



MARK ABEL ARCHITECT AND ASSOCIATES
 4500 SOUTH LAKESHORE DRIVE SUITE 580 TEMPE, ARIZ. 85282 (480) 838-3374 FAX (480) 838-1694



AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR SOUTHERN TEMPE PLAZA

PROJECT DATA:

PROJECT TITLE:	SOUTHERN TEMPE PLAZA VARIANCE REQUEST
LOCATION:	N.E.C. 48TH ST. & SOUTHERN AVENUE TEMPE, ARIZONA
OWNER:	SOUTHERN RETAIL CENTER, L.L.C. 512 E. VAN BUREN STREET, # 5 PHOENIX, ARIZONA 85004
ZONING:	PCC-1
CODE:	91 U.B.C.
CONSTRUCTION TYPE:	SHOPS: V - N (NOT SPRINKLED) WENDY'S: V - N (NOT SPRINKLED)
OCCUPANCY:	SHOPS: M (RETAIL) WENDY'S: A - 3 (RESTAURANT)
SITE AREA:	LOT # 1: 30,950 SQ. FT. LOT # 2: 24,242 SQ. FT.
BUILDING AREA:	SHOPS: 8,400 SQ. FT. WENDY'S: 2,389 SQ. FT.
LOT COVERAGE:	SHOPS: 27 % WENDY'S: 9 %
LANDSCAPE COVERAGE:	SHOPS: 14 % WENDY'S: 18 %
BUILDING HEIGHT:	SHOPS: EXISTING APPROVED WENDY'S: EXISTING APPROVED
PARKING CALCULATION:	
LOT ONE:	
PATRICKS POOL HALL	2,000 SQ. FT. / 125 + 17 SPACES
SUBWAY RESTAURANT	300 SQ. FT. / 75 + 12 SPACES
RETAIL SHOPS	5,412 SQ. FT. / 250 + 22 SPACES
LOT TWO:	
WENDY'S RESTAURANT	2,389 SQ. FT. / 75 + 32 SPACES
TOTAL PARKING REQUIRED:	83 SPACES
TOTAL PARKING EXISTING:	69 SPACES

VARIANCES (SGF-2001.51):

- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FOR LOTS 1 AND 2 FROM 40' TO 11'.
- REDUCE THE REQUIRED PARKING FROM 83 SPACES, TO 69 SPACES.

CONDITIONS OF APPROVAL:

- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- THIS PLAN 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.



BOOK 571 PAGE 07
 OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
 2001-0776738
 08/23/2001 12:21

SOUTHERN TEMPE PLAZA
 N.E.C. 48TH ST. & SOUTHERN AVENUE TEMPE, ARIZONA

REVISIONS:

Δ	6/28/01	CITY
Δ	8/15/01	CITY

17508 MARK L. ABEL 8/16/01

TITLE: **SITE PLAN**
 JOB NO.: 0116
 DATE: 5 / 25 / 01
 SHEET NO.: DR-A1

LEGAL DESCRIPTION:

LOT # 1:
 THAT PORTION OF LOT ONE HUNDRED TWENTY-SEVEN (127), EATON FREEWAY INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 171 OF MAPS, PAGE 31, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 127;
 THENCE SOUTH 89 DEGREES 37 MINUTES 25 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 127, A DISTANCE OF 72 FEET;
 THENCE CONTINUE SOUTH 89 DEGREES 37 MINUTES 25 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 121.22 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 89 DEGREES 37 MINUTES 25 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 154.78 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN DOCKET 13113, PAGE 536;
 THENCE NORTH, ALONG THE EAST LINE OF SAID PARCEL, 200 FEET TO THE NORTHEAST CORNER THEREOF;
 THENCE NORTH 89 DEGREES 37 MINUTES 25 SECONDS EAST, A DISTANCE OF 154.78 FEET;
 THENCE SOUTH 00 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING.

LOT # 2:
 THAT PORTION OF LOT ONE HUNDRED TWENTY-SEVEN (127), EATON FREEWAY INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 171 OF MAPS, PAGE 31, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 127;
 THENCE SOUTH 89 DEGREES 37 MINUTES 25 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 127, A DISTANCE OF 72.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 89 DEGREES 37 MINUTES 25 SECONDS WEST, A DISTANCE OF 121.22 FEET;
 THENCE NORTH 00 DEGREES 22 MINUTES 35 SECONDS WEST, A DISTANCE OF 200.00 FEET;
 THENCE NORTH 89 DEGREES 37 MINUTES 25 SECONDS EAST, A DISTANCE OF 121.22 FEET;
 THENCE SOUTH 00 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING.

CERTIFICATION:

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED BY SUPERIOR SURVEYING SERVICES, INC. DURING THE MONTH OF MAY, 2001. THIS DRAWING, LEGAL DESCRIPTION, LOT DIMENSIONS, AND THE MONUMENTS INDICATED HEREON ARE FROM THAT SURVEY.

MARK ABEL, REGISTERED ARCHITECT 8/16/01 DATE

CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHERN RETAIL CENTER L.L.C. (A LIMITED LIABILITY COMPANY), HEREBY PUBLISHES THIS PLAN OF DEVELOPMENT, AND CERTIFIES THAT THIS PROJECT HAS BEEN BUILT SUBSTANTIALLY ACCORDING TO THE PLAN SHOWN THEREON.

SOUTHERN RETAIL CENTER L.L.C. (A LIMITED LIABILITY COMPANY), AS OWNER, HAS HERETOFORE CAUSED THE UNDERSIGNED OFFICER TO EXECUTE THIS INSTRUMENT, SUCH OFFICER BEING DULY AUTHORIZED, THIS 17 DAY OF August, 2001.

BY: DULY AUTHORIZED AGENT

**STATE OF ARIZONA
 COUNTY OF MARICOPA**

ON THIS 17 DAY OF August, 2001, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KNOWN TO ME TO BE THE DULY AUTHORIZED AGENT OF THE SOUTHERN RETAIL CENTER, L.L.C. AN ARIZONA CORPORATION THAT EXECUTED THE INSTRUMENT SHOWN HEREON ON BEHALF SOUTHERN RETAIL CENTER, L.L.C. AN ARIZONA CORPORATION, AND THAT SUCH CORPORATION EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC:
 MY COMMISSION EXPIRES: 2/23/02

APPROVALS:

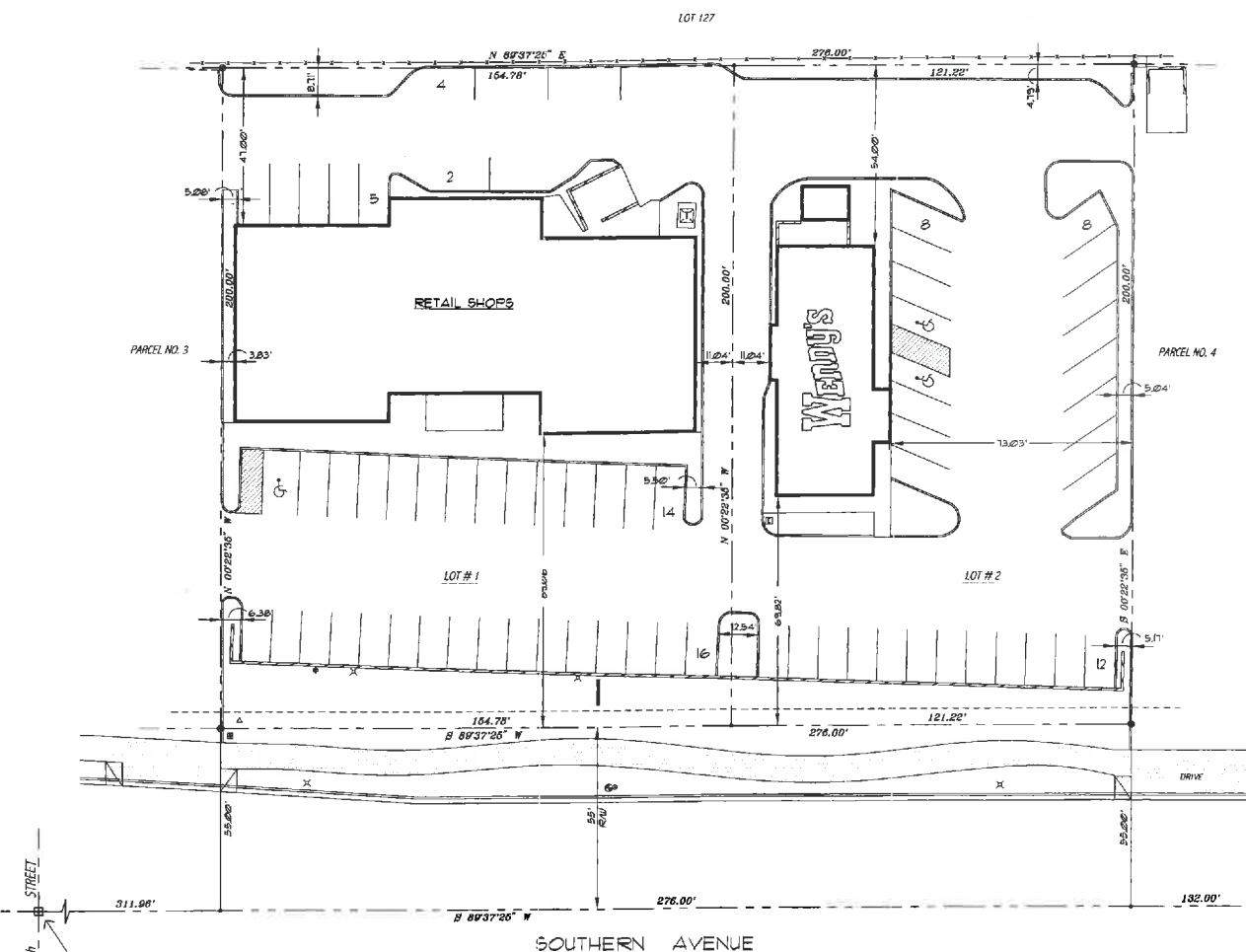
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 9th DAY OF August, 2001.

BY: DATE: 8/16/01
 MAYOR

ATTEST: DATE: 9/21/01
 CITY CLERK

BY: DATE: 8-23-01
 CITY ENGINEER

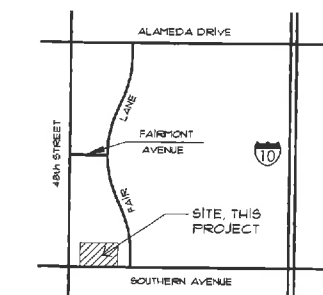
BY: DATE: 8-23-01
 DEVELOPMENT SERVICES



SITE PLAN



1" = 20' = 0"



VICINITY MAP



NO SCALE