

2ND AMENDED GENERAL & FINAL PLAN FOR: **VALLEY PLAZA**

AN AMENDMENT OF VALLEY PLAZA AS RECORDED IN BOOK 294, PAGE 49, M.C.R.  
BEING A PORTION OF THE S.W. 1/4 OF SECTION 25, T.1N., R.4E., MARICOPA COUNTY, ARIZONA.

**LEGAL DESCRIPTION**

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00°11'45" EAST ALONG THE CENTERLINE OF MCCLINTOCK DRIVE AND THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1050.00 FEET;  
THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING EAST A DISTANCE A 587.10 FEET;  
THENCE SOUTH 44°54'02" EAST A DISTANCE OF 21.18 FEET;  
THENCE SOUTH 00°12'00" WEST A DISTANCE OF 847.00 FEET;  
THENCE EAST A DISTANCE OF 10.00 FEET;  
THENCE SOUTH 00°12'00" WEST A DISTANCE OF 133.00 FEET TO A POINT ON THE NORTH LINE OF SOUTHERN AVENUE WHICH IS 55.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25;  
THENCE WEST PARALLEL TO AND 55.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 52.00 FEET;  
THENCE NORTH 00°11'45" EAST, PARALLEL TO SAID WEST LINE OF SECTION 25, A DISTANCE OF 185.00 FEET;  
THENCE WEST PARALLEL TO AND 250.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 200.00 FEET;  
THENCE SOUTH 00°11'45" WEST, PARALLEL TO SAID WEST LINE OF SECTION 25, A DISTANCE OF 195.00 FEET;  
THENCE WEST PARALLEL TO AND 55.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 150.00 FEET;  
THENCE NORTH 00°11'45" EAST, PARALLEL TO SAID WEST LINE OF SECTION 25, A DISTANCE OF 195.00 FEET;  
THENCE WEST, PARALLEL TO SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 210.00 FEET;  
THENCE NORTH 00°11'45" EAST PARALLEL TO AND 55.00 FEET EAST OF SAID WEST LINE OF SECTION 25, A DISTANCE OF 800.00 FEET TO THE TRUE POINT OF BEGINNING.

**CONDITIONS SGF-95.99**

1. A. PUBLIC WORKS DEPARTMENT APPROVAL OF ALL ROADWAY, ALLEY AND UTILITY EASEMENTS, DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- B. 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, BIKEPATH, SIDEWALK, BUS SHELTER AND RELATED ADJUTIVES
- 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 SIX (6) MONTHS OF COUNCIL APPROVAL.
- B. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE 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 THE 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 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 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 USE PERMIT(S) SHALL BE DEEMED NULL AND VOID.
6. THIS PLAN SHALL BE RECORDED PRIOR TO ISSUANCE OF PERMITS, AND SHALL REFLECT 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.
7. THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF CROSS ACCESS ONTO ADJACENT PROPERTY TO THE EAST, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
9. WITHIN THREE YEARS OF DATE OF CITY COUNCIL APPROVAL, THE APPLICANT SHALL RETURN TO CITY COUNCIL FOR COMPLIANCE WITH CONDITIONS OF APPROVAL #10, 11, 12 AND 13.
10. ANY INTENSIFICATION OR EXPANSION OF THE OUTDOOR DINING SHALL REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL FOR FURTHER REVIEW PRIOR TO SUCH EXPANSION OR INTENSIFICATION OCCURRING.
11. ANY SIGNIFICANT VERIFIABLE POLICE COMPLAINTS (AS DETERMINED BY THE CITY ATTORNEY AND POLICE DEPT.) SHALL REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL FOR RE-EVALUATION OF THE USE PERMIT.
12. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH POLICE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
13. NO OUTDOOR SPEAKERS OR ENTERTAINMENT IS ALLOWED.
14. ANY PREVIOUS APPLICABLE CONDITIONS NOT MODIFIED BY THIS ACTION.

**OWNERS CERTIFICATION**

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

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1996

BY \_\_\_\_\_  
STATE OF ARIZONA ) S.S.  
COUNTY OF MARICOPA )

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1996  
BY \_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_



**ENGINEERS CERTIFICATION**

I, TIMOTHY M. O'NEILL, P.L.S., HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR OF THE STATE OF ARIZONA, THAT THE PROPERTY BOUNDARY AS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**PREVIOUS VARIANCES GRANTED**

1. TO DECREASE SIDE YARD SETBACK FROM 40 FEET TO 12 FEET EAST AND NORTH OF THE EXISTING ARCO SERVICE STATION
2. TO DECREASE THE WIDTH OF THE PARKING SPACES FROM 9 FEET TO 8'-6"; REDUCE PARKING SPACE LENGTH TO 18 FEET
3. TO ALLOW FOR MAXIMUM COVERAGE OF 27.0%
4. REDUCE REQUIRED MANEUVERING LENGTH FOR PARKING STALLS FROM 24' TO 23'

USE PERMIT SGF-95.99  
ALLOW OUTSIDE DINING (TOTALING 1,800 S.F.) AT FOUR (4) CERTAIN LOCATIONS WITHIN THE CENTER IN THE PCC-1 ZONING DISTRICT.

**PROJECT SUMMARY**

EXISTING MEDICAL	8,940 S.F.
EXISTING RETAIL	125,025 S.F.
EXISTING RESTAURANT SPACE	6,182 S.F.
PROPOSED RETAIL SHOPS	2,600 S.F.
PROPOSED RESTAURANT-INDOOR	3,081 S.F.
TOTAL GROSS LEASABLE AREA	143,808 S.F.
OUTDOOR DINING	1,800 S.F.
PARKING SPACES REQUIRED	657 CARS
PARKING SPACES PROVIDED	742 CARS
NET SITE AREA	531,870 S.F.
NET SITE COVERAGE	27.0 %
<b>PARKING CALCULATIONS</b>	
RESTAURANT	124 CARS
9,243 S.F. / 75 S.F.	
OUTDOOR DINING	12 CARS
1,800 S.F. / 150 S.F.	
MEDICAL	46 CARS
6,940 S.F. / 150 S.F.	
RETAIL	200 CARS
50,000 S.F. / 250 S.F.	
50,000 S.F. / 275 S.F.	182 CARS
27,825 S.F. / 300 S.F.	93 CARS
TOTAL REQUIRED PARKING	657 CARS

**APPROVALS**

APPROVAL OF CITY COUNCIL  
THIS GENERAL PLAN OF DEVELOPMENT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS DAY 4<sup>th</sup> day of January, 1996

BY: Paul J. S. Sullivan 5-3-96  
MAYOR DATE  
ATTEST: Shirley R. Dwyler 5-9-96  
CITY CLERK DATE  
BY: David J. Lewis 5-29-96  
CITY ENGINEER DATE  
BY: Joseph M. Mullins 5/29/96  
COMMUNITY DEVELOPMENT DIRECTOR DATE



**OWNER/DEVELOPER**

WEINGARTEN REALTY  
1702 E. HIGHLAND, SUITE 318  
PHOENIX, AZ 85016  
(602) 263-1166

**ARCHITECT**

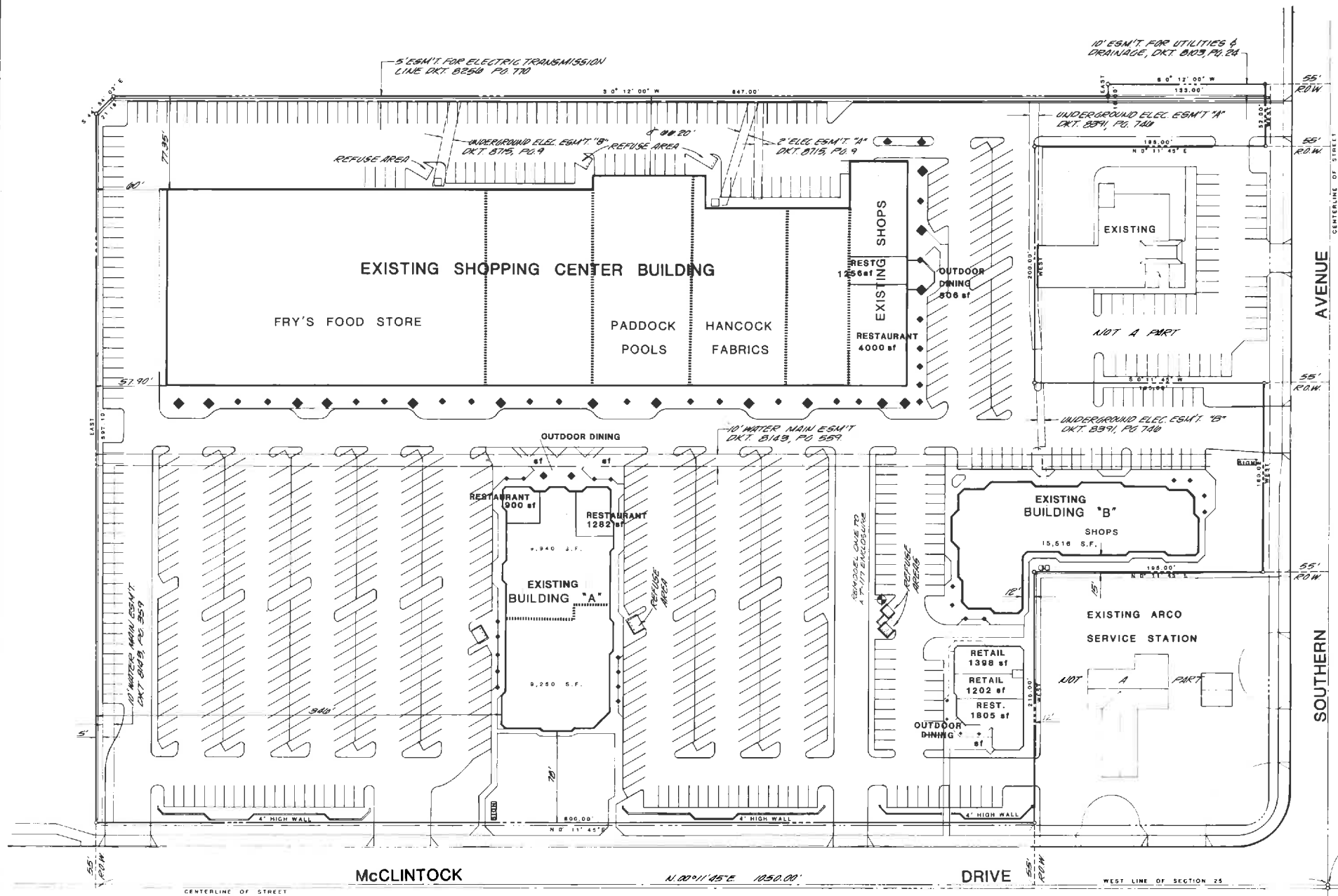
SHEINER DAY ASSOCIATES  
2600 N. 44TH ST., SUITE 212  
PHOENIX, AZ 85008  
(602) 957-0772

**ENGINEER**

O'NEILL ENGINEERING, INC.  
2001 W. CAMELBACK RD., SUITE 200  
PHOENIX, AZ 85015  
(602) 242-0020

BOOK 415 PAGE 29  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
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96-0326674  
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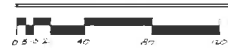
SHEET 1 OF 2 JOB NO.9528  
2858  
**O'NEILL ENGINEERING, INC.**  
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BOOK 415 PAGE 29  
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**SITE PLAN**



*2/2/96*  
*1710 7/11/96*  
*2/1/96*

Revision	Date

O'NEILL ENGINEERING, INC.  
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