

GENERAL AND FINAL PLAN OF DEVELOPMENT FOR WARNER VILLAGE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER/DEVELOPER

PRIEST EQUITY INVESTORS, LLC
14287 NORTH 87TH STREET
SUITE 220
SCOTTSDALE, ARIZONA 85260
CONTACT: STEVE BAUER
PHONE: 480-451-9079
FAX: 480-451-9079

DFD CORNOYER HEDRICK
2425 EAST CAMELBACK ROAD
SUITE 400
PHOENIX, ARIZONA 85260
CONTACT: MIKE EDWARDS
PHONE: 602-381-4848
FAX: 602-451-9079

LEGAL DESCRIPTION

LOT 1, WARNER CROSSING THIRD ADDITION, A SUBDIVISION RECORDED IN BOOK 536 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

THE SOUTH SECTION LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST AS SHOWN ON THE REPLAT OF LOT 2 BOOK 536, PAGE 36 RECORDS OF MARICOPA COUNTY RECORDERS OFFICE. SAID LINE BEARS SOUTH 89 DEGREES 43 MINUTES 18 SECONDS WEST.

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF WARNER ROAD & PRIEST DRIVE. ELEVATION 1218.50 (CITY OF TEMPE DATUM)

FLOOD ZONE

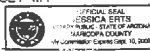
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2630 F, DATED JULY 19, 2001. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

ACKNOWLEDGMENT

STATE OF "ARIZONA" COUNTY OF "MARICOPA" THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF December, 2005 BY Steve Bauer AS Authorized Rep. WARNER AND PRIEST EQUITY INVESTOR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Jessica Ebert
MY COMMISSION EXPIRES 9/11/08



STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.

SIGNED THIS 23 DAY OF December 2005 BY Steve Bauer AS Authorized Rep. WARNER AND PRIEST EQUITY INVESTOR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS GENERAL AND FINAL PLAN COVER SHEET WAS PREPARED UNDER MY SUPERVISION AND THAT THE INFORMATION SHOWN HEREON IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



SITE VARIANCE REQUEST RETAIL/RESTAURANT/OFFICE

- VARIANCE TO REDUCE THE REQUIRED SIDE YARD BUILDING SETBACK FROM 40 FEET TO 25 FEET (NORTH SIDE OF OFFICE A) - APPROVAL BA050095
- VARIANCE TO REDUCE THE REQUIRED SIDE YARD BUILDING SETBACK FROM 40 FEET TO 10 FEET (SOUTH SIDE OF OFFICE A) - APPROVAL BA050095
- VARIANCE TO REDUCE THE REQUIRED SIDE YARD BUILDING SETBACK FROM 40 FEET TO 10 FEET (NORTH SIDE OF RETAIL SHOPS A) - APPROVAL BA050095
- VARIANCE TO REDUCE THE REQUIRED SIDE YARD BUILDING SETBACK FROM 40 FEET TO 26 FEET (WEST SIDE OF OFFICE B) - APPROVAL BA050095
- VARIANCE TO REDUCE THE REQUIRED SIDE YARD BUILDING SETBACK FROM 40 FEET TO 29 FEET (EAST SIDE OF RETAIL SHOPS B) - APPROVAL BA050095
- VARIANCE TO REDUCE THE REQUIRED SIDE YARD BUILDING SETBACK FROM 40 FEET TO 25 FEET (WEST SIDE OF RETAIL SHOPS B) - APPROVAL BA050095

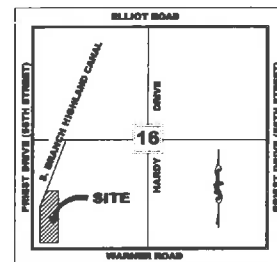
USE PERMIT REQUEST

- USE PERMIT FOR SHARED PARKING MODEL FOR THE PROJECT;
- USE PERMIT FOR AN OUTDOOR DINING PATIO(S) AT RETAIL PAD 1;
- USE PERMIT FOR AN OUTDOOR DINING PATIO(S) AT RETAIL SHOPS A;
- USE PERMIT FOR AN OUTDOOR DINING PATIO(S) AT RETAIL SHOPS B;

USE PERMIT REQUEST

- REDUCE THE REQUIRED STREET SIDE YARD BUILDING SETBACK ALONG PRIEST DRIVE FROM 50 FEET TO 30 FEET FOR RETAIL PAD #1.
- REDUCE THE REQUIRED SIDE YARD BUILDING SETBACK ALONG THE EAST PROPERTY LINE FROM 40 FEET TO 30 FEET.
- REDUCE THE REQUIRED REAR YARD BUILDING SETBACK ALONG THE NORTH PROPERTY LINE FROM 40 FEET TO 20 FEET.
- REDUCE THE REQUIRED SOUTHWEST OVERLAY DISTRICT STREET SIDE YARD LANDSCAPE SETBACK ALONG PRIEST DRIVE FROM 25 FEET TO 20 FEET.
- REDUCE THE REQUIRED SOUTHWEST OVERLAY DISTRICT STREET FRONT YARD LANDSCAPE SETBACK ALONG WARNER ROAD FROM 25 FEET TO 20 FEET.

NOTE: THE APPLICANT AGREED TO ALL LISTED CONDITIONS, INCLUDING THE FOLLOWING RECOMMENDED CHANGE TO CONDITION #8: NO VARIANCES NOT ALREADY APPROVED BY THIS APPLICATION MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.



LOCATION MAP - NTS

CONDITIONS OF APPROVAL: SGF-2004.63

SEE SHEET 2 OF 3

BOOK 815 PAGE 34
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2006-0223121
02/18/2006 14:12

APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS
16th DAY OF Jan, 2005.

BY: [Signature] DATE: 1/15/06

ATTEST: [Signature] DATE: 1/15/06
CITY CLERK

BY: [Signature] DATE: 1/10/06
CITY ENGINEER

BY: [Signature] DATE: 1/10/06
DEVELOPMENT SERVICES



DS040666

SGF-2004.63

REC05007

REC05007

SGF-2004.63

DS040666

REVISIONS:
DRAWING NAME: 4158 - PAD02
JOB NO. 4158.10
DRAWN: KDD
CHECKED: JAS
DATE: 12-05-05
SCALE: 1"=50'
SHEET: 1 OF 3

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

GENERAL AND FINAL PLAN OF DEVELOPMENT
FOR WARNER VILLAGE
TEMPE, ARIZONA

8340 E. NAINTHEB DRIVE
SUITE C-1A
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781

GENERAL AND FINAL PLAN OF DEVELOPMENT FOR WARNER VILLAGE

**A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

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PHONE: 602-381-4848
FAX: 602-451-9079

CONDITIONS OF APPROVAL: SGF-2004.63

1. THE NORTH HALF OF THE SITE WILL BE REQUIRED TO PROVIDE SEWER CONNECTION TO PRIEST DRIVE, AND THE SOUTH HALF OF THE SITE WILL BE REQUIRED TO PROVIDE SEWER CONNECTION TO WARNER ROAD.
2. COMPLIANCE WITH THE PUBLIC WORKS FATS, OILS AND GREASES (F.O.G.) POLICY IS REQUIRED; ADDITIONAL SANITARY SEWER APPURTENANCES MAY BE REQUIRED DEPENDING ON THE RETAIL USE.
3. ALL ON-SITE DRIVEWAYS SHALL BE UPGRADED TO MEET CURRENT CITY OF TEMPE REQUIREMENTS FOR WIDTH AND DESIGN.
4. A RIGHT-TURN AUXILIARY LANE SHALL BE PROVIDED IN THE NORTHBOUND DIRECTION FOR DRIVEWAY 2 AND DRIVEWAY 3 (LOCATION OF DRIVEWAYS SHOWN ON ATTACHMENT K). DETAILS OF DESIGN AND WORK TO BE COORDINATED WITH TRAFFIC ENGINEERING AND PLANNING STAFF.
5. DRIVEWAY 1 SHALL BE MOVED NORTH TO ALIGN WITH COMMERCE DRIVE ON THE WEST SIDE OF PRIEST DRIVE (LOCATION OF DRIVEWAY SHOWN ON ATTACHMENT K).
6. 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 PICKUP, AND OFF-SITE IMPROVEMENTS.
 - A. 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 STREETLIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
 - B. 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.
 - C. ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
 - D. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
 - E. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
 - F. 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 25.120.
7. SHOULD THE PROPERTY BE SUBDIVIDED, THE OWNER(S) 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 CC&R'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DIRECTOR AND CITY ATTORNEY.
8. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
9. A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED BY JANUARY 6, 2006, OR THE USE PERMIT(S) SHALL BE DEEMED NULL AND VOID.
10. A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED BY JANUARY 6, 2007 OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION; SUBJECT TO A PUBLIC HEARING.
11. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
12. ANY INTENSIFICATION OR EXPANSION OF THE USES SHALL REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL FOR FURTHER REVIEW AND/OR ACTION.
13. THE 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 THE PRIOR APPROVAL OF THE DEVELOPMENT SERVICES STAFF.
14. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE PLANNING STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
15. THE DESIGN REVIEW BOARD SHALL APPROVE THE SITE PLAN, ALL BUILDING ELEVATIONS, LANDSCAPE PLAN, AND THE OVERALL DESIGN CONCEPT OF THE WARNER VILLAGE PRIOR TO CITY COUNCIL APPROVAL.
16. THE APPLICANT SHALL INDICATE PARTICIPATION IN THE ART IN PRIVATE DEVELOPMENT PROGRAM, EITHER BY IDENTIFICATION OF ARTWORK ON SITE, OR IN LIEU CONTRIBUTIONS.

BOOK 815 PAGE 34
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2006-0223121
02/18/2006 10:12

REC05007

SGF-2004.63

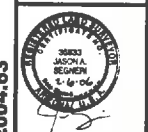
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REVISIONS:	
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△	
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DRAWING NAME: 415B -PAD02	DRAWN: KDD
JOB NO. 4158.10	CHECKED: JAS
DATE: 12-05-05	SCALE: -
SHEET: 2 OF 3	

SIG
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Land Surveying Services
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 SCOTTSDALE, AZ 85260
 PHONE (480) 922-0700
 FAX (480) 922-0701

**GENERAL AND FINAL PLAN OF DEVELOPMENT
FOR WARNER VILLAGE
TEMPE, ARIZONA**



166

Applicant

Shea Commercial
 14287 N. 87th Street
 Suite 220
 Scottsdale, Arizona 85260
 Contact: Steve Bauer
 Phone: 480.451.9077
 Fax: 480.451.9079

Architect

DFD CormeyerHedrick
 2425 East Camelback Road
 Suite 400
 Phoenix, Arizona 85260
 Contact: Mike Edwards
 Phone: 602.381.4848
 Fax: 602.451.9079

LEGAL DESCRIPTION:

WARNER VILLAGE ACCORDING TO THE
 FINAL PLAT AS RECORDED IN BOOK 801
 OF MAPS, PAGE 28 RECORDS OF
 MARICOPA COUNTY, ARIZONA

Parcel 2 : Future Hotel

Zoning (Current): I-1 & I-2 Southwest Overlay District
Zoning (Proposed): PCC-1 Planned Neighborhood Commercial Center
Site Area: 4.0 acres (174,245 sf) net
Hotel Area: 108,000 gsf - 4-Story - 45' Height
 152 Rooms
 Future Construction
Parking Required: 152 sp (1 sp per room)
 7 sp (2,000 sf - Office 1/300 sf)
 67 spaces (5,000 sf restaurant @ 1/75)
 226 Total Spaces Required (15 Bike Spaces)
Parking Provided: 226 Parking Spaces - 16 Bike Spaces
Building Coverage: 18.1%
Landscape Coverage: 28.3% (51,927/183,363) (20% Required)

Parcel 1 : Retail/Restaurant/Office

Zoning (Current): I-1 & I-2 Southwest Overlay District
Zoning (Proposed): PCC-1 Planned Neighborhood Commercial Center
Site Area: 6.81 acres (296,644 sf) net

Building Areas:
Office Area: 32,000 gsf - 1-Story - 30' Height Max.
 (16,000 gsf Medical and 16,000 gsf General)
 Shell Building
 VN Building Construction Fully Sprinklered
Retail Area: 12,200 gsf - 1-Story - 30' Height Max.
 Shell Building
 VN Building Construction Fully Sprinklered
Restaurant Area: 12,200 gsf - 1-Story - 30' Height Max.
 Shell Building
 VN Building Construction Fully Sprinklered
Outdoor Dining: 3,200 gsf
 Outdoor Dining Use Permit
Bank Area: 6,000 gsf - 1-Story - 30' Height Max.
 Shell Building
 VN Building Construction Fully Sprinklered

Parking:
Office Required: 50% Medical Office @ 1/150 sf = 107 Spaces
 50% General Office @ 1/300 sf = 54 Spaces
 6 Bike Spaces @ 1/3,000 sf Medical Office
 7 Bike Spaces @ 1/2,500 sf General Office
Office Provided: 142 Spaces (4.5 / 1000) & 14 Bike Spaces
Retail Required: 25 Spaces @ 1/500 sf Retail
 3 Bike Spaces @ 1/5,000 sf Retail
Retail Provided: 25 Parking Spaces & 4 Bike Spaces
Restaurant Req'd: 163 Spaces @ 1/75 sf Indoor Dining
 13 Bike Spaces @ 1/1,000 sf Indoor Dining
Restaurant Prv'd: 141 Parking Spaces and 14 Bike Spaces
Outdoor Dining Required: 26 Spaces @ 1/150 sf Outdoor Dining
 2 Bike Spaces @ 1/2,000 sf Outdoor Dining
Outdoor Dining Provided: 22 Parking Spaces and 2 Bike Spaces
Bank Required: 20 Spaces @ 1/300 sf
 3 Bike Spaces @ 1/2,500 sf
Bank Provided: 27 Parking Spaces and 4 Bike Spaces

Total Parking Required: 389 Parking Spaces - 35 Bike Spaces
Total Parking Provided: 359 Parking Spaces - 38 Bike Spaces

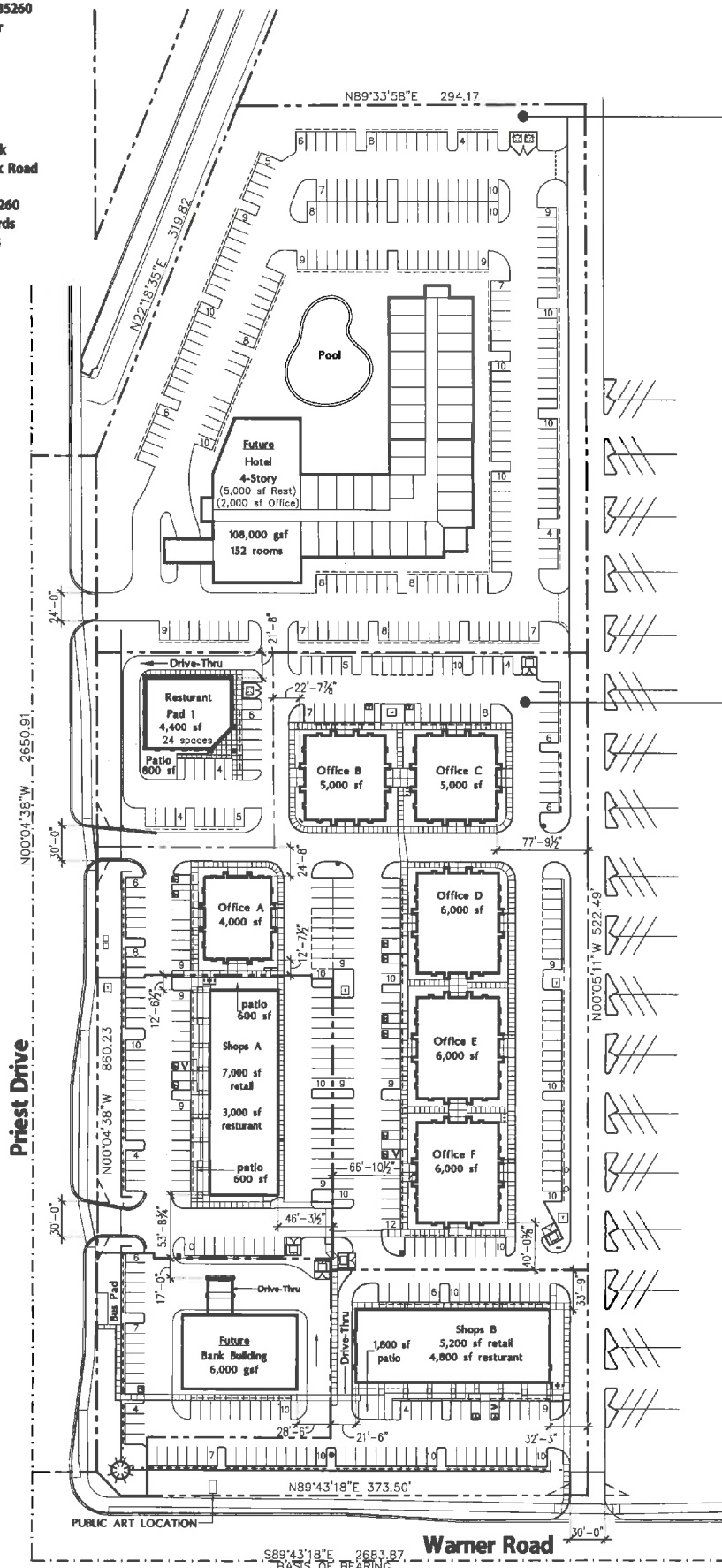
Building Coverage: 21.6%
Landscape Coverage: 18.8% (68,150/362,129) (15% Required)

General Plan Amendment Request: GEP 2004.05

AMENDMENT TO GENERAL PLAN 2030 LAND USE MAP FROM INDUSTRIAL TO COMMERCIAL FOR ENTIRE 10.81 NET ACRE SITE

Rezoning Request: ZON2004.11

REZONING FROM I-1 AND I-2 TO PCC-1 FOR ENTIRE 10.81 NET ACRE SITE



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REC05007

SHEET 3 OF 3

Site Plan

DS040666 SGF-2004.63 REC05007

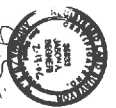
0' 50' 100' 150' 200'

SHEET 3 OF 3

Warner Village
 1342 West Warner Road Tempe, Arizona



DFD CormeyerHedrick
 architects
 interior architecture
 space planning
 facilities management
 land planning
 landscape architecture
 graphic design



BOOK 815 PAGE 34
 OFFICIAL RECORD OF
 MARICOPA COUNTY RECORDERS
 FILED FOR 2005-0223/121

04035
 02/FEB/06