

GENERAL PLAN OF DEVELOPMENT FOR:

SECTION 11, TOWNSHIP 1 SOUTH, RANGE 4 EAST GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

San Marbeya
INN CENTER
TEMPE, ARIZONA

BOOK 448 PAGE 18
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
97-0585482
08/26/97 09:27

CONDITIONS OF APPROVAL	LEGAL DESCRIPTION	ADDRESS	VICINITY MAP
#SGF-96.86 COMMERCIAL CENTER REZONING AND DEVELOPMENT PLAN 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. 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 ORDANCE NO.88.85. 3. IF NEW PROPERTY LINES ARE CREATED ON THIS SITE, THE APPROVAL OF C.C.& R.'s IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND THE COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECORDATION OF THE PLAN OR PLAT. THESE C.C.& R.'s SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA ON SITE, ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY, AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND THE COMMUNITY DEVELOPMENT DIRECTOR. 4. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL OF THE CITY OF TEMPE. 5. A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN TWO (2) YEARS OF THE DATE OF COUNCIL APPROVAL OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. 6. THIS PLAN 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. 7. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE. 8. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE POLICE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. 9. THE SOUTHERNMOST DRIVE FOR THIS COMMERCIAL DEVELOPMENT ALONG SCOTTSDALE ROAD SHALL BE DELETED AND REFLECTED ON THE DEVELOPMENT PLAN PRIOR TO RECORDATION. DRIVEWAY ACCESS AT THIS LOCATION SHALL BE SHARED BY THIS DEVELOPMENT AND THE APARTMENT PROJECT TO THE SOUTH. ITS ALIGNMENT SHALL MATCH THAT OF HANCOCK DRIVE ON THE WEST SIDE OF SCOTTSDALE ROAD. 10. THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF CROSS ACCESS ONTO ADJACENT PROPERTY TO THE SOUTH PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.	SAN MARBEYA INN CENTER PARCEL: THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER OF SAID SECTION 11: THENCE, NORTH 00 DEGREES 12 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1,314.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE, NORTH 89 DEGREES 56 MINUTES 38 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING NORTH 89 DEGREES 56 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 494.48 FEET; THENCE, SOUTH 00 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 345.09 FEET; THENCE, SOUTH 89 DEGREES 47 MINUTES 55 SECONDS WEST, A DISTANCE OF 349.48 FEET; THENCE, SOUTH 00 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 7.64 FEET; THENCE, SOUTH 89 DEGREES 47 MINUTES 55 SECONDS WEST, A DISTANCE OF 145.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 55.00 FEET EAST OF THE WEST LINE OF SAID SECTION 11; THENCE, NORTH 00 DEGREES 12 MINUTES 05 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 353.98 FEET TO THE TRUE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 172,059 SQUARE FEET (3.9499 ACRES) MORE OR LESS	1545 - 1564 N. SCOTTSDALE ROAD TEMPE, ARIZONA. APPROVALS APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 21ST DAY OF Nov 1997. BY: <i>Neil G. Giuliano</i> DATE: 8-8-97 MAYOR ATTEST: <i>Helen R. Fowler</i> DATE: 8-8-97 CITY CLERK BY: <i>Edward C. Hugin</i> DATE: 8/12/97 CITY ENGINEER BY: <i>Fred Buttingham</i> DATE: 8/14/97 DEVELOPMENT SERVICES DIRECTOR 	VICINITY MAP PROJECT LOCATION SCOTTSDALE ROAD HANCOCK AVENUE WEBER DRIVE CURRY ROAD RED MOUNTAIN FREEWAY RBO SALADO PARKWAY NORTH SITE DATA NET SITE AREA: 172,059 SQUARE FEET (3.9499 ACRES) LANDSCAPE AREA: 42,265.0 SQUARE FEET (25%) PAVING AREA: 78,638.0 SQUARE FEET (46%) BUILDING LOT COVERAGE: 49,974.0 SQUARE FEET (29%) PARKING REQUIREMENT CALCULATIONS: TOTAL PARKING REQUIRED: HOTEL - (1) SPACE PER GUEST ROOM - TOTAL 65 SPACES HOTEL - BICYCLE STORAGE - STORAGE RACK FOR (8) UNITS RESTAURANT: 88 AUTOMOBILE RESTAURANT - BICYCLE STORAGE - STORAGE RACK FOR (8) UNITS TOTAL PARKING REQUIRED: 153 HANDICAPPED PARKING REQUIRED: 6 HANDICAPPED PARKING PROVIDED: 6 TOTAL PARKING PROVIDED: 159
OWNERSHIP ERVIN, COHEN AND JESSUP, L. L. P. 9401 WILSHIRE BOULEVARD, NINTH FLOOR BEVERLY HILLS, CA 90212-2974	SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT UNDER MY DIRECTION, A BOUNDARY TOPOGRAPHIC SURVEY WAS PERFORMED ON THE SITE HEREON AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MICHAEL L. LLOYD, R.L.S. AZ REG. NO. 13182 		



428 N. 44th STREET, SUITE 1225
PHOENIX, ARIZONA 85008
602.966-9007 FAX 602.975-3677



PROPOSED HOTEL
LOCATED AT:
1545 N. SCOTTSDALE RD.
TEMPE, ARIZONA

PROPOSED RESTAURANT
LOCATED AT:
1565 N. SCOTTSDALE RD.
TEMPE, ARIZONA

San Marbeya
INN CENTER
TEMPE, ARIZONA

ERVIN, COHEN & JESSUP, L.L.P.
9401 WILSHIRE BOULEVARD, 9th FLOOR
BEVERLY HILLS, CA 90212

REVISION DATE COMMENTS

PROJECT NO.

DATE

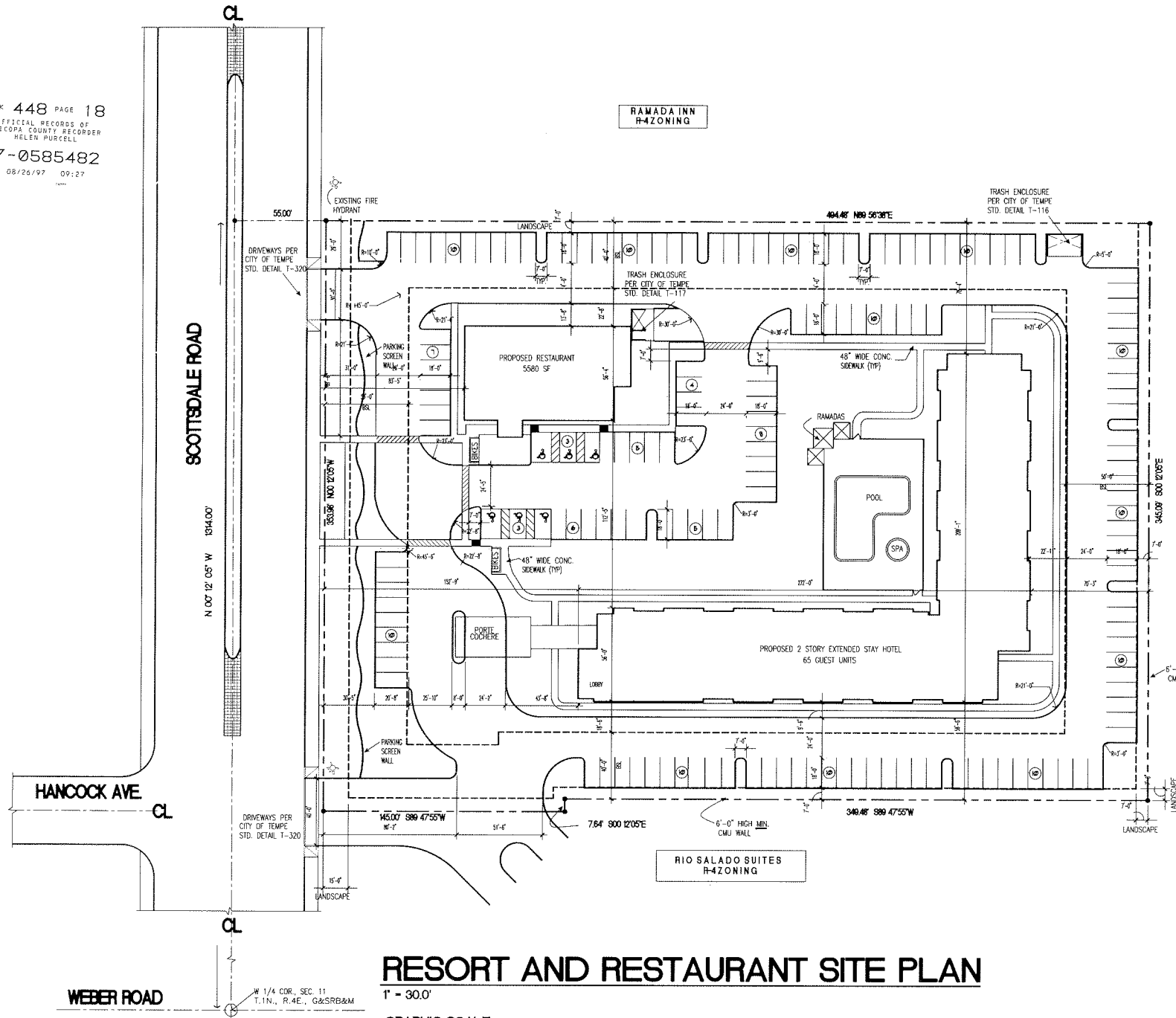
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CHECKED BY:

COVER SHEET

SHEET NO.

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PROJECT INFORMATION

ADDRESS: 1545 N 1564 N SCOTTSDALE RD.
ZONING: R-4
PROPOSED ZONING: POC-1
LOT SIZE: NET 172,059 SF 3.95 ACRES

BLDG AREA:
HOTEL: 22,212 SF 1st FLOOR 30 UNITS
22,182 SF 2nd FLOOR 35 UNITS
44,394 SF TOTAL 65 UNITS

RESTAURANT: 5,580 SF 1STORY
TOTAL BLDG AREA: 49,974 SF

LANDSCAPE AREA: 42,265 SF 25%
PAVING AREA: 78,630 SF 46%
BLDG LOT COVERAGE: 49,974 SF 29%

BLDG HEIGHT:
HOTEL: 3F-7'
RESTAURANT: 1F-6'

CONST. TYPE: TYPE V 1 HOUR SPRINKLERED
OCCUPANCY:
HOTEL: R-1
RESTAURANT: B-2

PARKING REQUIREMENT CALCULATIONS:
TOTAL PARKING REQUIRED:
HOTEL: 65 (CAR) 8 (BIKE)
RESTAURANT: 86 (CAR) 8 (BIKE)
TOTAL PARKING REQUIRED: 151
TOTAL PARKING PROVIDED: 158

GENERAL NOTES

- OFFSITE RETENTION NOT ALLOWED.
- 100 YEAR ONSITE RETENTION REQUIRED.
A. NO DRYWELLS IN PAVED AREAS ARE ALLOWED
B. NO DIRECT CONNECTIONS FROM PAVED AREAS INTO DRY WELLS ARE ALLOWED.
C. UTILIZATION OF A MAXIMUM OF 67% OF LANDSCAPED FRONTAGE WILL BE ALLOWED FOR ONSITE RETENTION.
- NFPA 220 REQUIREMENTS SHALL BE MET. SUBMIT COPY OF NO.I WITH COPY OF CERTIFIED MAIL RECEIPT.
- ONSITE WATERLINE WITH FIRE HYDRANTS REQ. WATERLINES SHALL BE CONSTRUCTED OF CL 52 DIP. POLYWRAPPED.
- ALL UTILITY LINES SHALL BE PLACED UNDERGROUND PER CITY CODE - 25.120.
- INSTALL STREET LIGHTS PER CITY REQUIREMENTS
- DRIVEWAYS ARE TO BE PER TEMPE DETAIL T-320.
- ADDRESSES AND SUITE NUMBERS TO BE ASSIGNED BY CITY OF TEMPE ENGINEERING AFTER RECORDATION AND PRIOR TO ISSUE OF ANY PERMITS.
- REDUCED PRESSURE/BACKFLOW PREVENTION DEVICES(S) REQUIRED ON ALL DOMESTIC/LANDSCAPE METERS(S).
- TEMPE FIRE DEPARTMENT TO LOCATE FIRE DEPARTMENT CONNECTIONS ON AUTOMATIC FIRE EXTINGUISHING SYSTEMS.
- PROVIDE ONSITE HYDRANT (S) / LOOP
- PROVIDE 45' TURN RADIUS
- DEVELOPER SHALL INSTALL BUS SHELTER PER STANDARDS
- A.F.E.S. REQUIRED PER NFPA 13

Lamb Architects

425 N. 44th STREET SUITE 425
PHOENIX, ARIZONA 85008
602 955-5107 FAX 602 975-3077



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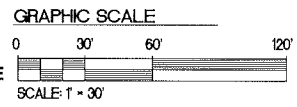
REVISION	DATE	COMMENTS

PROJECT NO.	
DATE	
DRAWN BY	DEB
CHECKED BY	

RESORT
AND
RESTAURANT
SITE PLAN

RESORT AND RESTAURANT SITE PLAN

1" = 30.0'



WEBER ROAD

1/4 COR., SEC. 11
T.1N., R.4E., G&SRB&M