



City of Phoenix

PLANNING DEPARTMENT

October 10, 2006

Mr. Reese Anderson
Pew and Lake PLC
1930 E. Brown Road, #101
Phoenix, Arizona 85203

Dear Applicant:

RE: **Z-76-06-5** Southeast corner of Loop 101 Freeway and Camelback Road

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on October 4, 2006, concurred with the recommendation of the Planning Commission and the Zoning Hearing Officer and has ratified application Z-76-06-5 from S-1, RE-43 To: C-2 on approximately 12.26 acres, subject to the following stipulations:

STIPULATIONS

1. That development shall be in general conformance to the site plan and elevations date stamped May 31, 2006, with specific regard to the location of the fitness center, drive through facilities, and office buildings, as approved or modified by the Development Services Department.
2. That windows, to provide surveillance of the west parking lot area, and a rear exit to provide parking lot access shall be provided for the building identified as the fitness center on the May 31, 2006 site plan, as approved by the Development Services Department.
3. That right-of-way shall be dedicated and bus bay (Detail P1256-2) and a transit pad constructed (Detail P1261) at eastbound Camelback Road as approved by the Public Transit Department, unless not required by the City of Glendale.
4. That right-of-way totaling 30 feet shall be dedicated for the west half of 95th Avenue, unless otherwise approved by the Development Services Department. No roadway improvements may be placed within the USA Fee title easement.
5. That right-of-way totaling 55 feet shall be dedicated for the south half of Camelback Road, unless otherwise approved by the Development Services Department.
6. That a 21-foot by 21-foot right-of-way triangle shall be dedicated at the southwest corner of 95th Avenue and Camelback Road.

7. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.
8. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty (602) 262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

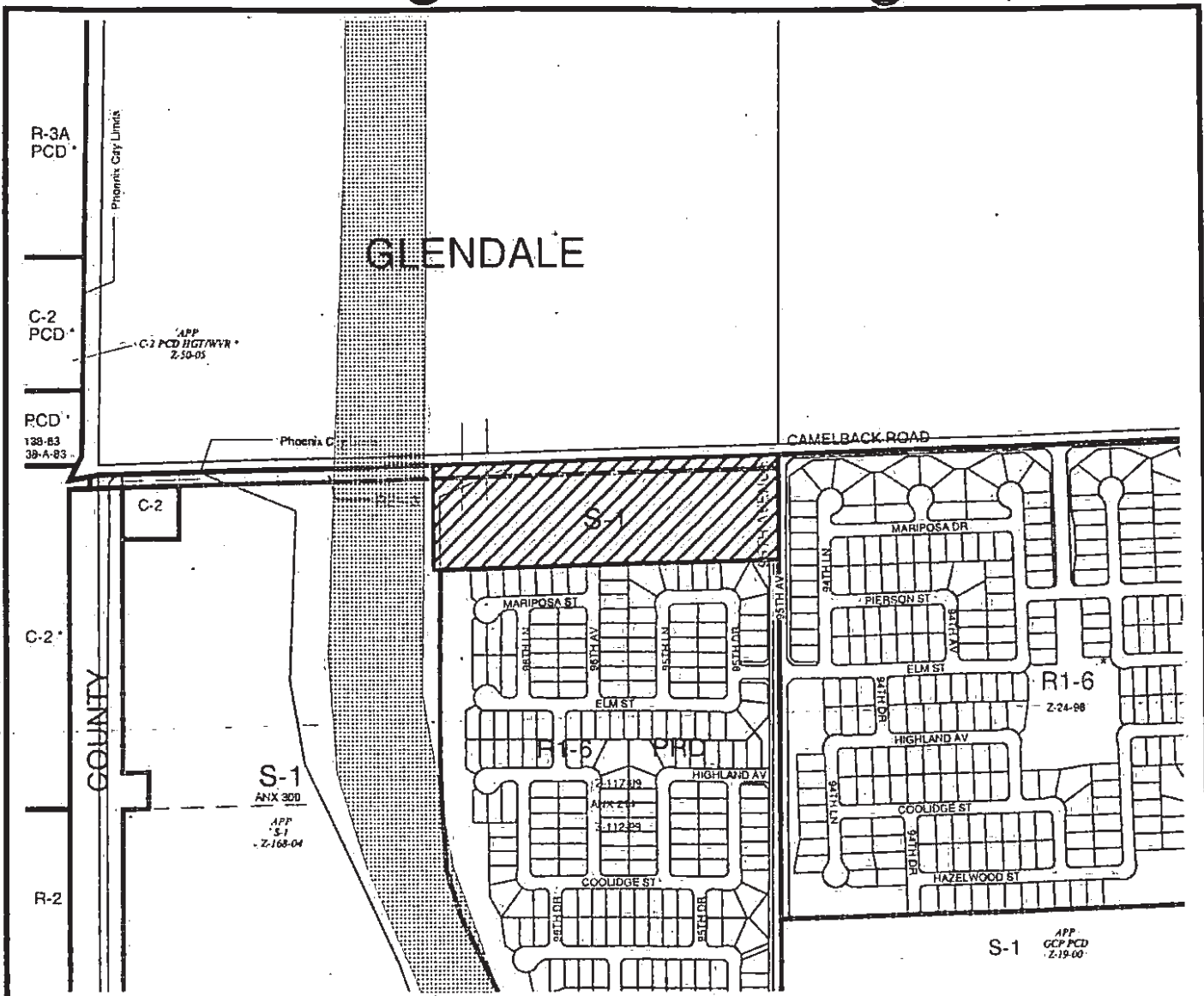
Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,



Carol R. Johnson, AICP
Principal Planner

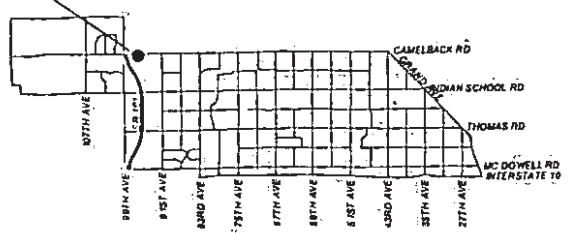
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Aubrey Anaya/PLN/PHX (e-mail)
Mark Melnychenko/PTD/PHX (e-mail)
Kelly Kvetko/DSD/PHX (e-mail)
Racelle Escolar/PLN/PHX (e-mail)
Frank Dancil/DSD/PHX (email)
Tricia Gomes/PLN/PHX (e-mail)
Jay Neville/PLN/PHX (e-mail)
Book
David Barrier/DSD/PHX (e-mail)
Annie Alvarado/NSD/PHX (e-mail)
Kelly P Walker/PLN/PHX (e-mail)
Ed Keyser/PLN/PHX (e-mail)
Gerard Silvani/DSD/PHX (e-mail)
Jeff Kost/ Camelback Cornerstone 101, 1333 North Greenfield Rd #104, Mesa, AZ, 85205



CITY OF PHOENIX PLANNING DEPARTMENT

Maryvale Village
CITY COUNCIL DISTRICT: 5

Z-76-06



APPLICANT'S NAME: Pew and Lake PLC, Reese Anderson		REQUESTED CHANGE: FROM: S-1 (10.71 ac) and RE-43 (1.55 ac) TO: C-2 (12.26 ac)	
APPLICATION NO. Z-76-06	DATE: 6-28-2006	REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 12.26 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q18-5	ZONING MAP H2	
MULTIPLES PERMITTED	CONVENTIONAL OPTION	UNITS P.R.D. OPTION	

* Maximum Units Allowed with P.R.D. Bonus

EXHIBIT "A"

The Northeast quarter of the Northwest quarter of Section 21, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that part thereof lying within a parcel of land quitclaimed by Deed recorded in Book 115 of Deeds, page 130, records of Maricopa County, Arizona, described as follows:

A strip of land 15 feet in width in the Northwest quarter of Section 21, the said strip of land lying 7 ½ feet on each side of the centerline, the said centerline being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 21;

Thence South 87 degrees 52 minutes West a distance of 2682.4 feet;

Thence South 41 degrees 46 minutes Unofficial Document a distance of 17.9 feet to the TRUE POINT OF BEGINNING;

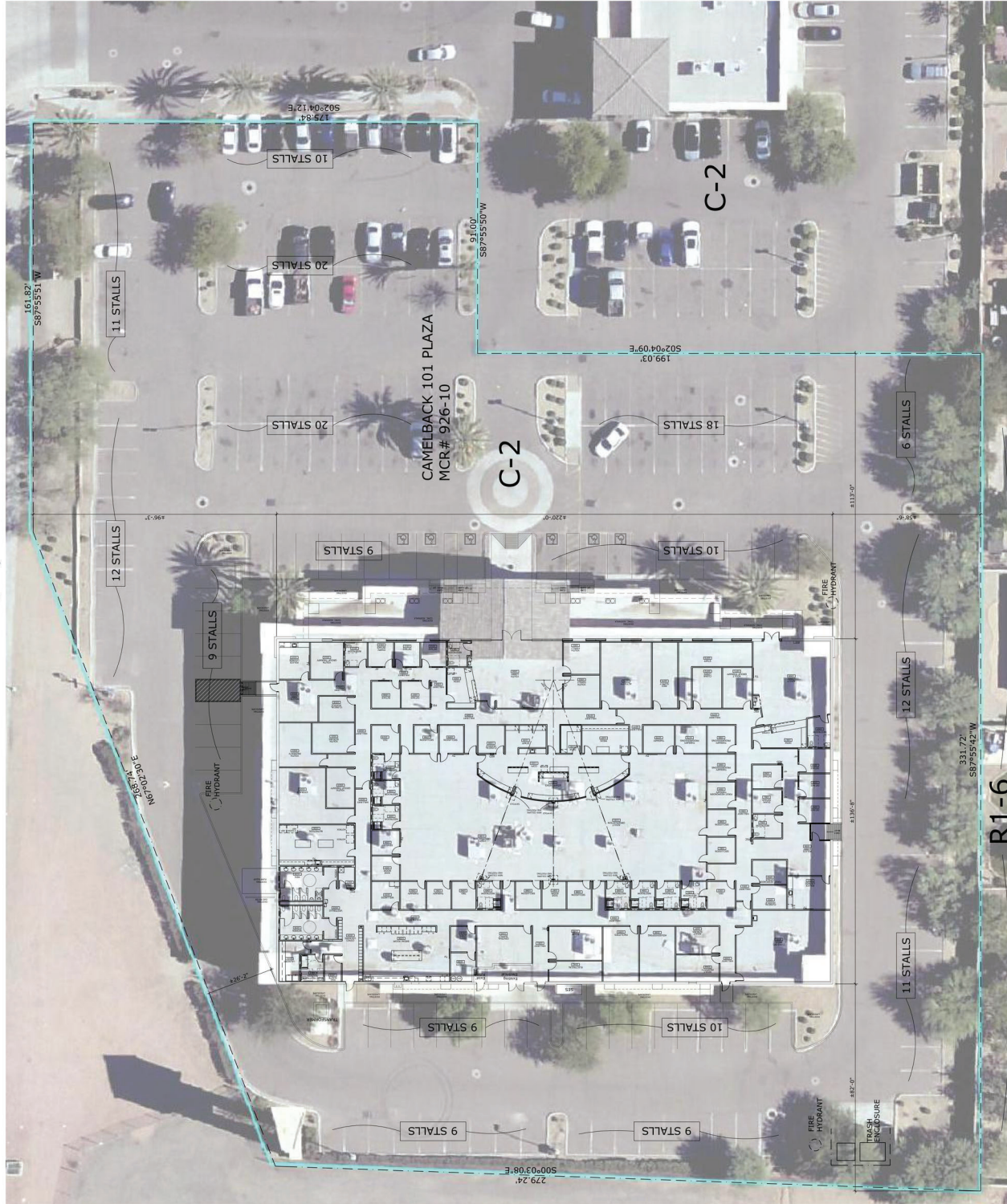
Thence South 0 degrees 11 minutes West a distance of 1340.4 feet;

Thence South 0 degrees 25 minutes West a distance of 1300 feet to a point from which point the Northeast corner of said Section 21 bears North 44 degrees 33 minutes East a distance of 3857.1 feet; and also

EXCEPT the North 33 feet; and also

EXCEPT that portion lying within the limits of the Agua Fria Freeway, State Route 417, as described in Document No. 990056108 and in Document No. 990056109; and

EXCEPT that portion lying within TERRACITA UNIT 2, according to Book 543 of Maps, page 8, as conveyed to The Forecast Group, L.P., as described in Deed recorded in Document No. 2000 0750053



NORTH
SITE PLAN
SCALE: 1/16"=1'-0"

10 STALLS

COX JAMES ARCHITECTS

820 S. FARMER AVE.
TEMPE, ARIZONA 85391
PH: 480.346.7777
WWW.COXJAMESARCHITECTS.COM

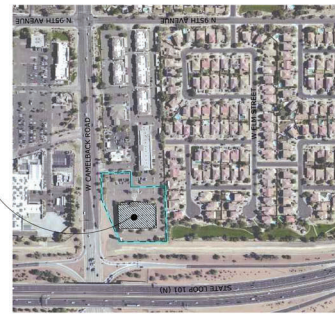
ALL DIMENSIONS ARE UNLESS NOTED TO THE CONTRARY.
THIS PLAN IS THE PROPERTY OF COX JAMES ARCHITECTS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
NO PART OF THIS PLAN IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF COX JAMES ARCHITECTS.
DATE: 08/17/22
DRAWN BY: CC
CHECKED BY: BK
SCALE: AS NOTED
DATE: 08/17/22
REVISIONS: 06/17/22
CITY COMMENTS: 07/19/22

50' 10 1/2" SCALE DRAWING

TEMANT IMPROVEMENT
MIND 24/7
9675 W CAMELBACK ROAD
PHOENIX, ARIZONA 85037

PROJECT NUMBER: 220006.003
DRAWN BY: CC
CHECKED BY: BK
SCALE: AS NOTED
DATE: 08/17/22
REVISIONS: 06/17/22
CITY COMMENTS: 07/19/22

THIS PROJECT
9675 W CAMELBACK ROAD
PHOENIX, AZ 85037



KEY MAP

SITE PLAN

CONSTRUCTION DOCUMENT



A0.2