

# PLANNED AREA DEVELOPMENT OVERLAY FOR WELLS FARGO OPERATIONS CENTER

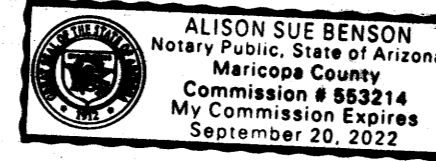
(FORMERLY FIRST INTERSTATE BANK OPERATIONS CENTER SECTION 28, T1N, R4E, G&SRB&M, MARICOPA COUNTY AZ)

## ACKNOWLEDGEMENT

ON THIS 2nd DAY OF JUNE 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED GAYE BUTCHER, WHO ACKNOWLEDGED HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO IS EXECUTING THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: Alison Sue Benson  
NOTARY PUBLIC



9/20/22  
MY COMMISSION EXPIRES

WELLS FARGO BANK

BY: [Signature]  
OWNER

6/2/21  
DATE

ITS: OWNER

## LEGAL DESCRIPTION (COPIED FROM SPD 2004.65)

PARCEL NO. 1:  
The West 352.27 feet of Lot 39 and 44, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of maps, page 31, records of Maricopa county Arizona.

PARCEL NO. 2:  
Lots 40 and 43 and the East 138.92 feet of Lot 41, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona.

PARCEL NO. 3:  
The North 200 feet of the West 217.8 feet of lot 41, PALO VERDE INDUSTRIAL PARK a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona.;

EXCEPT the West 15 feet; and EXCEPT that part of lot 41, beginning at a point 15.0 feet East and 20.0 feet south of the Northwest corner of said Lot 41; THENCE North parallel with and 15.0 feet East of the West line of said lot 41, a distance of 20.0 feet; THENCE East along the North line of said Lot 41 a distance of 20.0 feet; THENCE Southwesterly to the POINT OF BEGINNING.

PARCEL NO. 4:  
The South 200 feet of Lot 42 of PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of Maps, page 31, records of Maricopa County, Arizona. EXCEPT the West 215 feet thereof.

(Continued on sheet 2 of 3)

## APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS 29TH DAY OF APRIL ,2021.

## OWNER:

WELLS FARGO BANK  
100 West Washington, Ste 1430  
Phoenix Arizona 85003

## PROJECT DATA:

(PER DSO40596 / SPD-2004.65 / REC04087)

LOT 1 OF THE WELLS FARGO PRIEST SITE ACCORDING TO THE PLAT OF RECORD, BOOK 736 OF MAPS PAGE 35 RECORDS OF MARICOPA COUNTY, ARIZONA.

GENERAL PLAN LAND USE: GID - OFFICE  
SITE AREA: Gross: 1,138,658.90sf 26.14 acres  
Net: 1,023,240.00sf 23.49 acres

BUILDING HEIGHT: 67' (82' ALLOWED SPD 94.116)

BUILDING STEPBACK: NONE (NO ADJACENT RESIDENTIAL)

EXISTING BUILDING AREA: 841,853 SF EXISTING  
8,432 SF ADDITIONAL PROPOSED  
850,266 SF

BUILDING LOT COVERAGE: 461,179 SF 45%  
8,432 SF ADDITIONAL PROPOSED  
469,611 SF 46% (NO MAXIMUM)

SITE LANDSCAPE COVERAGE: 10% MIN  
ON CAMPUS: 112,384 SF (EXISTING)  
% OF NET AREA: 11.03%

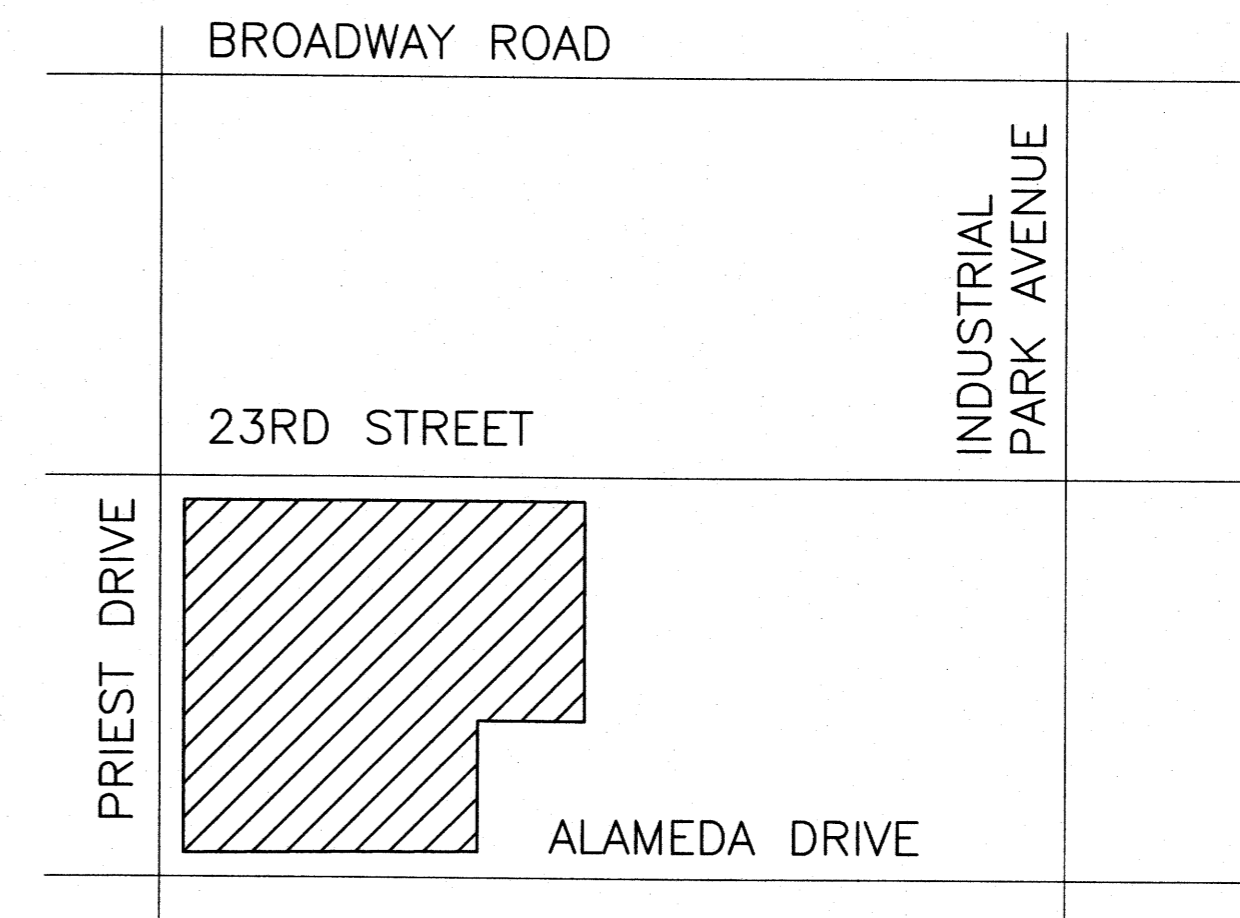
BUILDING SETBACKS  
FRONT: 25 FT  
SIDE: 10 FT (OPEN GARAGE SETBACK)  
REAR: 10 FT (OPEN GARAGE SETBACK)  
STREET SIDE: 25 FT  
REVERSE FRONT: 25 FT

VEHICULAR PARKING: 1,479 SPACES PROVIDED (1,759 SPACES ALLOWED)  
OFFICE: 706 SPACES (211,576 SF / 300)  
CALL CENTER: 81 SPACES ( 11,010 SF / 150)  
WAREHOUSE: 81 SPACES (10,000 SF/500 SF + 300,380 SF/5000SF)  
TOTAL REQUIRED: 868 (NOTE: NET AREAS FOR PARKING COUNTES)

BICYCLE PARKING: 50 SPACES

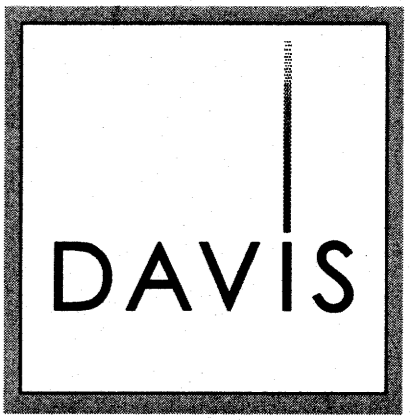
USES: 539,213 SF - OFFICE/CALL CENTER/WAREHOUSE  
311,053 SF - PARKING STRUCTURE

## SITE VICINITY MAP:



## CONDITIONS OF APPROVAL:

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the PAD approval shall be null and void.
3. The Fourth Amended Planned Area Development for WELLS FARGO OPERATIONS CENTER shall be put into proper engineered format that is sealed by an Arizona registered architect or professional engineer, fitted with appropriate signatures, and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
4. Except as modified by conditions, development shall be ins substantial conformance with the site plan and building elevations dated April 16, 2021. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
5. All previous conditions of approval established by the Planned Area Development Overlay approved by City Council shall apply to this request.



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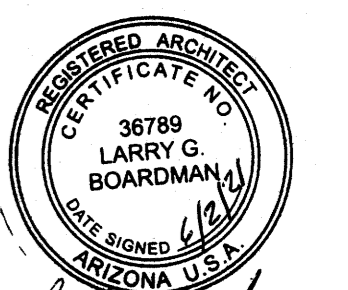


REC21035

PAD210007

DS210082

**RDC TEMPE REMEDIATION  
GENERATOR GEAR, BUILDING G**  
1305 W. 23RD STREET  
TEMPE, ARIZONA



[Signature]

**PAD 01**

1 OF 3

DATE: 06.02.21

DS210082

PAD210007

REC21035

WELLS FARGO BANK - RDC REMEDIATION GENERATOR GEAR - 1305 WEST 23RD STREET - TEMPE, ARIZONA 85282

# PLANNED AREA DEVELOPMENT OVERLAY FOR WELLS FARGO OPERATIONS CENTER

(FORMERLY FIRST INTERSTATE BANK OPERATIONS CENTER SECTION 28, T1N, R4E, G&SRB&M, MARICOPA COUNTY AZ)

## LEGAL DESCRIPTION (CONTINUED)

### PARCEL NO. 5:

That part of Lots 41 and 42, PALO VERDE INDUSTRIAL PARK, a subdivision recorded in Book 105 of maps, page 31, records of Maricopa County, Arizona, more particularly described as follows:

BEGINNING at a point on the West line of lot 42, a distance of 200.00 feet North of the Southwest corner thereof; THENCE North 89 degrees 55 minutes 37 seconds East, parallel with the south line of lot 42, a distance of 356.60 feet to the East line of said Lot 42; THENCE North 0 degrees 15 minutes 53 seconds West, along the East line of said Lot 42, a distance of 413.10 feet to the Southeast corner of lot 41; THENCE North 89 degrees 21 minutes 35 seconds West, along the South line of said Lot 41, a distance of 138.92 feet; THENCE North 0 degrees 15 minutes 53 seconds West, parallel with the East line of said Lot 41, a distance of 410.62 feet to a point 200.00 feet South of the North line of said lot 41; THENCE South 88 degrees 43 minutes 40 seconds West, parallel with the North line of said lot 41, a distance of 217.50 feet to the West line of said Lot 41; THENCE South 0 degrees 15 minutes 00 seconds East, along the West line of said Lots 41 and 42, a distance of 817.79 feet to the POINT OF BEGINNING;

EXCEPT the West 15 feet; and EXCEPT that part of Lot 42 of PALO VERDE INDUSTRIAL PARK, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 105 of Maps, page 31, described as follows:

COMMENCING at the Southwest Corner of said Lot 42; THENCE North 00 degrees 15 minutes 53 seconds West, along the West side thereof, a distance of 200.00 feet; THENCE North 89 degrees 55 minutes 37 seconds East a distance of 15.0 feet to the TRUE POINT OF BEGINNING of the tract herein conveyed;

THENCE continue North 89 degrees 55 minutes 37 seconds East, along the North line of that certain parcel conveyed to SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT by instrument recorded in Maricopa County, Arizona records, Book 5836, page 189, a distance of 180.00 feet; THENCE North 00 degrees 15 minutes 53 seconds West, a distance of 20.0 feet; THENCE North 45 degrees 15 minutes 53 seconds West, a distance of 35.36 feet; THENCE South 89 degrees 55 minutes 37 seconds West, a distance of 153.00 feet to a point, 15.0 feet East of the West line of said Lot 42; THENCE south 00 degrees 15 minutes 53 second East a distance of 45.0 feet to the POINT OF BEGINNING.

## CONDITIONS OF APPROVAL: SPD-2004.65

The approval was subject to the following conditions:

1. a) 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.
  - 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 streetlights, curb, gutter, bikepath, sidewalk, bus shelter and related amenities.
  - 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.
  - d) All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
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 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.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
  4. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
  5. The amended Preliminary Planned Area Development Wells Fargo Tempe Operations Center and a Final Planned Area Development for Phase III 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 at the Engineering Department.
  6. The Amended Preliminary Planned Area Development Wells Fargo Tempe Operations Center and a Final Planned Area Development for Phase III shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before October 7, 2005. Failure to record the plan within one year of Council approval shall make the plan null and void.
  7. The property owners shall, at all times, provide parking according to the model recommended in the consultant report submitted with the request. The model may be modified with prior approval of the Zoning Administrator.
  8. A Final Subdivision Plat must be approved by the City Council and recorded with the Maricopa County Recorder's Office prior to the issuance of any construction permits for this project. ADDED BY STAFF

## VARIANCES: SPD-94.116

A. Increase maximum allowed building height from 35' to 48' in Phase I, 53' in Phase II (75' to elevator overrun) and 82' in Phase III.

Building	Height
Phase I West Addition to Building 'A/B'	31' Roof 36' Parapet 48' Penthouse
Phase II Parking Garage	50' Helipad 75' Elevator Overrun
Phase II Building	39' Roof 44' Parapet 53' Penthouse
Phase III Parking Garage	44' Parapet 58' Elevator Overrun
Phase III Building	68' Roof 73' Parapet 82' Penthouse

B. Waive required landscape islands at ends of parking rows and every 15 spaces at various locations.

C. Reduce the required minimum front yard landscape setback from 15' to 10' for existing parking area along Priest Drive.

D. Reduce the required minimum street side yard landscape setback from 15' to 5' for existing parking area along 23rd street.

E. Modify the required parking ration from 1/250 sf to 1/325 sf for this project.

## USE PERMIT: SPD-94.116

A. ALLOW A pcc-2 USE, A HELIPORT SUBJECT TO THE APPROVAL OF THE FEDERAL AVIATION ADMINISTRATION, IN THE I-2 DISTRICT.

## USE PERMIT: SPD-99.29

ALLOW PARKING TO BE PARKED BY PEAK DEMAND.

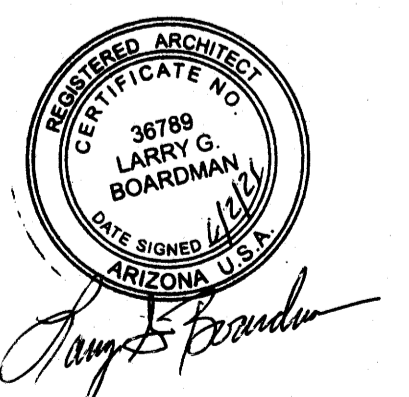
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**RDC TEMPE REMEDIATION  
GENERATOR GEAR, BUILDING G**  
1305 W. 23RD STREET  
TEMPE, ARIZONA



**PAD 02**

2 OF 3

DATE: 06.02.21

LEGAL DESCRIPTION (CONTINUED)

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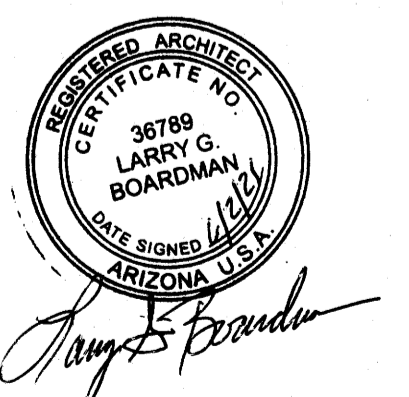
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**PAD 02**

2 OF 3

DATE: 06.02.21

DS210082

PAD210007

REC21035

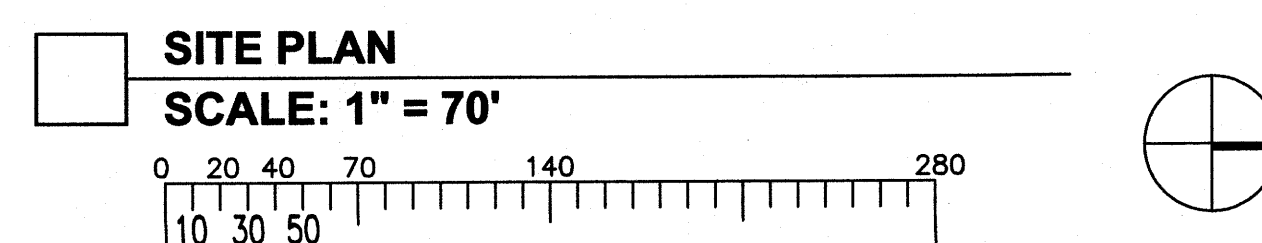
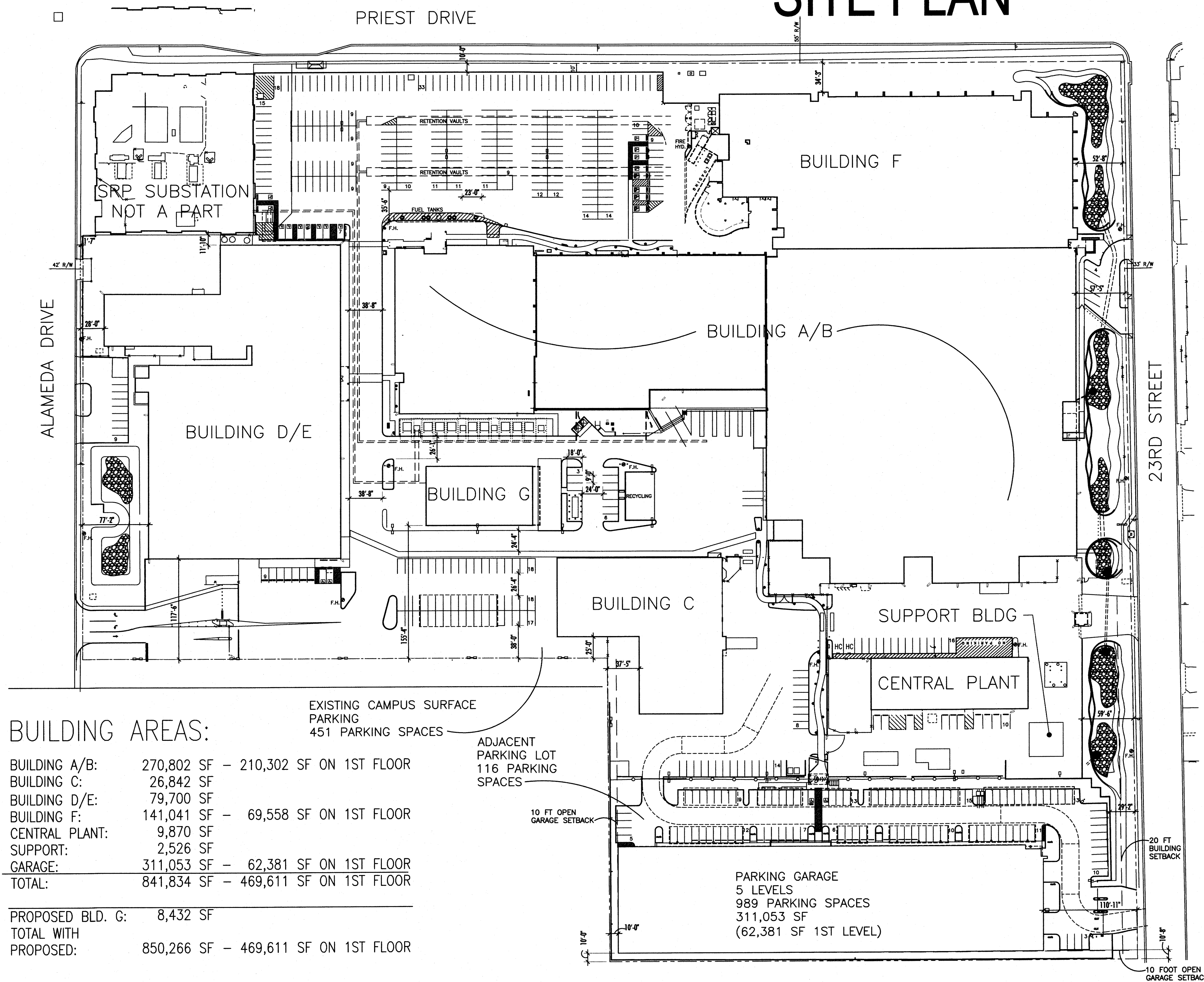
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WELLS FARGO BANK - RDC REMEDIATION GENERATOR GEAR - 1305 WEST 23RD STREET - TEMPE, ARIZONA 85282

# PLANNED AREA DEVELOPMENT OVERLAY FOR WELLS FARGO OPERATIONS CENTER SITE PLAN



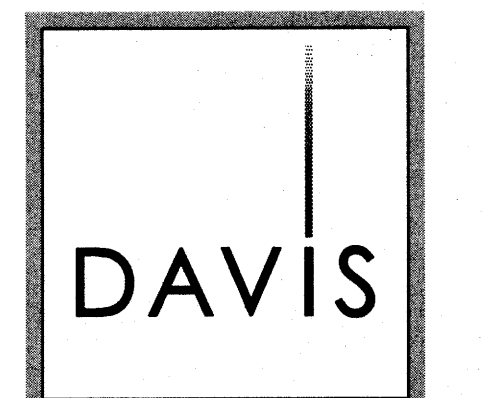
ZONING DISTRICTS AND OVERLAYS TABLE 4-204 GENERAL PLAN LAND USE:	ZDC TABLE 4-202	SPD 2004.65 EXISTING ENTITLED	PROPOSED
SITE AREA:			
Gross:	-	1,138,658.90sf	1,138,658.90sf
Net:	-	24.14 acres 1,023,240.00sf 23.49 acres	24.14 acres 1,023,240.00sf 23.49 acres
BUILDING HEIGHT:	35 FT	82 FT MAX	82 FT MAX
BUILDING STEPBACK:	YES	NA	NA
BUILDING LOT COVERAGE:	NS	NS	46%
LANDSCAPE COVERAGE:	10% - MIN	10% - MIN	11%
BUILDING SETBACKS FRONT:	25 FT	25 FT	25 FT
PARKING:	20 FT	20 FT	20 FT
SIDE:	0 FT	0 FT	10 FT
REAR:	0 FT	0 FT	10 FT
STREET SIDE:	25 FT	25 FT	25 FT
PARKING:	20 FT	20 FT	25 FT
REVERSE FRONT:	25 FT	25 FT	25 FT
PARKING:	20 FT	20 FT	20 FT
VEHICULAR PARKING:	USE AND SF	648 MIN REQUIRED* 820 PROVIDED 1/624 PS/SF	868 MIN. REQ.** 1,479 PROVIDED 1/365 PS/SF
		1,759 SPACES MAX***	1,759 SPACES MAX*** 706 OFFICE 211,576 SF@300 81 CALL CTR. 11,010 SF@150 81 WAREHOUSE 10,380 SF@500 300,380 SF@5000
BICYCLE PARKING:		48 SPACES	67 SPACES
USES	OFFICE	530,781 SF OFFICE	211,576 SF OFFICE 11,010 SF CALL CENTER 310,380 SF WAREHOUSE 311,053 SF PARKING STRUCTURE

\* PARKING STUDY DATED 7/1/2004 AND REVISED 8/31/2004.  
 \*\* PARKING BY ZONING ORDINANCE 3/29/2021  
 \*\*\* REF PRIOR TRAFFIC STUDY.

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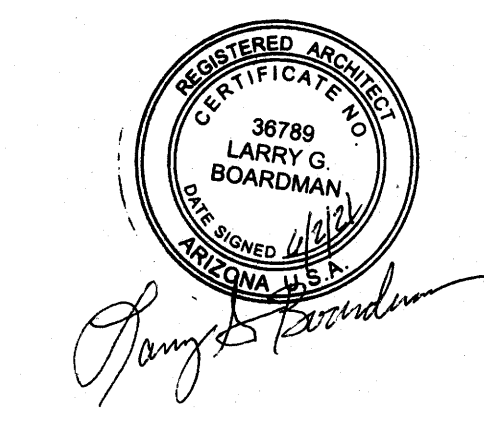
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**PAD 03**  
 3 OF 3  
 DATE: 06.02.21

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