

**CITY COUNSEL CONDITIONS OF APPROVAL**

APPROVAL: #SCF-97.40 (7-17-97)

- Public Works Department 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 off-site improvements.
- Off-site improvements to bring roadways to current standards include:
  - Water lines and fire hydrants
  - Sewer lines
  - Storm drains
  - Roadway improvements including street lights, curb, gutter, bike path, sidewalk, bus shelter, and related amenities.
- Fees to be paid with the development of this project include:
  - Water and sewer development fees.
  - Water and/or sewer participation charges.
  - Inspection and testing fees.
- All street dedications shall be made within six (6) months of Council approval.
- Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- All new and existing, as well as on-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 Ordinance No. 88.85.
- The approval of CC&R's in a form acceptable to the City Attorney and the Community Development Director must take place prior to issuance of recordation of the development plan. These CC&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.
- No variances may be created by future property lines without the prior approval of the City of Tempe.
- A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the variance(s) and use permit(s) shall be deemed null and void.
- 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.
- A cross access and reciprocal parking agreement shall be provided for the entire site and shall be recorded prior to issuance of building permits. Details to be approved by staff.

**CITY COUNSEL CONDITIONS OF APPROVAL**

APPROVAL: #SCF-97.40 (8-27-98)

- All previous council conditions of July 17, 1997 shall be adhered to.
- A valid building permit shall be obtain and substantial construction coments within one of the date of Council approval or the variance(s) and use permit(s) shall be deemed null and void.
- This plan shall recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
- A cross access and reciprocal parking agreement shall be provided for the entire site and shall be recorded prior to issuance of building permits. Details to be approved by staff.
- The undeveloped portion of the property is required to be clear of debris and weeds and decomposed granite shall be installed on this part of the lot until it is developed.

**LEGAL DESCRIPTION**

A portion of "TRACT D" of Bradley Place, a subdivision of records, as recorded in Book 117 of Maps, page 15 MARICOPA COUNTY RECORDS, and situated in a portion of the Southeast Quarter of Section 2, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, MARICOPA COUNTY, ARIZONA.

# TEMPE SANTA FE PALMS

(FORMERLY PLAZA ON GUADALUPE)  
4th AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT  
Sec 2, Tnls, R4E of G & SRB & M, Maricopa Co, Az.

**PROJECT DATA**

**PROJECT NAME:** PLAZA ON GUADALUPE  
1712 E. Guadalupe Road  
(Guadalupe Road & McClintock Dr.)  
Tempe, Arizona.

**OWNER:** McMahon Development, L.L.C.  
380 Stevens Avenue, Suite 313  
Solana Beach, CA 92075-2069  
Contact: Ronald McMahon  
Tel: (619) 350-0200

**ARCHITECT:** ARCHICON  
3707 North 7th Street  
Phoenix, Arizona 85014  
Contact: Rick Moore  
Tel: (602) 222-4266

**PARCEL 1:**  
ZONING: PCC-1 (Existing)  
PCC-1 (Proposed)

**SITE AREA:** (Net) 88,022 s.f.  
(Gross) 99,268 s.f.

**SETBACKS:** (Required) (Provided)  
Front: 50'-0" 50'-0"  
Side: 40'-0" 40'-0"/81'-7"  
Rear: 40'-0" 82'-0"

**BLDG. AREA:** 14,650 s.f.

**SITE COVERAGE:** 25% (Allowed)  
25% (Proposed - includes playground)

**BLDG. HEIGHT:** 30 ft. (Allowed)  
30 ft. (Proposed)

**TYPE OF CONST.:** V-N (Sprinklered)

**LANDSCAPING:** 15% = 15,346 s.f. (Required)  
26% = 121,399 s.f. (Provided)

**PARKING:** Daycare: 10,000 s.f. - 300=33  
Med. Office: 4650 s.f. - 150=31  
Required: 64  
Provided: 72

**BIKE PARKING:** 5 (Required)  
5 (Provided)

**PARCEL 2:**  
ZONING: PCC-1 (Existing)  
PCC-1 (Proposed)

**SITE AREA:** (Net) 117,015 s.f.  
(Gross) 135,952 s.f.

**SETBACKS:** (Required) (Provided)  
Front: 50'-0" 143'-10"  
Side: 40'-0" 47'-10"/40'-0"  
Rear: 101'-0" (Approx.)

**BLDG. AREA:** 21,850 s.f.

**SITE COVERAGE:** 25% (Allowed)  
20% (Proposed - includes covered walks)

**BLDG. HEIGHT:** 30 ft. (Allowed)  
30 ft. max. (Proposed)

**TYPE OF CONST.:** V-N (Sprinklered)

**LANDSCAPING:** 15% = 18,408 s.f. (Required)  
26% = 31,908 s.f. (Provided)

**PARKING:** Required:  
117 Provided:

**BIKE PARKING:** 9 (Required)  
9 (Provided)

**PARCEL 3:**

ZONING: PCC-1 (Existing)  
PCC-1 (Proposed)

**SITE AREA:** (Net) 42,205 s.f. (.97 acre)  
(Gross) 50,490 s.f. (1.16 acres)

**SETBACKS:** (Required) (Provided)  
Front: 50'-0" 106'-9"  
Side: 40'-0" 39'-0"/69'-6"  
Rear: 40'-0" 106'-10"  
Side Street: 50'-0"

**BLDG. AREA:** Restaurant: 2,700 s.f.  
Patio: 600 s.f.  
TOTAL: 3,300 s.f.

**SITE COVERAGE:** 25% (Allowed)  
8% (Proposed)

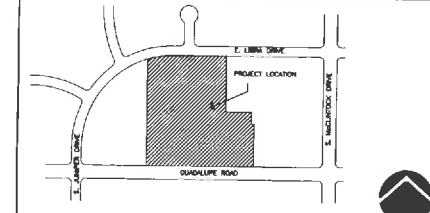
**BLDG. HEIGHT:** 30 ft. (Allowed)  
22 ft. (Proposed)

**TYPE OF CONST.:** V-N (Sprinklered)

**LANDSCAPING:** 15% = 6,331 s.f. (Required)  
32% = 13,862 s.f. (Provided)

**PARKING:** Restaurant: 2,700 s.f./75= 36.0  
Patio: 600 s.f./150= 4.0  
Required: 40.0  
Provided: 60.0

**BIKE PARKING:** 3.0 (Required)  
4.0 (Provided)



VICINITY MAP

SCALE: NONE

**OWNERSHIP**

This is to certify that we have reviewed this plan and hereby approve the development as shown.  
By: Michael B. McBarney  
Owner

Subscribed and sworn to before me this 26 day of February 1998.  
By: Douglas Miller  
Notary Public

DOUGLAS MILLER  
Notary Public, State of Arizona  
MARICOPA COUNTY  
My Comm. Expires June 23, 2000

**APPROVALS**

Approved by the Council of the City of Tempe, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

By: Neil Giuliano Mayor Date \_\_\_\_\_  
Attest: Ruth Sam City Clerk Date \_\_\_\_\_

By: Charles Chappin City Engineer Date 3/6/99  
By: Jeff L. Mullins Development Services Director Date 3/1/99

**VARIANCE (Internal)**

- To reduce the required building setback on the west parcel line of Parcel A from 40' to 23'.

**USE PERMIT**

- To allow outdoor patio area in the PCC-1 Planned Neighborhood Commercial Center District
- To allow an outdoor play area in conjunction with a Daycare Facility in the PCC-1 Planned Neighborhood Commercial Center District

**ARCHICON, L.C.**  
Architecture & Interiors  
300 N. 7th Street, Suite 200  
Phoenix, Arizona 85014  
(602) 222-1558  
FAX (602) 222-1658

**TEMPE SANTA FE PALMS**  
NWC GUADALUPE RD. AND MCCLINTOCK DR.  
1712 E. GUADALUPE ROAD  
TEMPE, ARIZONA

JOB NO:	804500
PROJECT NO:	REDC 11
DRAWN BY:	REALLI B.
CHECKED BY:	JERINE PLANK
DATE:	3/1/99
CITY COMMENTS:	8/6/98
CITY COMMENTS:	2/26/98

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL ALL ITEMS ARE RETIRED AND SIGNED

NO.	REVISION	DATE

SUBMITTED TO CITY  
ISSUED FOR BIDDING  
FINAL CONTRACT AND CITY PERMITS COMPLETED

CITY APPROVAL  
ISSUED FOR CONSTRUCTION  
BY: JERINE PLANK  
DATE: 3/1/99

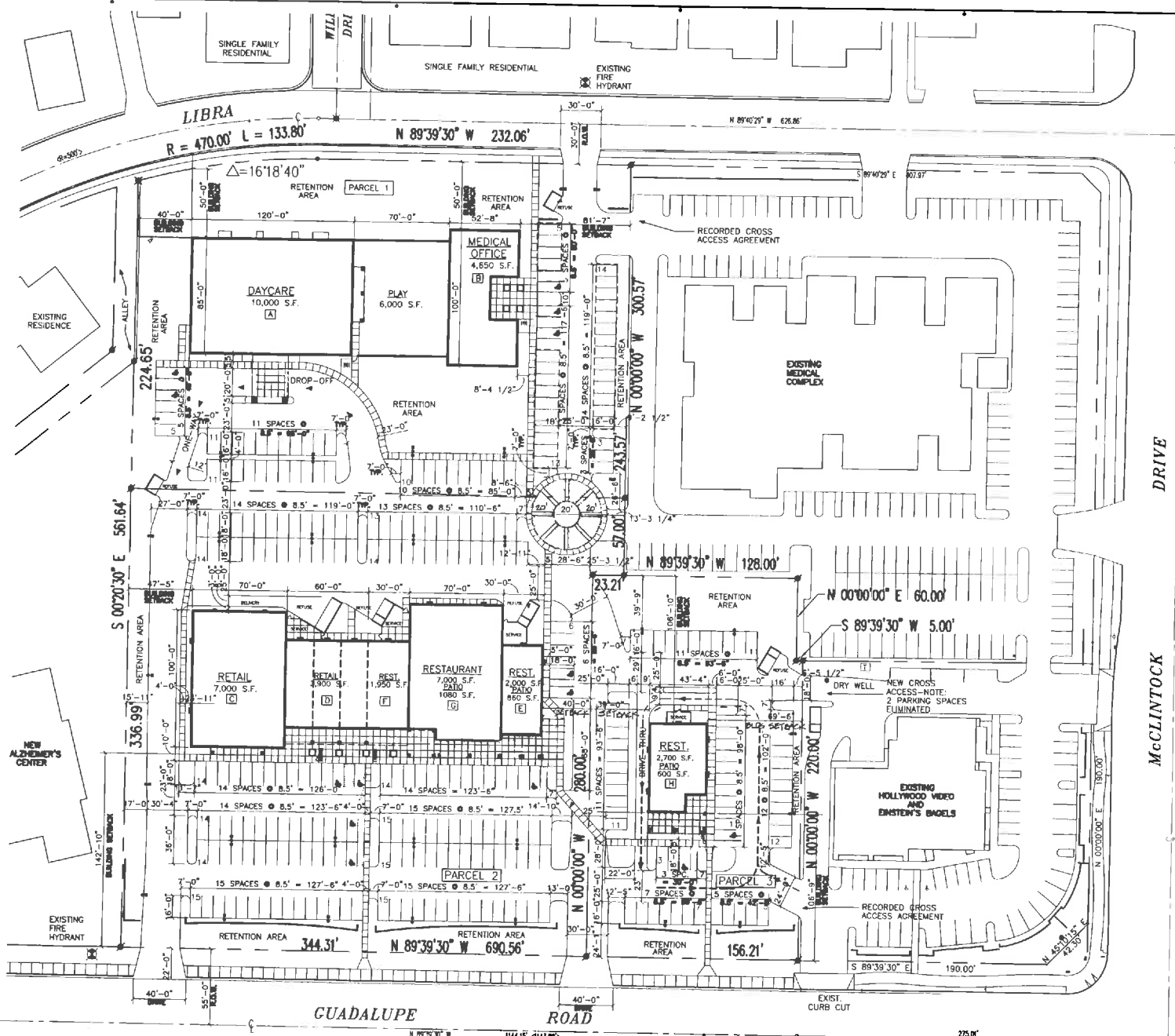
SHEET TITLE  
TITLE SHEET

PLOT DATE: 2/17/98

FILE REFERENCE:  
804500/104-16-DUG



**A-1**



**PARKING REQUIRED:** 306.7 SPACES  
**PARKING PROVIDED:** 309.0 SPACES



4th AMENDED GENERAL  
 AND FINAL PLAN  
 OF DEVELOPMENT  
 SITE PLAN



**TEMPE SANTA FE PALMS**  
 NWC GUADALUPE RD. AND McCLINTOCK DR.  
 1712 E. GUADALUPE ROAD  
 TEMPE, ARIZONA

JOB NO.	3004500
PROJECT MGR.	RICK PL
DRAWN BY	RALU S.
CHECKED BY	JERRE PLANCH
DATE	03/26/99
CITY COMMENTS	04/09/99
CITY COMMENTS	2/6/99

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL ALL FEES ARE RECEIVED AND DATED  
 OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL  
 99-0284173  
 03/26/99 10:11

SHEET TITLE: SITE PLAN  
 PLOT DATE: 2/7/98  
 FILE REFERENCE: 204500/24-275.DWG



**A-2**