

Citizen Participation Report

Land Development Ordinance Zoning Text Amendment

August 23, 2021 – FS21-413

PROJECT DESCRIPTION

The City has initiated this Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to correct scrivener errors, improve the readability, provide better interpretation, and remove internal conflicts with other sections of the LDO related to the same subject matter. Additionally, this ZTA includes an amendment to the LDO section regarding Conditional Use Permits, as well as an accompanying City Code amendment to provide for appeal of Conditional Use Permit decision to the City Council.

ADVERTISING

The meeting was advertised in the Surprise Independent on Wednesday, August 4, 2021 and the Daily News Sun on Friday, August 6, 2021.

MEETING DESCRIPTION

The meeting was held at City Hall on August 23, 2021 at 6 p.m. with virtual attendance available via WebEx.

ATTENDANCE

There were no members of the public in attendance via WebEx or in-person during the duration of the meeting. Councilmember Remley was in attendance and proposed Zoning Text Amendment was discussed. There were no concerns expressed.

ZONING TEXT AMENDMENT NEIGHBORHOOD MEETING

Please be advised that the City of Surprise will host a Neighborhood Meeting to discuss the Zoning Text Amendment (ZTA) to the Land Development Ordinances (LDO) referenced below. This meeting will be conducted virtually and in-person. Any member of the public may participate in the conversation as it pertains to this project, via phone or computer, by utilizing the access information provided under meeting details or attending in person. According to Surprise Municipal Code, we are required to host a Neighborhood Meeting to present the proposal to the public while soliciting feedback and providing answers to questions.

Applicant: City of Surprise

City of Surprise Planner: Trever Fleetham, AICP; 623-222-3156; trever.fleetham@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

Monday, August 23, 2021

DATE:

TIME: 6:00 PM

PHYSICAL LOCATION:

City of Surprise
Community Room
16000 N. Civic Center Plaza
Surprise, AZ 85374

MEETING LOCATION



Join from the meeting link

<https://surpriseaz.webex.com/surpriseaz/j.php?MTID=m84493c2181549428e1d3eb33702a7f00>

Join by meeting number

Meeting number (access code): 146 604 5209

Meeting password: KKmryleW298

Join by phone

1-408-418-9388 United States Toll

1-602-666-0783 United States Toll (Phoenix)

PROJECT DESCRIPTION:

A Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) in order to provide clarification and remove conflicts with other sections of the LDO, Case # FS21-413.

Publish: Daily Independent, August 6, Surprise Independent, August 4, 2021/489168

Miscellaneous

Harley Garmin Zumo
665 GPS \$250. Heated gloves, small \$25. Harley handlebar dock \$20. Ladies size 8 motorcycle boots \$50. King size Sleep Number bed, complete \$100. Airsep oxygen concentrator \$300. Lux 2 person infrared sauna \$600. (480)489-1910

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Preview 8a-9a

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Public Notice

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ZONING TEXT AMENDMENT NEIGHBORHOOD MEETING

Please be advised that the City of Surprise will host a Neighborhood Meeting to discuss the Zoning Text Amendment (ZTA) to the Land Development Ordinances (LDO) referenced below. This meeting will be conducted virtually and in-person. Any member of the public may participate in the conversation as it pertains to this project, via phone or computer, by utilizing the access information provided under meeting details or attending in person. According to Surprise Municipal Code, we are required to host a Neighborhood Meeting to present the proposal to the public while soliciting feedback and providing answers to questions.

Applicant: City of Surprise
City of Surprise Planner: Trever Fleetham, AICP; 623-222-3156; trever.fleetham@surpriseaz.gov

DATE:
TIME:
PHYSICAL LOCATION:

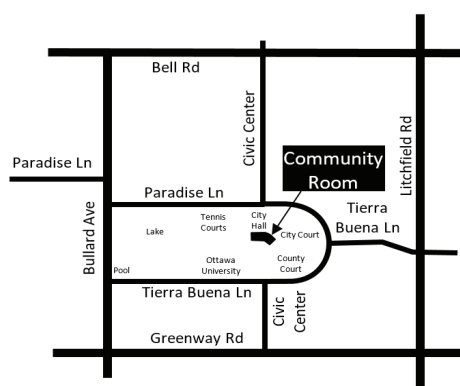
NEIGHBORHOOD MEETING DETAILS

Monday, August 23, 2021

6:00 PM

City of Surprise
Community Room
16000 N. Civic Center Plaza
Surprise, AZ 85374

MEETING LOCATION



Join from the meeting link
<https://surpriseaz.webex.com/surpriseaz/j.php?MTID=m84493c2181549428e1d3eb33702a7f00>

Join by meeting number
Meeting number (access code): 146 604 5209
Meeting password: KkmryjeW298

Join by phone
1-408-418-9388 United States Toll
1-602-666-0783 United States Toll (Phoenix)

PROJECT DESCRIPTION:

A Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) in order to provide clarification and remove conflicts with other sections of the LDO, Case # FS21-413.

Publish: Daily Independent, August 6, Surprise Independent, August 4, 2021/489168

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

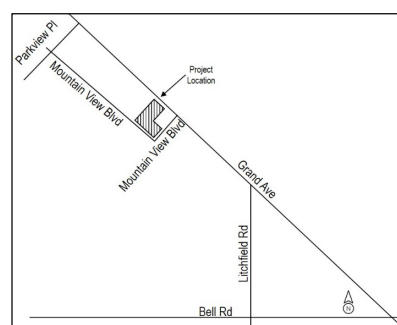
Please be advised, William Hammock with Viaone Design Build, on behalf of E & V Investments LLC, will host a Neighborhood Meeting to discuss the project referenced below. This meeting will be conducted in person and virtually. Any member of the public may participate in the conversation as it pertains to this project in person, or via phone or computer, by utilizing the access information provided under meeting details. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting, however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: William Hammock, 602.722.0363, william@viaonecre.com
City of Surprise Planner: Sergio Angulo, 623.222.3155, sergio.angulo@surpriseaz.gov

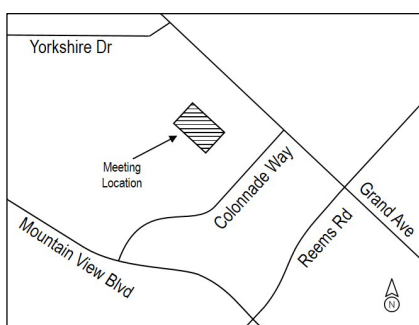
NEIGHBORHOOD MEETING DETAILS

DATE: Monday, August 16, 2021
TIME: 6:00 PM
LOCATION: Hampton Inn & Suites
14783 W Grand Ave Surprise, AZ 85374
ONLINE ACCESS: <https://meet.google.com/xuj-fuit-mxg>
CALL-IN: +1 518-519-0099 MEETING PIN: 304 899 885#

PROJECT LOCATION



MEETING LOCATION



PROJECT DESCRIPTION:

Conditional Use Permit for two (2) new Drive-Through Facilities on approximately 3.88 acres generally located west of the southwest corner of Grand Avenue and Mountain View Boulevard. The proposed uses include a Dunkin' Donuts and a Federico's Mexican Food Restaurant. Surprise Planning Case FS21-391.

Publish: Daily Independent, July 30, Surprise Independent, August 4, 2021/489169

CITY OF SURPRISE PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission will hold a Public Hearing at the request of Andrew Merchant on behalf of the Ault Companies regarding a Conditional Use Permit with Site Plan for major automotive service and repair. Case FS21-064.

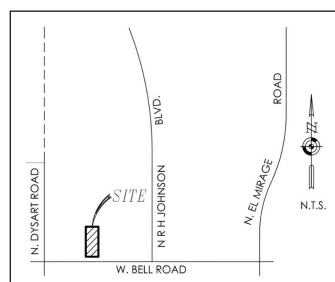
PROJECT DESCRIPTION:

Legal Description: Located in a portion of Section 35, Township 4 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, City of Surprise Arizona.

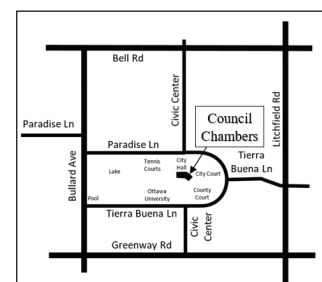
Community Development Department may be contacted prior to the scheduled meeting for additional information. City of Surprise Planner: Robert H. Kuhfuss, AICP 623-222-3137, robert.kuhfuss@surpriseaz.gov.

DATE: Planning and Zoning Commission – August 19, 2021
TIME: 6:00 PM
PHYSICAL LOCATION: 16000 Civic Center Plaza, Surprise, AZ 85374

Project Location



Meeting Location



At this meeting, any member of the public may appear and be heard relative to this request or may submit written comments at any time prior to the Public Hearing. To submit email comments, including Call to the Public for non-agenda items, please email PandZComments@surpriseaz.gov prior to the start of the meeting, which is 6 p.m. Please check the agenda for exact times. Only comments received prior to the start of the meeting will be considered and included in the record. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please contact Robert H. Kuhfuss, AICP at 623-222-3137 for more information regarding this request. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost.

Publish: Daily Independent, July 30, Surprise Independent, August 4, 2021/488830

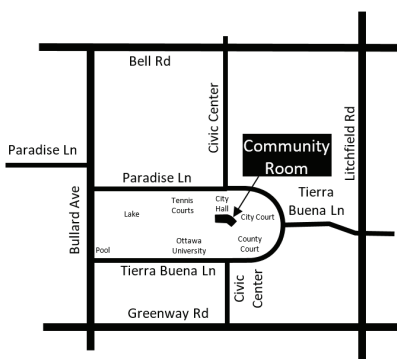
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Applicant: City of Surprise
City of Surprise Planner: Trever Fleetham, AICP; 623-222-3156; trever.fleetham@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS
DATE: Monday, August 23, 2021
TIME: 6:00 PM
PHYSICAL LOCATION: City of Surprise
Community Room
16000 N. Civic Center Plaza
Surprise, AZ 85374

MEETING LOCATION



Join from the meeting link
<https://surpriseaz.webex.com/surpriseaz/j.php?MTID=m84493c2181549428e1d3eb33702a7f00>

Join by meeting number
Meeting number (access code): 146 604 5209
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Join by phone
1-408-418-9388 United States Toll
1-602-666-0783 United States Toll (Phoenix)

PROJECT DESCRIPTION:

A Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) in order to provide clarification and remove conflicts with other sections of the LDO, Case # FS21-413.

Publish: Daily Independent, August 6, Surprise Independent, August 4, 2021/489168

CITY OF SURPRISE PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission will hold a Public Hearing at the request of Susan Demmitt of Gammage and Burnham, PLC on behalf of Truman Ranch 46 SWC, LLC regarding a Major Amendment to the Truman Ranch PAD for purposes including but not limited to clarifying residential density, clarifying development standards, and modifying architectural standards. Case FS20-829.

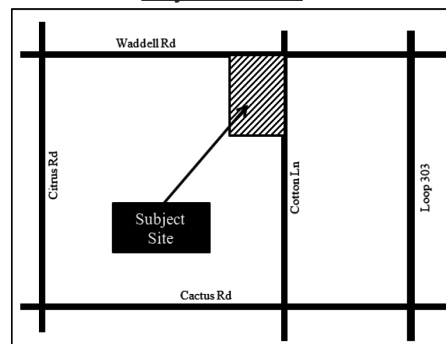
PROJECT DESCRIPTION:

Legal Description: Located in a portion of Section 14, Township 3 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, City of Surprise Arizona.

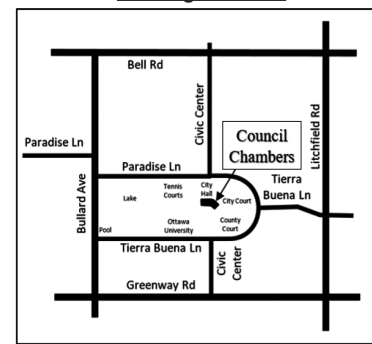
Community Development Department may be contacted prior to the scheduled meeting for additional information. City of Surprise Planner: Robert H. Kuhfuss, AICP 623-222-3137, robert.kuhfuss@surpriseaz.gov

DATE: Planning and Zoning Commission – August 19, 2021
TIME: 6:00 PM
PHYSICAL LOCATION: 16000 Civic Center Plaza, Surprise, AZ 85374

Project Location



Meeting Location



At this meeting, any member of the public may appear and be heard relative to this request or may submit written comments at any time prior to the Public Hearing. To submit email comments, including Call to the Public for non-agenda items, please email PandZComments@surpriseaz.gov prior to the start of the meeting, which is 6 p.m. Please check the agenda for exact times. Only comments received prior to the start of the meeting will be considered and included in the record. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please contact Robert H. Kuhfuss, AICP at 623-222-3137 for more information regarding this request. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost.

Publish: Daily Independent, July 30, Surprise Independent, August 4, 2021/488803

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Wayne P. Marsh
WAYNE P. MARSH, PLC State Bar No. 003814
 9949 W. Bell Rd., Suite 201
 Sun City, AZ 85351
 (623) 933-7427
 Email: wayne.marsh3@gmail.com
 Attorney for: Personal Representative

SUPERIOR COURT OF ARIZONA, MARICOPA COUNTY

In the Matter of the Estate of:

LOUIS A. (BUD) MOORE, JR.,

Deceased.

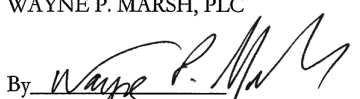
NO. **PB2021-070966**
NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that **YONG KIM SUN MOORE** has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at c/o: Wayne P. Marsh, PLC, 9949 W. Bell Rd., Suite 201, Sun City, AZ 85351.

DATED this 17 day of August, 2021.


 Wayne P. Marsh
 9949 W. Bell Rd., Suite 201
 Sun City, AZ 85351

WAYNE P. MARSH, PLC

By: 
 Wayne P. Marsh
 Attorney for Personal Representative

Publish: Daily Independent, August 20, 27, September 3, 2021/492774

Arizona Corporation Commission - RECEIVED: 7/13/2021
 Arizona Corporation Commission - FILED: 6/23/2021

21071307591985

ARTICLES OF AMENDMENT TO ARTICLES OF ORGANIZATION

LIMITED LIABILITY COMPANY

ENTITY INFORMATION

ENTITY NAME: LOFFS LLC
ENTITY ID: L20120377
ENTITY TYPE: Domestic LLC
PERIOD OF DURATION: Perpetual
PROFESSIONAL SERVICES:
CHARACTER OF BUSINESS: Any legal purpose
MANAGEMENT STRUCTURE: Member-Managed

NEW NAME

Loffs LLC

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: MASON WILBUR
PHYSICAL ADDRESS: 14519 W VENTURA ST, SURPRISE, AZ 85379
MAILING ADDRESS: 14519 W VENTURA ST, SURPRISE, AZ 85379

KNOWN PLACE OF BUSINESS

14519 W VENTURA ST, SURPRISE, AZ 85379

PRINCIPALS

Member: MASON WILBUR - 14519 W VENTURA ST, SURPRISE, AZ, 85379, USA -- Date of Taking Office: 06/11/2015

SIGNATURE

Member: MASON WILBUR - 07/13/2021

Required Attachment of WILBUR MOBILE HOME SERVICE, LLC

Updating Character of Business to - Any legal purpose

Updating the Limited Liability Company entity name from
 WILBUR MOBILE HOME SERVICE, LLC to
 Loffs LLC

Publish: Daily Independent, August 25, 26, and 27, 2021/493402

Attorney for Personal Representative:
JECKEL & NYKAMP, P.L.L.C.
 Robert F. Jeckel, No. 003801
 Mary A. Nykamp, No. 007716
 10240 West Bell Road, Suite B
 Sun City, AZ 85351
 (623) 972-1133
 Email: mnykamp@jnlegal.com

Personal Representative:
RANDY JOHN SOULIS
 7698 Halleys Drive
 Littleton, CO 80125

**IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
 IN AND FOR THE COUNTY OF MARICOPA**

In the Matter of the Estate
 of

**LINDA LEA COLLIANDER,
 a/k/a LINDA ANDERSON
 COLLIANDER,**

Deceased.

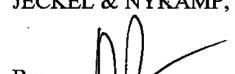
NO. PB 2021-070931
NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months from the date of first publication of this Notice or the claims will be forever barred. Claims must be presented to the undersigned Personal Representative at the Office of Jeckel & Nykamp, P.L.L.C., 10240 West Bell Road, Suite B, Sun City, Arizona 85351, attorneys for the Estate.

DATED: August 6, 2021.


 RANDY JOHN SOULIS
 Personal Representative

JECKEL & NYKAMP, P.L.L.C.

By: 
 Mary A. Nykamp
 Attorney for Personal Representative

Publish: Daily Independent, August 13, 20, 27, 2021/491173

**CITY OF SURPRISE
 PUBLIC NOTICE**

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission will hold Public Hearings relating to the proposed zoning text amendment to the Surprise Land Development Ordinances (case FS21-413) to improve clarity and remove conflicts, and amending Chapter 2, Article VIII, Section 2-301 of the Surprise Municipal Code entitled Planning and Zoning Commission.

Planning and Zoning Commission

Date: September 16, 2021
Time: 6:00 p.m.
Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

At these meetings any member of the public may appear and be heard relative to this request or may submit written comments at any time prior to the Public Hearing. All written comments regarding this request will be made part of the record of the City. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost. Contact Trever Fleetham with the City of Surprise at 623-222-3156 or trever.fleetham@surpriseaz.gov for additional information.

Publish: Daily Independent, August 27, Surprise Independent, August 25, 2021/492860

CITY OF SURPRISE PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission will hold Public Hearings relating to the proposed zoning text amendment to the Surprise Land Development Ordinances (case FS21-413) to improve clarity and remove conflicts, and amending Chapter 2, Article VIII, Section 2-301 of the Surprise Municipal Code entitled Planning and Zoning Commission.

Planning and Zoning Commission

Date: September 16, 2021

Time: 6:00 p.m.

**Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374**

At these meetings any member of the public may appear and be heard relative to this request or may submit written comments at any time prior to the Public Hearing. All written comments regarding this request will be made part of the record of the City. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost. Contact Trever Fleetham with the City of Surprise at 623-222-3156 or trever.fleetham@surpriseaz.gov for additional information.

Publish: Daily Independent, August 27, Surprise Independent, August 25, 2021/492860

CITY OF SURPRISE NEIGHBORHOOD MEETING

Bonita Place – Rezoning Request

NEW MEETING DATE

Please be advised, Kent Xander, on behalf of Xander Lander LLC, will host a Neighborhood Meeting to discuss the project referenced below. This meeting will be conducted in person and virtually. Any member of the public may participate in the conversation as it pertains to this project in person or via phone or computer by utilizing the access information provided under meeting details. **Please note this meeting has been rescheduled to the date and time below.**

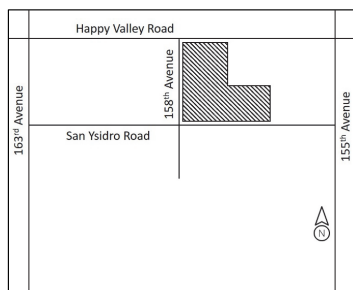
According to the Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting, however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Kent Xander, 602-499-9305, kxander@kxgroup.com
City of Surprise Planner: Sergio Angulo, 623-222-3137, sergio.angulo@surpriseaz.gov

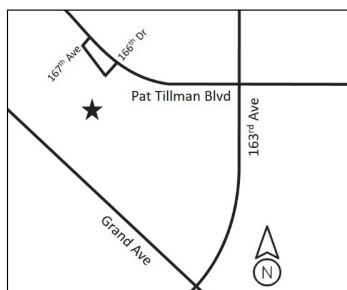
NEIGHBORHOOD MEETING DETAILS

NEW DATE: Wednesday, September 8, 2021
TIME: 6:00 PM
IN-PERSON LOCATION: Asante Preparatory Academy – Cafeteria
23251 N 166th Dr Surprise, AZ 85387
ONLINE ACCESS: <https://www.gotomeet.me/TBZoning/neighborhood-mtg-bonita-place>
CALL-IN: +1 (669) 224-3412 **ACCESS CODE:** 988-620-061

PROJECT LOCATION



MEETING LOCATION



PROJECT DESCRIPTION:

- The applicant is requesting a Zone Change of approximately 27.41 acres from Rural Residential (RR) to Residential Medium Density (R-2) and Residential High Density (R-3) with a Planned Unit Development Overlay for the development of attached and detached single-story rental units located on the southeast corner of Happy Valley Road and the 158th Avenue alignment. Surprise Planning Case FS21-444.

Publish: Daily Independent, August 19, Surprise Independent, August 25, 2021/492535

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