

PROJECT INFORMATION

OWNER: GIANT INDUSTRIES, ARIZONA, INC. 23733 N. SCOTTSDALE RD. SCOTTSDALE, AZ 85256

JOHN HOSMAR (602) 585-8873

PROJECT ADDRESS: 7550 S. RURAL RD. TEMPE, AZ

ZONING: PCC-1

SITE AREA: 35,587 SQ. FT. .817 AC

BUILDING AREA: CANOPY: 6,336 SQ. FT. STORE: 1,325 SQ. FT. (SINGLE STORY) RESTROOM/STORAGE: 588 SQ. FT.

TYPE II CONSTRUCTION B - 2 OCCUPANCY

PARKING: REQUIRED: 1,913 / 250 = 7.6 = 8 REQ'D PROVIDED: 8

USE PERMIT (SFP-96.02)

- 1. TO ALLOW CONVENIENCE STORE/WITH GAS PUMPS IN PCC-1 ZONING DISTRICT.

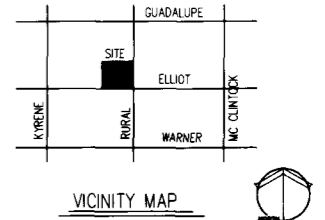
VARIANCES:

- A. REDUCE MINIMUM ON-SITE DRIVEWAY FROM 20' TO 15' AT THE ELLIOT ROAD ENTRANCE.
B. REDUCE MINIMUM SIDE AND REAR YARD SETBACKS FROM 40' TO 0' FOR EXISTING BUILDING ALONG THE NORTH AND WEST PROPERTY LINES.
C. WAIVE LANDSCAPE ISLANDS AT ENDS OF ROW PARKING AT CERTAIN LOCATION ON SITE.
D. REDUCE DRIVEWAY CURB CUT DISTANCE OF THE RURAL/ELLIOT INTERSECTION FROM 100' TO 51' FOR THE SOUTHERNMOST EDGE OF THE EXISTING RURAL ROAD INGRESS/EGRESS DRIVE.

THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS: (SFP-96.02)

- 1. A. PUBLIC WORKS DEPARTMENT APPROVAL OF ALL ROADWAY, ALLEY AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUPS, AND OFF-SITE IMPROVEMENTS.
B. OFFSITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE: (1) WATER LINES AND FIRE HYDRANTS (2) SEWER LINES (3) STORM DRAINS (4) ROADWAYS IMPROVEMENTS INCLUDING STREET LIGHTS, 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.
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 UNDER GROUND PRIOR TO ISSUANCE OF OCCUPANCY PERMIT THIS REDEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 88.85

2nd AMENDED FINAL DEVELOPMENT PLAN FOR UNIT 1 WHITING PLAZA REC IN BOOK 209 OF MAPS PAGE 5 MARICOPA COUNTY RECORDS. LOCATED IN THE SE 1/4 OF SEC 10 T1S R4E OF THE G&SRB&M M.C.A. A PORTION OF A PLANNED NEIGHBORHOOD SHOPPING CENTER, ELLIOT AND RURAL PLAZA TEMPE ARIZONA AS RECORDED IN BOOK 275 OF MAPS PAGE 13 RECORDS OF MARICOPA COUNTY ARIZONA



LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 10, THENCE NORTH 00° 22' 18" WEST, ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER 225.00 FEET. THENCE SOUTH 89° 56' 33" WEST, PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER, 265.00 FEET. THENCE SOUTH 00° 22' 18" EAST, 225.00 FEET TO THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER. THENCE NORTH 89° 56' 33" EAST, 265.00 FEET TO THE POINT OF BEGINNING. EXCEPT THE EAST AND SOUTH 55.00 FEET THEREOF FOR ROADWAY; AND EXCEPT A 20' X 20' TRIANGLE IN THE SOUTHEAST CORNER THEREOF DESCRIBED PROPERTY COMPRISING AN AREA OF 35,500 SQUARE OR 0.8150 ACRES MORE OR LESS.

CERTIFICATION:

I DENNIS H. BRADY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA AND THAT THIS MAP, CONSISTING OF TWO SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 1998, THAT THE SURVEY IS TRUE AND COMPLETED AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.



Dennis H. Brady 6451 1/8/99 REGISTERED LAND SURVEYOR REG. NO. DATE

- 3. IF NEW PROPERTY LINES ARE CREATED ON THIS SITE, APPROVAL OF CC&R'S IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECORDATION OF THE PLAN OR PLAT. THESE CC&R'S SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA SITE, ACCORDING TO LANDSCAPE PLAN APPROVED BY THE CITY, AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR.
4. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL OF THE CITY OF TEMPE.
5. VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF DATE OF COUNCIL APPROVAL OR VARIANCE(S) AND USE PERMIT(S) SHALL BE DEEMED NULL AND VOID.
6. THIS PLAN SHALL BE RECORDED PRIOR TO ISSUANCE OF PERMITS, AND SHALL REFLECT CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING AISLES. NO CHANGES OF MODIFICATIONS TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
7. THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF CROSS ACCESS ONTO ADJACENT PROPERTY TO THE WEST PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
9. ANY INTENSIFICATION OF EXPANSION OF THE USE SHALL REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL FOR FURTHER REVIEW.
10. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH POLICE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.

NOTE: PREVIOUS CONDITION #9 UNDER CASE # SFP-96.02 (USE PERMIT IS NON TRANSFERABLE AND IS ISSUED TO KAIBAB INDUSTRIES ONLY.) HAS BEEN REMOVED BY COUNCIL ACTION OF 10/30/98.

APPROVALS:

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA.

THIS THE 29th DAY OF October 1998 BY Neil M. Mulholland MAYOR ATTEST: Tammy Egan CITY CLERK

BY THE CITY ENGINEER OF THE CITY OF TEMPE, ARIZONA.

THIS THE 27th DAY OF January 1999 BY Charles C. Terry CITY ENGINEER

BY THE CITY PLANNING DEPARTMENT OF THE CITY OF TEMPE, ARIZONA.

THIS THE 1st DAY OF Jan 1999 BY Tony R. Mullins DEVELOPMENT SERVICES DIRECTOR

CERTIFICATION OF OWNER:

THIS IS TO CERTIFY WE HAVE REVISSED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

SIGNED THIS 31st DAY OF DECEMBER BY [Signature]

GIANT INDUSTRIES, ARIZONA, INC. 23733 N. SCOTTSDALE RD. SCOTTSDALE, ARIZONA

STATE OF ARIZONA COUNTY OF MARICOPA

SUBSCRIBED AND SWORN BEFORE ME THIS 31st DAY OF DECEMBER 1998

BY Pauline M. Lewis NOTARY PUBLIC MY COMMISSION EXPIRES 10/26/2001

ACKNOWLEDGMENT:

STATE OF ARIZONA COUNTY OF MARICOPA

ON THIS 31st DAY OF DECEMBER 1998, BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY

APPEARED JOHN C. HOSMAR WHO ACKNOWLEDGED HIMSELF TO BE THE DIRECTOR OF REAL ESTATE AND DEVELOPMENT OF GIANT INDUSTRIES, ARIZONA, INC. AN ARIZONA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF ARIZONA, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING AUTHORIZED SO TO BE, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I PENILOPE M. LEWIS

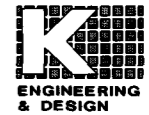
I HEREBY SET MY HAND AND OFFICIAL SEAL

Pauline M. Lewis NOTARY PUBLIC

10/26/2001 MY COMMISSION EXPIRES



BOOK 492 PAGE 03 OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL 99-0083765 01/28/99 02:54

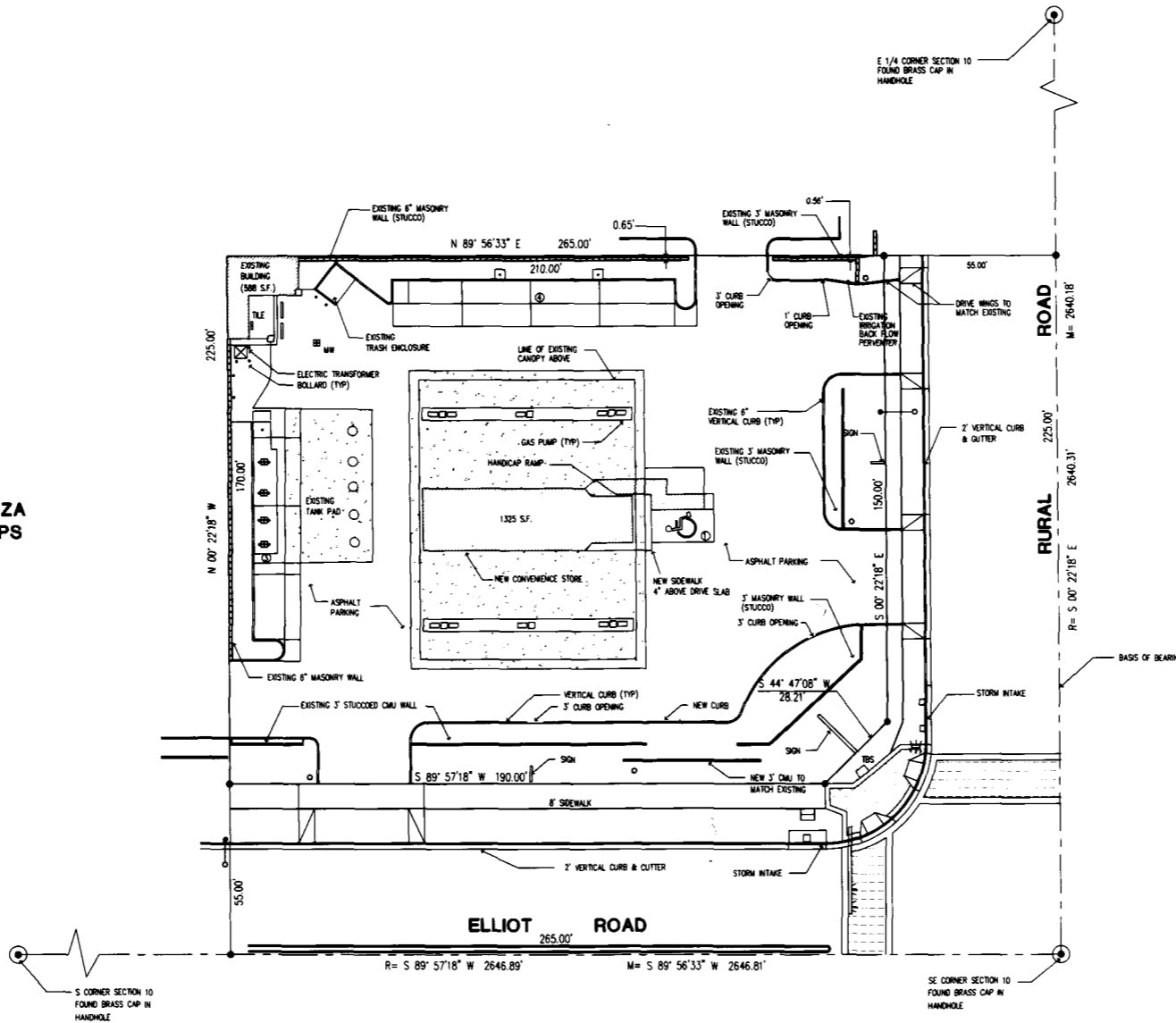


Zygmunt M. Kwasnica, P.E. 1666 South Flint Circle Mesa, Arizona 85202 602-659-8207 FAX 602-659-8283

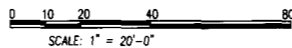
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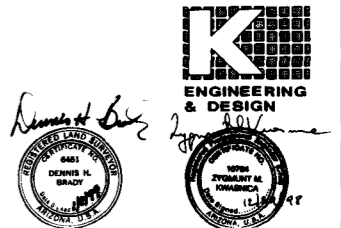
ELLIOT AND RURAL PLAZA
REC. BOOK 275 OF MAPS
PAGE 13 M.C.R.



SITE PLAN



BOOK 492 PAGE 03
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