

AMENDED GENERAL AND FINAL PLAN
OF DEVELOPMENT #SCF-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. Public Works Department approval of all roadway, alley and utility element 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.
 - (4) Roadway improvements including street lights, curb, gutter, bikeway, sidewalk, bus shelter and related amenities.

3. 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. All street dedications shall be made within (6) months of council approval.
 - a. 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 redevelopment 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 set into full engineering form in compliance with staff markup of 11/30 and recorded prior to issuance of any permits for this project. No changes or modifications to the driving axes 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 changer must reside on premises.
 - i. Hours of operation 7:00am-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
38876 AC

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

STORAGE CAPACITY: 240 STALLS
20 MOTORCYCLES

VARIANCES #SCF-94.127
A. WAIVE ALL REQUIRED LANDSCAPE ISLANDS AT END OF DRIVEWAYS.
B. WAIVE ALL REQUIRED LANDSCAPE ISLANDS EVERY FIFTH SPACES IN PARKING ROWS.
C. WAIVE REQUIRED 5' LANDSCAPE STRIP WITH 15' CALIBER 20" O.D. FOR A PORTION OF THE NORTH PROPERTY LINE.
D. WAIVE REQUIRED LANDSCAPING IN FRONT TWO STREET LANE.
E. WAIVE REQUIREMENT THAT PARKING SPACES BE PAVED IN A COMMERCIAL PARKING LOT OR STORAGE AREA.
F. REDUCE THE MINIMUM REQUIRED LANDSCAPE PERCENT FROM 20% TO 5%.

SECURITY PROVISIONS:

8'x10' PERIMETER WALL
PERIMETER ALARM WIRE
DUSK TO DAWN LIGHTING
ON SITE RESIDENCE

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: 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]*
DIANE LEA
NOTARY PUBLIC, STATE OF ARIZONA
MARICOPA COUNTY
My Comm. Expires June 13, 1996

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 22nd DAY OF February, 1995

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

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



CERTIFICATIONS / APPROVALS

KEY NOTES

1. DRIVE
2. PARKING AREA
3. MODULAR RESIDENTIAL UNIT PER MANUFACTURING PLANS AND SPEC. CONTRACTOR TO OBTAIN ALL MUNICIPAL APPROVALS PRIOR TO INSTALLATION.
4. C&G SCREEN WALL
5. 4' CONC. SIDEWALK
6. PROVIDE ADA RAMP AS REQUIRED. COORDINATE W/ FINAL FLOOR ELEVATION OF MODULAR.
7. 6' EXTENDED CURB TYP.
8. PLANTS
9. ERECT CARB OPERATED PAINTED STEEL GATE.
10. LANDSCAPED AREA
11. 10'-0" HIGH C&G WALL
12. 8'-0" HIGH C&G WALL
13. 10'-0" HIGH C&G WALL
14. STEEL / SHED CANOPY
15. EXISTING C&G WALL TO BE REMOVED.
16. CARB KEY GATE OPENERS
17. CONC. STEPS ON GRADE MAX RAMP 7"
18. COORDINATE W/ MODULAR FLOOR ELEVATION
19. STEEL / CONC. PROTECTIVE BOLLARDS

KEY NOTES

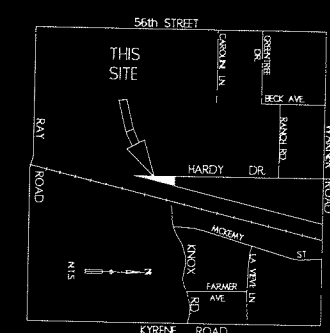
OWNER / DEVELOPER

OF 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