

# NINTH AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT

THAT PART OF TEMPE SQUARE (TEMPE VILLAGE), A PLANNED NEIGHBORHOOD COMMERCIAL CENTER RECORDED IN BOOK 176 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**TEMPE SQUARE**  
TEMPE ARIZONA

FOR

**LANDWIN, TEMPE SQUARE, L.L.C.**

## LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PART OF TEMPE SQUARE (TEMPE VILLAGE), A PLANNED NEIGHBORHOOD COMMERCIAL CENTER RECORDED IN BOOK 176 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER FROM WHICH THE NORTHEAST CORNER THEREOF BEARS NORTH 00°07'36" WEST 657.00 FEET:

THENCE NORTH 89D 54' 16" WEST, 55.00 FEET TO THE POINT OF THE BEGINNING;

THENCE CONTINUING NORTH 89D 54' 16" WEST, 158.00 FEET;

THENCE SOUTH 00D 07' 36" EAST, 190.29 FEET TO A LINE WHICH IS PARALLEL TO AND 484.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE NORTH 89D 54' 16" WEST ALONG SAID LINE 410.54 FEET;

THENCE NORTH 00D 07' 36" WEST 791.57 FEET TO A LINE PARALLEL TO AND 55.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89D 56' 00" EAST ALONG SAID LINE 548.54 FEET;

THENCE SOUTH 45D 01' 48" EAST 42.50 FEET;

THENCE SOUTH 00D 07' 36" EAST PARALLEL TO AND 55.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER 571.97 FEET TO THE POINT OF BEGINNING;

PARCEL NO. 2

AN EASEMENT FOR PARKING AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CREATED AND MORE PARTICULARLY DESCRIBED IN "RECIPROCAL AGREEMENT", DATED NOVEMBER 3, 1977, AND RECORDED NOVEMBER 2, 1977 IN DOCKET 12333, PAGE 1147, RECORDS OF MARICOPA COUNTY, ARIZONA.

## OWNERSHIP

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

BY: LANDWIN, TEMPE SQUARE, L.L.C.

BY: \_\_\_\_\_

OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF 2001.

BY: \_\_\_\_\_

NOTARY PUBLIC

## APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 11th DAY OF Jan 2001

BY: *Neil K. Williams* DATE: 1/11/01  
MAYOR

ATTEST: *[Signature]* DATE: 1/11/01  
CITY CLERK

BY: *Neil K. Williams* DATE: 6-2-01  
CITY ENGINEER

BY: *Frank B. [Signature]* DATE: 6-2-01  
DEVELOPMENT SERVICES



## EXISTING VARIANCES

- A. REDUCE REQUIRED PARKING SPACES FROM 518 TO 506.
- B. WAIVE REQUIRED LANDSCAPE ISLANDS AT THE ENDS OF EACH ROW OF PARKING.
- C. WAIVE REQUIRED LANDSCAPE ISLAND AFTER EVERY 15 PARKING STALLS.
- D. WAIVE THE REQUIRED ON-SITE LANDSCAPING IN THE FRONT YARD FROM 15' TO 6'
- E. REDUCE THE REQUIRED ON-SITE LANDSCAPING IN THE SIDE YARD FROM 15' TO 10'
- F. WAIVE THE REQUIRED PARKING SCREEN WALL ALONG THE FRONT AND STREET SIDE YARDS.
- G. REPLACE REQUIRED LANDSCAPE ISLANDS IN PARKING FIELDS WITH DIAMOND PLANTERS.
- H. OPEN SPACE FROM 15% TO 13% OF NET LOT AREA.
- I. REDUCE REQUIRED BUILDING SETBACK FOR BLDG. G, FROM 50' TO 27' TO ACCOMMODATE PHARMACY PICK-UP AND DRIVE-THRU CANOPY.
- J. REDUCE WIDTH OF ONE-WAY DRIVING AISLE FOR BUILDING G, FROM 12' TO 10' FOR PHARMACY PICK-UP AND DRIVE-THRU LANE.

## EXISTING PERMITS

- A. ALLOW A 6,000 S.F. OUTDOOR PLAY AREA FOR A DAY CARE CENTER IN BUILDING F.
- B. ALLOW OUTDOOR DINING AT 6428 SOUTH McCLINTOCK DRIVE (BOEATUS RESTAURANT)
- C. ALLOW PARKING FOR THE SHOPPING CENTER TO BE PARKED BY PEAK DEMAND.

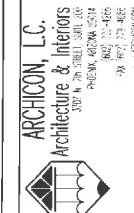
## CONDITIONS OF APPROVAL

AT THEIR REGULAR MEETING OF JANUARY 11, 2001, THE CITY COUNCIL APPROVED THE REQUEST BY TRADER JOE'S (LANDWIN, TEMPE SQUARE, LLC, PROPERTY OWNER) WHO IS REQUESTING A 750 S.F. ADDITION TO THE EXISTING LEASED AREA LOCATED AT 6458 SOUTH McCLINTOCK DRIVE. THE FOLLOWING APPROVALS ARE REQUESTED FROM THE CITY OF TEMPE:

#50F-2000.73 AN AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR TEMPE SQUARE TO EXPAND TRADER JOE'S BY 750 S.F. THE CENTER WILL TOTAL 104,418 S.F. TOTAL BUILDING AREA ON 9.70 ACRES LOCATED AT 6458 SOUTH McCLINTOCK DRIVE.

THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:

1. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
2. \* APPLICANT SHALL PROVIDE A PATHWAY CONNECTING THE NORTH/SOUTH DIRECTION ALONG THE EAST FACE OF THE PROPOSED ENCLOSURE PROVIDING SAFER AND CONVENIENT PEDESTRIAN ACCESS FROM THE PARKING LOT TO THE FRONT DOOR. DESIGN OF PATHWAY SHALL ALLOW FOR LANDSCAPING BETWEEN THE PATHWAY AND THE CURB. DETAILS TO BE RESOLVED WITH STAFF PRIOR TO RECORDATION.
3. THIS AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT 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 PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
4. THIS AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDERS' OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT. DETAILS OF THE DOCUMENT FORMAT SHALL BE REVIEWED BY THE PLANNING DIVISION STAFF WITHIN DEVELOPMENT SERVICES PRIOR TO RECORDATION BY THE MARICOPA COUNTY RECORDER. FAILURE TO RECORD THE PLAN WITHIN ONE YEAR OF COUNCIL APPROVAL SHALL MAKE THE PLAN NULL AND VOID.



**TRADER JOES**  
**TEMPE SQUARE**  
6458 S. McCLINTOCK DRIVE  
TEMPE, ARIZONA 85283

JOB NO:	2004506
PROJECT WITH:	HEMANT MODI
DRAWN BY:	JASON DOTY
CHECKED BY:	VINCE DALKE
DATE:	1/11/01
NO. REVISIONS:	0
1.	PLANNING COMMENTS 4-11-01
2.	CITY COMMENTS 4-18-01
3.	CITY COMMENTS 5-14-01

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL ALL FEES ARE RECEIVED AND DATED	
DATE	DATE
SUBMITTED TO CITY	J.E.D. 3/23
ISSUED FOR REVIEW	
PROPOSED BY	
CITY APPROVAL	
ISSUED FOR CONST.	
CHECKED BY	
DATE	
SHEET TITLE	
TITLE PAGE	

H/1-PROJ/004506/DR/11



BOOK 564 PAGE 46  
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL  
2001-0501881  
06/11/2001 09:30

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D5000323

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