

Staff Summary Report



City Council Date: 12/06/07

Agenda Item Number: 68

SUBJECT: This is the introduction and first public hearing for a Planned Area Development, for EXPRESS CAR WASH located at 1406 West University Drive. The second public hearing is scheduled for January 10, 2008.

DOCUMENT NAME: 20071206dsdk01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **EXPRESS CAR WASH (PL070363)** (City of Tempe, property owner; Jesse Macias, RHL Design Group, applicant) for a new 3,600 s.f. car wash located on .46 net acres at 1406 W. University Drive, in the CSS, Commercial Shopping and Services District. The request includes the following:

PAD07023 (Ordinance 2007.75) – Planned Area Development Overlay to modify the standards for the parking setbacks from 20' to 7'.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

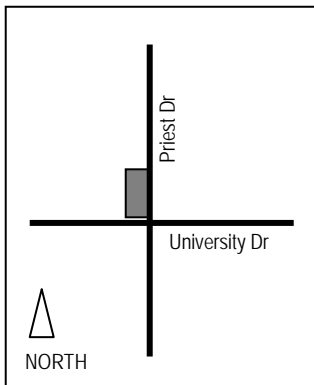
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1-4)
Development Review Commission – Approval (4-3 vote), *based on discussion of proposed blue canopies for parking spaces*

ADDITIONAL INFO:



Gross/Net site area	1.12 / .46 acres
Building area	3,600 s.f.
Lot Coverage	18% (50% maximum allowed in CSS)
Building Height	34' 4" (35 ft maximum allowed in CSS)
Building setbacks	32.5' front, 2' side, 60.5' rear (0, 0, 10 min. in CSS)
Parking setbacks	8' front and 7' side (20' minimum required)
Landscaped area	3,329 - 18% (15% minimum required in CSS)
Vehicle Parking	13 spaces (12 min. required, 15 max allowed)
Bicycle Parking	5 spaces (4 minimum required)

A neighborhood meeting was held on Wednesday October 24th, 2007.

On November 13, 2007, the Development Review Commission heard this request, and recommended approval of the Planned Area Development. At the same hearing, the Commission approved a Use Permit for the car wash in the CSS, Commercial Shopping and Service District and a Development Plan Review for the site plan, elevations and landscape plan. The majority of the discussion at the Commission hearing was about the canopy fabric color. The requested PAD to allow reduced parking setbacks was not extensively commented on at the hearing.

- PAGES:**
1. List of Attachments
 - 2-3. Comments / Reasons for Approval
 3. Conditions of Approval; History & Facts
 4. Zoning & Development Code Reference

- ATTACHMENTS:**
1. Ordinance No. 2007.75
 - 2-3. Waiver of Rights and Remedies form
 - 4-5. Legal Description
 6. Location Map
 7. Aerial Photo
 - 8-11. Narrative
 - 12-13. Neighborhood Meeting Summary
 14. Planned Area Development Cover Sheet
 15. Site plan
 16. Floor plan
 17. Building Elevations
 18. Building Sections
 19. Landscape Plan
 - 20-22. Photographs

COMMENTS

The applicant is requesting an approval for a Planned Area Development Overlay. The project consists of a one story building (34' 4" height) within 3,600 s.f. of building area on .46 net acres. This site is located on the north-west corner of University and Priest drives. The site is currently vacant with a bus stop on University. There is a fast food restaurant to the west, gas stations and convenience stores are located on the south side of University Drive and east side of Priest Drive and an alley separates this site from single family residences to the north. A coin operated self-serve car wash is located east of the convenience store on the east side of Priest. The Development Review Commission approved the Use Permit and Development Plan Review, and recommends approval of the Planned Area Development. For further processing, the Planned Area Development would be scheduled to be heard at two hearings at the City Council. An amended Subdivision Plat is also required for this site, and will be processed separately from this application. This proposal is consistent with the General Plan 2030 Projected Land Use map and the goals and objectives of the General Plan. Staff recommends approval of the request for the Planned Area Development, Development Plan Review and Use Permit.

PUBLIC INPUT

The Zoning and Development Code requires projects that propose a Planned Area Development Overlay must organize a neighborhood meeting to facilitate dialogue with the community prior to public hearings. On October 24, 2007 at 6:00 p.m. the applicant held a neighborhood meeting at the Westside Community Center. Property owners within a 300-foot radius were notified, as well as neighborhood associations within 600 feet of the subject site. Representatives of two Neighborhood Associations attended the meeting. See attached summary of meeting provided by the applicant, (Attachment 14-15). Development Services staff attended the meeting and noted the following comments: the two individuals in attendance indicated a larger number of people have expressed interest in this project at other neighborhood events and meetings; the general feeling is excitement about having the corner property developed. The residents were supportive of the use and the design, were interested in the operations of the facility and liked that there would be staff on site for security.

PROJECT ANALYSIS

The site was a gas service station from 1962 until 1981 and has remained vacant since 1982. The City of Tempe purchased the property in 1992 and has had multiple offers for purchase that were unsuccessful in fulfilling the requirements of the sale. The City requires any development of this site to conform to the planning and development process and codes. Development of the property to the west left this remnant parcel as a challenged corner to develop, with restricted ingress and egress. Over the past few years, staff has reviewed multiple concepts for development of the property, but zoning development standards have precluded most concepts from being feasible. The sale of the property remains contingent upon the applicant receiving final approval of the development plan and resolution of building code compliance necessary to receive building permits for construction.

PLANNED AREA DEVELOPMENT

The proposed site plan complies with all required zoning and development standards, with the exception of the parking setback along the front yard and street side yard. In order to comply with the required number of parking spaces, and the site circulation, the applicant is proposing a Planned Area Development (PAD) to modify the parking setback standard from 20 feet to eight feet on the front and seven feet on the street side yards. This is a small-scale project which requires flexibility because of unique circumstances. Due to the location of the wall from the adjacent restaurant to the west, and previous right-of-way acquisition on the east, the site is an irregularly shaped lot varying in width from 93 feet wide at the north end to 98 feet wide at the widest point. Adding up the dimensions of the proposed building and west side set back, the sidewalk adjacent to the building, and the required parking stall depth on either side of the drive aisle, there is approximately seven feet of property on the east side adjacent to the right of way, which provides an additional eight feet of landscape area before the sidewalk. The required 20' parking setback would eliminate the ability to provide on-site vehicular circulation without impacting the width of the building, which is already relatively narrow. On the east (street side yard), behind the eight-foot public sidewalk is eight feet of right-of-way and the proposed seven foot parking setback with a three-foot high screen wall for the parking stalls. The narrowest landscape area available on the west side of the public sidewalk is 15', providing sufficient room for plant growth. A shade canopy is proposed over these parking spaces. The proposed shade canopy and landscape will provide shade for pedestrians walking on the sidewalk. On the south (front yard), behind the eight foot sidewalk is approximately six-and-a-half feet of landscaped right-of-way and a screen wall for the exit drive. The design of the site is in scale with the site and surrounding area, provides a functioning solution to a challenged site, and aesthetically enhances the area. The project helps implement the goals and objectives of the General Plan, and enhances the pedestrian environment on both University and Priest. In accordance with the PAD Criteria set forth in Section 6-305D of the Zoning and Development Code, this project requires the approval of the use permit to allow the car wash, it conforms to the majority of the standards of the base code and does not require a use permit for further deviation of the standards, it is not part of another overlay, and there are conditions of

approval appropriate to ensure conformance with the provisions.

CONCLUSION

The request complies with General Plan 2030 projected land use for this site. The Planned Area Development (PAD) Overlay implements the General Plan, by revitalizing a challenged commercial site, providing local services, enhancing the pedestrian experience and providing in-fill development. The PAD Overlay only minimally modifies the base development standards for this district: the majority of the proposed development conforms to the underlying CSS zoning standards. Staff recommends approval of the Planned Area Development, with conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan 2030 Projected Land Use for this site, and the goals and objectives of the General Plan.
2. The project conforms to the Zoning and Development Code development standards for CSS, Commercial Shopping and Service District.
3. The PAD overlay process was specifically created to allow for greater flexibility, as needed to develop sites with unique challenges to development.
4. Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage.
5. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding uses.
6. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
7. Landscaping provides a buffer from residential uses and pedestrian activity on the sidewalk.

PAD07023 CONDITIONS OF APPROVAL

General

1. Prior to the effective date of this ordinance, the property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, or the zoning approval shall be null and void.
2. The Planned Area Development for **EXPRESS CAR WASH** shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
3. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
4. The Subdivision Plat for **EXPRESS CAR WASH** 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 **January 10, 2009**. Failure to record the plan within one year of City Council approval shall make the plan null and void.

HISTORY & FACTS:

April 12, 1962	Humble Oil Company opened a gas station at 1406 W 9 th Street (University Drive)
June 27 1973	The gas station was closed
July 10, 1979	The building was abandoned
December 6, 1982	The building and underground fuel tanks were removed
February 24, 1992	The City of Tempe purchased two lots from a trust. The site has remained vacant with multiple attempts to design a project satisfying all City requirements.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-306, Development Plan Review
Section 6-308, Use Permit

ORDINANCE NO. 2007.75

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTIONS 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Sections 2-106 and 2-107, by adding the below described property to the PAD, Planned Area Development Overlay District and designating it as CSS (PAD), Commercial Shopping and Service District with a Planned Area Development Overlay on .46 acres.

LEGAL DESCRIPTION

SEE ATTACHED

TOTAL AREA IS .46 ACRES

Section 2. Further, those conditions of approval imposed by the City Council, **Case #PL070363** are hereby expressly incorporated in ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2008.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Development Services
Planning

WHEN RECORDED RETURN TO: Diana Kaminski
31 E. 5th Street, Garden Level
Tempe, AZ 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by _____ (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL070363 to the City requesting that the City approve the following:

____ GENERAL PLAN AMENDMENT
____ ZONING MAP AMENDMENT
 X PAD OVERLAY
____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
 X USE PERMIT
____ VARIANCE
 X DEVELOPMENT PLAN REVIEW
____ SUBDIVISION PLAT/CONDOMINIUM PLAT
____ OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

SEE ATTACHED LEGAL DESCRIPTION

Parcel Nos. 124 - 72 – 200 A & D 1406 W. University Drive, Tempe, AZ 85281

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2007.

(Signature of Owner)

(Printed Name)

(Signature of Owner)

(Printed Name)

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2007, by

_____.

(Signature of Notary)

(Notary Stamp)

EXHIBIT "A"

**LEGAL DESCRIPTION
CITY OF TEMPE PARCEL
NORTHWEST CORNER OF PRIEST & UNIVERSITY**

A parcel of land being a portion of the Southeast quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian being more particularly described as follows:

Commencing at the Southeast corner of said Section 17;

Thence North 89 degrees 56 minutes 08 seconds West along the South line of said Southeast corner, 183.07 feet to a point on the East line of the East 183.00 feet of said Southeast quarter;

Thence North 01 degrees 33 minutes 40 seconds West along the East line of the East 183.00 feet of said Southeast quarter, 60.02 feet to the True Point of Beginning;

Thence continuing along the East line of the East 183.00 feet of said Southeast quarter, North 01 degrees 33 minutes 40 seconds West, 213.08 feet to a point on the North line of the South 273.00 feet of said Southeast quarter;

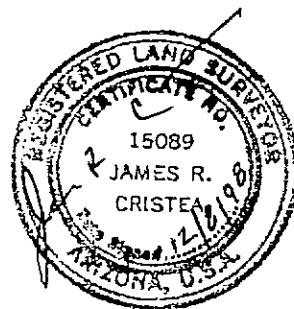
Thence continuing along said North line, South 89 degrees 56 minutes 08 seconds East, 101.53 feet to a point on a non-tangent curve, concave to the West and having a radius of 8665 feet and from which point a radial line bears South 87 degrees 27 minutes 29 seconds West;

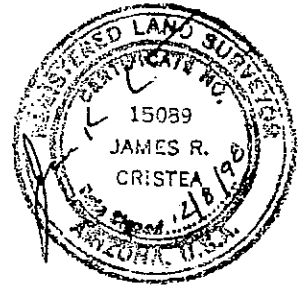
Thence Southerly and to the right along the arc of said curve 183.11 feet through a central angle of 1 degree 12 minutes 39 seconds to its terminus and from which point a radial line bears South 88 degrees 40 minutes 08 seconds West;

Thence South 44 degrees 22 minutes 18 seconds West, 41.91 feet;

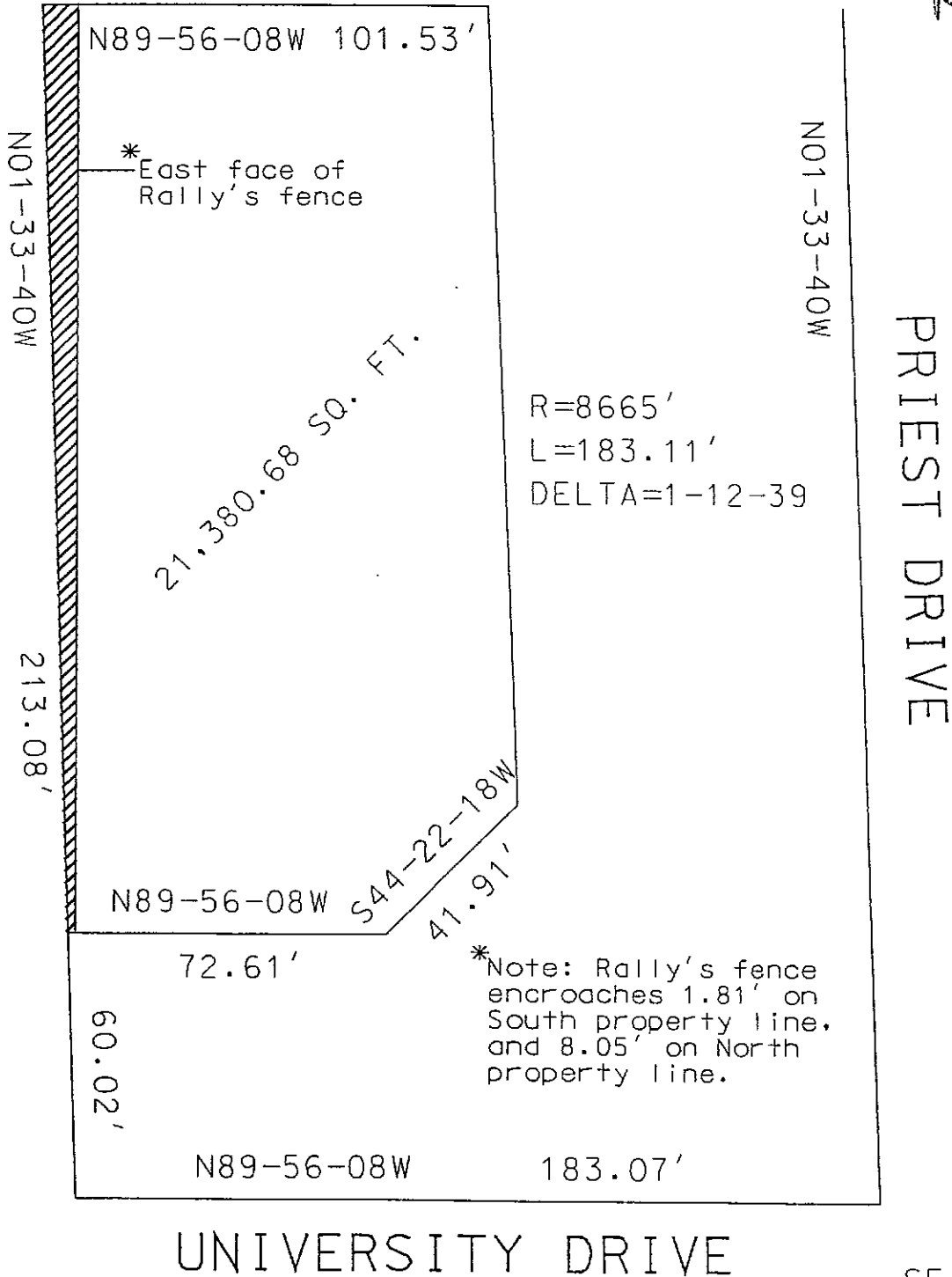
Thence North 89 degrees 56 minutes 08 seconds West, 72.61 feet to the True Point of Beginning.

Said parcel contains 21,380.68 square feet.



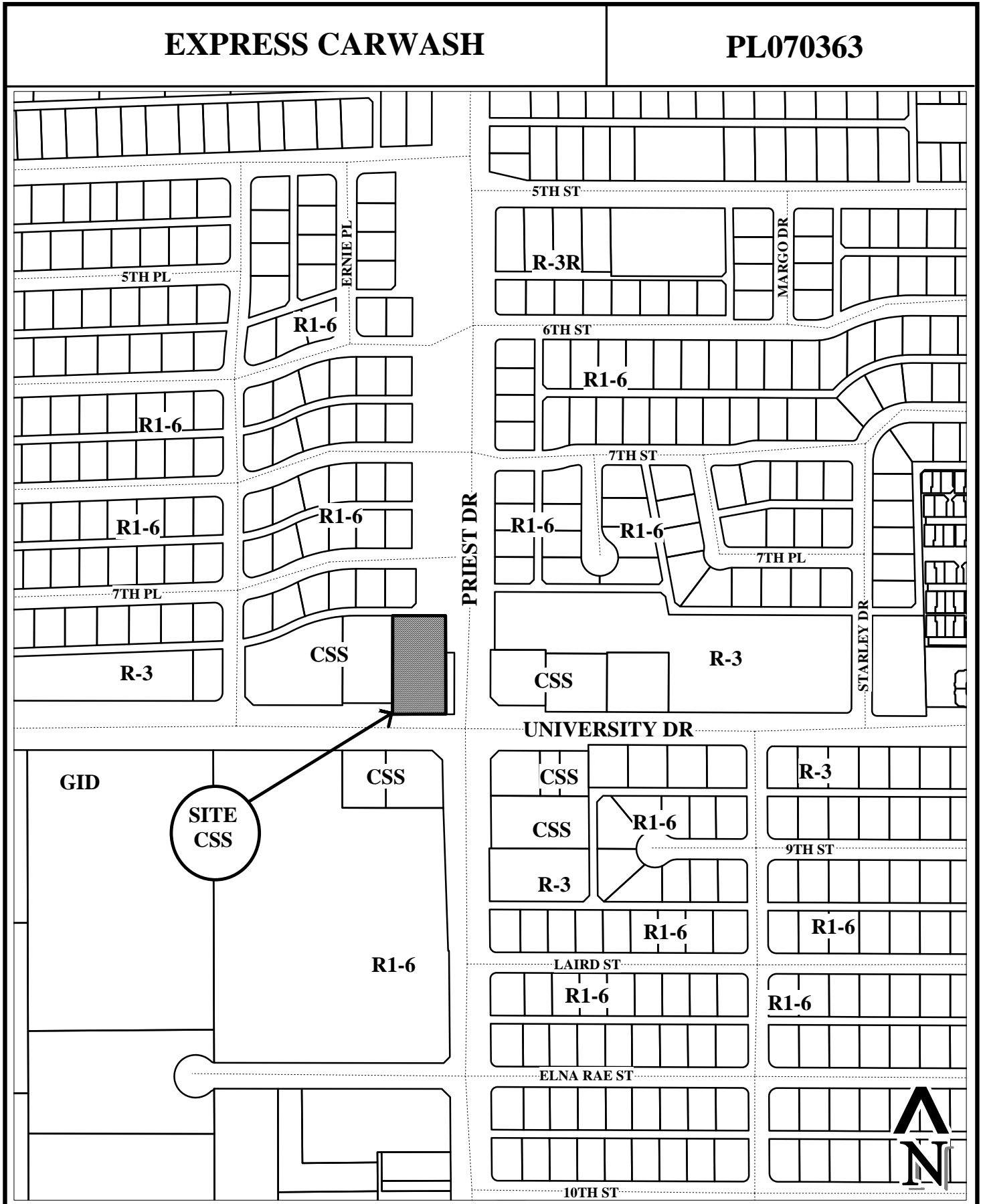


← This property
is NOT
included



*Note: Rally's fence encroaches 1.81' on South property line, and 8.05' on North property line.

SE CORNER
SECTION 17
T1N, R4E BCHH



Location Map



EXPRESS CAR WASH (PL070363)



John W. Johnson
*Co-President
Architect*

Brian F. Zita
*Co-President
Architect*

John B. Hicks
Vice President

Regional Managers

Brad A. Gubser

Jesse E. Macias

Roy W. Pedro

Alan K. Shimabukuro

John W. Strobel

Established 1966

Offices

SAN FRANCISCO

DENVER

LOS ANGELES

PHOENIX

PORTLAND

SACRAMENTO

SEATTLE

Monday, September 24, 2007

City of Tempe Planning Department
31 E. Fifth Street
Tempe, AZ 85281

PROJECT NARRATIVE

**RE: Planned Area Development and Design Review Request:
Express Car Wash
NWC of Priest and University
Tempe, AZ**

APPLICANT STATEMENT:

After conferring with city staff and the director of Planning, we would like to this opportunity to once again request the approval of a proposed Car Wash an existing .46 acre vacant parcel at the northwest corner of Priest Drive and University Avenue. With development adjacent to this parcel, the result has been a property that has remained vacant due to the small net usable acreage.

We feel our proposal of a self-serve "Express" 3,600 sf Car Wash/Office building, is a perfect solution to this long-vacant property.

With city input and recommendations, the project layout utilizes its unique size characteristics with a good site layout that provides good vehicle circulation, parking and landscaping.

A modern design is proposed for the building that includes the use of block walls, a tower element with a standing metal seam roof. Alternating sloped roofs are also included in the design as well as the use of awning shades for automobiles.

We are confident that City of Tempe will be very happy with our proposed facility from the standpoint of design and more importantly the level of service to the community. We request your support in this approval request.

If you should have any questions, please do not hesitate to give us a call. We will gladly supplement our submittal package with any other information available to me at your request.

Sincerely,
RHL DESIGN GROUP, INC.

Jesse Macias
Regional Manager

SEP 25 2007



John W. Johnson
Co-President
Architect

Brian F. Zita
Co-President
Architect

John B. Hicks
Vice President

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SEATTLE

www.rhldesign.com

Monday, September 24, 2007

Diana Kaminski
City of Tempe Planning Department
31 E. Fifth Street
Tempe, AZ 85281

**SUBJECT: Planned Area Development and Design Review Request:
Express Car Wash
NWC of Priest and University
Tempe, AZ**

RE: Letter of Explanation

Dear Ms. Kaminski:

Per the requirements outlined in the Supplemental Packet for a Planned Area Development Overlay, please accept this written letter of explanation, which includes:

- a) Justifications for the specific modification(s) to the general development standards
- b) PAD Overlay Highlights and Accomplishments
- c) PAD Overlay Justification

We are very excited to submit a request for the Design Review and "PAD" approval of a proposed Car Wash on an existing .46 acre vacant parcel at the northwest corner of Priest Drive and University Avenue. Our goal is to develop this parcel that has remained vacant due to its rather unusual shape and size and due to the current development standards required under the existing zoning of CSS (Commercial Shopping and Services).

The proposed use as a self-serve "Express" 3,600 sf Car Wash/Office building is a perfect solution to this long-vacant property. The use fulfills the zoning classification of the property as a commercial business that provides a service to the immediate community.

- a) **Justification for Modifying General Development Standards:** Options for developing a successful commercial business on this property are very limited due to its size and shape. Options are further curtailed by the development standards for the CSS zone.

Under current development standards for Commercial Districts, the development cannot meet the front yard/street side parking setback of 20 feet.

The requested modifications to the design standards of this zone are justified due to the unique physical size constraints and location of the subject property.

- b) **Highlights and Accomplishments:** Under a Planned Area Development approval, the modifications to the development standards are mitigated through creative site designing and building architecture. The side building wall will face an existing fast food restaurant drive-through and parking lot. The architecture of the new building including the west

SEP 25 2007

facing wall will include design elements such as brick cmu walls with building massing broken up by implementing vertical and horizontal plane changes as well as a combination of full pitched-roof and sloped-roof elements.

The modern design proposed for the building also includes the use of block walls with stucco accents and a tower element with a standing metal seam roof. Awning shades for automobiles are also included in the design.

The project parking area is situated along Priest Drive. Although the parking is located within the 20-foot parking setback area, the proposed location is mitigated with the use of a combination of a 3-foot tall cmu screen wall and landscaping. The parking area is located to serve customers for post-wash activities such as vacuuming, tire inflation, etc.

Landscaping proposed for this project will include the use of street trees along both street frontages and use of shrubs and ground covers. Exposed soils are to be covered by decomposed rock material (granite). The end result will be a great improvement to the existing vacant site that is not planted on either frontage.

Development Standard modifications accomplish the enhancement of a property that has been vacant for many years and includes highlights such as attractive site planning and architecture.

- c) **PAD Overlay Justification:** The approval of a Planned Area Development for this particular property is justified in order to change a vacant piece of property into a well-designed and utilized business. Under current Development Standards, the subject property is very limited in the options for development. The proposed design guideline modifications will allow the proposal to be developed with attractive design features.

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With approval of this Planned Area Development a long vacant, limited piece of property will be developed with a retail use that will be a very successful addition to the community. A use will be established that will serve the needs of many local residents and the business population that surrounds this area.

We are confident that City of Tempe will be satisfied with our proposed facility from the standpoint of project design, the level of service to the community and more importantly, area enhancement. We request your support in the approval of the Planned Area Development and Design Review applications.



If you should have any questions, please do not hesitate to give us a call. We will gladly supplement our submittal package with any other information available to me at your request.

Sincerely,
RHL DESIGN GROUP, INC.

Jesse Macias
Regional Manager

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SEATTLE

Thursday, October 25th, 2007

Diana Kaminski
City of Tempe Planning Department
31 E. Fifth Street
Tempe, AZ 85281

**SUBJECT: Neighborhood Meeting Notes:
Express Car Wash
NWC of Priest and University
Tempe, Arizona**

**Neighborhood Meeting – Wednesday October 24th 2007 at 6:00pm held at Tempe's
Community Center (Sunset Room) located at 715 W. 5th Street, Tempe AZ 85281.**

I would like to take this opportunity to Recap our Neighborhood meeting held on Wednesday 24th, 2007 for the Proposed Papago Express Car Wash at the NWC of Priest and University.

We had two attendees show up for our meeting: Mr. Bill Butler co-chair of the Riverside Sunset neighborhood association and Barbara representing Michelle McLennan, chair of Lindon Park neighborhood association. Both attendees had only accolades for our proposed project. They concurred with the consensus that the vacant lot has been an eyesore and not only will a development improve the area, the proposed facility will further enhance said corner.

Barbara indicated she had attended on behalf of her daughter Ms. Michelle McLennan who was ill and was unable to attend. Ms. Michelle McLennan resides at 1413 W. 7th Place which is north of the existing alley north of the proposed Car Wash and 2nd home west of Priest. Barbara had a couple of questions on behalf of her daughter, Lynn.

- 1) *Will the Car Wash be self serve or full service?* **We indicated it was a new concept that filled a need in between the full service facilities and the self-serve bays. It is a self-serve car wash tunnel under supervision, and the patrons would then park and vacuum their own vehicles.**
- 2) *Will there be employees on-site?* **We indicated it would be supervised with about 2-3 employees at any one time to ensure safety and assistance to the patrons.**

Mr. Bill Butler also had several questions as well

- 1) *What is the height of the tower element?* **We confirmed that the top of the ridge is 34'-4" which is under the allowed height of 35' in CSS zoning. We also confirmed said tower is facing University and not the adjacent homes. The highest roof element facing the adjacent homes is 22'-0" which is in proportion with the existing home roof heights.**



- 2) *What are the proposed hours of operation?* **We indicated that our proposed hours will be from 7am to 8 pm Monday through Saturday and 7am to 7pm on Sunday.**
- 3) *Proposed Materials?* **We indicated we were only utilizing durable materials such as integral color cmu, standing seam metal roof and integral colored shade structures.**

Bill also confirmed that during their last Home Owner's Association meeting, our proposed development was the main topic and they were all in favor and we could count on their support throughout the Planning process. He indicated they would have a representative the three proposed hearings.

Reiterating that we felt our proposed facility would be a great addition to the community, the positive outcome of our meeting reaffirmed that the community feels as we do.

If you should have any questions, or need additional information, please do not hesitate to give us a call.

Sincerely,
RHL DESIGN GROUP, INC.

Jesse Macias
Regional Manager

Established 1966

PLANNED AREA DEVELOPMENT OVERLAY FOR
PAPAGO ENTERPRISES EXPRESS CARWASH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS 3RD DAY OF MARCH, 2003 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED JEN
PAPAGO ENTERPRISES, INC., a duly organized corporation under the laws of the State of Arizona,
INC., AN ARIZONA CORPORATION, AND THAT HE BEING AUTHORIZED TO DO SO, EXECUTED THE
FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN
CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
11-23-04

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17;

THENCE NORTH 89 DEGREES 56 MINUTES 08 SECONDS WEST ALONG THE SOUTH LINE OF SAID
SOUTHEAST QUARTER 183.00 FEET TO A POINT ON THE EAST LINE OF THE EAST 183.00 FEET OF
SAID SOUTHEAST QUARTER;

THENCE NORTH 01 DEGREES 33 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF THE EAST
183.00 FEET OF SAID SOUTHEAST QUARTER, 60.02 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89 DEGREES 56 MINUTES 08 SECONDS
EAST, 101.33 FEET TO A POINT ON A NON-TANGENT CURVE, CORCAVE TO THE WEST AND HAVING
RADIUS OF 8665 FEET AND FROM WHICH POINT A RADIAL LINE BEARS SOUTH 87 DEGREES 27
MINUTES 20 SECONDS WEST;

THENCE SOUTHERLY AND TO THE RIGHT ALONG THE ARC OF SAID CURVE 183.11 FEET THROUGH A
POINT A RADIAL LINE BEARS SOUTH 88 DEGREES 40 MINUTES 08 SECONDS WEST;

THENCE SOUTH 44 DEGREES 22 MINUTES 18 SECONDS WEST, 41.91 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 08 SECONDS WEST, 72.61 FEET TO THE TRUE POINT OF
BEGINNING.

SAID PARCEL CONTAINS 21,360.68 SQUARE FEET.

OWNER/DEVELOPER

PAPAGO ENTERPRISES,
INCORPORATED IN ARIZONA
3739 EAST BELL ROAD
PHOENIX, AZ 85032
(602) 787-0808 OFFICE
(602) 787-0400 FAX

GENERAL NOTES

PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 134-72-200-A
ZONING DISTRICT: CSS - COMMERCIAL SHOPPING
& SERVICES

LAND USE:

PERMITS AND VARIANCES: USE PERMIT NEEDED.
CARMASH ALLOWED WITH SPECIAL STANDARDS OR LIMITATIONS
(SECTION 3-408- TEMPE SPECIAL USE STANDARDS: NEW
OR REAR YARDS AND NOT PLACED BETWEEN THE STREET
RIGHT OF WAY AND THE PRIMARY CUSTOMER ENTRANCE.
MINIMUM WIDTH OF DRIVE-THROUGH LANE IS NINE FEET.)

SITE GROSS AREA: 20,269 S.F. 0.46 ACRES
SITE NET AREA: 20,269 S.F.
BUILDING FOOTPRINT: 3,600 S.F.
TOTAL AREA: 3,600 S.F.

LOT COVERAGE: 3,600 S.F. / 20,269.43 S.F. = 18 %

LANDSCAPE AREA: PER LANDSCAPE ARCHITECT.

CODE REVIEW
INTERNATIONAL BUILDING CODE 2003
INTERNATIONAL MECHANICAL CODE 2003
INTERNATIONAL ELECTRICAL CODE 2003
ARIZONA STATE PLUMBING CODE 2003

BUILDING HEIGHT: (PER TABLE 4-2034)

PROVIDED: 34'-4"

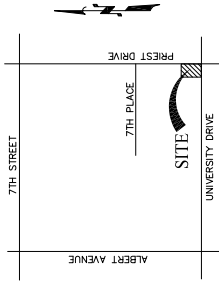
SETBACKS: SETBACKS REQUIRED PROVIDED REQUESTED
FRONT (SOUTH) 0 FT. 32'-6" 0 FT.
PARKING 20 FT. 8'-0" 8'-0"
REAR (NORTH) 10 FT. 60'-6" 10'-0"
SIDE (WEST) 0 FT. 2'-0" 0 FT.
SIDE STREET (EAST) 0 FT. 65'-0" 0 FT.
PARKING 20 FT. 7'-8" 7'-0"

SURROUNDING ZONING DISTRICTS:
WEST: CSS
EAST: CSS
SOUTH: CSS
NORTH: CSS

OCCUPANCY GROUP (PER IBC 304.1): BUILDING CARWASH: B

APPROVAL

BY: DEVELOPMENT SERVICES DATE:



LOCATION MAP

CONDITIONS OF APPROVAL: PAD07023

DS061040

PAD07023

REC07057

DS061040

PAD07023

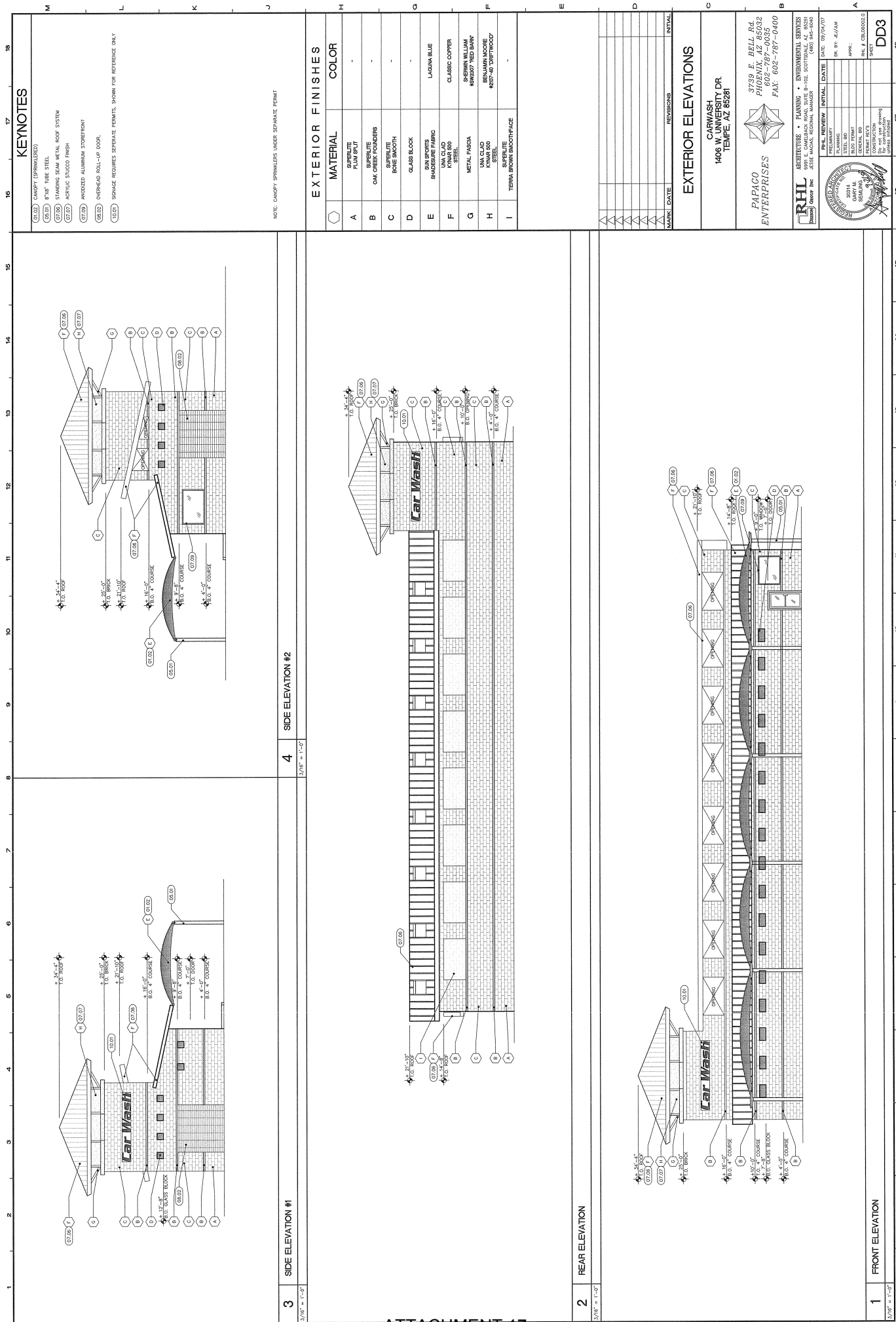
REC07057

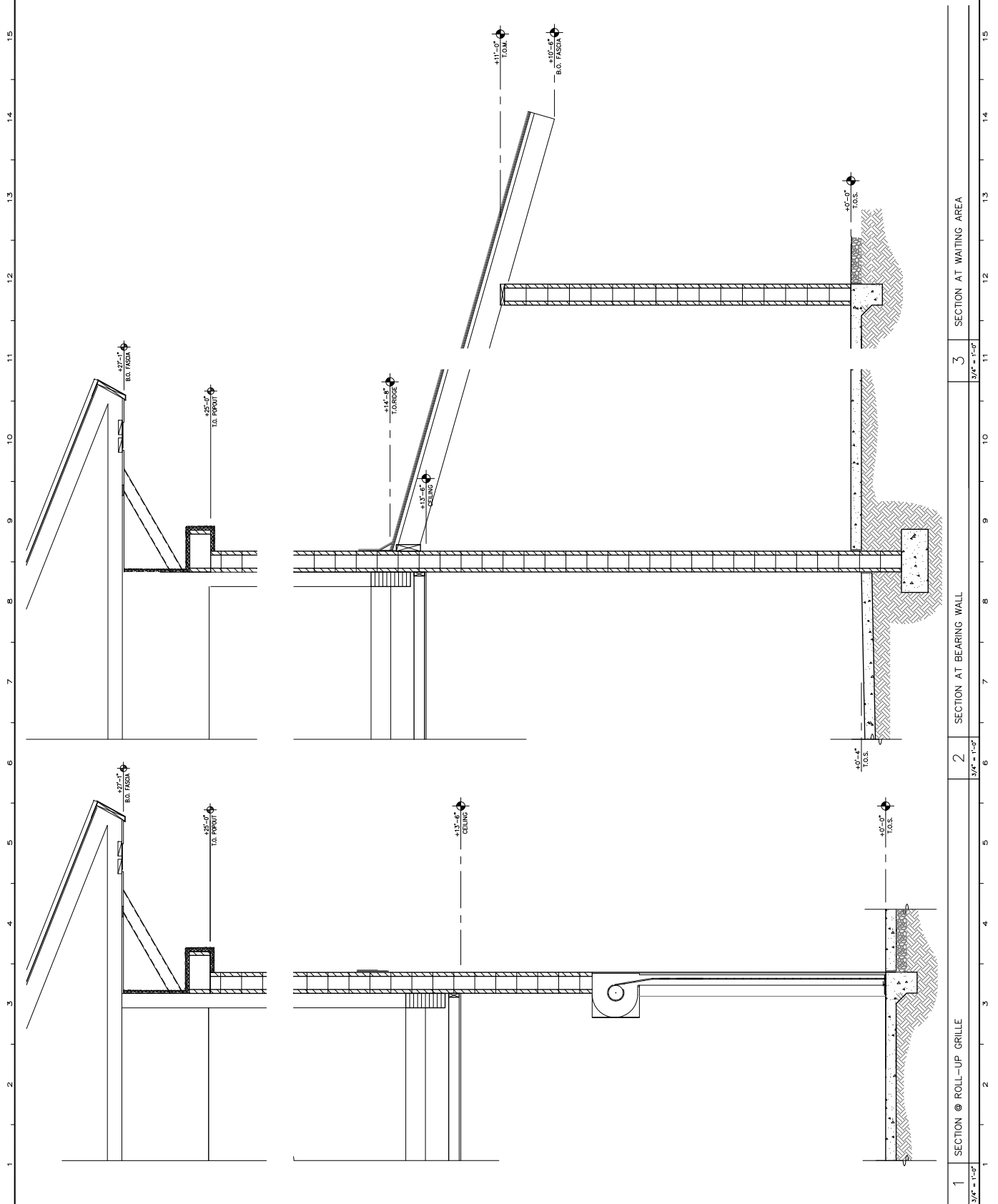




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TRHL
Architectural
Group Inc.
Disston



[illegible]

WALL SECTIONS

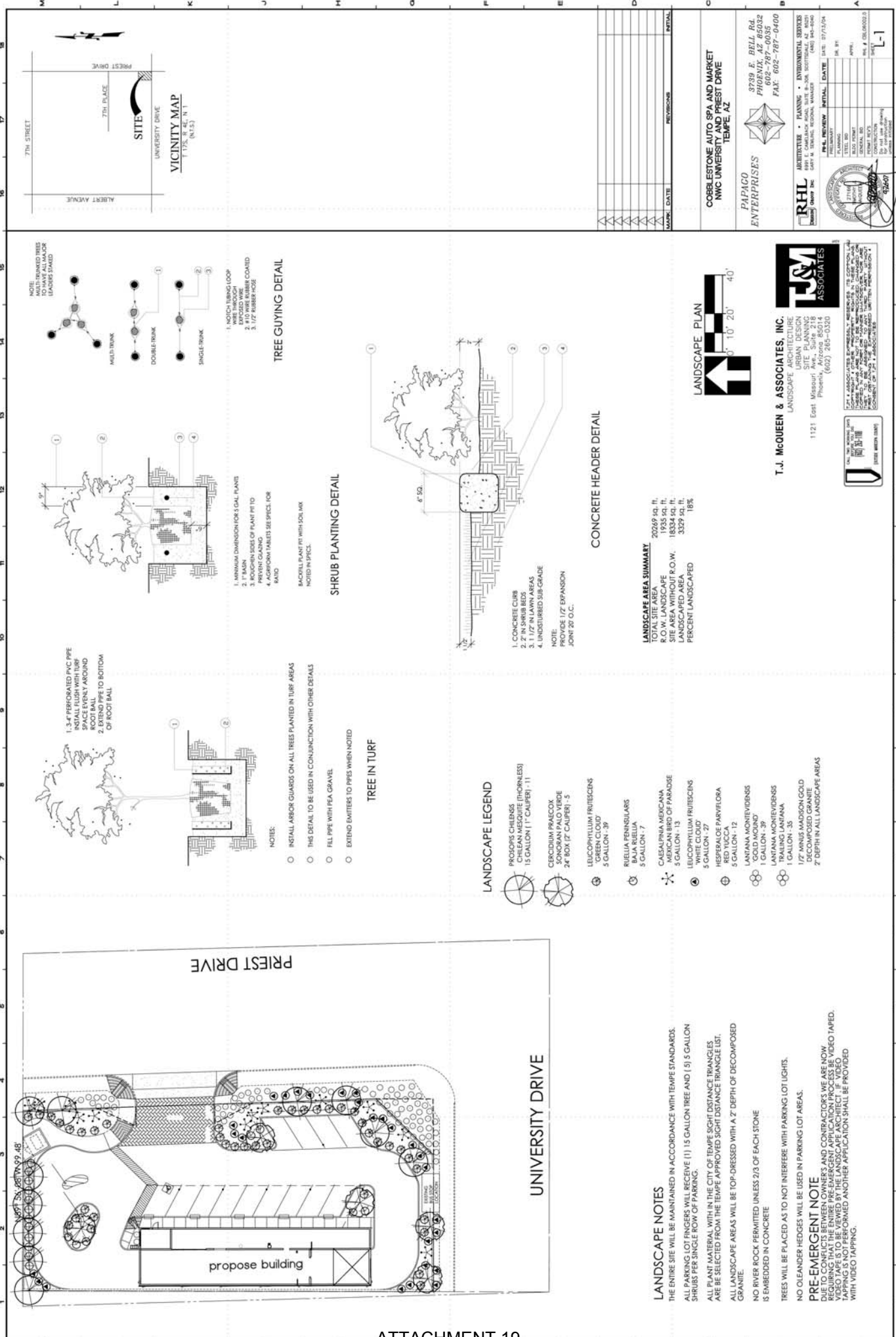
CARWASH
1406 W. UNIVERSITY DR.
TEMPE, AZ 85281

**PAPAGO
ENTERPRISES**

3739 E. BELL RD.
PHOENIX, AZ 85032
602-787-0035
FAX: 602-787-0400

RHL
Dutton Group Inc
ARCHITECTURE • PLANNING • ENVIRONMENTAL SERVICES
6991 E. CAMELBACK ROAD, SUITE B-102, SCOTTSDALE, AZ 85251
JESSE MAGOS, REGIONAL MANAGER (480) 945-6040

R/L REVIEW INITIAL DATE	DATE: 09/04/07
PRELIMINARY	
PLANNING	
STEEL BD	
BIDS PERMIT	
GENERAL BID	
PERMIT REV'S	
CONSTRUCTION	
Do not use drawing for construction unless indicated	
SHEET	PIN: CBL06002.0
DD4	



View Looking North at Site



View Looking West at Site



View Looking South on East Side of Site



Property to the West of Site



Property to the South of Site



Property to the East of Site



Property to the Southeast of Site



