

# 1ST AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT

## OF RURAL PROPERTIES for

## "RURAL PARTNERS"

Formerly Sheraton Plaza Tempe, General &  
Final Plan of Development Book 246, Page 35 M.C.F.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That Rural Partners, an Arizona General Partnership and MRI Business Properties Fund, Ltd. III, a California Limited Partnership, as owners, have platted under the name of RURAL PROPERTIES located at the Southwest corner of Rural Road and the Superstition Freeway, Tempe, Arizona, as shown platted hereon, and hereby declares that said plat sets forth the location and gives the dimensions of the streets constituting same, and that each street shall be known by the name given to each respectively on said plat, and hereby dedicates to the public for use of such streets as shown on said plat and included in the above described premises. Easements are dedicated for the purposes shown.

IN WITNESS WHEREOF: Rural Partners, an Arizona General Partnership, as owner, has hereunto caused the General Partnership's name to be affixed and the same to be attested by the signature of the undersigned General Partner hereunto duly authorized this 22nd day of July, 1987.

Rural Partners, an Arizona General Partnership  
General Partner

*Richard J. Huber*  
General Partner

IN WITNESS WHEREOF: MRI Business Properties Fund, Ltd. III, a California Limited Partnership, as owner, has hereunto caused the Limited Partnership's name to be affixed and the same to be attested by the signature of the undersigned Limited Partner hereunto duly authorized this 14th day of July, 1987.

MRI Business Properties Fund, Ltd. III  
A California Limited Partnership  
Limited Partner

*Woodward Johnson*  
Limited Partner

### APPROVALS:

Approved by the Mayor and the City Council of the City of Tempe, Arizona, this 21st day of March, 1987.

By: *Harvey E. Mitchell* Mayor  
Attest: *Virginia J. Thompson* City Clerk

Approved by the City Engineer of the City of Tempe, Arizona, this 21st day of July, 1987.

By: *Raymond J. ...*  
City Engineer

Approved by the City Planning Dept. of the City of Tempe, Arizona, this 30th day of July, 1987.

By: *Gregory ...*  
Planning Director

### ACKNOWLEDGEMENT:

STATE OF ARIZONA S.S.  
COUNTY OF MARICOPA

On this, the 6th day of July, 1987, before me, the undersigned Notary Public, personally appeared *Richard J. Huber*, who acknowledged himself to be the General Partner of Rural Partners, an Arizona General Partnership, as owner, and acknowledged that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. My commission expires FEB 21, 1991.



*Tracy L. Samaha*  
Notary Public

### ACKNOWLEDGEMENT:

STATE OF CALIFORNIA S.S.  
COUNTY OF SAN DIEGO

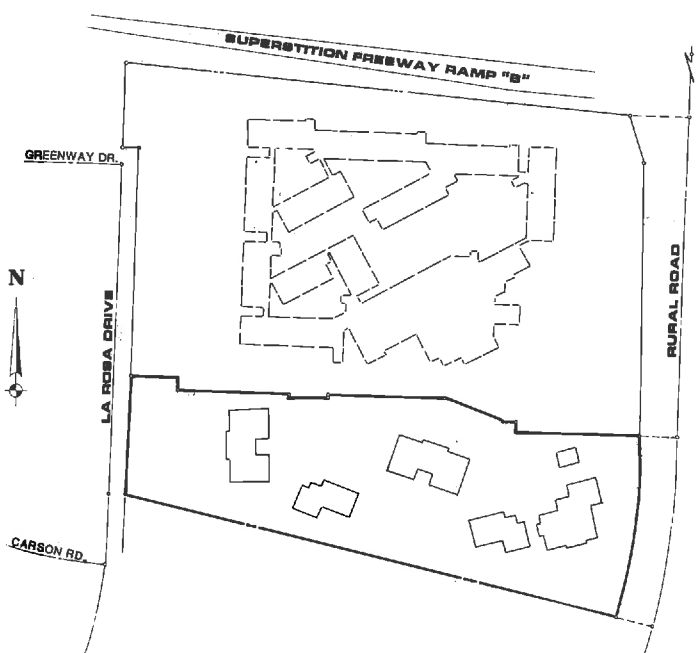
On this the 14th day of July, 1987, before me, the undersigned Notary Public, personally appeared *Nancy E. MacArthur*, who acknowledged herself to be the Fund, Ltd. III, a California Limited Partnership, as owner, and acknowledged that she, as such Limited Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. My commission expires August 8, 1990.

*Nancy E. MacArthur* General partner of the managing partner of



*Nancy E. MacArthur*  
Notary Public



## KEY MAP

STATE OF ARIZONA  
COUNTY OF MARICOPA  
RURAL PARTNERS  
BOOK 246, PAGE 35  
M.C.F.

### Conditions of Approval:

1. a. Public Works Dept. approval of all roadway, alley and utility easement dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pickup, and offsite improvements.
- b. Offsite improvements to bring roadways to current standards include:
  - (1) Water lines and fire hydrants.
  - (2) Sewer lines.
  - (3) Storm drains.
  - (4) Roadway improvements including curb, gutter, and 8' wide bikeway or 5' wide sidewalk.
- c. Fees to be paid with the approval of this project include:
  - (1) Water and sewer development fees.
  - (2) Street light investment costs.
  - (3) Water and/or sewer participation charges.
  - (4) Inspection and testing fees.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. All 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.
3. Perimeter offsite improvements along arterial streets must be installed within six months of the City Council action.
4. CCR's are required and 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 20' landscape area shall be provided between the property line and the wall on the west side of the development.
6. A 1' vehicular non-access easement shall be placed along the west property line.
7. The westerly tier of all buildings shall be limited to two story.
8. All street frontage landscaping is to be installed with the first phase of development.
9. Details of all exterior lighting are to be reviewed by staff prior to issuance of building permits.
10. Permanent vehicular cross access agreement for circulation and public services is to be recorded prior to issuance of building permits.
11. If on site water retention is proposed along street frontages, it is to be a maximum 4:1 slope. Details to be approved by staff prior to issuance of building permits.
12. The landscape plan as submitted is to be approved in concept with final landscape plans to be approved by staff prior to issuance of building permits.
13. A sign package is to be developed for and approved by Design Review for the entire site prior to issuance of sign permits.
14. C.C. and R.'s (conditions, covenants and restrictions) are to be established relating to landscape responsibilities and maintenance for the entire site. Said C.C. and R. to be reviewed and approved by the City Attorney's office and a copy filed with the Planning Department prior to the issuance of building permits. An association of owners or a suitable alternative as approved by the Planning Department and the City Attorney shall be set up for the maintenance and upkeep of landscape areas.
15. All parking structures are to have textured columns, with textured fascia. Details to be approved by staff prior to issuance of building permits.
16. Any field modifications to approved landscape plans are to be approved by staff prior to installation.
17. All transformer boxes, meter panels and electrical equipment to be painted to match the building color.
18. Colors are approved in concept only. Specific colors and materials to be approved by staff prior to issuance of building permit.
19. All new and existing electrical and telephone utility wires and cables are to be underground. No overhead lines allowed.
20. The site plan is to be approved by the Planning Department and recorded with the Maricopa County Recorder's office prior to issuance of building permits.

### Bench Mark

Brass Cap at S.W. Corner  
Irrigation Structure at NW Corner  
Rural Road & Southern Ave.  
Elev. 1180.20  
(City of Tempe Datum)



### Vicinity Map

### Variances:

- a. Reduce the required side yard setback from 40' to 11' to accommodate covered parking on the north property line.
- b. Reduce the required side yard setback from 40' to 11' to accommodate covered parking on the south property line.
- c. Reduce the required rear yard setback from 40' to 27' to accommodate covered parking on the west property line.
- d. Reduce the required side yard setback from 40' to 15' for buildings on the north property line.
- e. Reduce the required side yard setback from 40' to 30' for buildings on the south property line.
- f. Reduce the required number of parking spaces from 220 to 195 spaces.
- g. Waive required 6' masonry wall along south property line.
- h. Waive required 15 gal. trees 15' o.c. on south property line.
- i. Increase allowed building height from 30' to 35'.



DRAWN BY: DKB/RLB  
CHECKED BY: DAK  
FIELD MORE BY: JK  
DATE: 4-87

PREPARED FOR  
**SCHREIBER & ASSOC.**

**1ST AMENDED  
General & Final  
Plan of Development  
of Rural Properties  
for  
RURAL PARTNERS**

Keogh & McRae, Inc.  
1648 E. MISSOURI SUITE 200 PHOENIX, ARIZONA 85016  
PHONE 343-9844

JOB NO. 1-18878  
MAP NO. 1-18878

344

