

AMENDED GENERAL AND FINAL PLAN
OF DEVELOPMENT #SGF-94.127 FOR:

TEMPE FOOTHILLS
RV & BOAT STORAGE

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST
QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WESTERLY LINE
OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY.

Conditions of approval:

1. A Public Works Department approval of all roadway, alley and utility easement dedications, driveway, storm water retention and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
2. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
3. 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 (6) months of council approval.
 - b. Public improvements must be installed prior to 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 under ground prior to issuance of occupancy permit for this (re)development in accordance with Ordinance No 88 85.

3. If new property lines are created on this site, approval of CC&R's in a form acceptable to the City Attorney and Community Development Director must take place prior to recordation of plan or plat. These CC&R's should provide that a single entity will ultimately be responsible for maintaining all landscaping, both

required by ordinance and in 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 Community Development Director.

4. No variances may be created by future property lines without prior approval of the City of Tempe.

5. Valid building permit shall be obtained and substantial construction commenced within one year of date of Council approval or variances shall be deemed null and void.

6. This plan shall be put into full engineering format in compliance with state markup of 11/30 and recorded prior to issuance of any permits for this project. 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 Police Department prior to issuance of any permits for this project.

9. Responsibility for maintenance and repair of both sides the 10' wall along the west property line shall be finalized in writing by the developer prior to recordation.

10. A permanent on-site manager must reside on premises.
11. Hours of operation 7:00am to 7:00pm 7 day week.

SITE PLAN

T=50'-0"

PROJECT SUMMARY

ZONING: PCC-2 SW OVERLAY DISTRICT
NET SITE AREA: 169,345.56 SF.
3.8876 AC.

PROPOSED STRUCTURE:
PRE-FAB SINGLE FAMILY DWELLING
APPROXIMATELY 1000 SF.
PARKING PROVIDED: 2
FRONT YARD SET BACK: REQUIRED: 60'-0"
PROVIDED: 60'-0"
SIDE YARD SET-BACK: REQUIRED: 60'-0"
PROVIDED: 63'-0"

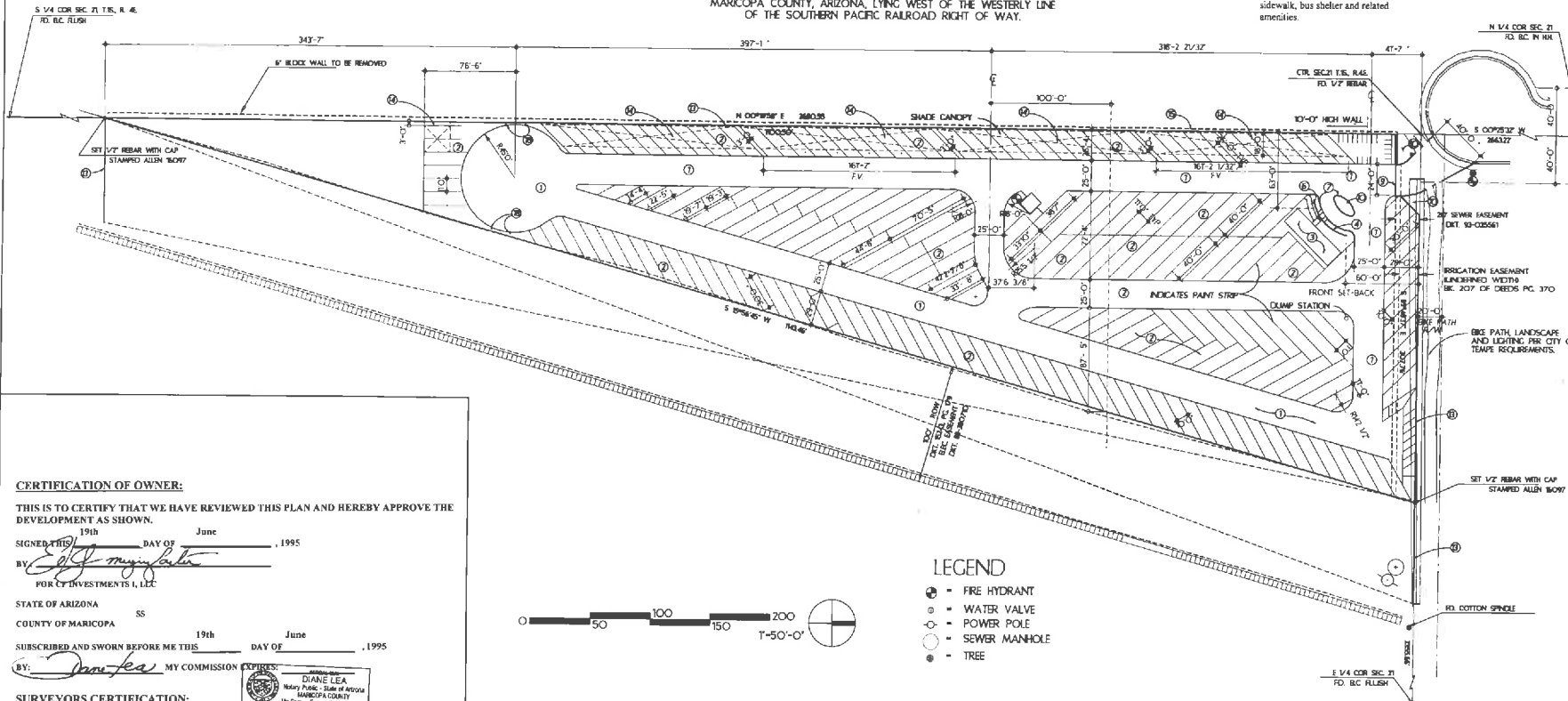
STORAGE CAPACITY:
240 STALLS
20 MOTORCYCLES

VARIANCES #SGF-94127:

- A. WAIVE ALL REQUIRED LANDSCAPE ISLANDS AT END OF PARKING ROWS.
- B. WAIVE ALL REQUIRED LANDSCAPE ISLANDS EVERY FIFTEEN SPACES IN PARKING ROWS.
- C. WAIVE REQUIRED 6' LANDSCAPE STRIP WITH 15 GAL TREES 3" CAL. ON EAST AND WEST PROPERTY LINE.
- D. WAIVE REQUIRED LANDSCAPING IN FRONT YARD SETBACK FROM 25' TO 0' FOR A PORTION OF THE NORTH PROPERTY LINE.
- E. WAIVE REQUIREMENT THAT PARKING SPACES BE PAVED IN A COMMERCIAL PARKING LOT/RY STORAGE AREA.
- F. REDUCE THE MINIMUM REQUIRED LANDSCAPE PERCENT FOR A PCC-2 SITE IN THE SOUTHWEST OVERLAY DISTRICT FROM 10% TO 5%.

SECURITY PROVISIONS:

- 8/10' PERIMETER WALL.
- PERIMETER ALARM W/RE DUSK TO DAWN LIGHTING ON SITE RESIDENCE.



LEGEND

- - FIRE HYDRANT
- - WATER VALVE
- - POWER POLE
- - SEWER MANHOLE
- - TREE



CERTIFICATION OF OWNER:

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

SIGNED THIS 19th DAY OF June, 1995
BY: *[Signature]*
FOR CF INVESTMENTS I, LLC

STATE OF ARIZONA SS
COUNTY OF MARICOPA
SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF June, 1995
BY: *[Signature]* MY COMMISSION EXPIRES: *[Signature]*

SURVEYORS CERTIFICATION:

I, GREGORY L. ALLEN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 1994; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AND THEIR RELATIVE POSITIONS ARE CORRECTLY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED; THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
GREGORY L. ALLEN

APPROVALS:

APPROVED BY THE CITY COUNCIL OF TEMPE, ARIZONA, THIS 23rd DAY OF February, 1995

BY: *[Signature]* MAYOR
[Signature] CITY CLERK

CITY ENGINEER: *[Signature]* DATE: 8-2-95 BY: *[Signature]* PLANNING DIRECTOR 8-2-95



CERTIFICATIONS / APPROVALS

KEY NOTES

1. DRIVE
2. PARKING AREA
3. MODULAR RESIDENTIAL UNIT PER MANUFACTURER PLANS AND SPECS. CONTRACTOR TO OBTAIN ALL NECESSARY APPROVALS PRIOR TO INSTALLATION.
4. CONCRETE SIDEWALK
5. 4" CONIC SIDEWALK
6. PROVIDE ADA RAMP AS REQUIRED COORDINATE W/ FINAL FINISH FLOOR ELEVATION OF MODULAR
7. 6" EXTRUDED CLAY TYP
8. PLANTING
9. RECT. GARD OPERATED PAINTED STEEL GATE
10. LANDSCAPED AREA
11. TREE PATH AND LANDSCAPED AREA
12. 8'-0" HIGH CHU WALL
13. 10'-0" HIGH CHU WALL
14. STEEL / FABRIC CANOPY
15. EXISTING CHU WALL TO BE REMOVED
16. GARD SET GATE OWNERS
17. CONIC STEPS ON GRADE MAX RAISER 7" COORDINATE W/ MODULAR FLOOR ELEVATION
18. STEEL / CONIC PROTECTIVE BOLLARD

KEY NOTES

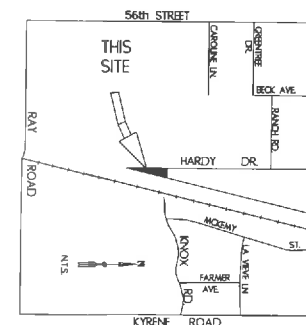
OWNER / DEVELOPER

CF INVESTMENT - I, LLC
2723 WEST NORTHERN
PHOENIX, ARIZONA 85051

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WESTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY.

LEGAL/OWNERSHIP INFO



VICINITY MAP

BOOK 404 PAGE 43

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL

95-0621027

10/11/95 12:12



3000 SCOTTSDALE TEMPE
6440 E. McDowell Rd. 8504 E. Carolina Ln.
Scottsdale, AZ 85267 Tempe, AZ 85281
Tel: 602 + 968 6999 Fax: 602 + 994 4811



6-10-95
94-202
REVISED: 7-17-95

91.5