

# 1ST AMENDED PLAN OF DEVELOPMENT FOR PHASE I - QUIKTRIP STORE #467 AS PLATTED IN BOOK 664, PAGE 4, M.C.R. AND FINAL PLAN OF DEVELOPMENT

## PHASE II - McPETER'S STORAGE IN SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

### PREVIOUS USE PERMITS : SGF - 2003.21

- ALLOW A 5,419 S.F. CONVENIENCE STORE WITH FUEL PUMPS IN THE PCC-1 ZONING DISTRICT.
- ALLOW A 47,940 S.F. SELF-STORAGE FACILITY IN THE PCC-1 ZONING DISTRICT.

### PREVIOUS VARIANCES : SGF - 2003.21

- ALLOW A FUEL PUMP FACILITY TO BE LOCATED AWAY FROM TWO MAJOR ARTERIAL INTERSECTION STREETS.
- WAIVE THE REQUIRED EIGHT FEET HIGH MASONRY WALL ALONG AN INTERIOR PROPERTY LINE OF A FUEL PUMP FACILITY.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK, ALONG THE SOUTH PROPERTY LINE, PHASE 2, FROM 40 FEET TO ZERO FEET.
- REDUCE THE MINIMUM REQUIRED BUILDING SETBACK FOR A BUILDING HIGHER THAN 15 FEET NEXT TO RESIDENTIAL DISTRICT ALONG THE NORTH PROPERTY LINE OF PHASE 2, FROM 53 FEET TO 27 FEET.
- REDUCE THE MINIMUM REQUIRED BUILDING SETBACK FOR A BUILDING HIGHER THAN 15 FEET NEXT TO RESIDENTIAL DISTRICT ALONG THE EAST PROPERTY LINE OF PHASE 2, FROM 53 FEET TO 20 FEET.
- REDUCE THE MINIMUM REQUIRED HEIGHT FOR THE MASONRY WALL ALONG THE NORTH PROPERTY LINE OF PHASE 2 FROM EIGHT FEET TO SIX FEET, BEGINNING AT A POINT APPROXIMATELY 210 FEET FROM THE NORTHEAST CORNER OF THE PROPERTY AND EXTENDING WEST APPROXIMATELY 16 FEET TO THE PARKING SCREEN WALL.
- ALLOW THE TRASH ENCLOSURE AND PARKING LOT MANEUVERING AREA TO ENCRUST INTO THE REQUIRED LANDSCAPE BUFFER SO THAT THE REQUIRED LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE OF PHASE 2 IS REDUCED FROM 15 FEET TO ZERO FOR THE TRASH ENCLOSURE AND FROM 15 FEET TO 10 FEET EAST AND WEST OF THE TRASH ENCLOSURE.

### VARIANCES : SGF - 2004.30

- REDUCE THE MINIMUM REQUIRED BUILDING SETBACK FOR A BUILDING TALLER THAN FIFTEEN (15) FEET ADJACENT TO A RESIDENTIAL ZONING DISTRICT ALONG THE NORTH PROPERTY LINE FROM TWENTY-SEVEN (27) TO TWENTY-TWO (22) FEET (PHASE II).

### CONDITIONS OF APPROVAL : SGF - 2004.30

THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:

- 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.
  - OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
    - WATER LINES AND FIRE HYDRANTS
    - SEWER LINES
    - STORM DRAINS
  - ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, CUTTER, BIKE PATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES
- FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
  - WATER AND SEWER DEVELOPMENT FEES
  - WATER AND/OR SEWER PARTICIPATION CHARGES
  - INSPECTION AND TESTING FEES
- ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
  - ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
- PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- 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 DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF THE DATE OF COUNCIL APPROVAL, OR THE VARIANCE(S) AND USE PERMIT(S) SHALL BE DEEMED NULL AND VOID.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHAEOLOGICAL ARTIFACTS ON THIS SITE.
- ANY INTENSIFICATION OR EXPANSION OF THE USE SHALL REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL.
- DELETED BY PLANNING AND ZONING COMMISSION
- THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE PLANNING AND POLICE DEPARTMENT STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE GENERAL AND FINAL PLAN OF DEVELOPMENT AND FINAL SUBDIVISION PLAT SHALL BE RECORDED PRIOR TO THE ISSUANCE OF PERMIT.
- THE GENERAL AND FINAL PLAN OF DEVELOPMENT 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 WITHIN ONE YEAR OF THE DATE OF COUNCIL APPROVAL. FAILURE TO RECORD THE PLAN WITHIN ONE YEAR OF COUNCIL APPROVAL SHALL MAKE THE PLAN NULL AND VOID.

### AREA

PARCEL 1 = 40,512 SQUARE FEET OR 0.930 ACRES  
PARCEL 2 = 45,166 SQUARE FEET OR 1.037 ACRES  
PARCEL 3 = 36,158 SQUARE FEET OR 0.830 ACRES  
TOTAL AREA = 121,836 SQUARE FEET OR 2.797 ACRES

### BASIS OF BEARING

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 33, ALSO BEING THE MONUMENT LINE OF PRIEST DRIVE BEARING SOUTH 00°44'40" WEST.

### FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AD ZONE, USE DEPTH)
040054	2160 8-30-85	F	SEPT. 30, 1985	X	

ZONE "X" 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."

### LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

PARCEL NO. 1:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION THIRTY-THREE (33), TOWNSHIP ONE (1) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE SUPERSTITION FREEWAY, AS DESCRIBED IN FINAL ORDER OF CONDEMNATION REGISTERED DECEMBER 9, 1988 IN BOOKET 7302, PAGE 404;

EXCEPT ANY PORTION THEREOF LYING WITHIN ROSSIGN HEIGHTS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 135 OF MAPS, PAGE 14; AND

EXCEPT THE EAST 22 FEET OF THE WEST 55 FEET OF THE NORTH 150.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF MANHATTAN DRIVE LYING 55 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE CONTINUING EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 20 FEET; THENCE NORTHWESTERLY TO A POINT LYING 20 FEET NORTH OF THE POINT OF BEGINNING AND 55 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 20 FEET TO THE TRUE POINT OF BEGINNING, AS OUT-CLAIMED TO THE CITY OF TEMPE, AS SET FORTH IN INSTRUMENT RECORDED AT RECORDERS NO. 94-0836284 AND THEREAFTER RE-RECORDED AT RECORDERS NO. 95-0576949.

PARCEL NO. 2:

THE SOUTH 165 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 22 FEET OF THE WEST 55 FEET OF THE SOUTH 165 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS OUT-CLAIMED TO THE CITY OF TEMPE, AS SET FORTH IN INSTRUMENT RECORDED AT RECORDERS NO. 94-0836284 AND THEREAFTER RE-RECORDED AT RECORDERS NO. 95-0576949.

PARCEL NO. 3:

THE NORTH 132.00 FEET OF THE SOUTH 297.00 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

EXCEPT THE WEST 55 FEET.

AS SET FORTH IN INSTRUMENT RECORDED AT RECORDERS NO. 90-0538010.

**LANDMARK**  
ENGINEERING INC  
7310 North 16th Street Suite 205  
Phoenix, Arizona 85020 602.981.2005

### STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN, SIGNED THIS 9 DAY OF JUNE, 2004.

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, AS OWNER

*[Signature]* 6/9/04  
DATE

### STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

WILLIAM J. McPETERS, AS OWNER

*[Signature]* 6-8-04  
DATE

### ACKNOWLEDGMENT

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA }

ON THIS, THE 9 DAY OF JUNE, 2004, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DAVID W. GARDNER WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, OWNER, AND ACKNOWLEDGED THAT HE, AS A MEMBER AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL,

MY COMMISSION EXPIRES: Dec 5, 2004

NOTARY PUBLIC

### ACKNOWLEDGMENT

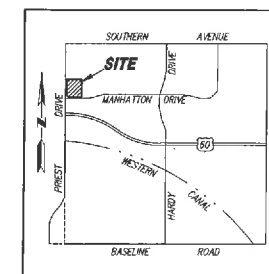
STATE OF ARIZONA } SS  
COUNTY OF MARICOPA }

ON THIS, THE 8 DAY OF JUNE, 2004, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WILLIAM J. McPETERS WHO ACKNOWLEDGED HIMSELF TO BE WILLIAM J. McPETERS, OWNER, AND ACKNOWLEDGED THAT HE, AS A PERSON AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL,

MY COMMISSION EXPIRES: Dec 5, 2004

NOTARY PUBLIC



**VICINITY MAP**  
SECTION 33  
T.1N. R.4E. G.B.S. & M.  
MARICOPA COUNTY, ARIZONA

**FIELD SURVEY BY**  
LANDMARK ENGINEERING, INC.  
7310 NORTH 16TH STREET, SUITE 205  
PHOENIX, ARIZONA 85020  
602-861-2005

BOOK **694** PAGE **1**  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
**2004-0782060**

### OWNER

QUIKTRIP CORPORATION  
2141 EAST BROADWAY #201  
TEMPE, ARIZONA 85282

### OWNER

WILLIAM J. McPETERS  
8020 S. 39TH WAY  
PHOENIX, ARIZONA 85042-9622



### APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

BY: *[Signature]* 6/11/04  
MAYOR DATE

ATTEST: *[Signature]* 6/11/04  
CITY CLERK DATE

BY: *[Signature]* 6/15/04  
CITY ENGINEER DATE

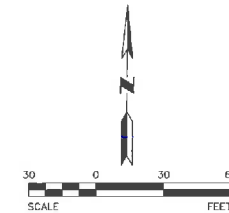
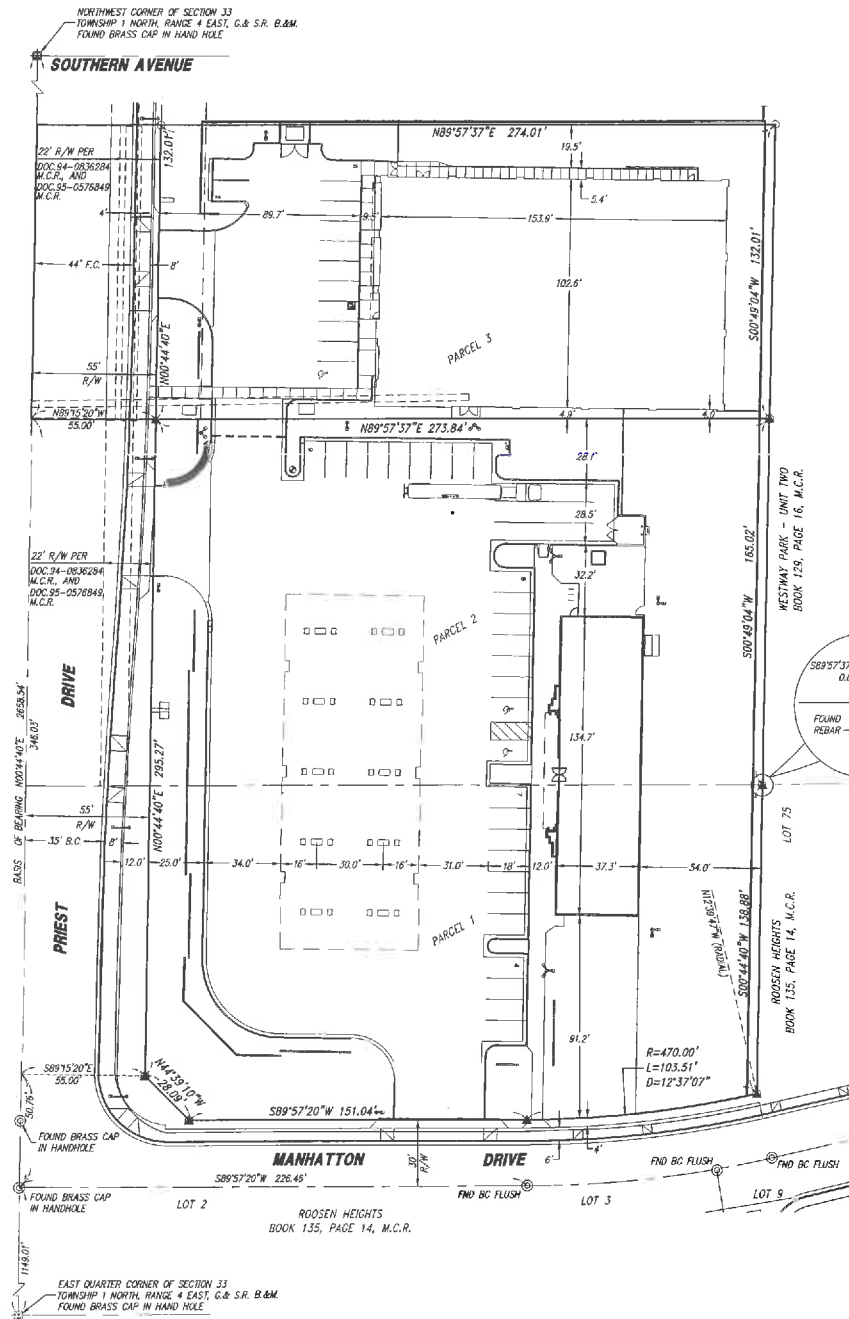
BY: *[Signature]* 6/17/04  
DEVELOPMENT SERVICES DATE

# 1ST AMENDED PLAN OF DEVELOPMENT

FOR  
 PHASE I - QUIKTRIP STORE #467  
 AS PLATTED IN BOOK 664, PAGE 4, M.C.R.

# FINAL PLAN OF DEVELOPMENT

AND  
 PHASE II - McPETER'S STORAGE  
 IN SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST,  
 GILA AND SALT RIVER BASE AND MERIDIAN,  
 MARICOPA COUNTY, ARIZONA,



**PARCELS 1 & 2 (PHASE I)**

SITE AREA (NET): 85,678 S.F. (1.967 ACRES)  
 BUILDING AREA: 15,297 S.F.  
 COVERAGE: 18%  
 LANDSCAPE PROVIDED: 40%  
 PARKING PROVIDED: 20 SPACES  
 BICYCLE PARKING PROVIDED: 3 SPACES

**PARCEL 3 (PHASE II)**

SITE AREA (NET): 36,158 S.F. (0.830 ACRES)  
 BUILDING AREA: 45,000 S.F.  
 COVERAGE: 124%  
 LANDSCAPE PROVIDED: 30%  
 PARKING PROVIDED: 9 SPACES  
 BICYCLE PARKING PROVIDED: NONE



BOOK 694 PAGE 1  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURDELL  
 2004-0782060

**LANDMARK**  
 ENGINEERING INC  
 Suite 285  
 7310 North 16th Street  
 Phoenix, Arizona 85020

DS030665 SGF - 2004.30 REC04043

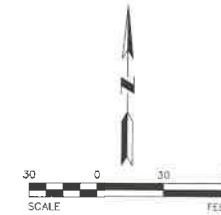
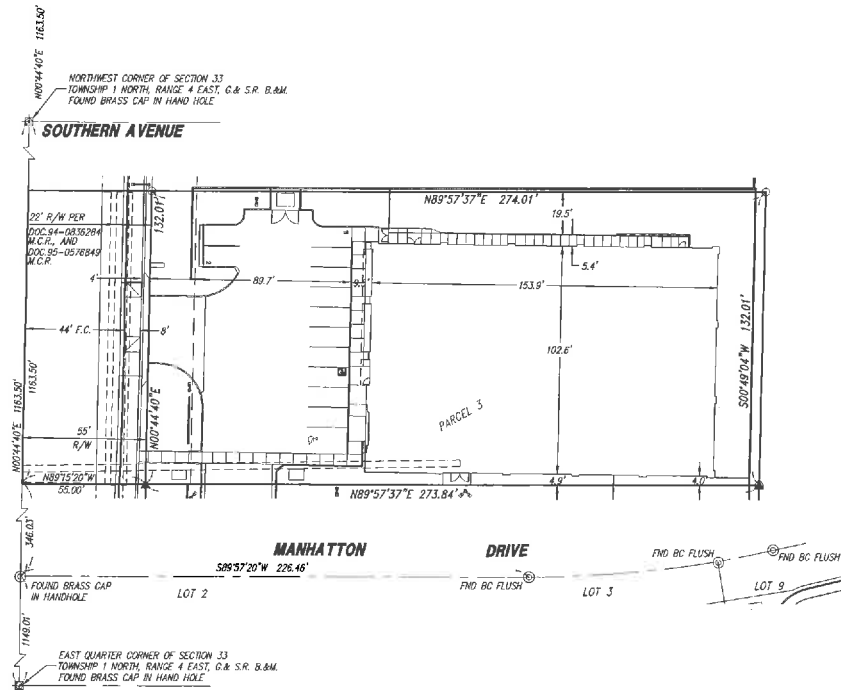
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 SHEET 2 OF 4

DS030665 SGF - 2004.30 REC04043



# FINAL PLAN OF DEVELOPMENT

FOR  
**PHASE II - McPETER'S STORAGE**  
 IN SECTION 33, TOWNSHIP 1 NORTH, RANGE 4 EAST,  
 GILA AND SALT RIVER BASE AND MERIDIAN,  
 MARICOPA COUNTY, ARIZONA,



**PARCEL 3 (PHASE II)**

SITE AREA (NET): 36,158 S.F. (0.830 ACRES)  
 BUILDING AREA: 45,600 S.F.  
 COVERAGE: 44%  
 LANDSCAPE PROVIDED: 30%  
 PARKING REQUIRED: 9 SPACES  
 PARKING PROVIDED: 13 SPACES  
 BICYCLE PARKING REQUIRED: NONE  
 BICYCLE PARKING PROVIDED: NONE



**LANDMARK**  
 ENGINEERING INC

7310 North 16th Street Suite 285  
 Phoenix, Arizona 85020 602.861.2005

DS030665

SGF - 2004.30

REC04043

BOOK 694 PAGE 1  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 2004-0782060  
 03/24/04 09:51 AM

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SHEET 4 of 4

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