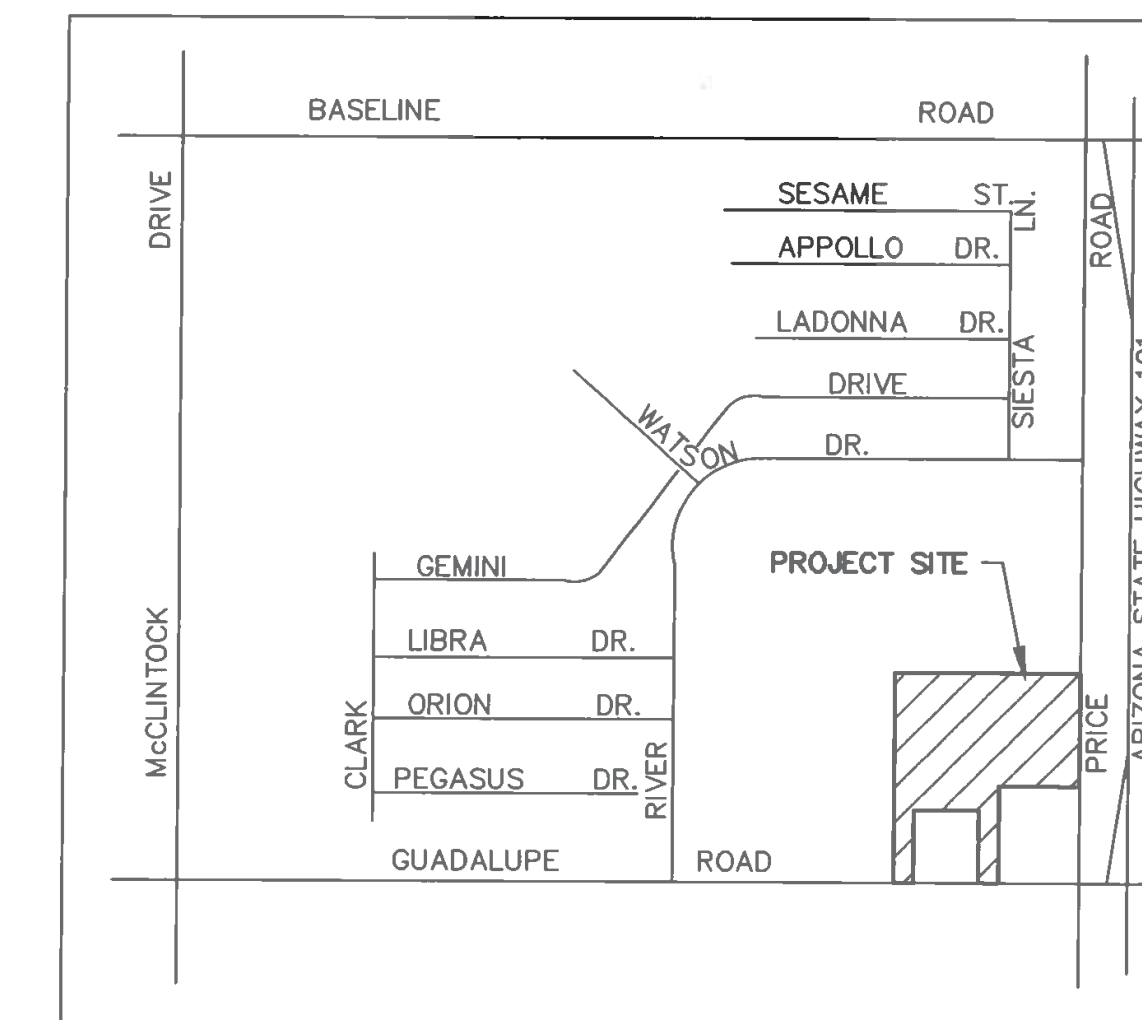


6TH AMENDED GENERAL AND A FINAL PLAN OF DEVELOPMENT FOR LOT 1 OF PRICE PLAZA

A PORTION OF THE SE 1/4 OF SECTION 1 TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN M.C.R. MARICOPA COUNTY ARIZONA



LOCATION MAP
N.T.S.

PROJECT DATA:

ZONING: PCC-1

LOT 1:

SITE AREA: 3.41 ACRES
 BUILDING AREA: 27,600 SQUARE FEET (INCLUDES 6,000 S.F. ACCESSORY USE)
 LOT COVERAGE: 18.61%
 PARKING REQUIRED: 72 SPACES
 PARKING PROVIDED: 74 SPACES
 BICYCLE PARKING REQUIRED: 28 SPACES
 BICYCLE PARKING PROVIDED: 28 SPACES
 LANDSCAPING: 16%

PARCEL 2:

SITE AREA: 0.54 ACRES
 BUILDING AREA: 5,196 SQUARE FEET
 LOT COVERAGE: 21.9%
 PARKING REQUIRED: 21 SPACES
 PARKING PROVIDED: 35 SPACES
 BICYCLE PARKING REQUIRED: NONE
 BICYCLE PARKING PROVIDED: NONE
 LANDSCAPING: 11%

LOT 3:

SITE AREA: 0.23 ACRES
 BUILDING AREA: 2,575 SQUARE FEET
 LOT COVERAGE: 25.23%
 PARKING REQUIRED: 10 SPACES
 PARKING PROVIDED: 15 SPACES
 BICYCLE PARKING REQUIRED: NONE
 BICYCLE PARKING PROVIDED: NONE
 LANDSCAPING: 13%

USE PERMIT: ALLOW A 22,271 S.F. OUTDOOR PLAYGROUND AREA IN THE PCC-1 ZONING DISTRICT.

- VARIANCES: (FROM CASE #SGF-94.88)
1. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40.00 FEET TO 6.00 FEET ON THE WEST SIDE OF PARCEL 2 AND FROM 40.00 FEET TO 32.50 FEET ON THE EAST SIDE OF PARCEL 2. (BIG O TIRE STORE)
 2. REDUCE THE REQUIRED MINIMUM FRONT YARD SETBACK FROM 50.00 FEET TO 24.00 FEET FOR BUILDING B OF LOT 1.
 3. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40.00 FEET TO 32.00 FEET AT THE NORTHEAST CORNER OF BUILDING D OF LOT 1.
 4. WAIVE THE REQUIRED MASONRY WALL BETWEEN THE RESIDENTIAL AND COMMERCIAL PROPERTY AT VARIOUS LOCATIONS ALONG THE NORTH PROPERTY LINE OF LOT 1.

- VARIANCES: (FROM CASE #SGF-2000.09)
1. REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK FROM 50' TO 6', THE SIDE YARDS FROM 40' TO 20' AND THE REAR YARD FROM 40' TO 20' FOR BUILDING A ON LOT 2.
 2. REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM 40' TO 34' FOR BUILDING E ON LOT 1.

CONDITIONS OF APPROVAL: SGF-2003.25

1. A. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- B. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 - 1) WATER LINES AND FIRE HYDRANTS.
 - 2) SEWER LINES.
 - 3) STORM DRAINS.
 - 4) ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
- C. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - 1) WATER AND SEWER DEVELOPMENT FEES.
 - 2) WATER AND/OR SEWER PARTICIPATION CHARGES.
 - 3) INSPECTION AND TESTING FEES.
- D. ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
2. A. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
- B. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- C. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE-SECTION 25.120.
3. A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE APRIL 30, 2004 OR THE USE PERMIT SHALL BE DEEMED NULL AND VOID.
4. THE AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR PRICE PLAZA SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT ON OR BEFORE APRIL 30, 2004. FAILURE TO RECORD THE PLAN WITHIN ONE YEAR OF COUNCIL APPROVAL SHALL MAKE THE PLAN NULL AND VOID.
5. THE AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR PRICE PLAZA SHALL BE RECORDED PRIOR TO THE ISSUANCE OF PERMITS, AND SHALL SHOW CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING AISLES. NO CHANGES OR MODIFICATIONS TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
6. THE AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT AND AN AMENDED SUBDIVISION PLAT MUST BE MODIFIED TO REFLECT ADEQUATE PARKING ON ALL THREE (3) PROPERTIES OR A PARKING COVENANT AND AGREEMENT BETWEEN ALL THREE (3) PROPERTIES SHALL BE FILED WITH THE DEVELOPMENT SERVICES DEPARTMENT. DETAILS OF THE PARKING COVENANT TO BE RESOLVED WITH BUILDING SAFETY STAFF PRIOR TO RECORDATION.
7. THIS PROPOSAL SHALL BE APPROVED BY THE DESIGN REVIEW BOARD PRIOR TO CITY COUNCIL APPROVAL.
8. THE USE PERMIT IS NON-TRANSFERABLE AND IS ISSUED TO BETHANY CHRISTIAN SCHOOL ONLY.
9. ANY INTENSIFICATION OR EXPANSION OF THE USE SHALL REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL FOR FURTHER REVIEW.
10. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE DESIGN REVIEW STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
11. ANY SIGNIFICANT VERIFIABLE POLICE COMPLAINTS (AS DETERMINED BY THE CITY ATTORNEY AND POLICE DEPARTMENT) SHALL REQUIRE THE APPLICANT TO RETURN TO CITY COUNCIL FOR RE-EVALUATION OF THE USE PERMIT.

GENERAL NOTE:

NOTE NO. 1:

LANDSCAPE MAINTENANCE REQUIREMENT & CC&R'S:

THE LANDSCAPE WILL BE MAINTAINED ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY OF TEMPE. THE OWNER OF LOT 1, BEING THE PRINCIPAL OWNER AND USER OF PRICE PLAZA AS SHOWN HEREON AND THE OWNER OF LOT 3 RESPECTFULLY SHALL BE RESPONSIBLE FOR THEIR OWN LANDSCAPE MAINTENANCE. IF THE OWNER OF LOT 3 FAILS TO MAINTAIN ITS LANDSCAPED AREA OR ABANDONS THE PREMISES THE OWNER OF LOT 1 SHALL BE RESPONSIBLE TO MAINTAIN THE LANDSCAPED AREA OF LOT 3. IN THE EVENT THE OWNER OF LOT 3 FAILS TO WATER OR MAINTAIN ITS PROPERTY AND THE CITY OF TEMPE FILES NOTICE WITH EITHER THE OWNER OF LOT 1 OR LOT 3 OF ITS INTENT TO TAKE ACTION, THE OWNER OF LOT 1 WILL GIVE THE OWNER OF LOT 3 TEN (10) DAYS TO CORRECT THE SITUATION.

STATEMENT OF OWNERS:

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN. SIGNED THIS 3RD DAY OF JUNE, 2003.

BY: BETHANY CHRISTIAN SCHOOLS, INC., AN ARIZONA NONPROFIT CORPORATION, AS OWNER
Cathy L. K. President 3 June 2003
 OWNER DATE

OWNER ACKNOWLEDGMENT:

STATE OF ARIZONA)
) SS.
 COUNTY OF MARICOPA)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF JUNE, 2003 BY Cathy L. K. President AS BETHANY CHRISTIAN SCHOOLS, INC., AN ARIZONA NONPROFIT CORPORATION, OWNER.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.
Velva Farley Velva Farley
 NOTARY PUBLIC MY COMMISSION EXPIRES: 3-27-04

APPROVALS:

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, CITY COUNCIL ON THIS 8th DAY OF May, 2003.
 BY: *Paul W. Hunsinger* DATE 7/29/03
 MAYOR
 ATTEST: *Kathleen W. St.* DATE 8/6/03
 CITY CLERK
 BY: *Andy Cole* DATE 8/7/03
 CITY ENGINEER
 BY: *Stephen Venker* DATE 8/7/03
 DEVELOPMENT SERVICES



FLOOD ZONE:

ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2635 G, DATED JULY 19, 2001.

OWNER/DEVELOPER:

BETHANY CHRISTIAN SCHOOLS, INC.
 6304 SOUTH PRICE ROAD
 TEMPE, ARIZONA 85283
 PHONE: (480) 752-8993
 CAROLYN STEERE

BOOK 647 PAGE 19
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
2003-1083468
 08/08/2003 02:00 PM

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND SHOWN HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH 2003, THAT THE 6TH AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR PRICE PLAZA ARE CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED.

C. Don Walding
 C. DON WALDING, R.L.S. #33880 DATE 6-5-03

BASIS OF BEARING:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS SHOWN ON THE SUBDIVISION OF TEMPE ROYAL PALMS UNIT 16, RECORDED IN BOOK 186 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS. SAID BEARING = EAST

LEGAL DESCRIPTION:

LOT 1, PRICE PLAZA, ACCORDING TO BOOK 530 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

	DRW ENGINEERING, INC. 1951 West Camelback Road, Suite 435 Phoenix, Arizona 85015 Phone: (602)246-1111 Fax: (602)246-9133 E-mail: drwengr@aol.com	REVISIONS	PRICE PLAZA 6304 S. PRICE ROAD TEMPE, ARIZONA
	DATE: 04/24/03 JOB NO. 03012	DESIGN CDW DRAWN JLD SCALE NONE	PLAN OF DEVELOPMENT
	SHEET 1 OF 2	SHEET C-1	

DS030122 SGF-2003.25 REC03021

DS030122 SGF-2003.25 REC03021

6TH AMENDED GENERAL AND A FINAL PLAN OF DEVELOPMENT FOR LOT 1 OF PRICE PLAZA

A PORTION OF THE SE 1/4 OF SECTION 1 TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN M.C.R. MARICOPA COUNTY ARIZONA

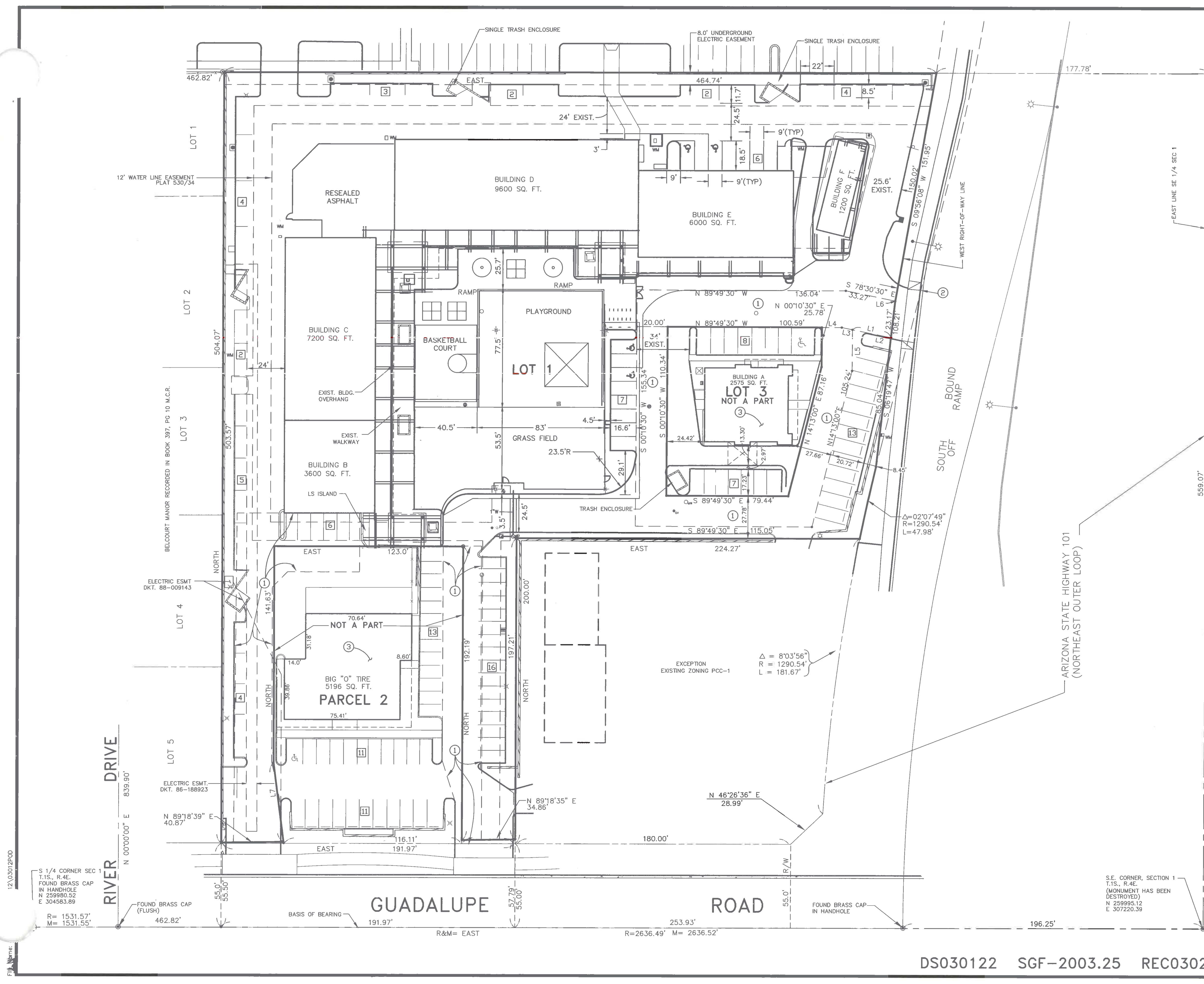
- ⑦ PARKING COUNT
- ① NON-EXCLUSIVE ACCESS ESMT. DKT. 00-0091948, M.C.R.
- ② RIGHT-OF-WAY TO A.D.O.T. DKT. 16071, PG. 698, M.C.R.
- ③ SEE 5TH AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT OF PRICE PLAZA RECORDED IN BOOK 530, PG. 33, M.C.R.

BOOK 647 PAGE 19
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
2003-1083468
08/08/2003 02:00 PM

LINE	BEARING	DIST
L1	N 78°30'30" W	32.91'
L2	N 78°30'30" W	25.77'
L3	N 78°30'30" W	7.14'
L4	N 89°49'30" W	13.00'
L5	N 00°10'30" E	26.84'
L6	N 09°56'08" E	1.93'
L7	N 07°25'00" W	52.38'



	DRW ENGINEERING, INC. 1951 West Camelback Road, Suite 435 Phoenix, Arizona 85015 Phone: (602)246-1111 Fax: (602)246-9133 E-mail: drweng@aol.com		REVISIONS _____ _____ _____
	DATE: 04/24/03	JOB NO. 03012	
PRICE PLAZA 6304 S. PRICE ROAD TEMPE, ARIZONA			
DESIGN CDW	DRAWN JLD	SCALE 1"=30'	PLAN OF DEVELOPMENT
SHEET 2 OF 2	SHEET C-2		



DS030122 SGF-2003.25 REC03021