E	614.72	58. N 89° 35' 33" W	52.50	84. S 89° 35' 33" E	20.00
6. N 89° 35' 33" W	24.00	32. S 00° 19' 40" W	161.95	59. N 00° 24' 27" E	80.50		
7. S 00° 24' 27" W	72.00	33. N 89° 35' 33" W	261.67	60. N 89° 35' 33" W	240.00		
8. N 89° 35' 33" W	20.00	34. S 00° 24' 27" W	187.55	61. N 00° 24' 27" E	12.00		
9. N 00° 24' 27" E	81.00	35. S 89° 35' 33" E	182.00	62. N 89° 35' 33" W	77.00		
10. S 89° 35' 33" E	44.00	36. N 89° 35' 33" W	12.00	63. N 00° 24' 27" E	18.00		
11. N 00° 24' 27" E	31.00	37. N 00° 24' 27" E	88.50	64. N 89° 35' 33" W	141.50		
12. N 89° 35' 33" W	49.50	38. N 89° 35' 33" W	12.00	65. N 00° 24' 27" E	139.04		
13. N 00° 24' 27" E	18.00	39. S 00° 24' 27" W	59.50	66. N 89° 35' 33" W	24.00		
14. S 89° 35' 33" E	114.50	40. N 00° 24' 27" E	15.80	67. N 00° 24' 27" E	108.04		
15. N 00° 24' 27" E	12.00	41. S 89° 35' 33" E	172.17	68. N 89° 35' 33" W	40.00		
16. N 89° 35' 33" W	5.00	42. N 00° 24' 27" E	116.28	69. N 00° 24' 27" E	72.00		
17. N 00° 24' 27" E	302.34	43. N 75° 47' 25" W	18.54	70. N 89° 35' 33" W	26.00		
18. S 00° 24' 27" W	9.00	44. N 89° 35' 33" W	230.00	71. N 00° 24' 27" E	45.00		
19. N 89° 35' 33" W	5.00	45. N 00° 24' 27" E	21.30	72. N 89° 35' 33" W	17.17		
20. N 30° 24' 27" E	42.00	46. N 53° 04' 14" W	11.78	73. N 00° 24' 27" E	171.62		
21. S 00° 24' 27" W	32.33	47. N 83° 04' 14" W	86.09	74. N 89° 35' 33" W	218.05		
22. N 89° 35' 33" W	24.00	48. N 00° 24' 27" E	63.48	75. S 00° 24' 27" W	28.27		
23. N 00° 24' 27" E	26.54	49. N 89° 35' 33" W	60.00	76. N 00° 19' 40" E	44.00		
24. N 89° 35' 33" W	82.00	50. N 77° 19' 16" E	82.13	77. N 45° 22' 03" E	115.00		
25. N 00° 24' 27" E	156.51	51. N 00° 24' 27" E	32.20	78. N 89° 35' 33" W	238.05		
26. S 89° 35' 33" E	107.00	52. S 89° 35' 33" E	18.00	79. N 00° 24' 27" E	31.00		
27. S 00° 24' 27" W	30.00	53. N 00° 24' 27" E	81.00	80. N 89° 35' 33" W	286.50		
28. S 89° 35' 33" E	20.00	54. N 89° 35' 33" W	36.00				

3.19.85  
280/22

280  
22

**STATEMENT OF OWNER:**

KNOW ALL MEN BY THESE PRESENTS THAT 1ST INTERSTATE BANK OF ARIZONA, N.A., AN ARIZONA CORPORATION, HAS CAUSED TO BE PLATTED A GENERAL PLAN OF DEVELOPMENT AND FINAL DEVELOPMENT PLAN UNDER THE NAME OF PEPPERWOOD PLAZA, A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF SAID PLAT.

1ST INTERSTATE BANK OF ARIZONA, N.A., AN ARIZONA CORPORATION  
 OWNER OF PARCEL 6 OF PEPPERWOOD PLAZA

*[Signature]*  
 J. P. Wilson, Sr.  
 President

**ACKNOWLEDGEMENT:**

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS THE 7th DAY OF March, 1985, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE AN OFFICER OF 1ST INTERSTATE BANK OF ARIZONA, N.A. AND THAT HE AS SUCH OFFICER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING FOR THE CORPORATION BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

*[Signature]*  
 My Commission Expires  
 Notary Public

**STATEMENT OF OWNER:**

KNOW ALL MEN BY THESE PRESENTS THAT JACK WILSON CO. AN ARIZONA CORPORATION AND G.S.W. I, AN ARIZONA LIMITED PARTNERSHIP OF WHICH JACK WILSON CO. IS THE GENERAL PARTNER, HAS CAUSED TO BE PLATTED A GENERAL PLAN OF DEVELOPMENT AND FINAL DEVELOPMENT PLAN UNDER THE NAME OF PEPPERWOOD PLAZA, A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF SAID PLAT.

JACK WILSON CO.  
 BY *[Signature]*  
 Jack Wilson, President

G.S.W. I.  
 BY *[Signature]*  
 Jack Wilson Co. - General Partner

**ACKNOWLEDGEMENT:**

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS THE 20th DAY OF February, 1985, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE AN OFFICER OF JACK WILSON CO. AND AS SUCH OFFICER OF JACK WILSON CO., ALSO THE GENERAL PARTNER OF G.S.W. I, A LIMITED PARTNERSHIP, AND THAT HE AS SUCH OFFICER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING FOR THE NAME OF THE COMPANY AND LIMITED PARTNERSHIP BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

*[Signature]*  
 My Commission Expires  
 Notary Public

**APPROVALS:**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, ON THIS THE 16th DAY OF March, 1985.

BY: *[Signature]* Mayor  
 ATTEST: *[Signature]* City Clerk  
 APPROVED BY: *[Signature]* City Engineer  
*[Signature]* Planning Director

**CERTIFICATION OF SURVEYOR:**

I, JOHN D. HESS, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF ARIZONA THAT THIS MAP, CONSISTING OF TWO SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER, 1984 THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE 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.

**ENGINEER'S COPY**



HESS, FOGT, ROUNTREE, INC.  
 Consulting Engineers & Land Surveyors  
 49 WEST SOUTHERN AVE., TEMPE, ARIZONA 85282  
 PHONE (602) 966-7271

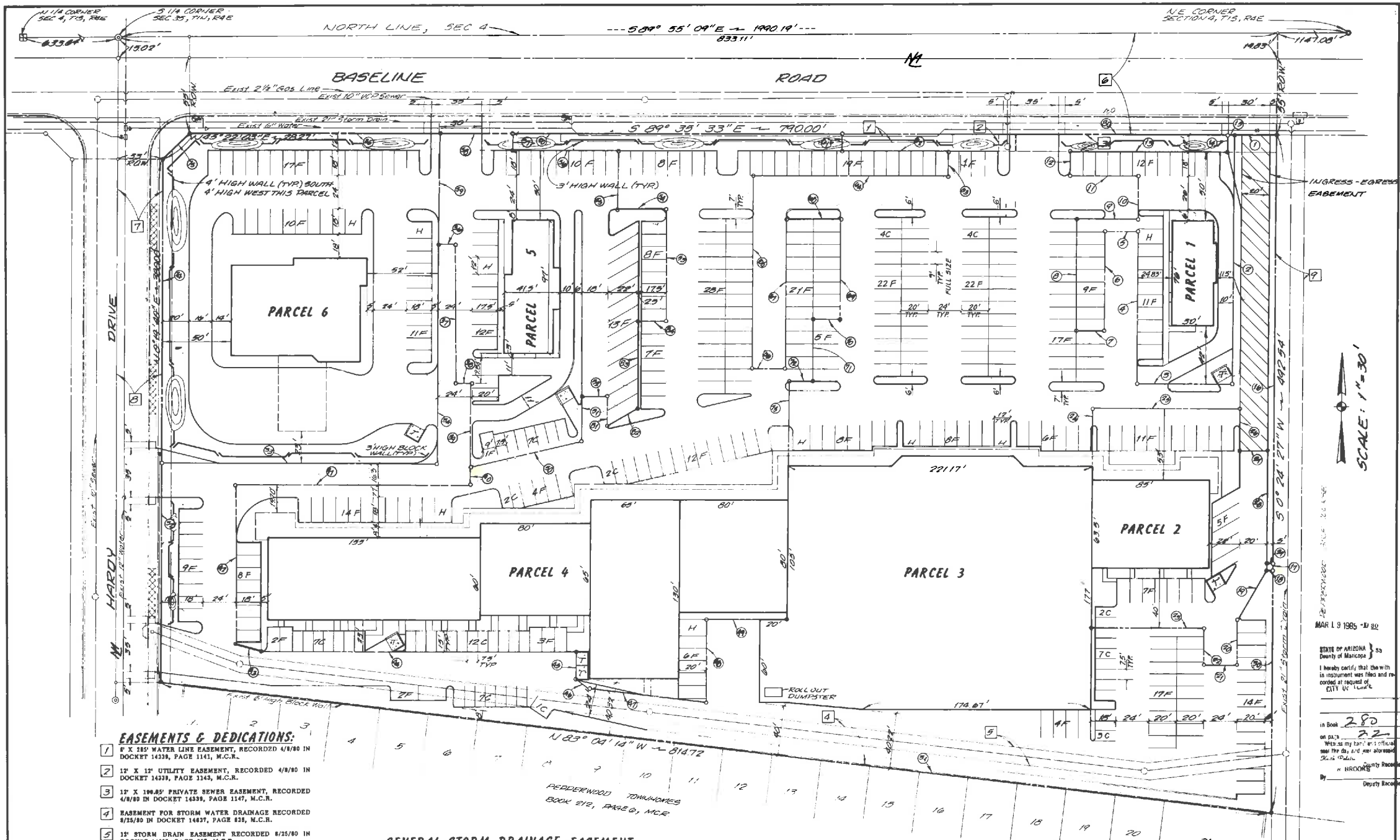
Revised Parcel Boundary, Site Data, & Site Layout of Parcel A & B, J.D.H., 2-11-85

8408-10

Sheet 1 of 2

RECORDED  
 3-19-85  
 280/22

4s



N 1/4 CORNER SEC 4, T2S, R4E  
S 1/4 CORNER SEC 39, T14, R4E

N/E CORNER SECTION 4, T1S, R4E

NORTH LINE, SEC 4  
---S 89° 55' 09" E - 1990.19'---  
833.11'

1147.08'

BASELINE ROAD

HARDY DRIVE

INGRESS-EGRESS EASEMENT

SCALE: 1" = 30'

MAR 19 1985 - 11 30  
STATE OF ARIZONA  
County of Maricopa  
I hereby certify that the with in instrument was filed and recorded at request of CITY OF TEMPE  
in Book 280  
on page 22  
Witness my hand and official seal this day and year aforesaid  
By BROOKS County Recorder  
Deputy Recorder

- EASEMENTS & DEDICATIONS:**
- 1 8" X 28' WATER LINE EASEMENT, RECORDED 4/8/80 IN DOCKET 14338, PAGE 1141, M.C.R.
  - 2 12" X 12' UTILITY EASEMENT, RECORDED 4/8/80 IN DOCKET 14338, PAGE 1143, M.C.R.
  - 3 12" X 196.85' PRIVATE SEWER EASEMENT, RECORDED 4/8/80 IN DOCKET 14338, PAGE 1147, M.C.R.
  - 4 EASEMENT FOR STORM WATER DRAINAGE RECORDED 8/25/80 IN DOCKET 14437, PAGE 439, M.C.R.
  - 5 15" STORM DRAIN EASEMENT RECORDED 8/25/80 IN DOCKET 14437, PAGE 437, M.C.R.
  - 6 ROADWAY DEDICATION FOR BASELINE ROAD AS SHOWN ON ROADWAY DEDICATION PLAT RECORDED IN BOOK 186, PAGE 15, M.C.R.
  - 7 ROADWAY DEDICATION FOR HARDY DRIVE AS SHOWN ON PLAT OF PEPPERWOOD, UNIT 1, BOOK 186, PAGE 15, M.C.R.
  - 8 40' PUBLIC UTILITY EASEMENT, RECORDED IN DOCKET 11457, PAGE 1434, M.C.R.
  - 9 60" STORM DRAIN EASEMENT, RECORDED IN DOCKET 13623, PAGE 83, M.C.R.

**GENERAL STORM DRAINAGE EASEMENT:**  
Easements and rights incident thereto for Central Storage Basin, and drainage area in connection with said easement, as set forth in Instrument recorded April 4, 1979 in Docket 13546, Page 412 - others.

Revised Parcel Boundary, Site Data, & Site Layout for Parcels 4, 5, & 6, JULY 2-11-85

ENGINEER'S COPY  
GROSS OR NET PROPERTY CORNERS ONLY  
PARCEL CORNERS ONLY  
1/2" REBAR TO BE SET IN OR BELOW CURB OR PAVEMENT

PROPERTY CORNERS:



**HESS, FOGT, ROUNTREE, INC.**  
Consulting Engineers & Land Surveyors  
49 WEST SOUTHERN AVE., TEMPE, ARIZONA 85282  
PHONE (602) 966-7271

8403-10  
Sheet 2 of 2

43