

# 7TH AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR WARNER RANCH PLAZA AND AN AMENDED FINAL PLAN FOR ARBY'S & JIFFY LUBE (FORMERLY Q-LUBE)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BOOK 378 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS.

9950 S. RURAL ROAD, TEMPE, AZ.

### VARIANCES: SGF-2003.69

- REDUCE THE MINIMUM REQUIRED FRONT YARD BUILDING SETBACK FROM 60 FEET TO 0 FEET ALONG THE SOUTH PROPERTY LINE, THE WEST SIDE BUILDING SETBACK FROM 60 FEET TO 28 FEET, THE EAST SIDE BUILDING SETBACK FROM 60 TO 40 FEET, AND THE REAR YARD BUILDING SETBACK FROM 60 FEET TO 34 FEET ALONG THE NORTH PROPERTY LINE.
- REDUCE THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FROM 1 TO 6.
- REDUCE THE MINIMUM REQUIRED BUILDING SETBACK ALONG THE WEST PROPERTY OF ARBY'S FROM 60 FEET TO 11 FEET.

### CONDITIONS OF APPROVAL: SGF-2003.69

THE APPROVAL WAS SUBJECT TO THE FOLLOWING:

- THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICK-UP, AND OFF-SITE IMPROVEMENTS.
- OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
  - WATER LINES AND FIRE HYDRANTS
  - SEWER LINES
  - STORM DRAINS
  - ROADWAY IMPROVEMENTS INCLUDING STREETLIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
- FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
  - WATER AND SEWER DEVELOPMENT FEES
  - WATER AND/OR SEWER PARTICIPATION CHARGES
  - INSPECTION AND TESTING FEES.
- ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
- PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS, ANY PLANS SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 28.10.02.
- THE APPLICANT/OWNER SHALL PROVIDE A CONTINUING CARE CONDITION COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE COV'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DIRECTOR AND CITY ATTORNEY.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF THE DATE OF COUNCIL APPROVAL (OCTOBER 16, 2004) OR THE VARIANCES SHALL BE DEEMED NULL AND VOID.
- THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE PLANNING AND CRIME PREVENTION STAFF PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

### GENERAL NOTES:

- ALL EXTERIOR LIGHTING SHALL MEET ORDINANCE REQUIREMENTS.
- BUILDING CONSTRUCTION TYPE IN UDC 1588 WITH CITY OF TEMPE ATTENDMENTS.

BOOK 689 PAGE 25  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2004-0641490  
06/07/2004 11:12 AM



### ACKNOWLEDGEMENT:

STATEMENT OF OWNER  
THIS IS TO CERTIFY I HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN:  
*Gregory L. Hitchens* DATE *5/24/04*  
SIGNATURE DATE  
ACKNOWLEDGEMENT  
STATE OF ARIZONA )  
COUNTY OF MARICOPA )  
ON THIS *24th* DAY OF *MAY* 2004 BEFORE ME  
PERSONALLY APPEARED *Gregory L. Hitchens* FOR  
ACKNOWLEDGED HIMSELF TO BE AN  
OF RICHARD ELLIS, INC. A DELAWARE CORPORATION  
AS AGENT FOR WARNER RANCH PLAZA ASSOCIATES LIMITED PARTNERSHIP,  
A DELAWARE LIMITED PARTNERSHIP AND ACKNOWLEDGED THAT HE/HE/SHE AS  
SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING  
INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.  
IN WITNESS WHEREOF I HERE ONTO SET MY HAND AND OFFICIAL SEAL

LEGAL DESCRIPTION:  
LOT 4 OF BENTLEY'S NO. 27, BOOK 378 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVALS:  
APPROVED BY THE MAYOR AND CITY ENGINEER OF THE CITY OF TEMPE, ARIZONA ON THIS *27th* DAY OF *March* 2004.  
BY: *Paul J. Sullivan* DATE *5/27/04*  
MAYOR DATE  
BY: *Andy Col* DATE *6/2/04*  
CITY ENGINEER DATE  
BY: *Stephen Linker* DATE *6/3/04*  
DEVELOPMENT SERVICES DATE



REVISIONS:

HITCHENS ASSOCIATES ARCHITECTS  
2015 E. UNIVERSITY DRIVE, SUITE 100, MESA, ARIZONA, 85201  
TEL: 480-844-8300 FAX: 480-844-8300

JIFFY LUBE - ADDITION  
9950 S. RURAL ROAD  
TEMPE, ARIZONA

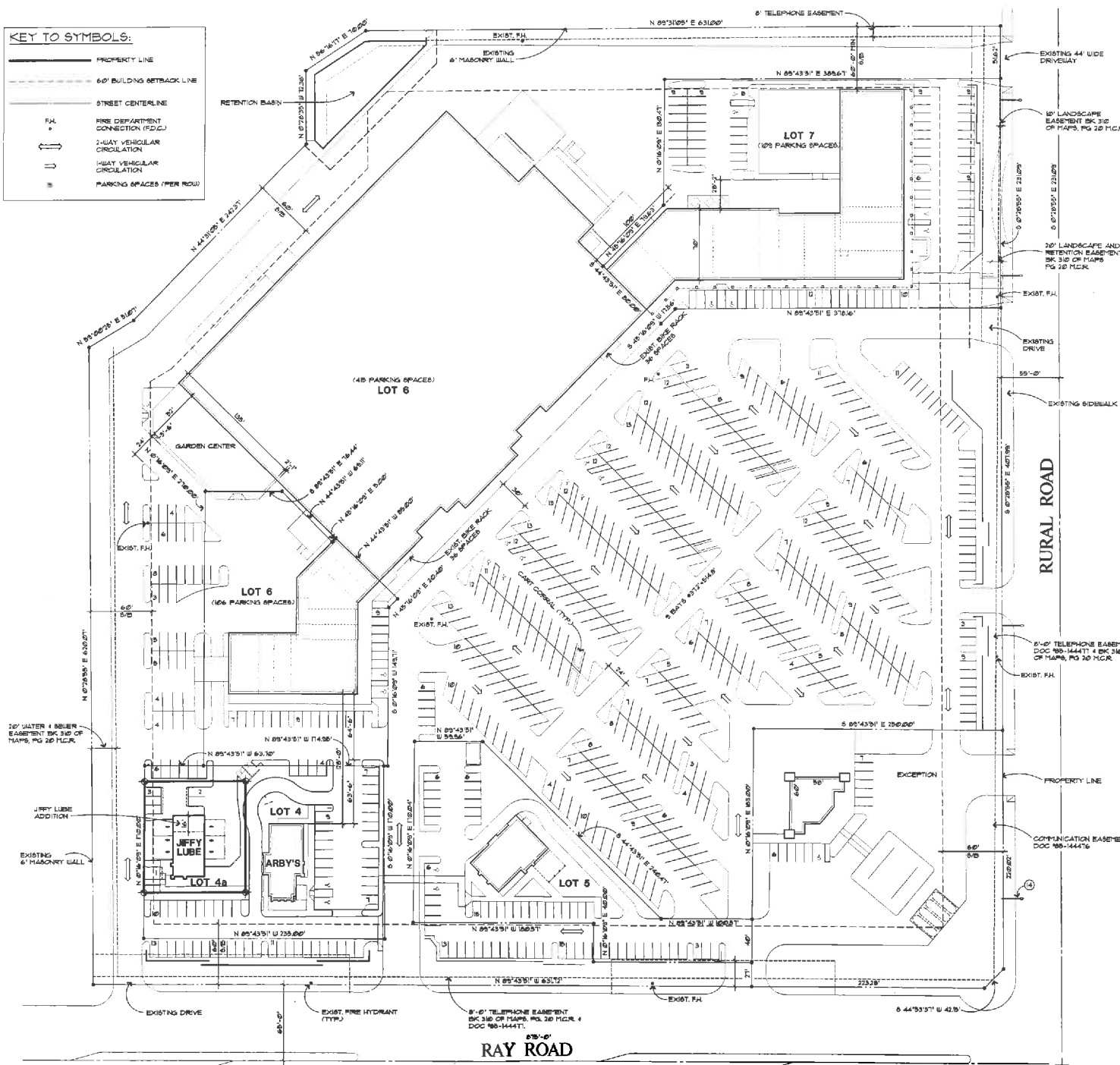
COVER SHEET

DATE: \_\_\_\_\_  
SCALE: AS SHOWN  
DRAWN: P.A.C.  
PROJECT: 2361  
SHEET: 1 OF 3

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**KEY TO SYMBOLS:**

- PROPERTY LINE
- - - 60' BUILDING SETBACK LINE
- STREET CENTERLINE
- FH \* FIRE DEPARTMENT CONNECTION (F.D.C.)
- ↔ 2-WAY VEHICULAR CIRCULATION
- ↔ 1-WAY VEHICULAR CIRCULATION
- PARKING SPACES (PER ROW)



**7th AMENDED GENERAL PLAN OF DEVELOPMENT**

DSO30024 SGF-2003.69 RECO3072



**DESCRIPTION OF WORK:**  
 JIFFY LUBE ADDITION, TOTAL BUILDING SF: 1502 SF.

**ZONING:** PCC 2 COMMERCIAL

**BUILDING ADDRESS:** 9850 S. RURAL ROAD TEMPE, ARIZONA

**BUILDING ADDITION:** 500 SF.

**CONSTRUCTION TYPE:** VII - SPRINKLERED

**SITE AREA:** 12,331 SF. (28 ACRES)

**TOTAL LANDSCAPE AREA:** 3,338 SF.

**% OF LANDSCAPE ON SITE:** 28.1%

**PARKING CALCULATIONS:**

USE:	AREA	PARKING RATIO	SPACES
RETAIL	16,200.0	1:200	81.0
ANCHOR RETAIL	30,000.0	1:250	120.0
ANCHOR RETAIL	30,000.0	1:275	109.1
ANCHOR RETAIL	3,200.0	1:300	10.7
RESTAURANT	9,856	1:75	131.4
MEDICAL OFFICE	1,525	1:150	10.1
GENERAL OFFICE	2,400	1:250	9.6
DAY CARE	6,126	1:300	20.4

TOTAL REQ'D PARKING: 610.61

TOTAL PARKING PROVIDED: 630

**ACCESSIBLE PARKING (ALL LOTS) - ENTIRE CENTER**

TOTAL ACCESSIBLE PARKING REQUIRED: (2 VAN) 16 SPACES  
 (2% OF TOTAL PROVIDED, PER ADA)

TOTAL ACCESSIBLE PARKING PROVIDED: (3 VAN) 17 SPACES

**12) PARKING CALCULATION**

**LEGAL DESCRIPTION:**  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND GALT RIVER BASIN AND TERRAZA MARICOPA COUNTY, ARIZONA LOT 3, BEITY'S NO. 21, BOOK 378 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS.

**GENERAL NOTES:**

- ALL EXTERIOR LIGHTING SHALL MEET ORDINANCE REQUIREMENTS.
- BUILDING CONSTRUCTION TYPE Vn (UBC, 1986 WITH CITY OF TEMPE AMENDMENTS)

**PREVIOUSLY APPROVED VARIANCES:**  
 (SG 2485)

- REDUCE THE MINIMUM REQUIRED STREET SIDE YARD SETBACK ALONG EAST PROPERTY LINE FROM 60' TO 15'.
- REDUCE MINIMUM REQUIRED SIDE YARD SETBACK ALONG THE WEST PROPERTY LINE FROM 60' TO 25'.
- INCREASE THE MAXIMUM ALLOWED BUILDING COVERAGE FROM 25
- MAINTAIN TWO REQUIRED LANDSCAPE ISLANDS AT FUTURE DRIVE THRU LANE ON THE WEST END ON PAD 5.

(SG 3152)

- ALLOW A DRY CLEANING PLANT (WITH DRIVE THRU) IN THE PCC-3 DISTRICT.

**18) GENERAL SITE DATA**

BOOK 689 PAGE 25  
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 HELEN PURCELL  
 2004-0641490  
 08/07/2004 11:12 AM

**HITCHENS ASSOCIATES ARCHITECTS**

215 E. UNIVERSITY DRIVE  
 SUITE 105  
 MESA, ARIZONA, 85213

TELEPHONE:  
 480  
 944-8332

**JIFFY LUBE - ADDITION**  
 9850 S. RURAL ROAD  
 TEMPE, ARIZONA

**7th AMENDED GENERAL PLAN OF DEVELOPMENT**

DATE: -  
 SCALE: AS SHOWN  
 DRAWN BY: P.A.C.  
 PROJECT: 7301  
 SHEET: 2 OF 3

DSO30024 SGF-2003.69 RECO3072

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