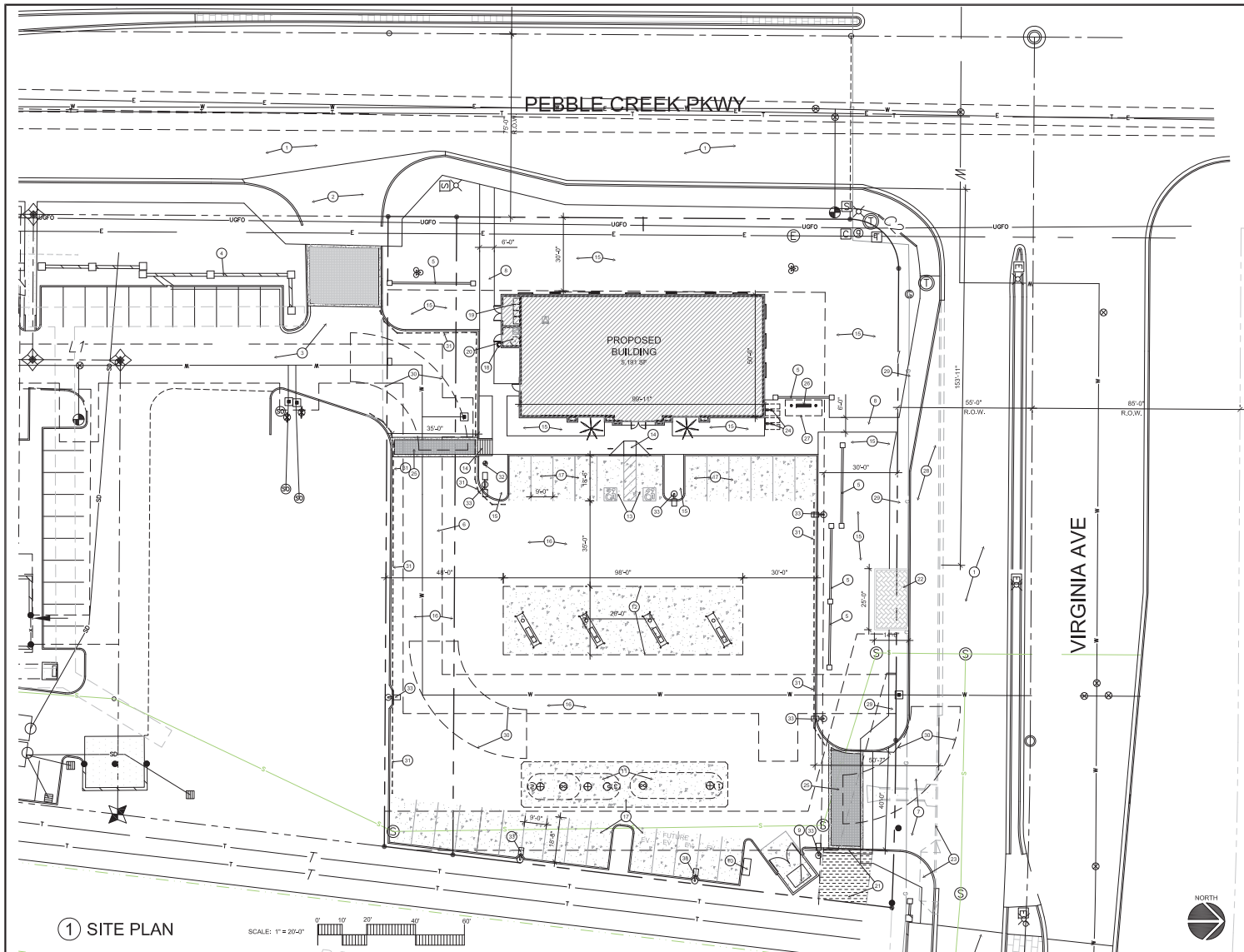






1 SITE PLAN

SCALE: 1" = 20'-0"

CITY OF GOODYEAR SITE PLAN NOTES

- IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMP, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER A SEPARATE NOTE.
- THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET

- SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
- AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAUNAGED AND SHALL MEET CITY STANDARDS.
- IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL ALL IMPROVEMENTS MEET CITY APPROVAL.
- LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHT-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
- THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL

- AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
- WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOF STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES. THE TURF SHALL BE MOVED THEREAFTER TO SAFELY MAINTAIN THE 2 INCH HEIGHT.
- AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAUNAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
- IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.



OWNER:
TERRIBLE'S
5195 S LAS VEGAS BLVD
LAS VEGAS, NV 89119
CONTACT: HOLLEN HERBST
PH: 702.597.6200
EMAIL: hherbst@terribles.com

ARCHITECT:
ARCHICON ARCHITECTURE
AND INTERIORS, L.C.
5035 E. WASHINGTON ST.
SUITE 200
PHOENIX, AZ 85034
CONTACT: JEFFREY A KOSKI
PH: 602.222.4266
EMAIL: jkosi@archicon.com

PROJECT DESCRIPTION:

THIS PROJECT WILL CONSIST OF A NEW C-STORE ALONG WITH THE ADDITION OF A GAS FUELING CANOPY FOR AUTOMOBILES.

SITE DATA:

ADDRESS: 2533 N. PEBBLE CREEK PKWY
S.E.C. N. PEBBLE CREEK PKWY & VIRGINIA AVE
GOODYEAR, ARIZONA
ASSESSOR PARCEL #: 501-49-464 & 501-49-476A
EXISTING ZONING: C-2

APPROX. SITE AREA: (NET) 56,280 S.F. (1.29 ACRES)
BUILDING AREA: 5,191 SQ. FT.
GAS CANOPY AREAS: 98' X 28' = 2,744 SQ. FT.
LOT COVERAGE: (INCLUDES CANOPIES) 7.935656, 280% = 14.10%

OCCUPANCY: M (RETAIL STORE & MOTOR FUEL DISPENSING)
CONSTRUCTION: V-B W/ A.F.E.S.
BUILDING HEIGHT: 30'-0"

REQUIRED PARKING CALCULATIONS:
OCCUPANCY: S.F. FACTOR TOTAL
RETAIL 5,191 1/300 18 SPACES
TOTAL PARKING SPACES PROVIDED: 27 SPACES
ACCESSIBLE PARKING SPACES PROVIDED: 2 SPACES - VAN ACCESSIBLE
BICYCLE SPACES: 4 SPACES

KEYNOTES

- EXISTING STREET
- EXISTING DRIVEWAY
- EXISTING PAVEMENT AND DRIVE
- EXISTING SITE SCREEN WALL
- NEW SITE SCREEN WALL TO MATCH EXISTING
- EXISTING WATER LINE AND EASEMENT
- NEW DRIVEWAY
- NEW 6'-0" WIDE SIDEWALK, PROVIDE PER ADA REQUIREMENTS
- TRASH ENCLOSURE PER EDS&PM 6.1.2 AND CITY STANDARD DETAILS G-3180 TO G-3184-2
- AIR/WATER STATION
- UNDERGROUND FUELING TANKS
- FUELING CANOPY (SPRINKLERED)
- ADA PARKING SPACE
- ADA RAMP
- LANDSCAPE AREA
- ASPHALT PAVING
- CONCRETE PAVING
- F.D.C.
- S.E.S.
- FIRE RISER
- ACCESS POINT FOR ROOSEVELT WATER DISTRICT CANAL
- NEW BUS BAY PER G-3242-1&2
- REMOVE EXISTING CURB AND DRIVE. REWORK AS REQUIRED
- BICYCLE RACK (3 RACKS/6 BICYCLES)
- PAVERS TO MATCH EXISTING DEVELOPMENT. REFER TO DETAILS 150R-07 AND 200R-07
- BENCH
- TRELLIS ABOVE
- NEW RIGHT-TURN LANE
- NEW 6'-0" WIDE CONCRETE SIDEWALK
- FIRE TRUCK TURNING RADIUS, 28' FT INSIDE AND 48' FT OUTSIDE RADIUS
- FIRE LANE MARKING, CURBS TO BE PAINTED RED AND LABELED "FIRE LANE NO PARKING" IN WHITE BLOCK LETTERS 3 INCHES HIGH AND 3/4 INCH STROKE ON THE VERTICAL FACE OF THE CURB. LETTERING SHALL BE NO MORE THAN 50 FEET APART AND SHALL BE POSTED AT THE BEGINNING AND END OF THE FIRE LANE. (SHOWN WITH A DASHED LINE ON THE PLAN)
- NEW FIRE HYDRANT
- PARKING LOT LIGHT FIXTURE

GENERAL NOTES

- NO SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE AN EMERGENCY VEHICLE RESPONSE ON FIRE DEPARTMENT ACCESS ROADWAYS ARE ALLOWED.



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TERRIBLE'S C-STORE
2533 N PEBBLE CREEK PKWY
S.E.C. PEBBLE CREEK PKWY & W VIRGINIA AVE
GOODYEAR, ARIZONA

PROJECT NUMBER: 2428110-01
PROJECT MANAGER: JEFF K
DRAWN BY: JEFF K
CHECKED BY: JEFF K

NO.	REVISION	DATE

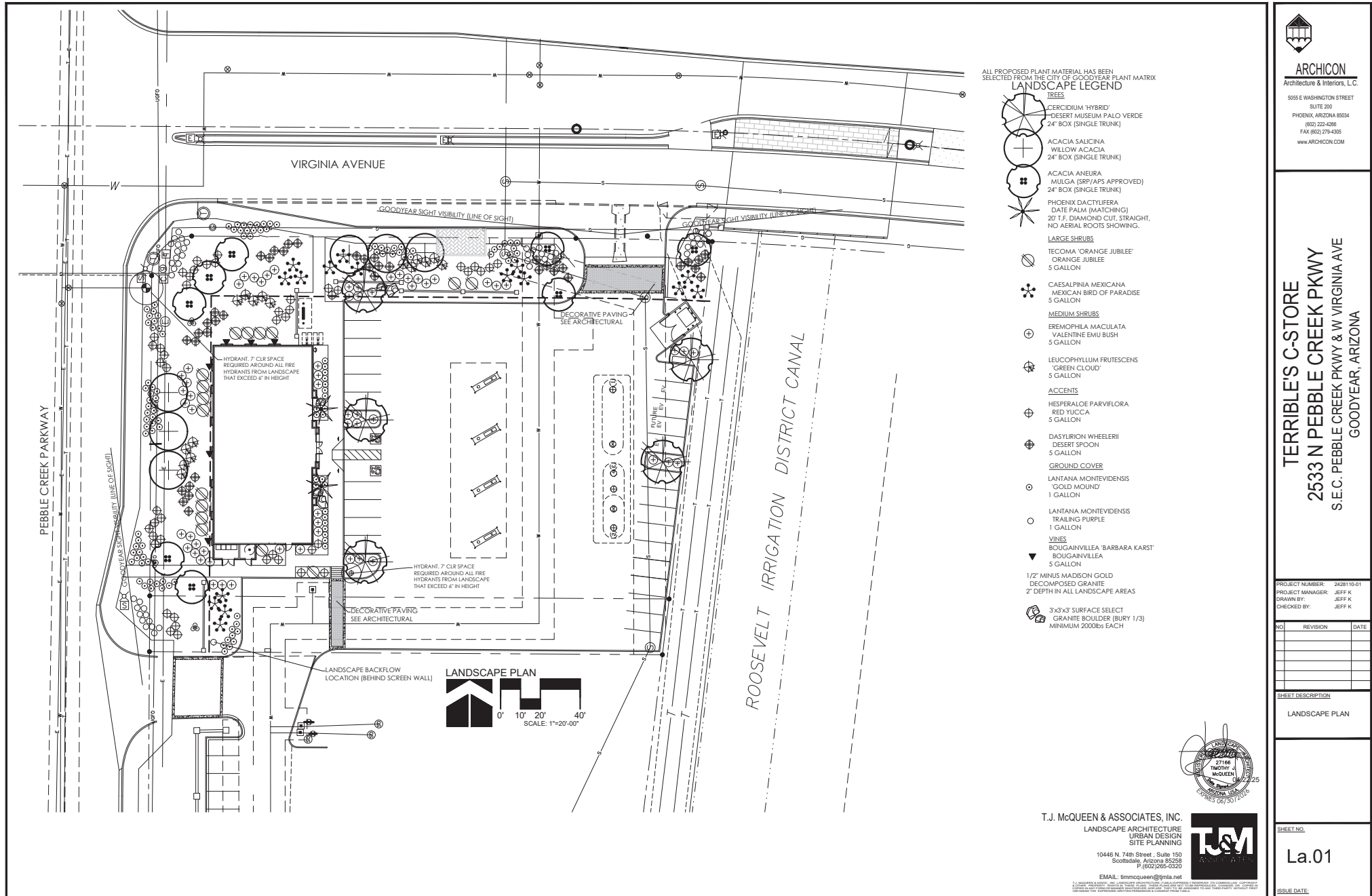
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SITE PLAN



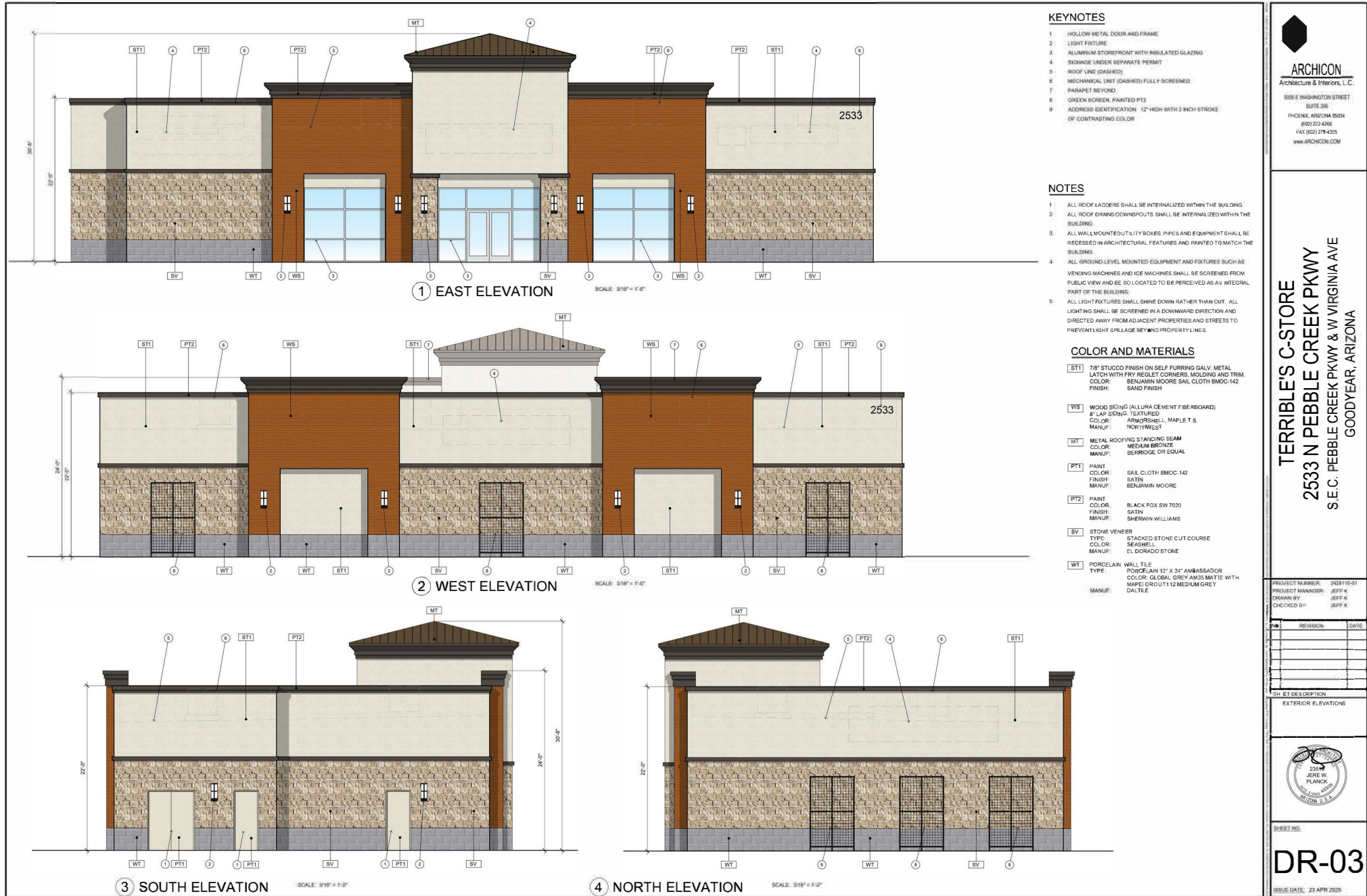
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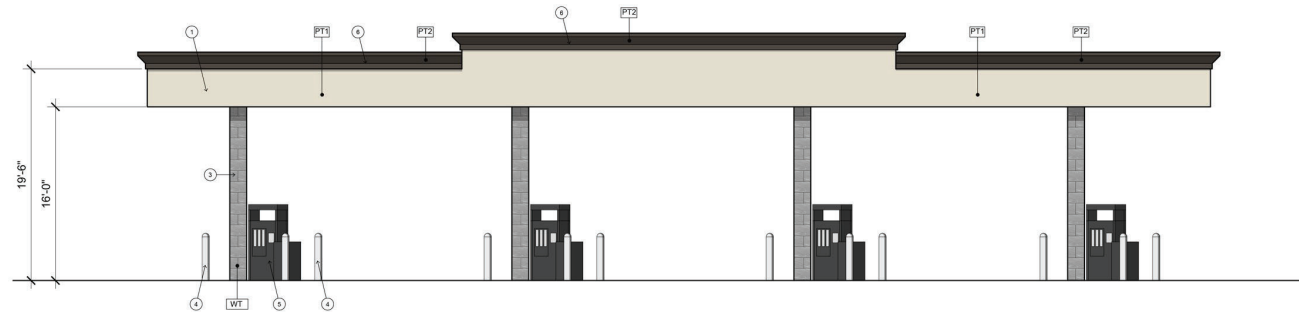
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ISSUE DATE: 23 APR 2025



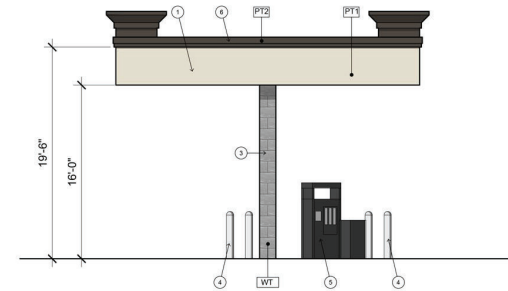
Attachment D





① EAST ELEVATION

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



③ SOUTH ELEVATION

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

KEYNOTES

- 1 CANOPY PANEL. PAINTED
- 2 SIGNAGE (NOT SHOWN, UNDER SEPARATE PERMIT)
- 3 STEEL COLUMN. WRAPPED WITH TILE TO MATCH BUILDING
- 4 BOLLARD - PRIMED AND PAINTED WHITE
- 5 GAS PUMP DISPENSER
- 6 CORNICE PANEL. PAINTED

COLOR AND MATERIALS

PT1 PAINT
COLOR: SAIL CLOTH BMOC-142
FINISH: SATIN
MANUF: BENJAMIN MOORE

PT2 PAINT
COLOR: BLACK FOX BW 7020
FINISH: SATIN
MANUF: SHERWIN WILLIAMS

WT PORCELAIN WALL TILE
TYPE: PORCELAIN 12" X 24" AMBASSADOR
COLOR: GLOBAL GREY AM35 MATTE WITH
MAPEI GROUT 112 MEDIUM GREY
MANUF: DALTILE



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TERRIBLE'S C-STORE
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GOODYEAR, ARIZONA

PROJECT NUMBER: 2428110-01
PROJECT MANAGER: JEFF K
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CHECKED BY: JEFF K

NO.	REVISION	DATE

SHEET DESCRIPTION
CANOPY ELEVATIONS



SHEET NO.

DR-04

ISSUE DATE: 23 APR 2025



① EAST ELEVATION

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



(2) WEST ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$



③ SOUTH ELEVATION

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



④ NORTH ELEVATION

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

1 HOLLOW METAL DOOR AND FRAME
2 LIGHT FIXTURE
3 ALUMINUM STOREFRONT WITH INSULATED GLAZING
4 SIGNAGE UNDER SEPARATE PERMIT
5 ROOF LINE (DASHED)
6 MECHANICAL UNIT (DASHED) FULLY SCREENED
7 PARAPET BEYOND
8 GREEN SCREEN, PAINTED PT2
9 ADDRESS IDENTIFICATION, 12" HIGH WITH 2 INCH STROKE
OF CONTRASTING COLOR

- 1 ALL ROOF LADDERS SHALL BE INTERNALIZED WITHIN THE BUILDING.
- 2 ALL ROOF DRAINS/DOWNSPOUTS SHALL BE INTERNALIZED WITHIN THE BUILDING.
- 3 ALL WALL MOUNTED UTILITY BOXES, PIPES AND EQUIPMENT SHALL BE RECESSED IN ARCHITECTURAL FEATURES AND PAINTED TO MATCH THE BUILDING.
- 4 ALL GROUND-LEVEL MOUNTED EQUIPMENT AND FIXTURES SUCH AS VENDING MACHINES AND ICE MACHINES SHALL BE SCREENED FROM PUBLIC VIEW AND BE SO LOCATED TO BE PERCEIVED AS AN INTEGRAL PART OF THE BUILDING.
- 5 ALL LIGHT FIXTURES SHALL SHINE DOWN RATHER THAN OUT. ALL LIGHTING SHALL BE SCREENED IN A DOWNWARD DIRECTION AND DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREETS TO PREVENT LIGHT SPILLAGE BEYOND PROPERTY LINES.

ST1	7/8" STUCCO FINISH ON SELF FURRING GALT, METAL LATCH WITH FLY REGLET CORNERS, MOLDING AND TRIM. BENJAMIN MOORE SAIL CLOTH BMOCC-42 FINISH:
WS	WOOD SIDING (ALLURIA CEMENT FIBERBOARD) 8" LAP SIDING, TEXTURED COLOR: ARMORSHIELD, MAPLE T.S. MANUF: NORTHWEST
MT	METAL ROOFING STANDING SEAM COLOR: MEDIUM BRONZE FINISH: BERTRIDGE OR EQUAL
PT1	PANT COLOR: SAIL CLOTH BMOCC-142 FINISH: SATIN MANUF: BENJAMIN MOORE
PT2	PANT COLOR: BLACK FOX SW 7020 FINISH: SATIN MANUF: SHERWIN WILLIAMS
SW	STONE VENEER TYPE: STACKED STONE CUT COURSE COLOR: SEASHELL MANUF: EL DORADO STONE
WT	PORCELAIN WALL TILE TYPE: PORCELAIN 12" X 24" AMBASSADOR COLOR: GLOBAL GRIE AY35 MATTE WITH MANUF: LAPEL GROUT 121 MEDIUM GRIE DA TILE



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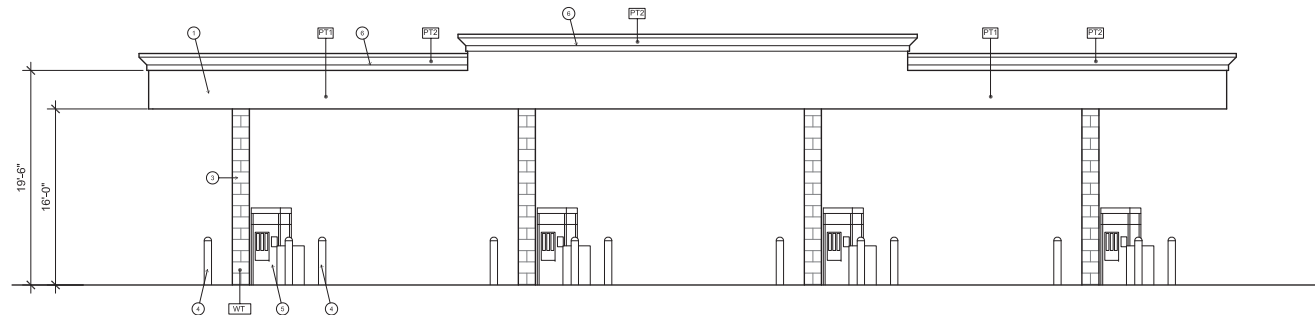
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EXTERIOR ELEVATIONS	



SHEET NO.

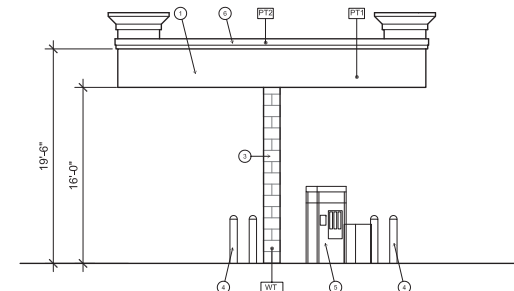
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ISSUE DATE: 23 APR 2025



① EAST ELEVATION

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



③ SOUTH ELEVATION

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

KEYNOTES

- 1 CANOPY PANEL. PAINTED
- 2 SIGNAGE (NOT SHOWN, UNDER SEPARATE PERMIT)
- 3 STEEL COLUMN. WRAPPED WITH TILE TO MATCH BUILDING
- 4 BOLLARD - PRIMED AND PAINTED WHITE
- 5 GAS PUMP DISPENSER
- 6 CORNICE PANEL. PAINTED

COLOR AND MATERIALS

PT1 PAINT
COLOR: SAIL CLOTH BMO-C-142
FINISH: SATIN
MANUF: BENJAMIN MOORE

PT2 PAINT
COLOR: BLACK FOX SW 7020
FINISH: SATIN
MANUF: SHERWIN WILLIAMS

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COLOR: GLOBAL GREY AM35 MATTE WITH MAPES GROUT 112 MEDIUM GREY
MANUF: DALTILE



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GOODYEAR, ARIZONA

PROJECT NUMBER: 2428110-01
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DRAWN BY: JEFF K
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NO.	REVISION	DATE

SHEET DESCRIPTION
CANOPY ELEVATIONS



SHEET NO.

DR-04

ISSUE DATE: 23 APR 2025



ARCHICON ARCHITECTURE & INTERIORS, L.C.

PROJECT NARRATIVE

Use Permit for:
Terrible's C-Store
2533 N Pebble Creek Pkwy

The proposed project consists of a new ground up building of approximately 5,191 square feet, single story with a maximum building height of 30'-8" and a vehicle fueling canopy of approximately 2,744 square feet.

The site is currently vacant and has an existing access driveway off of N. Pebble Creek Pkwy into the site with a shared access drive. A new driveway will be installed along Virginia Ave along with a bus bay. Access will be provided for the Roosevelt Irrigation District canal on the south side of the driveway.

The fueling canopy has 4 fueling pumps. The underground storage tanks will be located on the south side of the site.

The existing parcel numbers are 501-69-964 and 501-69-976A. The site is currently zoned C-2.

30 foot landscape and building setbacks will be provided on both the N Pebble Creek Pkwy & Virginia Ave frontages. New landscaping will be provided on these frontages and site screen walls will be installed that match the existing screen walls south of the site.

Pedestrian access will be provided to the site from Virginia Ave and Pebble Creek Pkwy

Attachment F - Conditions of Approval

The approval of the Use Permit is subject to the following conditions and stipulations:

1. All future development on the Property will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and,
2. The convenience use permitted herein shall be developed in conformance with the attached conceptual site plan, conceptual landscape plan, and conceptual building and fuel canopy elevations attached hereto. Any changes to the configuration of these improvements, as shown on the attached plans, may require an amendment to the use permit as determined by the Development Services Director or their designee; and,
3. The Property shall not contain, Semi-truck fueling canopies and truck stop facilities, which shall include but is not limited to on-site semi-truck parking and/or any overnight parking accommodations, any single building or any multiple buildings providing facilities and/or services intended for use by commercial truck drivers during stopovers, maintenance of semi-trucks or commercial vehicles, showering facilities or laundry facilities; and,
4. Signage is not approved with the approval of this Use Permit. All signage on the property shall comply with Article 7 (Sign Regulations) of the City of Goodyear Zoning Ordinance; and,
5. The Property shall conform to the standards designated for Lighting Zone 2 established in Article 10 (Outdoor Light Standards) of the City of Goodyear Zoning Ordinance; and,
6. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the city of Goodyear subdivision regulations, the city of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property.

Attachment G - Evaluation Criteria

Section 1-3-2 (Use Permits) of the Zoning Ordinance requires that the Planning and Zoning Commission and City Council determine that the proposed use meets the following findings prior to granting a Use Permit:

1. *The Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare;*

As described in the narrative (Attachment E) and conceptual plans provided with the Use Permit, the proposed use should not produce excessive odors, noise, or light to the detriment of the surrounding area. Traffic impacts have been reviewed and determined to be in conformance with the roadway capacity and improvements for this area. The nearest residence is approximately 120 feet east of the property on the opposite side of the Roosevelt Irrigation District (RID) canal. The Property is located within Lighting Zone 2 of the Zoning Ordinance and required to have full-cut-off lighting, and in addition, staff is proposing a stipulation that requires canopy lighting to have shielded lights.

2. *The proposed use is reasonably compatible with uses permitted in the surrounding area;*

The use permit is proposed on a property intended for the development of commercial uses. The existing and permitted commercial uses within the area are of similar intensity and operation to this proposed use permit, and the nearest residence is separated from the Property by the RID canal. Given the property's location within a commercial center and separation from the nearest residence by the RID canal, staff believes the proposed convenience use is compatible with uses permitted in the surrounding area.

Section 4-2-2 (Convenience Uses) of the Zoning Ordinance requires evaluation of the following additional criteria for convenience uses regarding their potential impact on traffic congestion, the neighborhood in general, and their appropriateness for the site:

1. *Adequacy of the parcel size and configuration to provide proper access and internal circulation;*

The Property is of sufficient size and configuration to accommodate the proposed convenience store and fueling stations. The proposed access and internal traffic circulation pattern have been approved by the Engineering Department.

2. *Compatibility of the proposed hours of operation with adjacent residential areas;*

The applicant is proposing operations twenty-four (24) hours per day, seven (7) a week. The proposed hours of operation are similar to those currently operated by other businesses in the center; Federico's is a fast food drive-through restaurant located south of the Property and is open twenty four (24) hours, every day of the week. Given the proposed location within a commercial center and the separation from the nearest residence by the RID canal, staff does not recommend any restrictions on hours of operation.

Attachment G - Evaluation Criteria

3. *Required traffic mitigation measures, if any;*

A traffic study was submitted and reviewed with the use permit. Ingress/egress is provided from W. Virginia Avenue and N. PebbleCreek Parkway. Both driveways will provide right-in, right-out access into and out of the Property. There is an existing traffic light at the intersection of W. Virginia Avenue and N. PebbleCreek Parkway.

Off-site street and access improvements adjacent to the property will be completed with this development.

4. *Other concerns, which may place the advisability of the proposed convenience use in question;*

Staff found no other concerns with the development of a convenience use on the property.