

# AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR HOME DEPOT

A PORTION OF THE SOUTHWEST QUARTER, SECTION 33 TOWNSHIP 1 NORTH, RANGE 4 EAST,  
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA



## ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF San Diego THE  
FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY  
OF May, 2005  
BY ANGELO GASPARE AS TRUSTEE OF THE A & O GASPARE TRUST DATED FEBRUARY 10, 1993.  
OWNER IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC: Mona D. Stone Mona D. Stone  
MY COMMISSION EXPIRES Oct 31, 2008 Commission # 1523686

## APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS  
DAY OF January, 2005.  
BY: [Signature] DATE: 5/3/05  
NAME OF MAYOR  
ATTEST: [Signature] DATE: 5/3/05  
CITY CLERK  
BY: [Signature] DATE: 5/3/05  
CITY ENGINEER  
BY: [Signature] DATE: 5/3/05  
DEVELOPMENT SERVICES



## STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.  
SIGNED THIS Angelo Gaspare DAY OF May, 2005  
BY ANGELO GASPARE AS TRUSTEE OF THE A & O GASPARE TRUST DATED FEBRUARY 10, 1993.

## OWNER /DEVELOPER

ANGELO GASPARE, AS TRUSTEE OF THE A & O GASPARE TRUST DATED FEBRUARY 10, 1993.  
12520 HIGH BLUFF DRIVE, SUITE 280  
SAN DIEGO, CA 92130  
HOME DEPOT U.S.A., INC.  
3800 WEST CHAPMAN AVENUE  
ORANGE, CA 92868

## FLOOD ZONE

THIS SITE IS LOCATED IN ZONE "X" (SHADED) PER "F.E.M.A." FLOOD INSURANCE RATE MAP NO.  
04013C2185G, DATED: JULY 19, 2001.  
ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD  
WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1  
SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

## BENCHMARK

STONE IN HAND HOLE AT THE INTERSECTION OF BASELINE ROAD & DARROW DRIVE.  
ELEVATION: 1204.31(CITY OF TEMPE)

## BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS N89°58'17"E ALONG THE SOUTH LINE OF THE  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, T.1N., R.4E.

## GENERAL NOTES

1. ALL TITLE INFORMATION USED ON THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE  
INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ESCROW/TITLE NO.  
NCS-86550-ATL, DATED: APRIL 13, 2004 AT 7:30 A.M.  
2. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY  
INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE  
UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER  
IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE  
UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED  
ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS  
POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED  
THE UNDERGROUND UTILITIES.

## CONDITIONS OF APPROVAL: SGF-2004.79

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 PICKUP, 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 CO'NCIL 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. A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED  
ON OR BEFORE JANUARY 20, 2006 OR THE USE PERMITS AND VARIANCES SHALL BE DEEMED  
NULL AND VOID.
5. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING  
ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
6. ANY INTENSIFICATION OR EXPANSION OF THE USE SHALL REQUIRE THE APPLICANT TO RETURN  
TO THE CITY COUNCIL FOR FURTHER REVIEW.
7. ANY INTENSIFICATION OR EXPANSION OF THE USE SHALL REQUIRE THE APPLICANT TO RETURN  
TO THE CITY COUNCIL FOR FURTHER REVIEW.
8. THE GENERAL AND FINAL PLAN OF DEVELOPMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF  
ANY CONSTRUCTION PERMITS.
9. SEASONAL SALES WITHIN THE 8,600 S.F. PARKING LOT AREA FOR THE THANKSGIVING AND  
CHRISTMAS HOLIDAY SEASON SHALL NOT EXCEED A MAXIMUM OF 40 CONSECUTIVE DAYS.
10. PROVIDE A TEN (10) FOOT-WIDE STREET SIDE YARD SETBACK ALONG DARROW DRIVE  
ADJACENT TO THE GARDEN CENTER.
11. RELOCATE THE PROPOSED UTILITY EQUIPMENT THAT IS LOCATED NEAR THE NORTHWEST  
CORNER OF THE BUILDING IN ORDER TO PROVIDE THE REQUIRED LANDSCAPE BUFFER.
12. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE PLANNING  
STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
13. THE APPLICANT MUST MEET THE ORDINANCE REQUIREMENT FOR  
ART-IN-PRIVATE-DEVELOPMENT FOR A DEVELOPMENT THAT EQUALS OR EXCEEDS 50,000  
GROSS SQUARE FEET. CONTACT THE CULTURAL SERVICES DEPARTMENT OF THE CITY OF  
TEMPE FOR MORE INFORMATION. WRITTEN CONFIRMATION FROM CULTURAL SERVICES  
VERIFYING SUBMITTAL OF AN INITIAL ART PROJECT PLAN MUST BE SUBMITTED TO PLANNING  
STAFF PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

## PROJECT DATA

### SITE AREA

THE HOME DEPOT ±10.45 AC  
HOME DEPOT SITE COVERAGE: 28.22% (12,295 SF/AC)

### BUILDING AREA

THE HOME DEPOT 112,278 SF  
VESTIBULES 2,373 SF  
HOME DEPOT TOTAL BUILDING 114,651 SF  
GARDEN CENTER CANOPIES 11,054 SF  
HOUSE PLANT ENCLOSURE 2,784 SF  
UNCOVERED GARDEN CENTER 13,132 SF  
GARDEN CENTER TOTAL 26,970 SF  
HOME DEPOT TOTAL 141,621 SF

## PARKING COUNT SUMMARY

REQUIRED BY CITY  
THE HOME DEPOT  
1st 50,000 SF @ 1/250 200 SPACES  
2nd 50,000 SF @ 1/275 182 SPACES  
14,651 SF @ 1/300 49 SPACES  
GARDEN CENTER @ 1/500 54 SPACES  
TOTAL REQUIRED 485 SPACES

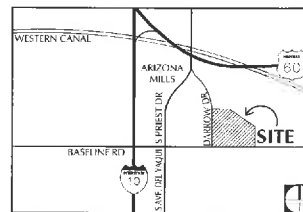
PARKING PROVIDED:  
HOME DEPOT: 455 SPACES  
CUSTOMER OVERFLOW 46 SPACES  
TOTAL PROVIDED 501 SPACES

BICYCLE SPACES  
HOME DEPOT BUILDING @ 1/3,000 39 SPACES  
GARDEN CENTER @ 1/5,000 6 SPACES  
TOTAL REQUIRED 45 SPACES  
TOTAL PROVIDED 45 SPACES

PERCENTAGE OF LANDSCAPE REQUIRED: 15%  
PERCENTAGE OF LANDSCAPE PROVIDED: 16.91%

## ZONING CLASSIFICATION

EXISTING: PCC-1 (NEIGHBORHOOD COMM.)  
PROP.: PCC-1 (NEIGHBORHOOD COMM.)



VICINITY MAP (N.T.S.)

## LEGAL DESCRIPTION

TRACT A, OF MAP OF DEDICATION, ACCORDING TO THE PLAT OF RECORD  
IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY,  
ARIZONA, RECORDED IN BOOK 177 OF MAPS, PAGE 41;  
AND FURTHER DESCRIBED AS:  
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,  
DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER  
OF THE SOUTHWEST QUARTER;  
THENCE NORTH 01 DEGREES 46 MINUTES 08 SECONDS EAST ALONG THE  
WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST  
QUARTER, A DISTANCE OF 791.00 FEET;  
THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST AND  
PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE  
SOUTHWEST QUARTER, A DISTANCE OF 55.03 FEET TO THE TRUE POINT  
OF BEGINNING;  
THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST, A DISTANCE  
OF 267.97 FEET TO A POINT;  
THENCE SOUTH 57 DEGREES 22 MINUTES 16 SECONDS EAST, A DISTANCE  
OF 497.19 FEET TO A POINT;  
THENCE SOUTH 01 DEGREES 46 MINUTES 08 SECONDS WEST AND  
PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE  
SOUTHWEST QUARTER, A DISTANCE OF 472.24 FEET TO A POINT;  
THENCE NORTH 89 DEGREES 38 MINUTES 48 SECONDS WEST, A DISTANCE  
OF 664.86 FEET TO A POINT;  
THENCE NORTH 43 DEGREES 56 MINUTES 20 SECONDS WEST, A DISTANCE  
OF 41.90 FEET TO A POINT;  
THENCE NORTH 01 DEGREES 46 MINUTES 08 SECONDS EAST, A DISTANCE  
OF 706.30 FEET TO THE TRUE POINT OF BEGINNING.

BOOK 751 PAGE 15  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2005-0704163

DATE: 04/18/05  
1 of 2

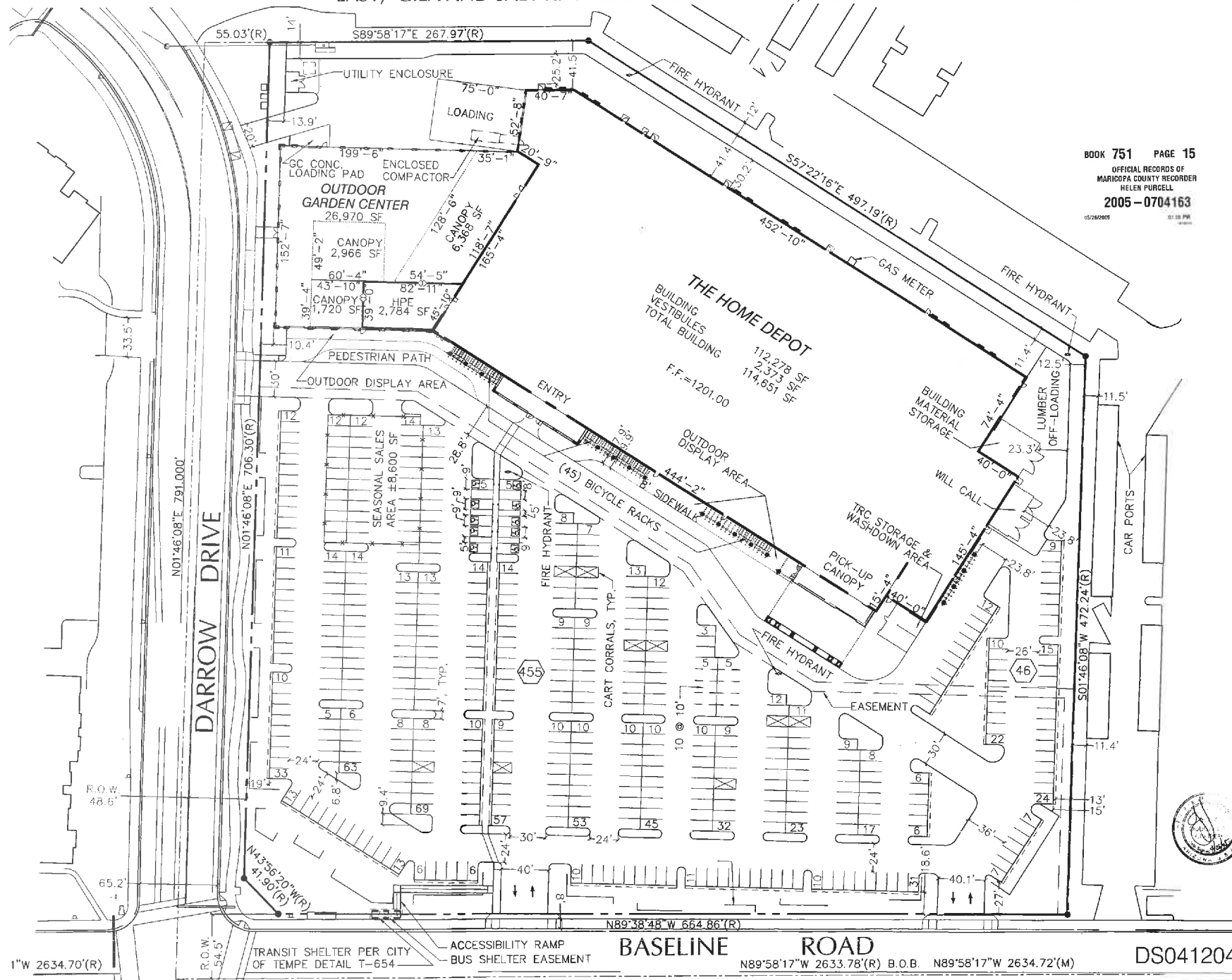
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# AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR HOME DEPOT

A PORTION OF THE SOUTHWEST QUARTER, SECTION 33 TOWNSHIP 1 NORTH, RANGE 4  
EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA



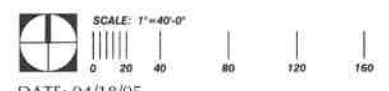
BOOK 751 PAGE 15  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURGELLE  
2005 - 0704163  
05/24/2005

### USE PERMIT

1. ALLOW A 114,651 S.F. HOME IMPROVEMENT STORE WITH A 26,970 S.F. GARDEN CENTER IN THE PCC-1 ZONING DISTRICT.
2. ALLOW TWO (2) OUTDOOR DISPLAY AREAS IN FRONT OF THE HOME DEPOT (EAST OF PICK-UP CANOPY 728 S.F. AND WEST OF PICK-UP CANOPY 1,131 S.F.) AND ONE (1) OUTDOOR DISPLAY AREA IN FRONT OF THE GARDEN CENTER (1,548 S.F.).
3. ALLOW AN 8,600 S.F. SEASONAL SALES AREA IN THE PARKING LOT TO BE USED 6 TO 7 TIMES PER YEAR, 30 DAYS IN DURATION WITH EXCEPTION OF THE PERIOD BETWEEN THANKSGIVING AND CHRISTMAS.

### VARIANCES

1. REDUCE THE REQUIRED STREET SIDE YARD BUILDING SETBACK ALONG DARROW DRIVE ADJACENT TO THE GARDEN CENTER, FROM 50 FEET TO 10 FEET.
2. REDUCE THE REQUIRED 15 FOOT LANDSCAPED SETBACK ALONG THE REAR PROPERTY LINE AS FOLLOWS: 11 FEET TO 14 FEET FOR 175 FEET OF THE WESTERN PORTION OF THE REAR PROPERTY LINE AND 11 FEET FOR APPROXIMATELY 456 FEET OF THE EASTERN PORTION OF THE REAR PROPERTY LINE.
3. REDUCE THE REQUIRED LANDSCAPE SETBACK ALONG THE EAST PROPERTY LINE FROM 15 FEET TO 12 FEET FOR APPROXIMATELY 120 FEET.
4. REDUCE THE REQUIRED LANDSCAPE SETBACK ALONG DARROW DRIVE FROM 15 FEET TO 10 FEET ADJACENT THE GARDEN CENTER.
5. INCREASE THE MAXIMUM ALLOWABLE BUILDING COVERAGE IN THE PCC-1 ZONING DISTRICT FROM 25% TO 28.22%.
6. WAIVE THE SCREEN WALL REQUIREMENT FOR LOADING BAY DOORS AT THE PICK-UP CANOPY, GARDEN CENTER, AND AT THE LOADING DOCK FACING A PUBLIC STREET.



2 of 2

1"=2634.70'(R)

**BASELINE ROAD**

N89°58'17"W 2633.78'(R) B.O.B. N89°58'17"W 2634.72'(M)

DS041204 SGF 2004.79 REC04092

DS041204 SGF 2004.79 REC04092

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