

ALTA - NSPS LAND TITLE SURVEY

OF

LOT 16, VALLEY PLAZA, BOOK 72 OF MAPS, PAGE 28, MCR, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

REVISED

ALTA NSPS LAND TITLE SURVEY

OF

LOT 16, VALLEY PLAZA, BOOK 72 OF MAPS, PAGE 28, MCR, SITUATED IN THE
SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

- FOUND MONUMENT TYPE STATED
- (R1) BOOK 72 OF MAPS, PAGE 28, MCR
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDS
- APN ASSESSORS PARCEL NUMBER
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ FIRE DEPARTMENT CONNECTION
- ⊗ WATER BIB
- ⊗ SANITARY SEWER CLEAN OUT
- ⊗ ELECTRIC METER
- ⊗ ELECTRIC PULL BOX
- POWER POLE
- ⊗ POWER POLE TIE GUY
- ⊗ STREET LIGHT
- TO --- TOE OF BANK
- TP --- TOP OF BANK
- OHP --- OVERHEAD POWER
- SD --- STORM DRAIN
- 🌴 PALM TREE
- 🌳 EUCALYPTUS TREE

OWNER
6922 E FIFTH AVE, LLC
6922 E 5TH AVENUE
SCOTTSDALE, AZ 85251

ASSESSORS PARCEL No.(s)
173-48-040

ZONING
CITY OF SCOTTSDALE, C2

REFERENCE DOCUMENTS

1. VALLEY PLAZA
BY ROBERT S. KNIGHT - ENGINEERS
BOOK 72 OF MAPS, PAGE 28, MCR
2. THE PORTICO, A CONDOMINIUM
BY DAVID M. GRAHAM
BOOK 802, PAGE 49, MCR

SCHEDULE B ITEMS

4. ALL MATTERS AS SET FORTH IN RESOLUTION No. 4698, CITY OF SCOTTSDALE DOWNTOWN ENHANCED MUNICIPAL SERVICES IMPROVEMENT DISTRICT No. 17901, RECORDED AS 97-86152 AND RESOLUTION No. 6060, RECORDED IN 2002-538464 OF OFFICIAL RECORDS (BLANKED EASEMENT)

BASIS OF BEARINGS
THE MONUMENT LINE OF 5TH AVENUE
BEARS NORTH 28°30' EAST, PER ALLEY PLAZA,
BOOK 72 OF MAPS, PAGE 28, MCR

BENCH MARK
PROJECT
BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER
OF SECTION 22, CITY OF SCOTTSDALE POINT No. 4271
ELEVATION - 1274.52' NORTH AMERICAN VERTICAL DATUM
1988 (NAVD 88)

SITE
1/2" REBAR WITH CAP RLS 27239 MARKING THE SOUTH CORNER
OF PARCEL 1,
Elevation - 1211.210' NATIONAL GEODETIC VERTICAL DATUM 1929
(NGVD 29).

TITLE REFERENCE
This survey was based upon the First American Title Commitment
for Title Insurance issued by First Arizona Title Agency,
Commitment No. 11-161567, dated August 9, 2016.
Title Examiner: Bonnie Wilson.

LAND SURVEYOR'S CERTIFICATION

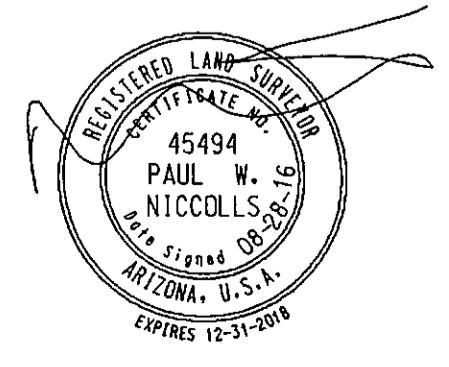
To, 6922 E. 5th Ave., LLC, an Arizona limited liability company, Raskin & Associates, a Washington corporation and First Arizona Title Agency representing First American Title.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1.2, 6(a), through 11(a)16 and 20 of Table A thereof.

The fieldwork was completed on August 27, 2016.

Date of Plat or Map : August 29, 2016,

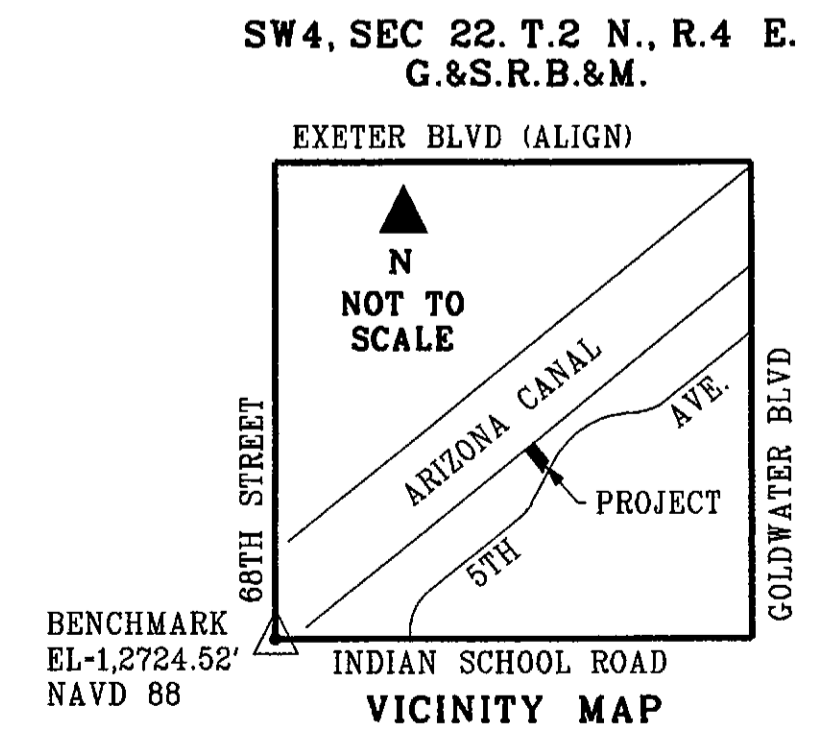
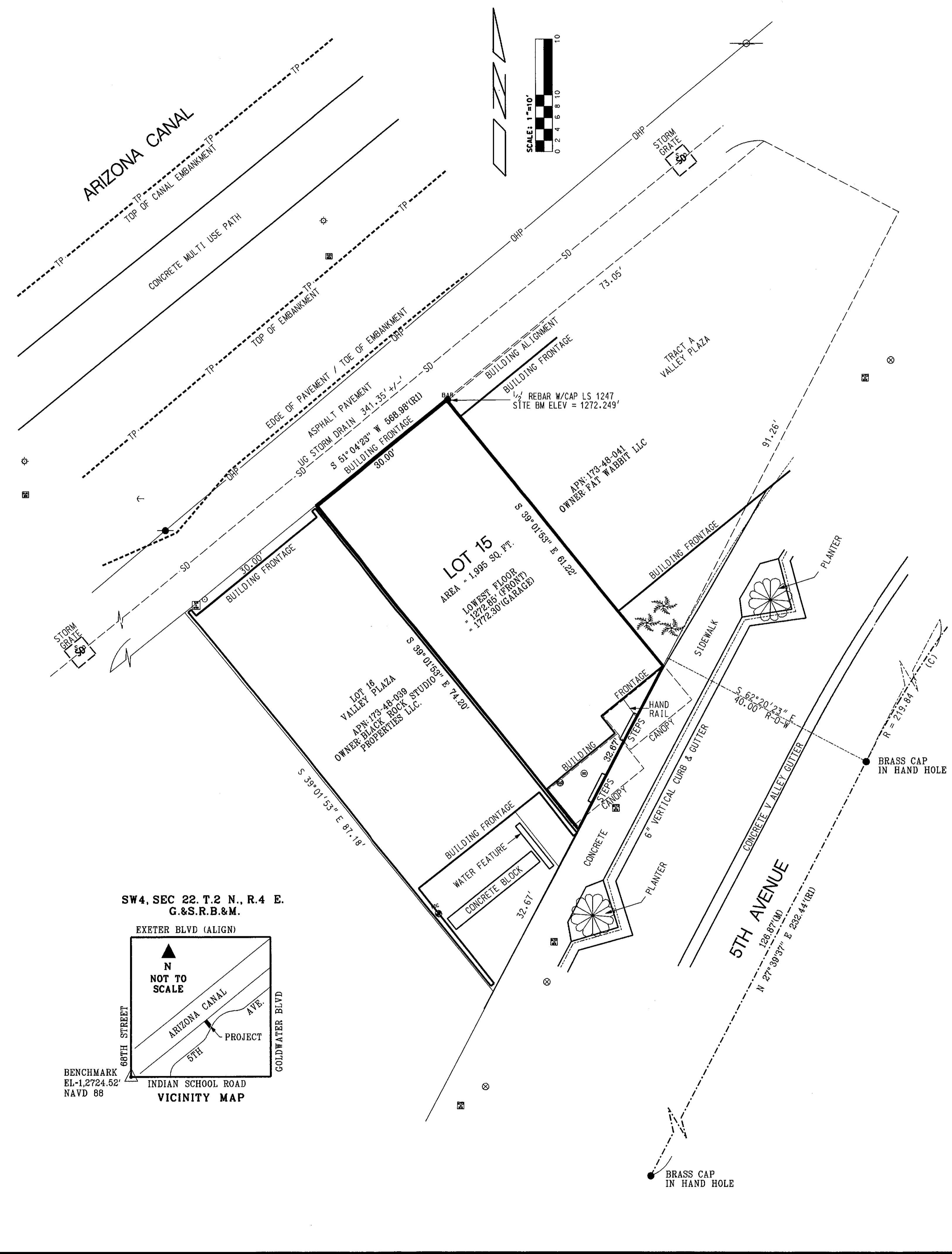
Paul W. Niccolis RLS 45494



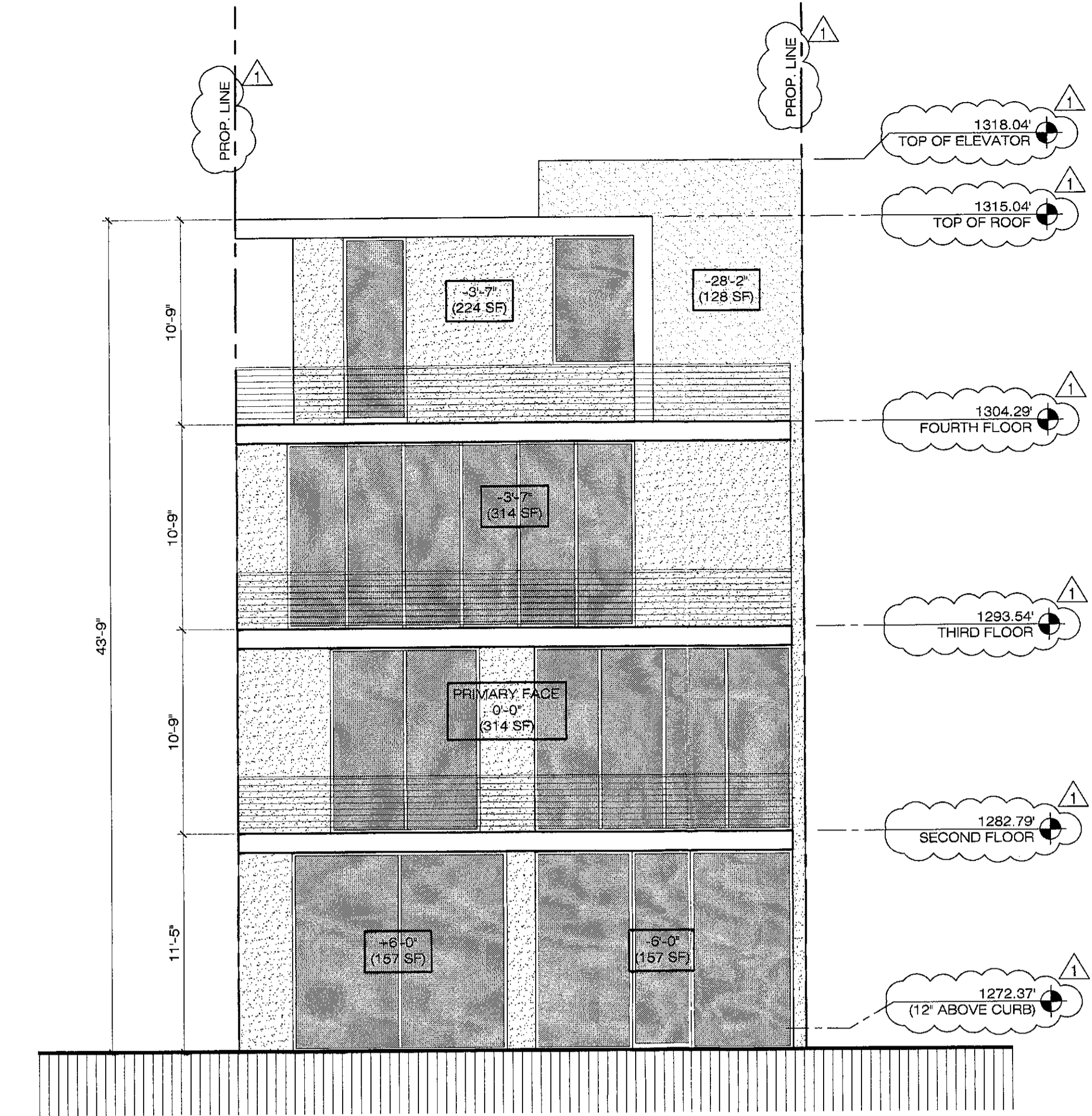
PWN LAND SURVEYING LLC
P. O. BOX 50725
MESA, ARIZONA 85208
tel: 480 626 4120
email: surveys@pwnl.s.com

JOB No. : 16103
DATE 08/28/2016
DRAWN BY: P. W. N.
SCALE 1" = 10'
COVER SHEET 1 OF 1

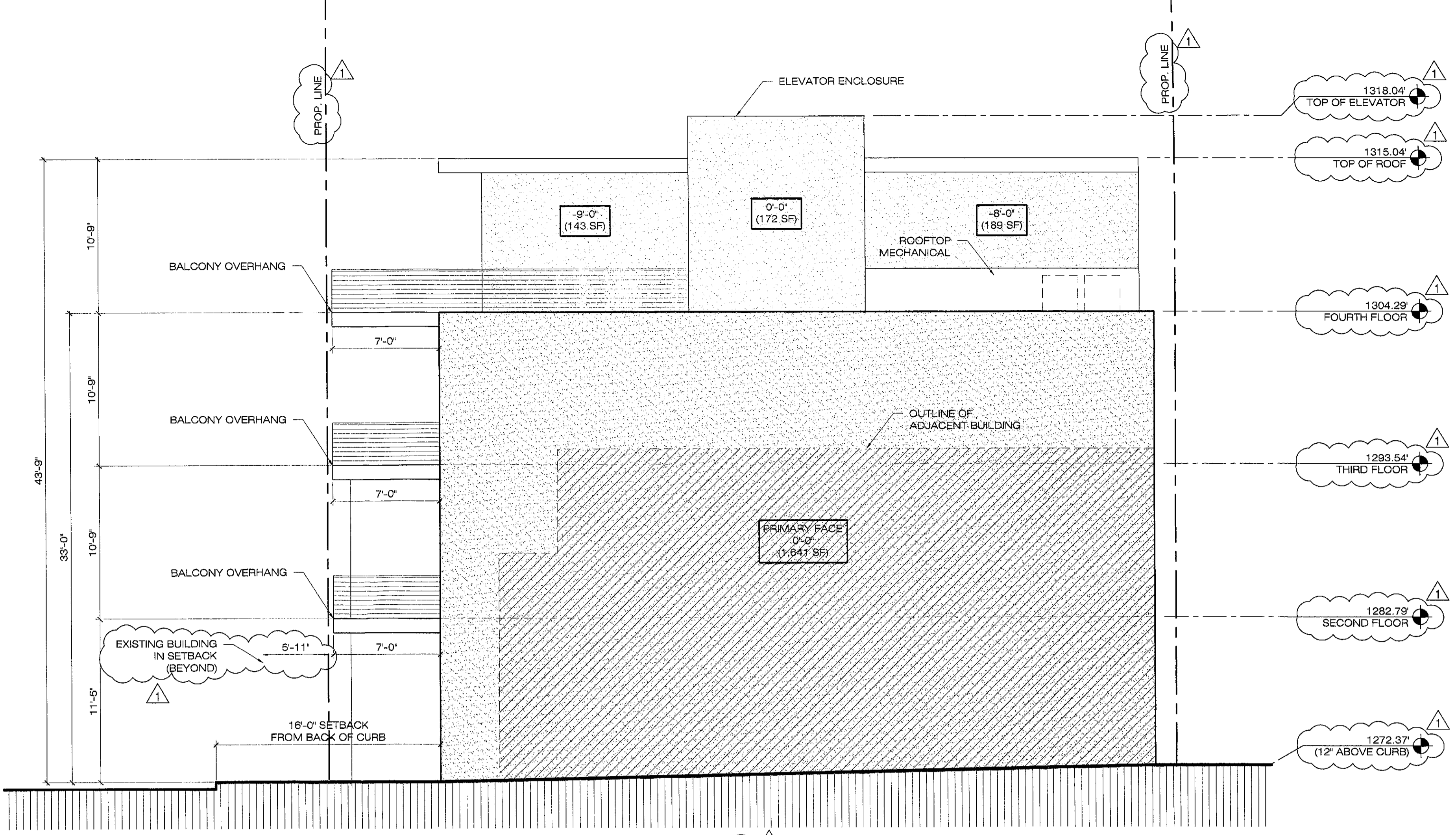
ALTA



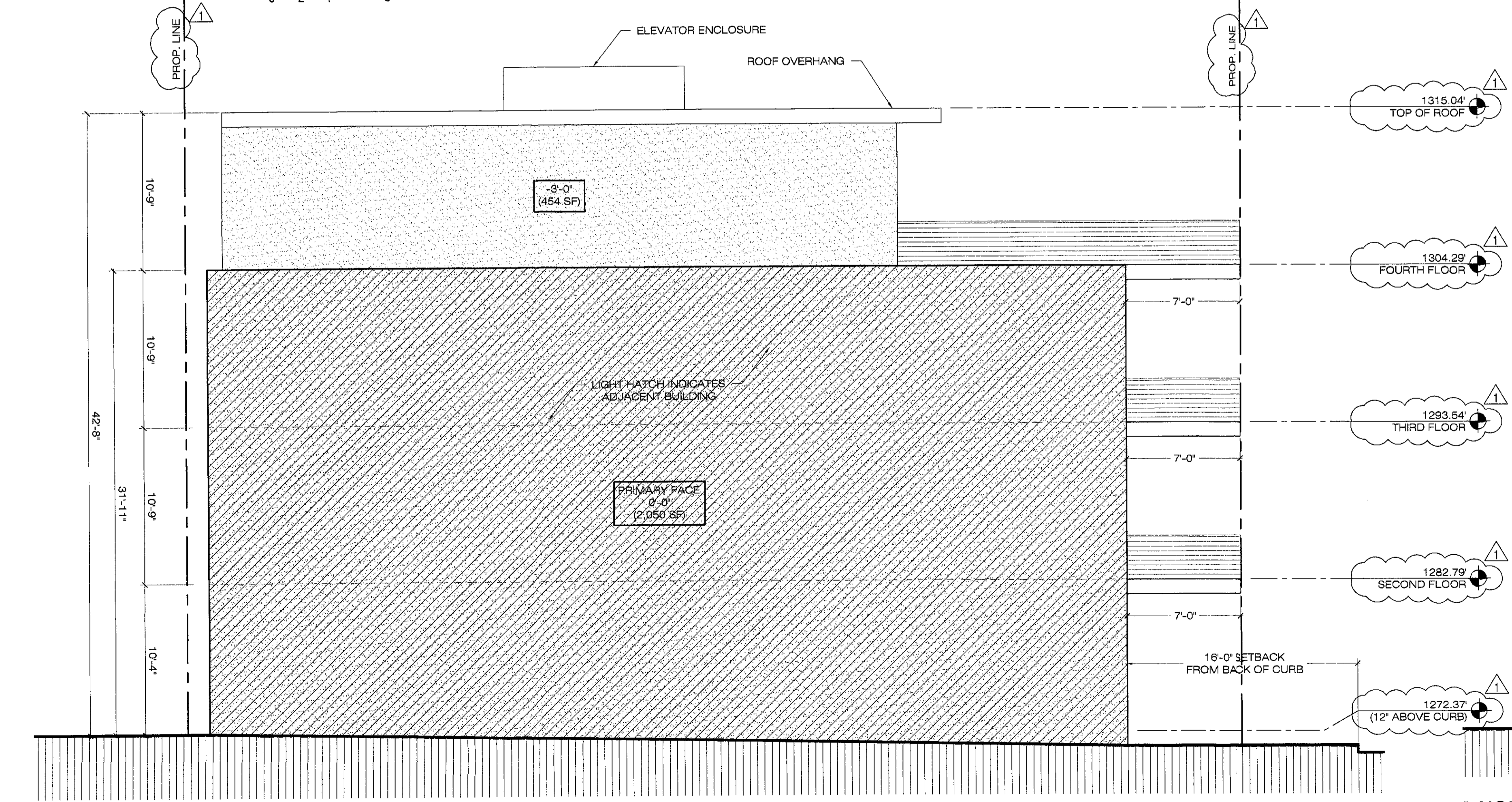
THESE DRAWINGS AND COMMENTS ARE PREPARED FOR THE PROJECT AND THE INFORMATION IS FOR YOUR USE ONLY. IT IS YOUR RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION AND TO OBTAIN NECESSARY PERMITS FROM THE APPLICABLE AGENCIES. STARK JAMES LLC, THE ARCHITECT SHALL BE LIABLE TO THE CLIENT FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM ANY AND ALL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE, IN THE PERFORMANCE OF THE SERVICES PROVIDED HEREUNDER. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM ANY AND ALL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE, IN THE PERFORMANCE OF THE SERVICES PROVIDED HEREUNDER.



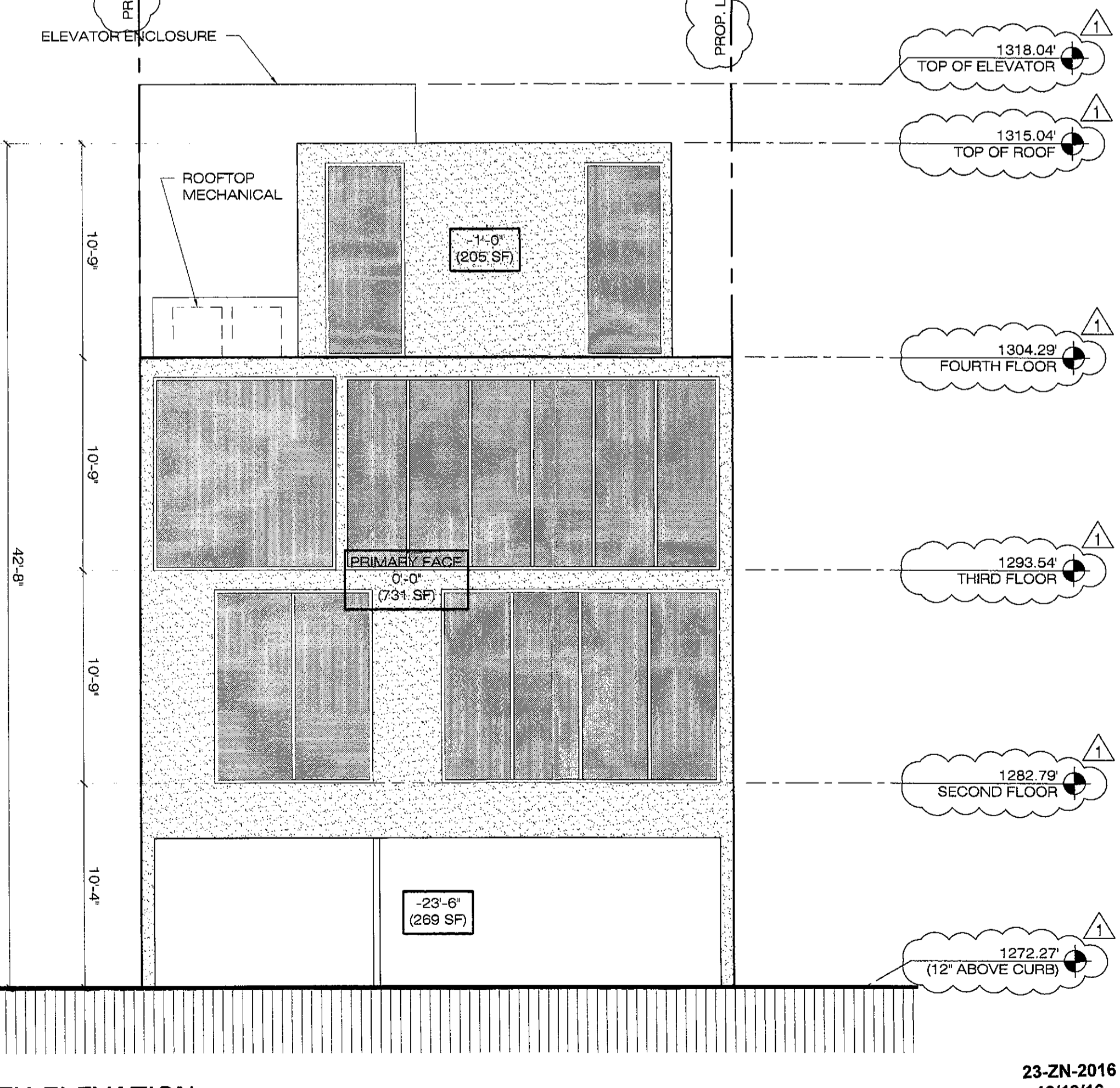
1 | SOUTH ELEVATION
 SCALE: 3/16"=1'-0"



2 | EAST ELEVATION
 SCALE: 3/16"=1'-0"



3 | WEST ELEVATION
 SCALE: 3/16"=1'-0"



4 | NORTH ELEVATION
 SCALE: 3/16"=1'-0"

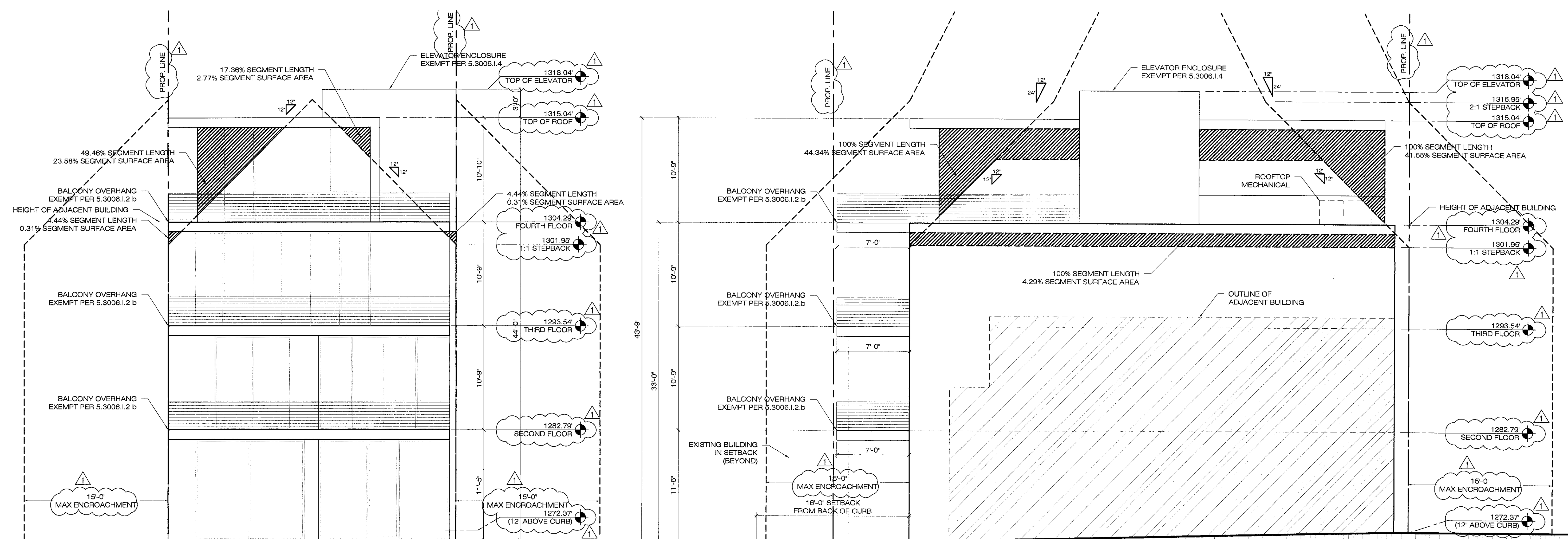
SCALE: 3/16"=1'-0"
ELEVATIONS

6922 MIXED USE
 6922 EAST 5TH AVE, SCOTTSDALE AZ 85251
 A.P.N. 173-48-040
 REZONING APPLICATION CASE # 23-ZN-2016

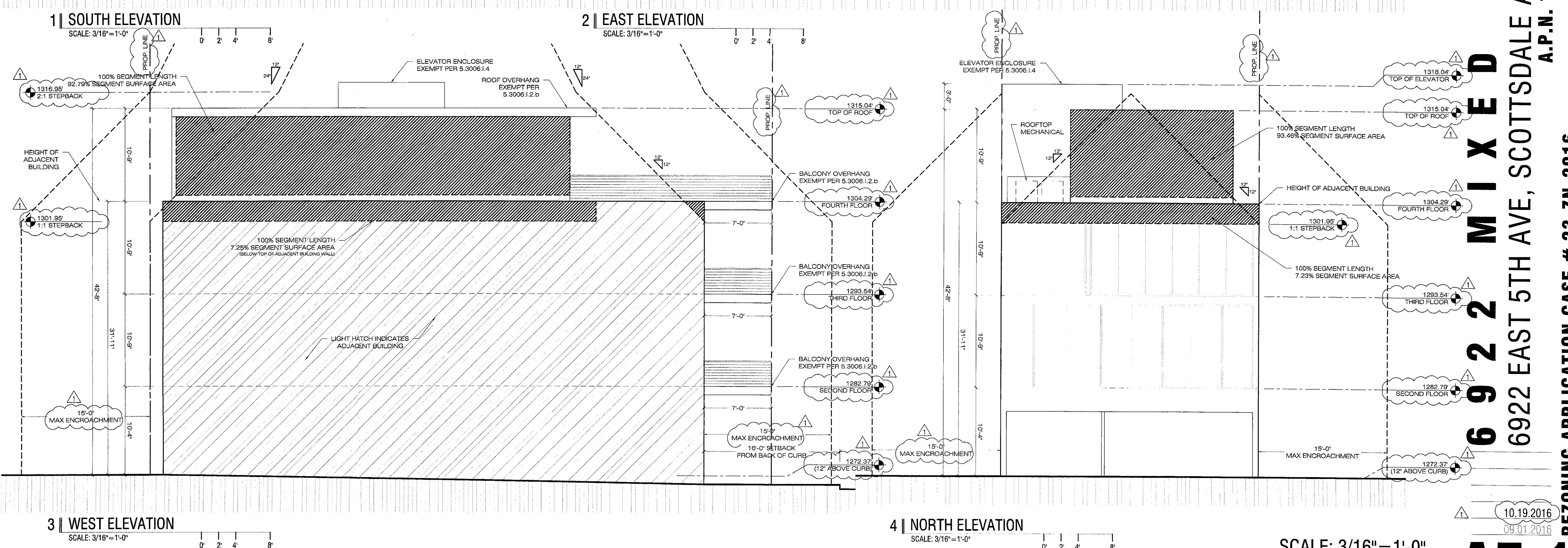
10.19.2016
 09.01.2016

A5.0

THESE ELEVATIONS AND ENCROACHMENTS ARE PREPARED FOR THE PERMITTING REQUIREMENTS OF THE ARIZONA DEPARTMENT OF TRANSPORTATION AND SAFETY. THIS DOCUMENT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF STARK JAMES LLC. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED IN THESE ELEVATIONS AND ENCROACHMENTS. STARK JAMES LLC DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED IN THESE ELEVATIONS AND ENCROACHMENTS. STARK JAMES LLC SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THESE ELEVATIONS AND ENCROACHMENTS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED IN THESE ELEVATIONS AND ENCROACHMENTS. STARK JAMES LLC DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED IN THESE ELEVATIONS AND ENCROACHMENTS.



6922 MIXED USE
 6922 EAST 5TH AVE, SCOTTSDALE AZ 85251
 A.P.N. 173-48-040
 REZONING APPLICATION CASE # 23-ZN-2016

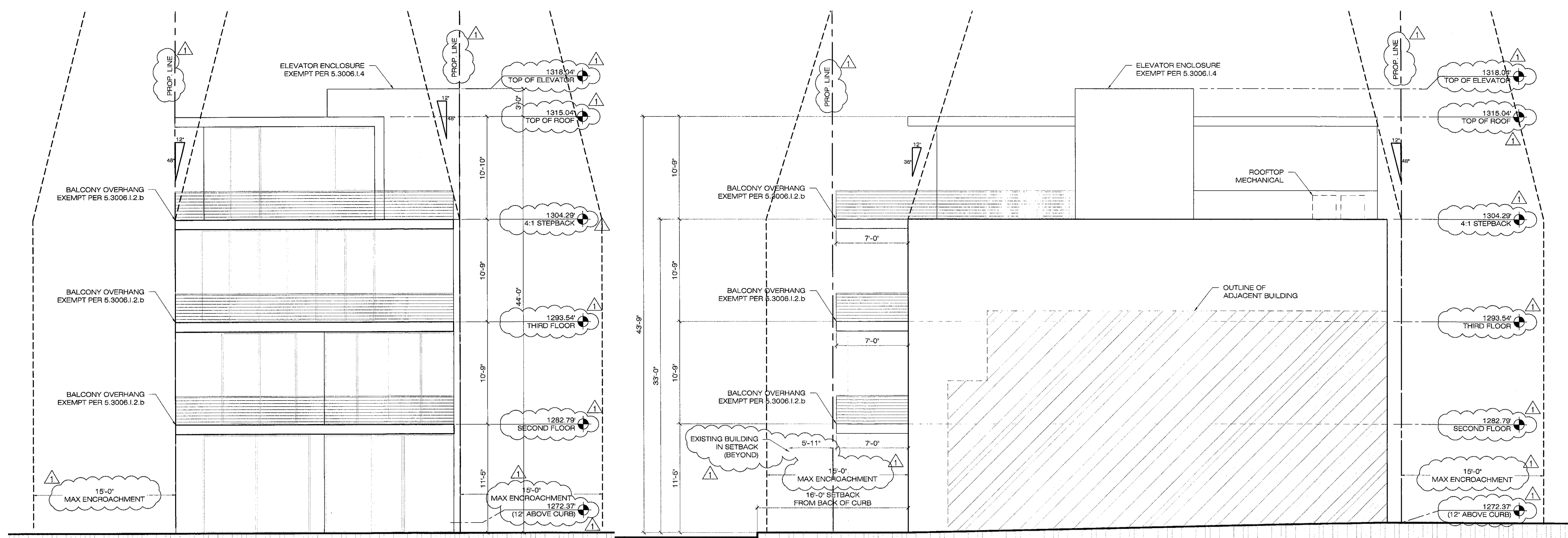


10.19.2016
 09.01.2016

A5.1

SCALE: 3/16"=1'-0"
 ELEVATIONS: EXISTING STEPBACKS

THESE PLANS AND SPECIFICATIONS ARE PREPARED FOR THE PROJECT AND ALL INSTRUMENTS BY THE SUBJECTS ABOVE. YOU SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.



1 | SOUTH ELEVATION

SCALE: 3/16"=1'-0"

2 | EAST ELEVATION

SCALE: 3/16"=1'-0"

3 | WEST ELEVATION

SCALE: 3/16"=1'-0"

4 | NORTH ELEVATION

SCALE: 3/16"=1'-0"

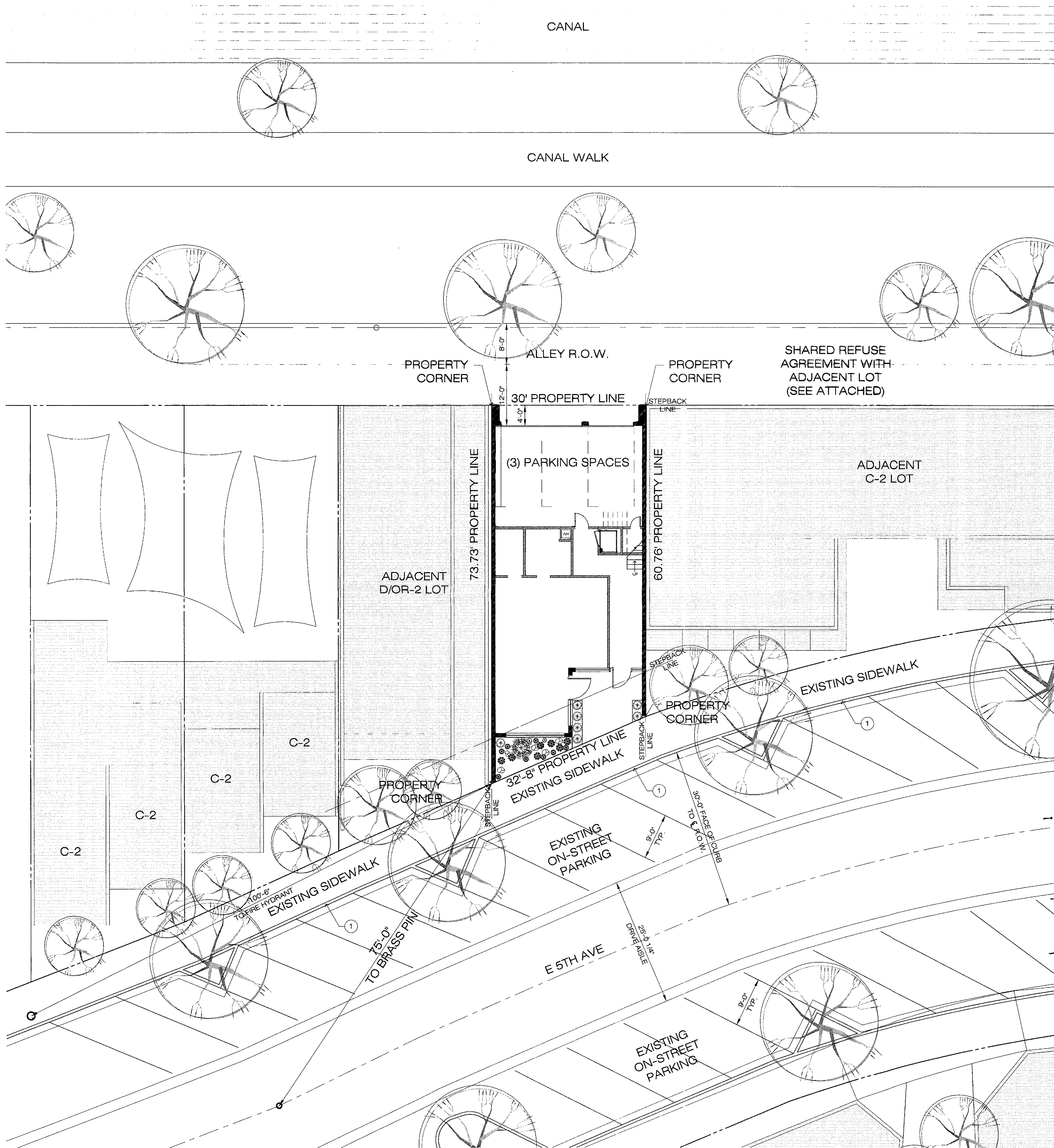
SCALE: 3/16"=1'-0"

ELEVATIONS: PROPOSED STEPBACKS

6922 MIXED USE
 6922 EAST 5TH AVE, SCOTTSDALE AZ 85251
 A.P.N. 173-48-040
 ZONING APPLICATION CASE # 23-ZN-2016

10.19.2016
 09.01.2016

A5.2



SCALE: 1"=10'-0"

- Identify + demonstrate FDC meets spacing requirements in accordance with Fire Ord. 4045 Sec. 912
- Identify location of Fire Rise room per 054 PM 6-1.504(i)
- Provide dimensions of elevator car to accommodate ambulance stretcher per Ord. 4045 sec. 607

GENERAL NOTES

1. VERTICAL WORK ONLY, NO SITE WORK

KEY NOTES

1. EXISTING BACK OF CURB AND GUTTER

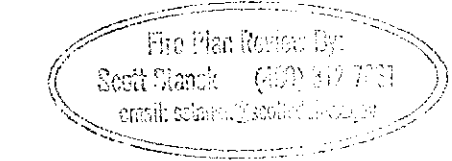
PROJECT INFORMATION

PROJECT NAME: 6922 MIXED USE
 LOT ADDRESS: 6922 EAST 5TH AVE SCOTTSDALE, AZ 85251
 PARCEL NUMBER: 173-48-040
 SUBDIVISION: VALLEY PLAZA
 CURRENT ZONING: C-2 DO D/DMU-2
 EXISTING NON-RESIDENTIAL GFA: 1,974 SF
 EXISTING GARAGE: 677 SF
 PROPOSED GFA: GARAGE: 677 SF
 NON-RESIDENTIAL: 773 SF (INCLUDING BATHROOM/STORAGE)
 RESIDENTIAL: 4,422 SF
 TOTAL CONDITIONED SPACE: 5,195 SF
 PARKING: NO NEW PARKING REQUIRED
 (PER ARTICLE IX, SECTION 9.104.H.3.d) EXISTING PARKING SPACES TO REMAIN
 SITE AREA: NET: 1,995 SF .048 ACRES
 OPEN SPACE: NONE REQUIRED

PARKING			
TABLE 9.103.B			
MIXED USE DEVELOPMENTS			
NON-RESIDENTIAL	700 GSF	1 PER 350 SF	2
RESIDENTIAL, 3 BEDROOMS	4422 GSF	2 PER UNIT	2
REQUIRED			4

NOTE:
 PER 9.104.H.3.D. NO NEW PARKING IS REQUIRED FOR UP TO FOUR NEW DWELLING UNITS THAT ARE ADDED TO A DEVELOPMENT AS PART OF A 2,000 SF (OR SMALLER) NONRESIDENTIAL GROSS FLOOR AREA EXPANSION
 EXISTING PARKING SPACES TO REMAIN UNCHANGED

VICINITY MAP



OVERALL SITE PLAN

A1.0
 23-ZN-2016
 9/2/2016

STARK JAMES LLC
 6922 EAST 5TH AVENUE #200
 SCOTTSDALE ARIZONA 85251
 OFFICE 480.994.7340
 FAX 480.994.7344
 WWW.STARKJAMES.COM

6922 MIXED USE
 6922 EAST 5TH AVE, SCOTTSDALE AZ 85251
 A.P.N. 173-48-040

REZONING APPLICATION CASE # _____ -PP- _____

GENERAL NOTES

- 1. VERTICAL WORK ONLY, NO SITE WORK

KEY NOTES

- 1. EXISTING BACK OF CURB AND GUTTER
- 2. BICYCLE PARKING: ONE RUNG (2 SPACES) PER SCOTTSDALE'S SUPPLEMENTS TO THE MAG DETAILS #2285

10/19/2016
23-ZN-2016

Ordinance No. 4295
Exhibit A to Exhibit 1

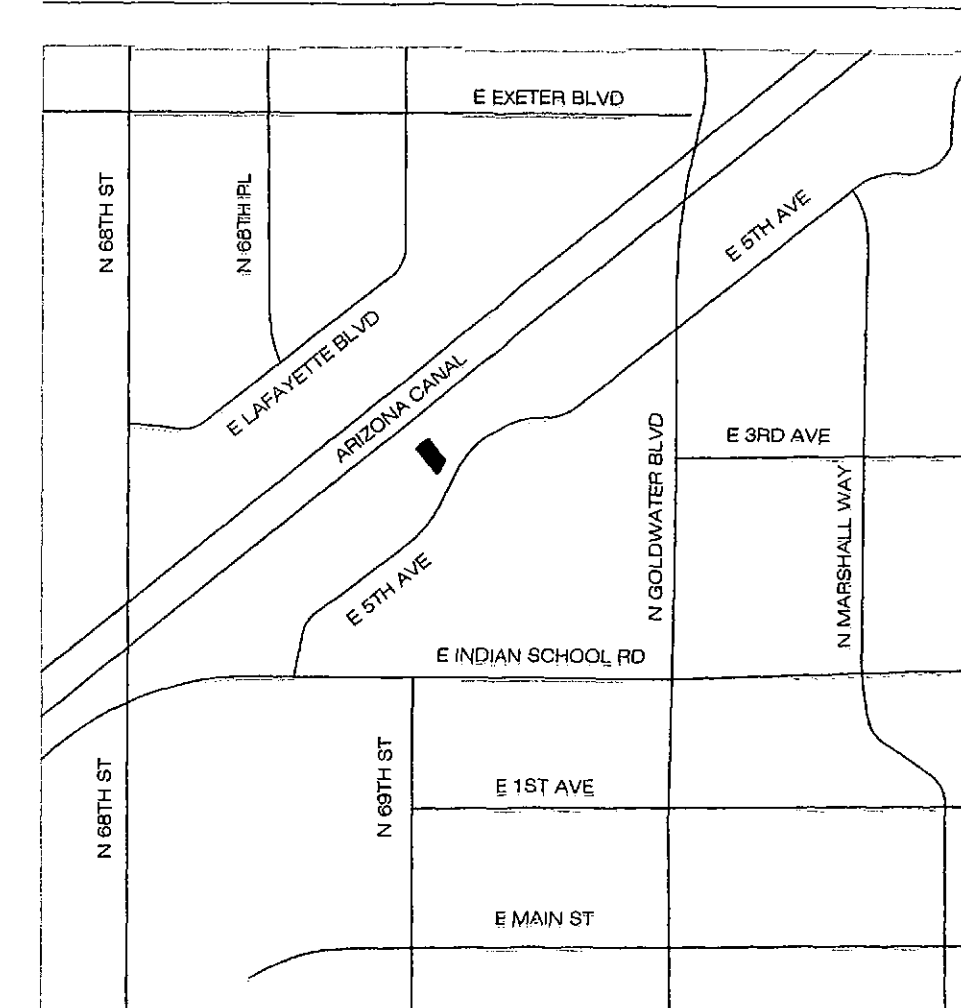
Page 1 of 1

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PROJECT INFORMATION

PROJECT NAME:	6922 MIXED USE
LOT ADDRESS:	6922 EAST 5TH AVE SCOTTSDALE, AZ 85251
PARCEL NUMBER:	173-48-040
SUBDIVISION:	VALLEY PLAZA
CURRENT ZONING:	C-2 DO D/DMU-2
GROSS LOT AREA:	3,435 SF
GROSS FLOOR AREA RATIO ALLOWED:	1.3
GROSS FLOOR AREA RATIO PROVIDED:	0.197
EXISTING NON-RESIDENTIAL GFA	
OFFICE:	1173 SF
GARAGE:	677 SF
PROPOSED GFA	
1ST FLOOR OFFICE:	685 SF
2ND FLOOR PRIVATE OFFICE:	596 SF
TOTAL PROPOSED OFFICE:	1281 SF
1ST FLOOR CIRCULATION:	326 SF
UPPER FLOOR RESIDENTIAL:	3,827 SF
TOTAL CONDITIONED SPACE:	5,434 SF
CARPORIT:	705 SF
PARKING:	
(PER ARTICLE IX, SECTION 9.104.H.3.d)	
	NO NEW PARKING REQUIRED
	2 EXISTING PARKING SPACES TO REMAIN
	(1 TO COMPLY WITH 9.105.B.4)
BICYCLE PARKING:	2 SPACES REQUIRED
DENSITY ALLOWED:	50 UNITS/ACRE
DENSITY PROVIDED:	4.21 UNITS/ACRE
OPEN SPACE:	NONE REQUIRED
REQUIRED OUTDOOR LIVING SPACE:	60 SF
PROPOSED OUTDOOR LIVING SPACE:	1,200 SF

VICINITY MAP



23-ZN-2016

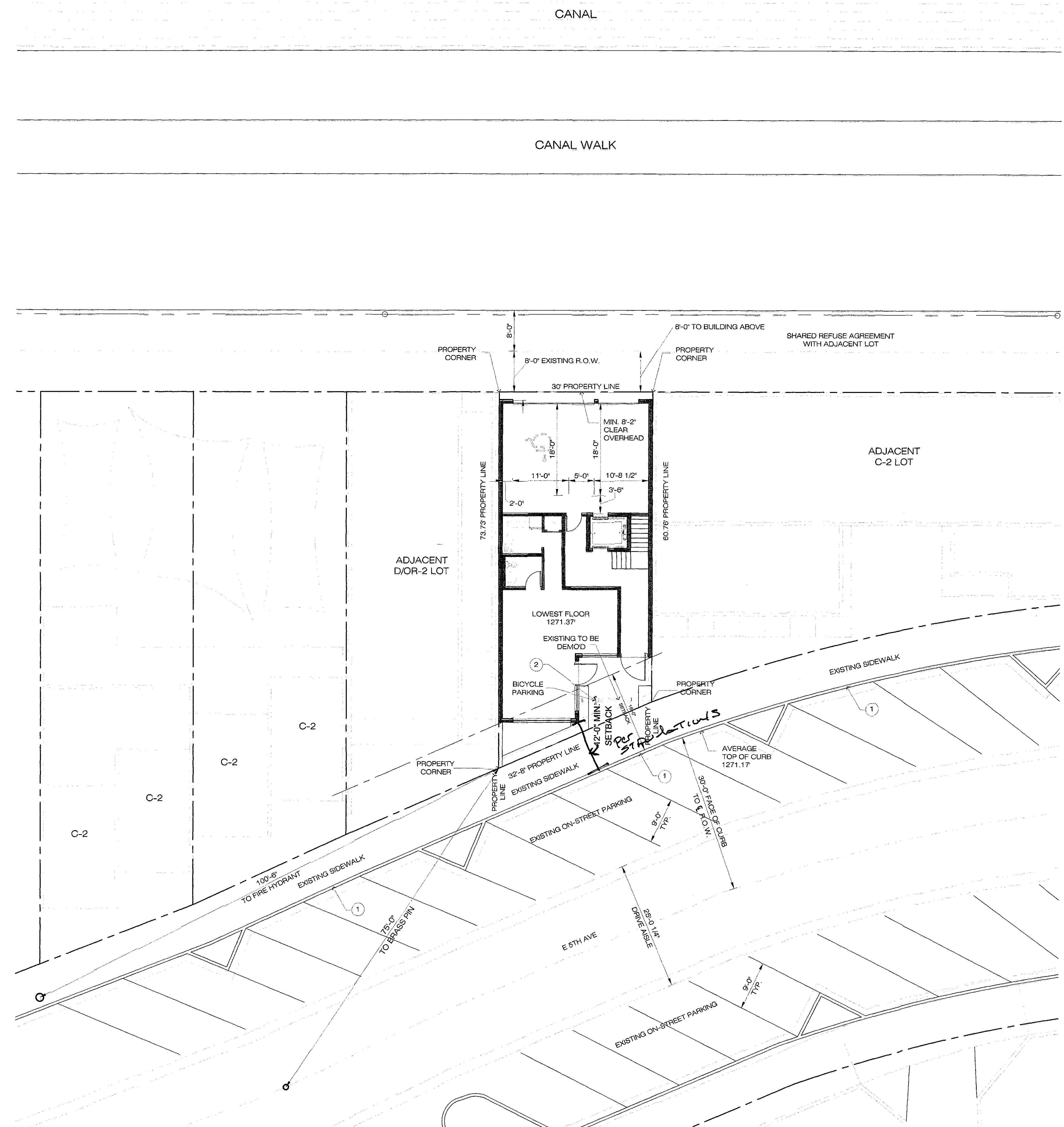
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
4-6-2017
DATE INITIALS

6922 MIXED USE
6922 EAST 5TH AVE, SCOTTSDALE AZ 85251
A.P.N. 173-48-040
DEVELOPMENT REVIEW BOARD # 613-PA-2016

12.23.2016

A1.0

OVERALL SITE PLAN



SCALE: 1"=10'-0"



STARK JAMES LLC
 6922 EAST 5TH AVENUE #200
 SCOTTSDALE ARIZONA 85251
 OFFICE 480.994.7340
 FAX 480.994.7344
 WWW.STARKJAMES.COM

6 9 2 2 M I X E D U S E
 6922 EAST 5TH AVE, SCOTTSDALE AZ 85251
 A.P.N. 173-48-040

REZONING APPLICATION CASE # 23-ZN-2016

SCALE: 1"=100'
 CONTEXT AERIAL

10.19.2016
 09.01.2016

A1.0

23-ZN-2016
 10/19/16