CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, June 16, 2016 @ 6:00 PM
COUNCIL CHAMBERS

Back Print

CALL TO ORDER.

A. Roll Call

B. Pledge of Allegiance

C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.

D. Staff Reports

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission on any item not on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY

#1	District Internal	**Consideration and action pertaining to approval of the May 19, 2016 Planning and Zoning Commission minutes.**	Approve Heather Donaldson, Community Development
#2	District 3	**Consideration and action on a site plan for a Goodwill collection and sales facility.**	Approve Hobart Wingard - Community Development
#3	District 4	**Consideration and action regarding a Major Site Plan Amendment for 3 Minute Express Car Wash.**	Approve Robert Kuhfuss, Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
#4	District 4	**Consideration and action regarding a zoning text amendment to establish the Surprise Heritage District and two corresponding overlay zones, one for residential properties and the other for commercial properties.**	None Joshua Mike, Community Development
#5	District 4	**Consideration and action regarding a rezone to apply the proposed Residential Overlay (SHD-RO) zone to 1135 parcels within the Original Townsite.**	None Joshua Mike, Community Development
#6	District 4	**Consideration and action regarding a rezone to apply the proposed Commercial Overlay (SHD-CO) zone to 224 parcels within the Original Townsite.**	None Joshua Mike, Community Development

OTHER BUSINESS:

#7	District Internal	**Discussion pertaining to future agenda items.**	No Action Eric Fitzer, Community Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: June 9, 2016 at 4:10 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR

SCHEDULED MEETING TIME.

CITY OF SURPRISE
Planning and Zoning Commission

June 16, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 16, 2016	Contact Person:	Heather Donaldson, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to approval of the May 19, 2016 Planning and Zoning Commission minutes.

Motion:

I move to approve the May 19, 2016 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

- 5-19-16 P&Z Commission Meeting Minutes

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

May 19, 2016 / 6:00 PM

COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374

CALL TO ORDER.

Vice Chair Matthew Keating called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, May 19, 2016.

A. ROLL CALL

In attendance were Vice Chair Matthew Keating and Commissioners, Dennis Smith, Shari Martin, Jerry Hoyler and Jim Ferguson. Chair Ken Chapman and Commissioner Steve Somers were absent.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Planner Hobart Wingard, Planner Sergio Angulo, Project Coordinator Jamie Sullivan and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

None

CALL TO THE PUBLIC:

Vice Chair Keating opened the call to the public to discuss any issues not noted on the agenda. Hearing no comments, the call to the public was closed.

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Internal – Consideration and action pertaining to approval of the May 5, 2016 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the May 5, 2016 Planning and Zoning Commission minutes. Commissioner Martin seconded the motion. The motion passed with 5 votes in favor and 2 absent (Chapman, Somers).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – DISTRICT 6 – Consideration and action regarding a Conditional Use Permit for a two (2) tenant building with a drive-thru facility for a Dunkin' Donuts located on the south side of Waddell Road, west side of Litchfield Road, within the Marley Park PAD zoning district.

Sergio Angulo, Planner, presented the project to the Commission.

Vice Chair Keating opened the call to the public. Hearing no comments, the call to the public was closed.

The commission had questions regarding:

- Number of parking spaces
- Proposed retail space

Commissioner Hoyler made a motion to approve the Conditional Use Permit for Dunkin' Donuts subject to stipulations 'a' through 'c' as listed in the staff report. Commissioner Ferguson seconded the motion. The motion passed with 5 votes in favor and 2 absent (Chapman, Somers).

Item 3 – DISTRICT 5 – Consideration and action regarding a Comprehensive Sign Program for Shops at Surprise, generally located on the southeast corner of Bell and Litchfield Roads.

Hobart Wingard, Planner, presented the project to the Commission.

Vice Chair Keating opened the call to the public. Hearing no comments, the call to the public was closed.

Commissioner Smith had questions about other signs in the area and if this sign program was an exception. Planner Wingard stated that it was an exception to the code, as were some others in the area.

Commissioner Hoyler made a motion to approve the Shops ar Surprise Comprehensive sign Program as presented by staff. Vice Chair Keating seconded the motion. The motion passed with 4 votes in favor, 1 against (Smith) and 2 absent (Chapman, Somers).

Item 4 – CITYWIDE – Consideration and action regarding a proposed amendment to the Surprise Municipal Code Chapter 122, Article 11, Sections 122-115, 122-116, 122-117, 122-118, and 122-119, and adding some new sections to Division 11, "Land Divisions."

Hobart Wingard, Planner, presented the project to the Commission.

Vice Chair Keating opened the call to the public. Hearing no comments, the call to the public was closed.

Vice Chair Keating made a motion to recommend approval to the Mayor and City Council a zoning text amendment for Article 11 of the SUDC regarding Land Divisions. Commissioner Smith seconded the motion. The motion passed with 5 votes in favor and 2 absent (Chapman, Somers).

OTHER BUSINESS:

Item 7 – INTERNAL - Discussion pertaining to future agenda items.

Commissioner Ferguson would like to discuss parking calculations and ADA requirements.

ADJOURNMENT:

Hearing no further business, Vice Chair Keating adjourned the Planning and Zoning Commission meeting at 6:29 p.m.

_____
Eric Fitzer
Community Development Assistant Director

_____
Matthew Keating
Planning and Zoning Commission Vice Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Deb Perry, on behalf of the Commission Secretary

DATE: _____

CITY OF SURPRISE
Planning and Zoning Commission

June 16, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 16, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on a site plan for a Goodwill collection and sales facility.

Motion:

I move to approve/deny the site plan for a Goodwill collection and sales facility subject to conditions 'a.' through 'd' as listed in the staff report.

Background:

Archicon Architects and Interiors, LLC, on behalf of Cotton Greenway Partners, LLC, requests Site Plan approval to allow for a 25,036 square foot resale facility generally located at the southwestern corner of North Cotton Lane and West Greenway Road within the Sierra Montana PAD. This facility will be the third phase of a multi-phased project known as Sierra Montana Crossings.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- 00FS16-120 - Goodwill - Site Plan - Staff Report
- 01 - FS16-120 - Goodwill - Site Plan - Vicinity Maps
- 02 - FS16-120 - Goodwill - Site Plan - Master Site Plan
- 03 - FS16-120 - Goodwill - Site Plan - Specific Site Plan
- 04 - FS16-120 - Goodwill - Site Plan - Elevations

- ☐ 05 - FS16-120 - Goodwill - Site Plan - Landscape Plan
- ☐ 06 - FS16-120 - Goodwill - Site Plan - Photometric Plan
- ☐ 07 - FS16-120 - Goodwill - Site Plan - Final Plat
- ☐ 08 - FS16-120 - Goodwill - Site Plan - Presentation

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner II
Eric Fitzer, Director

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS16-120**
Project Name:	Goodwill at Sierra Montana
Council District:	3 - Mesquite
Meeting Date:	**June 16, 2016**
Planner:	Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

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Owner:	Cotton Greenway Partners, LLC
Applicant:	Archicon Architects and Interiors, LC
Request:	Site Plan for a Goodwill facility within the Sierra Montana Planned Area Development (PAD)
Site Location:	Generally located on the southwestern corner of North Cotton Lane and West Greenway Road within the Sierra Montana PAD
Site Size:	Approximately 2.16 acres after Final Plat of approximately 5.38 acres
General Plan Conformance:	The proposal is consistent with the Surprise General Plan
Support/Opposition:	No communication regarding support or opposition received
Findings:	• The proposed Site Plan demonstrates compliance with the existing PAD. • The reviewing agencies have indicated no objections to the request.
Staff Recommendation:	Staff recommends the Commission **approve** the Case **FS16-120**, a Site Plan for Goodwill at Sierra Montana as presented.

PROJECT DESCRIPTION:

Archicon Architects and Interiors, LC, on behalf of Cotton Greenway Partners, LLC, requests Site Plan approval to allow for a 25,036 square foot resale facility generally located at the southwestern corner of North Cotton Lane and West Greenway Road within the Sierra Montana PAD. This facility will be the third phase of a multi-phased project known as Sierra Montana Crossings.

Keeping the semi-developed Master Plan elements, a Goodwill Store and Donation Center is proposed to be situated on an amended lot of approximately 2.16 acres. An amended Final Plat is to be to be heard by the Mayor and City Council on June 21, 2016.

Additional connectivity outside the Goodwill lot has been considered as part of the planning associated with the balance of the undeveloped lots. The scheme of the lots on the Master Site Plan is conceptual but will be designed for full review as projects arise. Vehicular and pedestrian circulation is designed to provide simple navigation while limiting interaction between the different modes of transportation.

The Goodwill facility provides all of the requirements necessary to facilitate effective store operation, parking, loading, and access. Goodwill sells second hand goods and accepts donations at the store's location in a designated drive through facility on the northern face of the building. Movement through the facility will travel east to avoid vehicle stacking onto a primary access drive.

The proposed building is proposed to be the new Goodwill prototype design that will utilize the similar design elements as the existing buildings with EFIS finish, varying parapet wall heights, and elevation plane changes to create a modern and architecturally interesting structure.

Lighting, landscaping, and design not only take the theme being created by the center, but will be sensitive to the overall region in respect to appropriate southwestern elements.

HISTORY:

- The subject parcel was annexed into the City of Surprise on September 14, 2000.
- On September 14, 2000 the Mayor and City Council approved a Planned Area Development (PAD) for Sierra Montana.
- On August 21, 2007, a Site Plan for Sierra Montana Crossings was approved by the Planning and Zoning Commission.
- On November 18, 2008, a PAD amendment was approved by the Mayor and City Council to provide a Comprehensive Sign Program for Sierra Montana.
- The applicant met with staff for a Concept Review Meeting on September 17, 2015.
- The applicant submitted for a Site Plan and Final Plat on March 8, 2016.

SUMMARY:

Staff believes the proposed Site Plan will provide the mechanism needed to allow the owner to construct the Goodwill facility while providing for reciprocal cross-access, which will in turn allow it to be developed in a manner that is consistent with the goals and policies of the General Plan.

- **FINDINGS:**

a. The proposed site plan is consistent with the Surprise General Plan 2035

b. The proposed site plan will meet the provisions of the Sierra Verde PAD and the SUDC as applicable once all stipulations are met.

RECOMMENDATION:

Based on the findings noted above, staff then recommends the Commission move to approve case FS16-120, subject to stipulations 'a.' through 'd.' as outlined below:

a. The Site Specific Plan prepared by Archicon LC, dated April 25, 2016 will be revised and submitted for review to include the following modifications:

    1. Under the heading Project Description, The Zoning of "C-1 Neighborhood Commercial" will be changed to "C-2 Community Commercial."
    2. The reference to "PETCLUBB" will be correctly listed as "PET CLUB."
    3. The txt within the future building to the north will be changed from "sideof" to "side of."
    4. An additional pedestrian warning sign will be located at the exit of the drive through to be seen by vehicle drivers.
    5. Ground mounted and vertical direction signs will be installed to clarify the vehicle flow direction in the drive through towards the east.

b. The Photometric Site Plan prepared by Archicon LC, dated April 25, 2016 will be revised and submitted for review to include the following modifications:

    1. The lighting fixtures along western edge of the project will be modified so as not to exceed 0.5 foot-candles at the residential property line.

c. The Site Plan prepared by Archicon LC, dated April 25, 2016 will be considered not approved until which time the Final Plat for the subject parcel is approved by the Mayor and City Council.

d. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

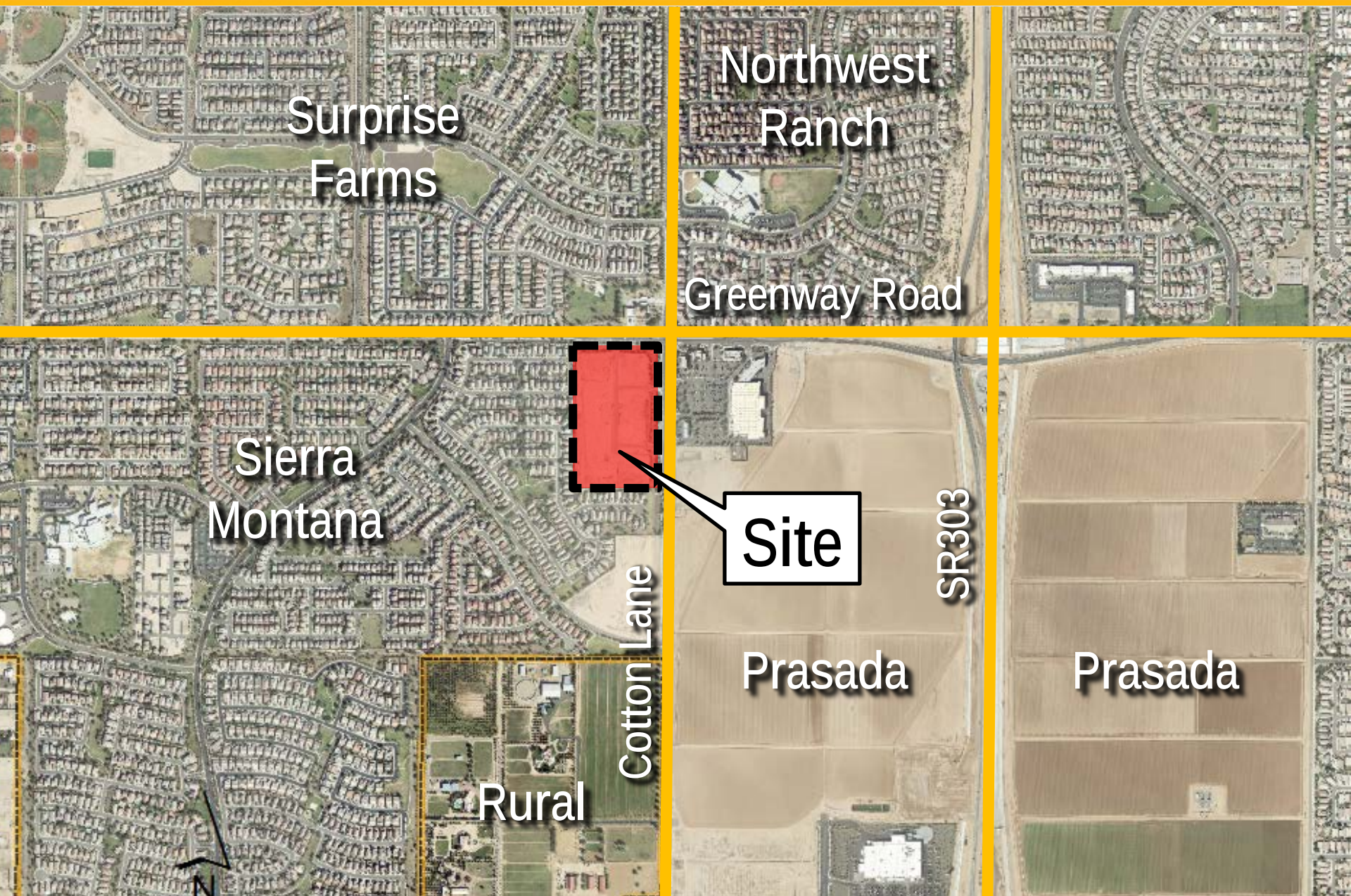
Attachments:

01 – Vicinity Maps
02 – Master Site Plan
03 – Specific Site Plan
04 – Elevations
05 – Landscape Plan
06 – Photometric Plan
07 – Final Plat

VICINITY MAP 1 – FS16-120

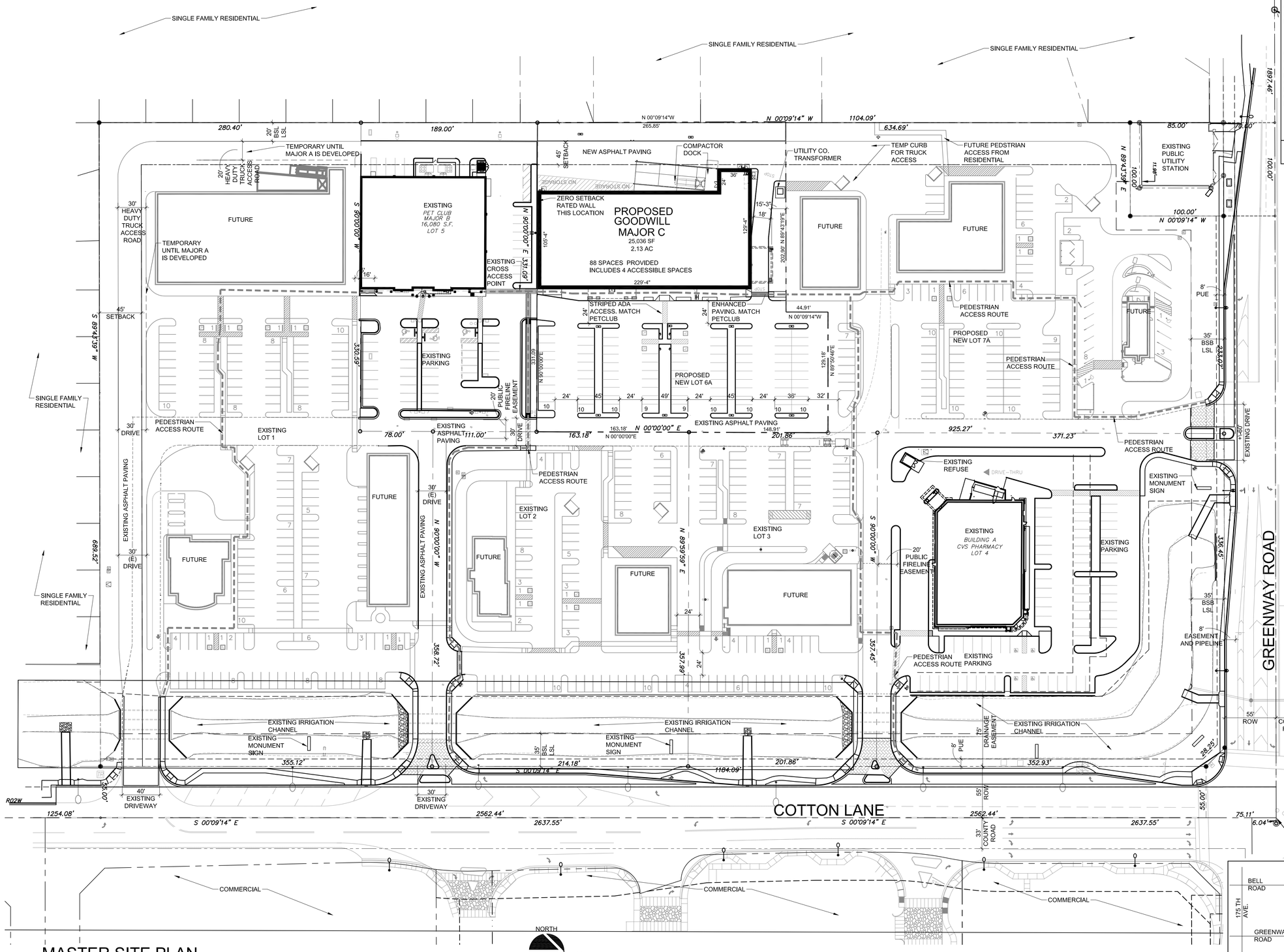
SURPRISE
ARIZONA

VICINITY MAP 2 – FS16-120



VICINITY MAP 3 - FS16-120

SURPRISE
ARIZONA



MASTER SITE PLAN
at SIERRA MONTANA CROSSING
SWC of COTTON LN. and GREENWAY RD.
SURPRISE, AZ.

OWNER
COTTON GREENWAY PARTNERS,LLC
C/O
WINFIELDLEE INVESTMENTS
6920 E. SHEA. BLVD #203
SCOTTSDALE, AZ. 85254
P: 310-466-4841

ARCHITECT :
ARCHICON
ARCHITECTURE & INTERIORS LC.
5055 E. WASHINGTON STREET
SUITE 200
PHOENIX, AZ. 85034
CONTACT: SCOTT PUENTE
P: 602-222-4266
F: 602-279-4305
E: scottp@archicon.com

CIVIL :
CYPRESS CIVIL DEVELOPMENT
808 N. 1ST STREET
PHOENIX, AZ. 85004
CONTACT: DERICK SCHUMACHER
P: 623-282-2498
C: 623-521-7372220-8243
E: dschumacher@cypresscivil.com

LANDSCAPE :
T.J. MCQUEEN & ASSOCIATES, INC.
8433 EAST CHOLLA STREET
PHOENIX, AZ 85260
CONTACT: TIM McQUEEN
P: 602-265-0320
F: 602-266-6619
E: timmcqueen@tjmla.net

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Architecture & Interiors, L.C.
5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
FAX (602) 279-4305
www.ARCHICON.COM

PROJECT TEAM

PROJECT DESCRIPTION:
DEVELOP A NEW RETAIL BUILDING WITH PARTIAL SITE ACCESS FROM EXISTING DRIVES AND INFRASTRUCTURE.

ZONING: SIERRA MONTANA PLANNED AREA DEVELOPMENT , PAD, C-2 COMMUNITY COMMERCIAL

ASSESORS PARCEL NO:
TO BE DETERMINED BY FINAL PLAT

PROPOSED GROSS SITE AREA :
LOT 6A 2.162 ACRES (94,178 S.F.)

GROSS OVERALL COMMERCIAL SITE AREA:
18.82 ACRES(516,965 S.F.)

TOTAL SITE AREA REMAINING UNDEVELOPED:
14.50 ACRES (631,948 S.F.)

TOTAL NEW BUILDING AREA:
25,036 S.F.

LOT COVERAGE: 25%

TOTAL NEW BUILDING AREA THIS PHASE (GOODWILL) =
25,036 S.F.
CONSTRUCTION TYPE:
VB
BUILDING HEIGHT :
34'-0"

EXISTING PARKING: NOT A PART OF THIS PROJECT

PARKING REQUIRED PER CITY OF SURPRISE THIS PROJECT.
GOODWILL : 25,036 / 300 = 84 SPACES

PARKING PROVIDED:
GOODWILL = 88 SPACES INCLUDES 4 ACCESSIBLE SPACES

SITE PLAN DATA

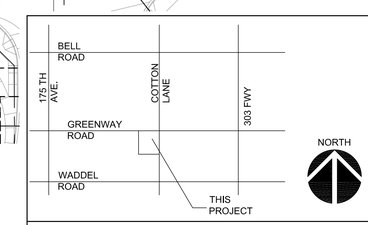
GOODWILL
at SIERRA MONTANA CROSSING
S.W.C. GREENWAY AND COTTON LANE
SURPRISE, ARIZONA

JOB NO: 1675910-01
PROJECT MGR: S. PUENTE
DRAWN BY: S. PUNETE
CHECKED BY: J. KOSKI

NO.	REVISION	DATE

SHEET TITLE:
MASTER SITE PLAN
GOODWILL

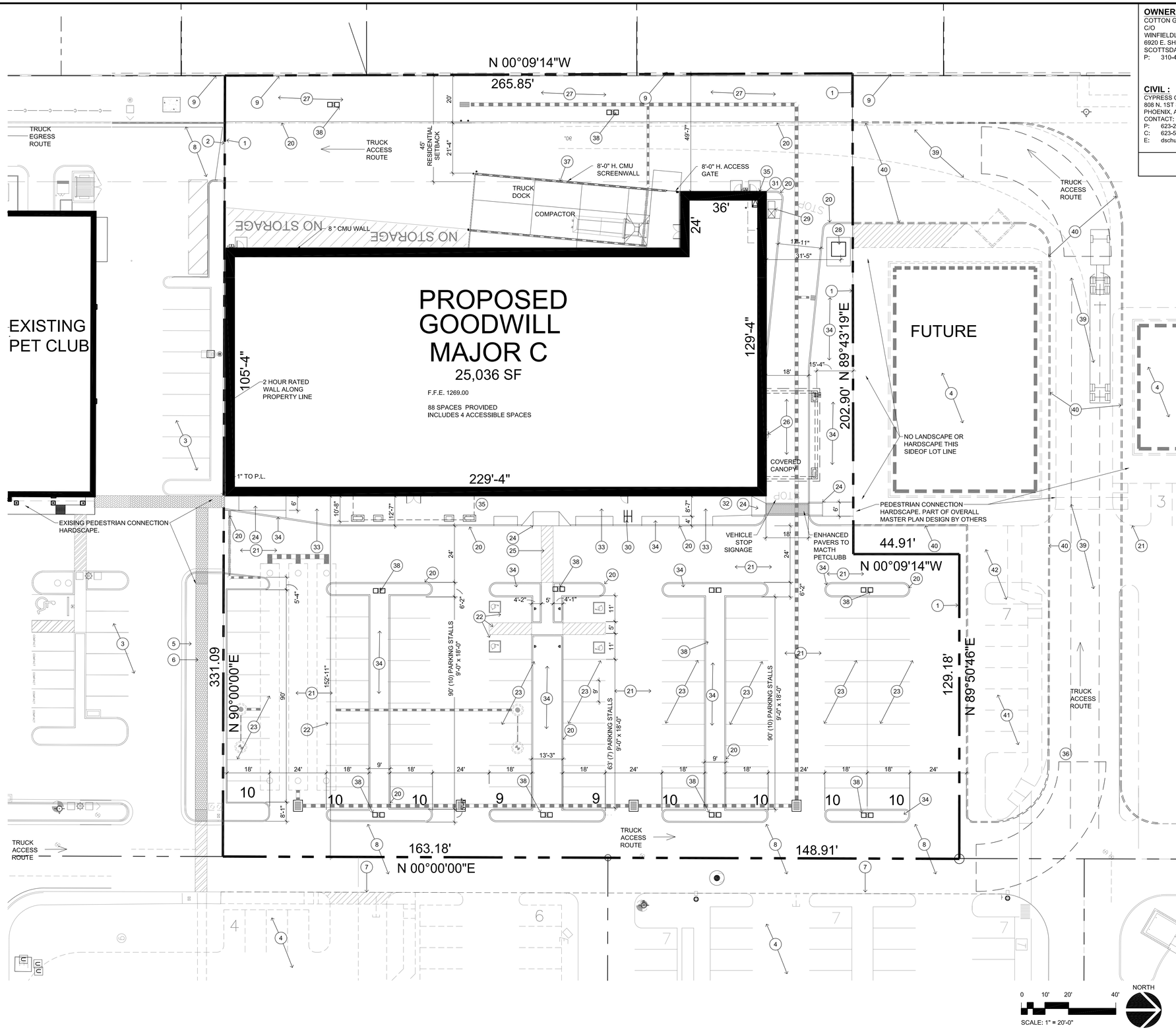
REGISTERED ARCHITECT
23519
JERE W. PLANCK
DATE SIGNED 04-25-16
ARIZONA U.S.A.
EXPIRES: 12/31/2018



VICINITY MAP

A001

ISSUE DATE: APRIL 25, 2016



1 SITE PLAN

SCALE: 1" = 20'-0"

OWNER
COTTON GREENWAY PARTNERS,LLC
C/O
WINFIELDLEE INVESTMENTS
6920 E. SHEA, BLVD #203
SCOTTSDALE, AZ. 85254
P: 310-466-4841

ARCHITECT :
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ARCHITECTURE & INTERIORS LC.
5055 E. WASHINGTON STREET
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PHOENIX, AZ. 85034
CONTACT: SCOTT PUENTE
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PHOENIX, AZ 85260
CONTACT: TIM McQUEEN
P: 602-265-0320
F: 602-266-6619
E: tjmmcqueen@tjmla.net

PROJECT TEAM

PROJECT DESCRIPTION:
DEVELOP A NEW RETAIL BUILDING WITH PARTIAL SITE ACCESS FROM EXISTING DRIVES AND INFRASTRUCTURE.

ZONING: PAD- SIERRA MONTANA , C-1 NEIGHBORHOOD COMMERCIAL

ASSESORS PARCEL NO: TO BE DETERMINED BY FINAL PLAT

PROPOSED GROSS SITE AREA : LOT 6A 2.162 ACRES (94,178 S.F.)

GROSS OVERALL COMMERCIAL SITE AREA: 18.82 ACRES(516,965 S.F.)

TOTAL SITE AREA REMAINING UNDEVELOPED: 14.50 ACRES (631,948 S.F.)

TOTAL NEW BUILDING AREA: 25,036 S.F.

LOT COVERAGE: 25%

TOTAL NEW BUILDING AREA THIS PHASE (GOODWILL) = 25,036 S.F.
CONSTRUCTION TYPE: VB
BUILDING HEIGHT : 34'-0"

EXISTING PARKING: NOT A PART OF THIS PROJECT

PARKING REQUIRED PER CITY OF SURPRISE THIS PROJECT.
GOODWILL : 25,036 / 300 = 84 SPACES

PARKING PROVIDED:
GOODWILL = 88 SPACES INCLUDES 4 ACCESSIBLE SPACES

PROJECT DATA

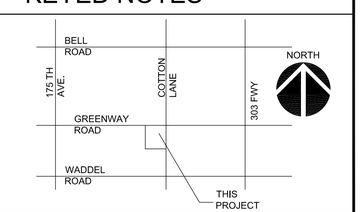
EXISTING SITE CONDITIONS

1. SCOPE OF WORK LINE AND PROPOSED LOT LINE. TERMINATE LANDSCAPING AT LOT LINE
2. EXISTING TEMPORARY CURB TO BE REMOVED.
3. EXISTING PARKING AND PAVING.
4. FUTURE BUILDING PAD AREA. PART OF SEPARATE SUBMITTAL
5. EXISTING LANDSCAPE AREA TO REMAIN.
6. EXISTING SIDEWALK TO REMAIN
7. EXISTING TEMPORARY CURB TO REMAIN.
8. EXISTING ASPHALT SERVICE DRIVE TO REMAIN
9. EXISTING SITE SCREEN WALL.

NEW SITE AND BUILDING CONDITIONS
ALL CURBING AND PAVING AND DRAINAGE STRUCTURES TO BE CONSTRUCTED AS PART OF THE CIVIL IMPROVEMENTS. UNDER SEPARATE SUBMITTAL

20. (N) 6" VERTICAL CONCRETE CURB -
21. (N) ASPHALT PAVING
22. ACCESSIBLE PARKING STALL AND ACCESS AISLE WITH ACCESSIBLE PARKING SIGN PER CITY OF SURPRISE.
23. STANDARD 9' X 18'-0" PARKING STALL - TYP
24. ACCESSIBLE RAMPS. 2% MAX. SLOPE.
25. ACCESSIBLE ROUTE DELINEATION.
26. DROP OFF LOCATION WITH COVERED CANOPY STRUCTURE
27. LANDSCAPE AREA. DEFINED BY VERTICAL CURB AT EXPOSED EDGE
28. (N) TRANSFORMER LOCATION.
29. ELECTRICAL SERVICE ENTRY SECTION (S.E.S.) ON CONCRETE PAD. VERIFY PAD REQUIREMENTS WITH UTILITY CO. PAINTED TO MATCH BUILDING
30. BIKE RACK. MADRAX "WINDER SERIES" 3 BIKE.
31. FIRE RISER LOCATION
32. FIRE DEPARTMENT CONNECTION
33. CONCRETE SIDEWALK.
34. LANDSCAPE PLANTER. DEFINED BY VERTICAL CURB OR CONCRETE WALK
35. KNOX BOX LOCATION
36. PATH FOR EMERGENCY APPARATUS TURNING RADII (25'/42') PER AASHTO SU-40
37. NEW 8'-0" HIGH MASONRY TRUCK DOCK SCREEN WALL.
38. SITE LIGHT POLE AND BASE. SEE 7/A010 AND STRUCTURAL.
39. TEMPORARY PAVING.
40. TEMPORARY CURB.
41. FUTURE PARKING AREA AND PAD AS PART OF MASTER PLAN DESIGN. NOT A PART.

KEYED NOTES



VICINITY MAP

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www.ARCHICON.COM

GOODWILL
at SIERRA MONTANA CROSSING
S.W.C. GREENWAY AND COTTON LANE
SURPRISE, ARIZONA

JOB NO: 1675910-01
PROJECT MGR: S. PUENTE
DRAWN BY: S. PUNETE
CHECKED BY: J. KOSKI

NO.	REVISION	DATE

SHEET TITLE:
SITE SPECIFIC PLAN

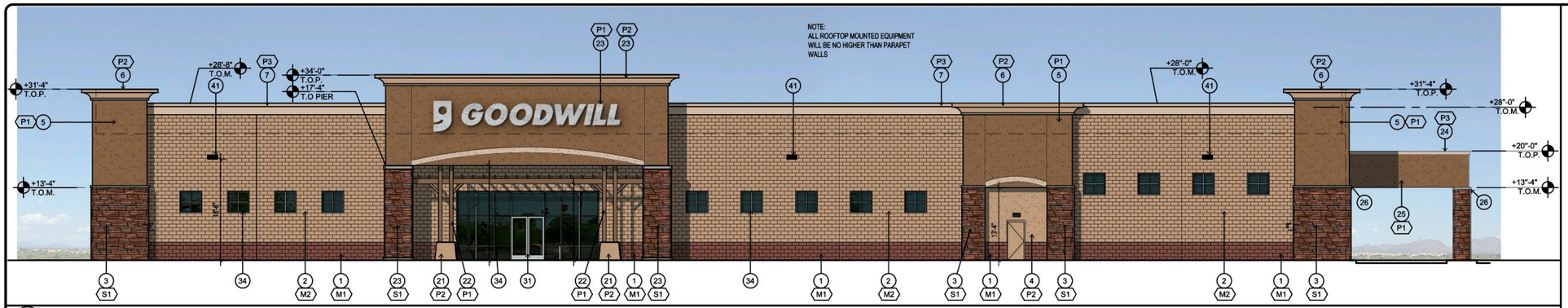
REGISTERED ARCHITECT
23519
JERE W. PLANCK
CERTIFICATE NO.
REGISTERED
ARIZONA U.S.A.

EXPIRES: 12/31/2018

A002

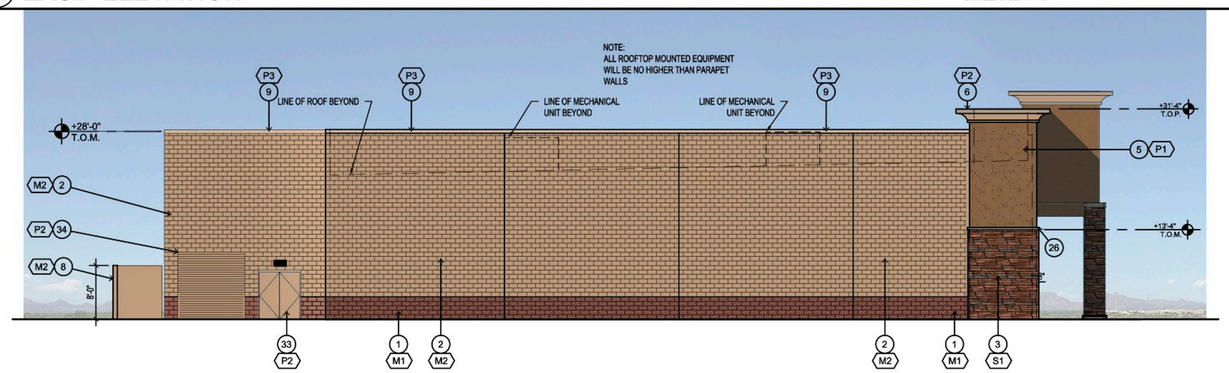
ISSUE DATE: APRIL 25, 2016

Apr 26, 2016 - 2:41pm ScottP K:\1675910-01 - Sierra CRE - Goodwill Cotton Lane & Greenway\Architecture\CD\A002.dwg Layout Name: A002



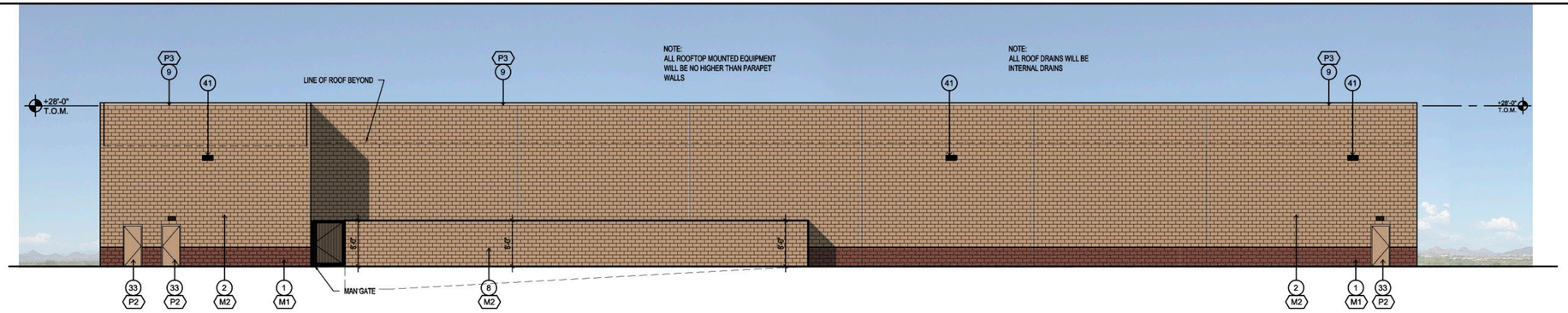
1 EAST ELEVATION

SCALE: 3/32" = 1'-0"



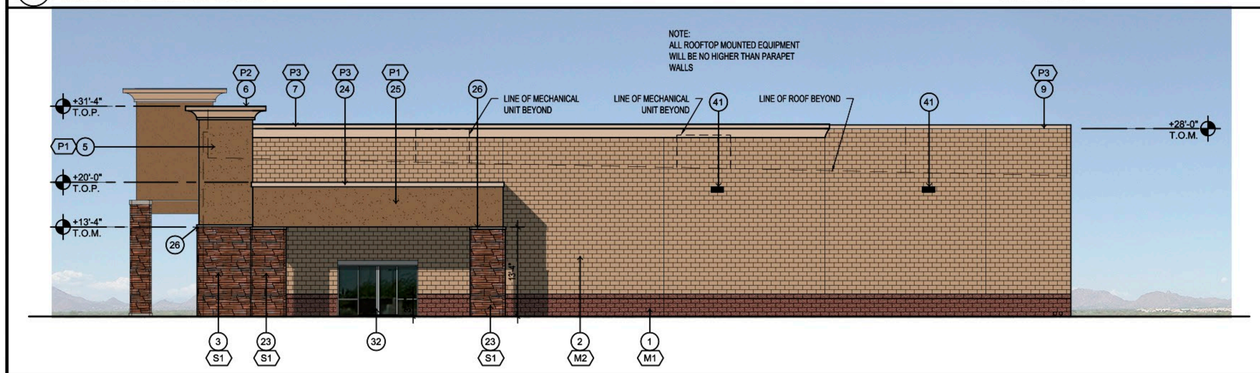
2 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



3 WEST ELEVATION

SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

BUILDING WALL CONSTRUCTION & FINISHES

1. 8 x 8 x 16 SPLIT FACE CMU WAINSCOTT-PAINTED.
2. 8 x 8 x16 SMOOTH FACE CMU-PAINTED.
3. SIMULATED STONE VENEER OVER 8 x 8 X 16
4. EIFS FINISH ON CMU. PROVIDE BROWN COAT (PER EIFS MANUF.) AND SYNTHETIC EIFS FINISH.
5. EIFS SYSTEM ON FRAME WALL. PROVIDE 1/2 " PLYWOOD SHEATHING OVER 2x WOOD FRAMING.
6. CONT. EIFS COPING PROFILE ON FRAME WALL- PAINTED.
7. CONT. EIFS COPING PROFILE ON CMU - PAINTED
8. 8x8x16 CMU SCREEN WALL TO 8'-0" HEIGHT-PAINTED
9. CONT. PARAPET COPING-PAINTED
10. MASONRY CONTROL JOINT.
11. 3/4 " REVEAL IN EIFS SYSTEM

CANOPY

21. CAST IN PLACE CONCRETE CANOPY COLUMN BASE.
22. STEEL COLUMN SUPPORT ON CMU BASE - PAINTED .
23. SIMULATED STONE VENEER OVER 8x8x16 CMU CANOPY COLUMN
24. COPING PROFILE - PAINTED
25. STUCCO ON FRAME CANOPY.
26. PRE-CAST CONCRETE COPING

DOORS , WINDOWS & SIGNAGE

31. ALUMINUM STOREFRONT DOOR. - DARK BRONZE ANODIZED
32. AUTOMATIC ALUMINUM STOREFRONT DOOR
33. HOLLOW METAL DOOR AND FRAME. - PAINTED ADJACENT WALL COLOR.
34. ALUMINUM STOREFRONT WINDOW
35. ROLL UP DOOR- PAINTED

MISCELLANEOUS

41. WALL/SURFACE MOUNTED LIGHT FIXTURE.

12 KEYNOTES

P1 SHERWIN WILLIAMS: "ROOKWOOD BROWN " (SW2806)
P2 DUNN EDWARDS: "WOODED ACRE " (DE6130)
P3 DUNN EDWARDS: "RUSTIC TAUPE" (DE6129)

S1 SIMULATED STONE VENEER- BORAL LEDGESTONE "RED ROCK"
M1 8x8x16 SPLIT FACE CMU-INTEGRAL COLOR AUTUMN
M2 8x8x16 CMU- PAINTED P2

26 MATERIAL LEGEND

ARCHICON
Architecture & Interiors, L.C.
5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
FAX (602) 279-4305
www.ARCHICON.COM

GOODWILL
at SIERRA MONTANA CROSSING
S.W.C. GREENWAY AND COTTON LANE
SURPRISE, ARIZONA

JOB NO: 1675910-01
PROJECT MGR: S. PUENTE
DRAWN BY: S. PUNETE
CHECKED BY: J. KOSKI

NO.	REVISION	DATE

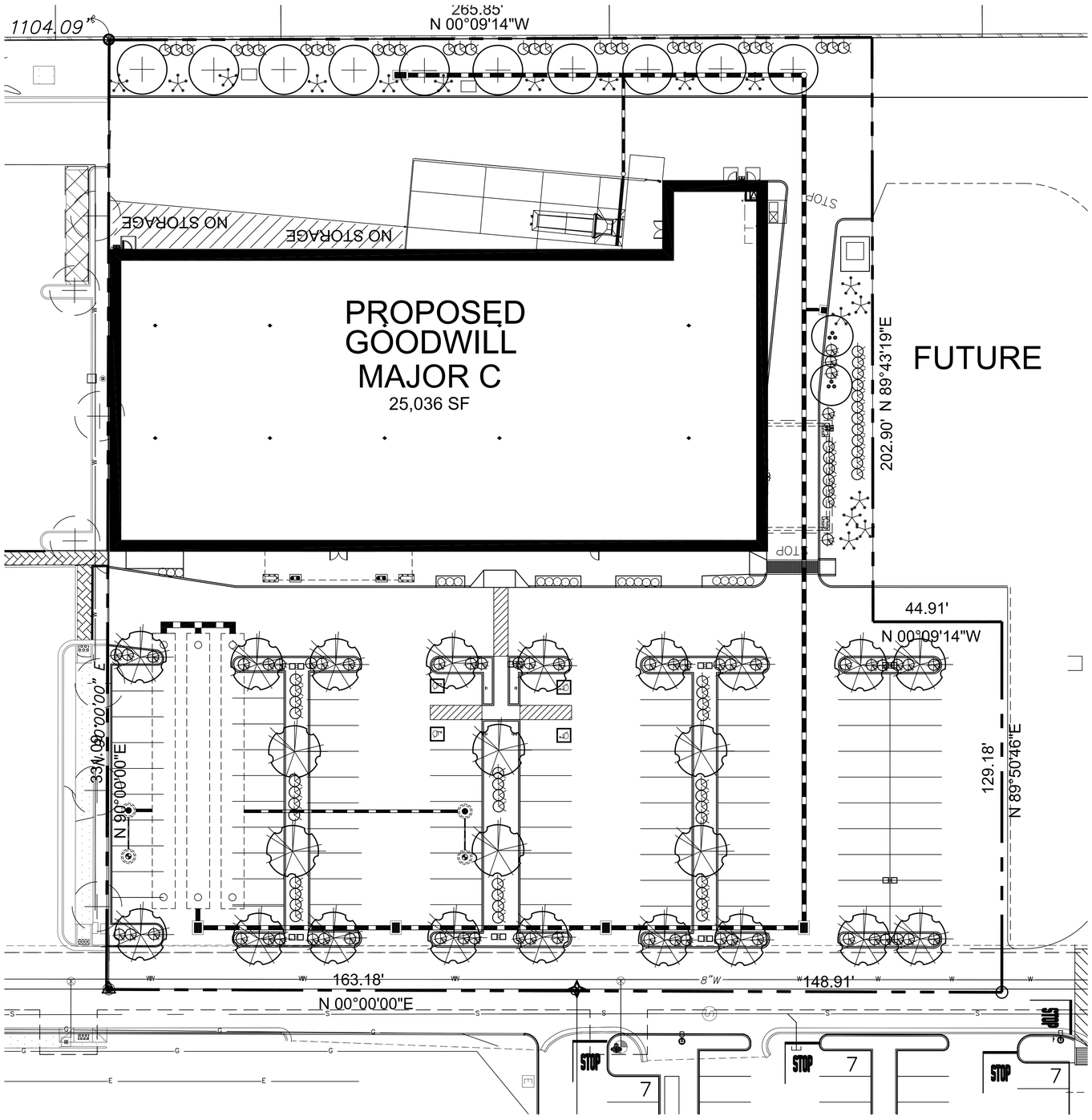
SHEET TITLE:
ELEVATIONS

23519
JERE W. PLANCK
04-25-16
REGISTERED ARCHITECT
ARIZONA U.S.A.
EXPIRES: 12/31/2018

DR-03

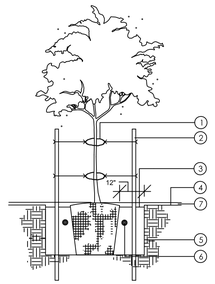
ISSUE DATE: APRIL 25, 2016

Apr 26, 2016 - 10:08am ScotP K:\1675910-01 - Simon CRE - Goodwill Cotton Lane & Greenway\Architecture\CD\A200 - Exterior Elevations.dwg Layout Name: DR-03



LANDSCAPE PLAN SCALE: 1" = 20'-0"

NORTH

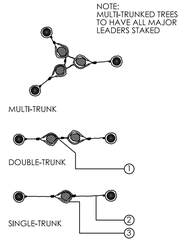


1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2' ROUND BY 8' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
3. 4" BASIN
4. GRADE (PRIOR TO GRANITE)
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS
7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

DOUBLE STAKING DETAIL

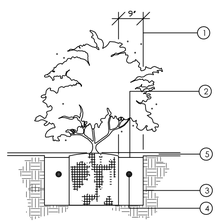
NOT TO SCALE



1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
2. #10 WIRE RUBBER COATED
3. 1/2" RUBBER HOSE

TREE GUYING DETAIL

NOT TO SCALE



1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
5. 2' DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE LEGEND

- ULMUS PARVIFOLIA CHINESE ELM 24" BOX (MATCHING)
- PROSOPIS ALBA 'THORNLESS' ARGENTINE MESQUITE (WESTERN TREE) 24" BOX
- ACACIA ANEURA MULGA 24" BOX
- EXISTING TREE PROTECT FROM CONSTRUCTION
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 5 GALLON
- NERIUM OLEANDER 'PETITE PINK' 5 GALLON
- 1/2" SCREENED (MATCH EXISTING) DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

CITY OF SURPRISE NOTES:

ALL IRRIGATION PIPE SHALL BE PURPLE AS REQUIRED BY SURPRISE GUIDELINES.

ALL TREES SHALL HAVE A MINIMUM CALIPER SIZE AS PER ANA SPECIFICATION FOR THE CONTAINER SIZE SPECIFIED.

ALL TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE CITY OF SURPRISE STANDARD TREE PLANTING DETAIL.

ALL LANDSCAPE SHALL BE A MINIMUM OF 5 FT. AWAY FROM ANY HYDRANT, METER OR VAULT.

TREE ROOT BARRIERS SHALL BE INSTALLED ON ALL TREES WITHIN 10 FT. OF SIDEWALKS, CURBS OR PAVEMENT. INSTALL PER DETAIL8-14

PROVIDE WATER BASINS AROUND TREES AS SHOWN IN SEC. 6, PG. 113 CITY OF SURPRISE LANDSCAPE DESIGN GUIDELINES.

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmcqueen@tjmla.net

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GOODWILL

S.W.C. GREENWAY AND COTTON LANE
SURPRISE, ARIZONA

JOB NO: 1675910-01
PROJECT MGR: S. PUENTE
DRAWN BY: S. PUNETE
CHECKED BY: J. KOSKI

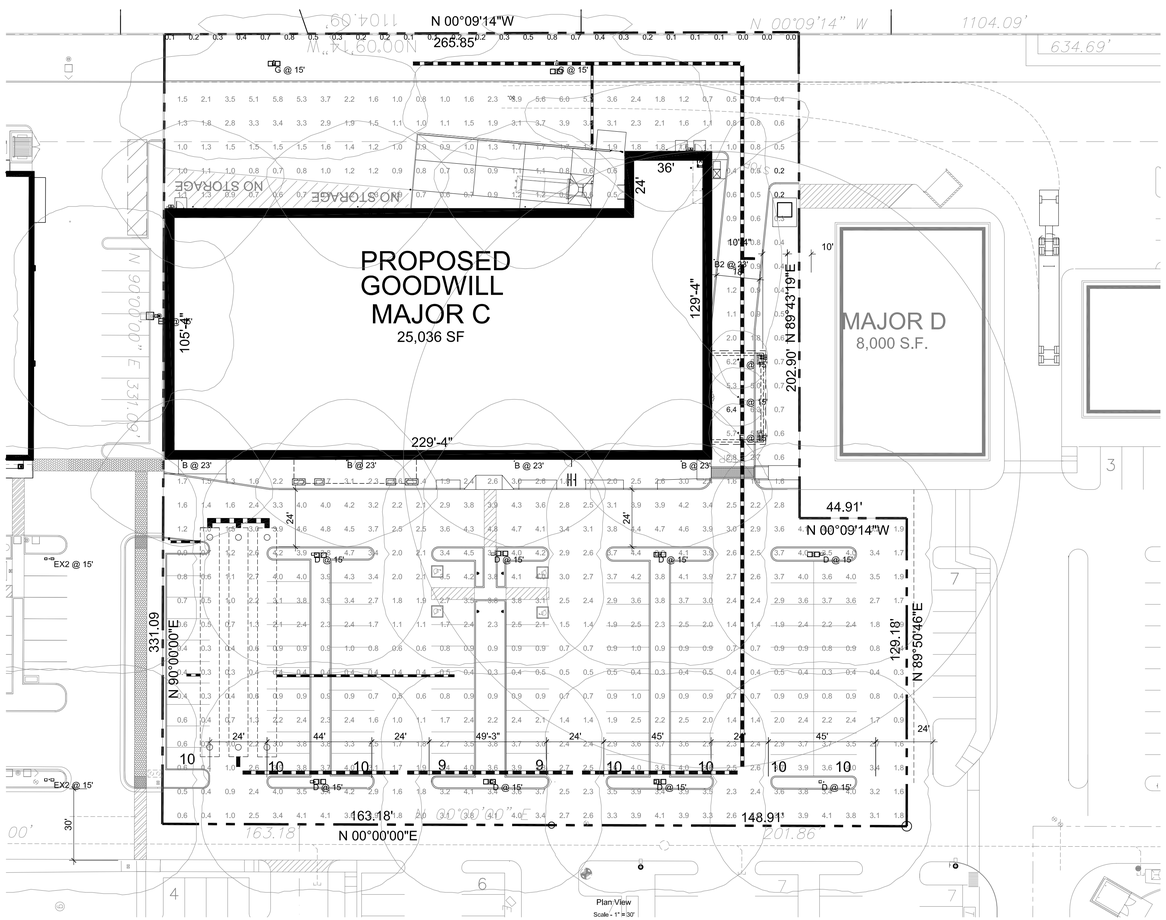
NO.	REVISION	DATE

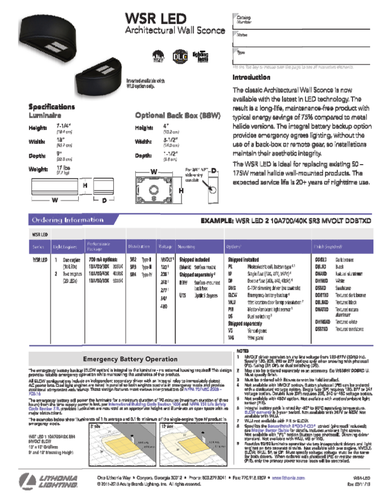
SHEET TITLE:
LANDSCAPE PLAN

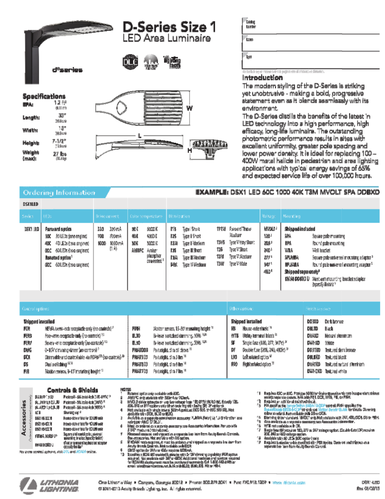
REGISTERED LANDSCAPE ARCHITECT 27166 TIMOTHY J. McQUEEN Date Signed 04.26.16 ARIZONA, U.S.A. EXPIRES 06/30/2017

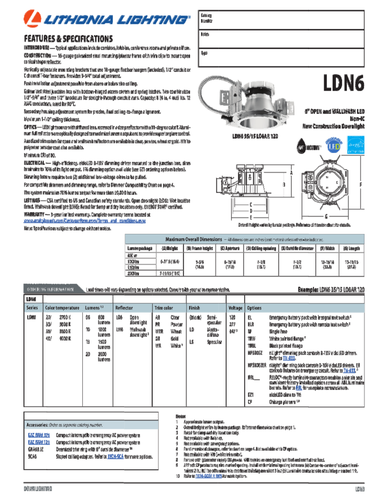
La.01

ISSUE DATE: 04.26.16









Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B	7	Lithonia Lighting	WSR LED 2 10A700/30K SR3 MVOLT	WSR LED WITH 1 MODULE, 20 LED's, 700mA DRIVER, 3000K COLOR TEMPERATURE, TYPE 3 LENS	LED	1	WSR_LED_2_10A700_30K_SR3_MVOLT.ies	3422	0.9	47
	D	8	Lithonia Lighting	DSX1 LED 60C 700 30K T5M MVOLT	DSX1 LED with 60 LEDs @ 700 mA , 3000K, TYPE 5 MEDIUM OPTICS	LED	1	DSX1_LED_60C_700_30K_T5M_MVOLT.ies	15879	0.9	131
	CE	2	Lithonia Lighting	DSX1 LED 60C 700 30K TFTM MVOLT EXISTING FIXTURE	DSX1 LED with 60 LEDs @ 700 mA , 3000K, TYPE FORWARD THROW MEDIUM OPTICS	LED	1	DSX1_LED_60C_700_30K_TFTM_MVOLT.ies	14895	0.9	262
	DE	1	Lithonia Lighting	DSX1 LED 60C 700 30K TFTM MVOLT EXISTING FIXTURE	DSX1 LED with 60 LEDs @ 700 mA , 3000K, TYPE FORWARD THROW MEDIUM OPTICS	LED	1	DSX1_LED_60C_700_30K_TFTM_MVOLT.ies	14895	0.9	131
	B2	2	Lithonia Lighting	WSR LED 2 10A700/30K SR2 MVOLT	WSR LED WITH 1 MODULE, 20 LED's, 700mA DRIVER, 3000K COLOR TEMPERATURE, TYPE 2 LENS	LED	1	WSR_LED_2_10A700_30K_SR2_MVOLT.ies	3352	0.9	47
	F	3	Lithonia Lighting	LDN6 30/20 LW6AR	2000LM 80CRI 3000K 6" LED COMMERCIAL WALL WASH	LED	1	LDN6_30_20_LW6AR.ies	2080	0.9	35.09

NORTH

1 PHOTOMETRIC SITE PLAN

SCALE: 1" = 50'-0"

PROJECT DESCRIPTION:
DEVELOP A NEW RETAIL BUILDING WITH PARTIAL SITE ACCESS FROM EXISTING DRIVES AND INFRASTRUCTURE.

ZONING: PAD- SIERRA MONTANA , C-2 COMMUNITY COMMERCIAL

ASSESORS PARCEL NO: TO BE DETERMINED BY FINAL PLAT

PROPOSED GROSS SITE AREA : LOT 6A 2.162 ACRES (94,178 S.F.)

GROSS OVERALL COMMERCIAL SITE AREA: 18.82 ACRES(516,965 S.F.)

TOTAL SITE AREA REMAINING UNDEVELOPED: 14.50 ACRES (631,948 S.F.)

TOTAL NEW BUILDING AREA: 25,036 S.F.

LOT COVERAGE: 25%

TOTAL NEW BUILDING AREA THIS PHASE (GOODWILL) = 25,036 S.F.
CONSTRUCTION TYPE: VB
BUILDING HEIGHT : 34'-0"

EXISTING PARKING: NOT A PART OF THIS PROJECT

PARKING REQUIRED PER CITY OF SURPRISE THIS PROJECT.
GOODWILL : 25,036 / 300 = 84 SPACES

PARKING PROVIDED:
GOODWILL = 88 SPACES INCLUDES 4 ACCESSIBLE SPACES

SITE PLAN DATA

ARCHICON
Architecture & Interiors, L.C.
5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
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FAX (602) 279-4305
www.ARCHICON.COM

GOODWILL
at SIERRA MONTANA CROSSING
S.W.C. GREENWAY AND COTTON LANE
SURPRISE, ARIZONA

JOB NO: 1675910-01
PROJECT MGR: S. PUENTE
DRAWN BY: S. PUNETE
CHECKED BY: J. KOSKI

NO.	REVISION	DATE

SHEET TITLE:
PHOTOMETRIC PLAN

REGISTERED ARCHITECT
23519
JERE W. PLANCK
DATE SIGNED 04-25-16
ARIZONA U.S.A.
EXPIRES: 12/31/2018

PH-1

ISSUE DATE: APRIL 25, 2016

Apr 25, 2016 - 2:30pm Squiff K:\1675910-01 - Simon CRE - Goodwill Cotton Lane & Greenway\Architecture\CD\PH-1.dwg Layout Name: PH-1

A REPLAT OF LOT 6 OF THE "REPLAT OF LOT 1 OF THE FINAL PLAT FOR SIERRA MONTANA CROSSING" AS RECORDED IN BOOK 1226, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
} ss
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS: THAT COTTON GREENWAY PARTNERS, LLC, ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "A REPLAT OF LOT OF THE REPLAT OF LOT 1 OF THE FINAL PLAT FOR SIERRA MONTANA CROSSING" AS RECORDED IN BOOK 1226, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA" AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "A REPLAT OF LOT OF THE REPLAT OF LOT 1 OF THE FINAL PLAT FOR SIERRA MONTANA CROSSING" AS RECORDED IN BOOK 1226, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL SEWER LINES, MANHOLES AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE SEWER LINES AND MANHOLES.

OWNER HEREBY GRANTS TO THE PUBLIC A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS AND PARKING TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

ANY PARTY WITH RIGHTS TO ANY WATER OR SEWER EASEMENT THAT OVERLAPS ANOTHER WATER OR SEWER EASEMENT SHALL HAVE THE RIGHT TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND UTILIZE THE WATER/SEWER LINES/WATER METERS IN SUCH EASEMENTS THAT OVERLAP IN AN EMERGENCY SITUATION WITHOUT THE CONSENT OF ALL PARTIES WITH RIGHTS TO SUCH EASEMENTS IN SUCH AREAS THAT OVERLAP IN A NON-EMERGENCY SITUATION ALL PARTIES SHALL CONSENT PRIOR TO ALLOWING ANY OTHER PARTY TO PERFORM ANY INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, OR REPLACEMENT WORK WITHIN THE EASEMENT.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, PERPETUAL WATER EASEMENTS ("EASEMENTS") AS DESCRIBED IN THE PLAT ARE GRANTED TO EPCOR WATER ARIZONA INC, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE") TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN, GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2016.

COTTON GREENWAY PARTNERS, LLC

BY: _____

ITS: _____

RELEASE OF LIABILITY

COTTON GREENWAY PARTNERS, LLC, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY.

NOTICE OF INTER-GOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

NOTICE OF SIERRA MONTANA CROSSINGS DEVELOPMENT AGREEMENT

FORTIS REAL ESTATE INVESTMENTS, L.L.C., ENTERED INTO THE SIERRA MONTANA DEVELOPMENT AGREEMENT DATED AUGUST 15, 2002 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON AUGUST 15 2002, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT DOCKET NO. 2002-0834169. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DECLARATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT COTTON GREENWAY PARTNERS, LLC, 6920 E. SHEA BOULEVARD, SUITE 203, SCOTTSDALE, ARIZONA, 85254, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 2016.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA

BY: _____
CHRISTINE CAIN
ITS: PROPERTY & CONTRACTS SUPERVISOR

ATTEST:

BY: _____
GLEN VORTHERMS
ITS: ASSISTANT SECRETARY

COTTON GREENWAY PARTNERS, LLC

BY: _____
_____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} ss
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2016 BY _____, IN THEIR AFOREMENTIONED CAPACITIES ON BEHALF OF COTTON GREENWAY PARTNERS, LLC.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC

NOTES

1. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND.

2. ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.

3. ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.

4. A PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN PRIVATE UTILITIES, PRIVATE FACILITIES, COMMON AREA LANDSCAPING AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE FOR SUCH AREAS.

5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF SURPRISE.

6. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100 YEAR – 2 HOUR STORM EVENT. OWNER(S) OF ANY EXISTING BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.

7. ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.

8. A VEHICULAR AND PEDESTRIAN CROSS ACCESS EASEMENT IS HEREBY CREATED AMONGST LOT 6A THROUGH 7A, AND ANY FUTURE SUBDIVISIONS THEREOF.

9. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

10. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

11. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

12. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

13. THE MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PRESENT OWNERS AND/OR OWNER'S ASSOCIATION.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

CORRECTED PLAT FOR "SIERRA MONTANA PARCEL 16" RECORDED IN BOOK 640 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS

FINAL PLAT FOR "SIERRA MONTANA CROSSINGS" RECORDED IN BOOK 974 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS

REPLAT FOR "LOT 1 SIERRA MONTANA CROSSINGS" RECORDED IN BOOK 1226 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1183 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

SURVEYORS NOTES

1. THE BASIS OF BEARING IS THE MONUMENT LINE OF COTTON LANE, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11, USING A BEARING OF SOUTH 89 DEGREES 43 MINUTES 39 SECONDS WEST, PER THE PLAT OF SIERRA MONTANA CROSSINGS, RECORDED IN BOOK 974 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

2. ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER C1406687-347-MC, DATED AUGUST 14, 2014.

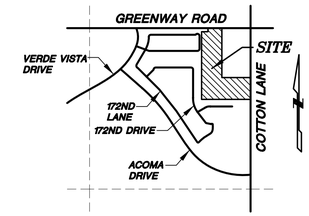
ACKNOWLEDGMENT

STATE OF ARIZONA }
} ss
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2016 BY _____, IN THEIR AFOREMENTIONED CAPACITIES ON BEHALF OF COTTON GREENWAY PARTNERS, LLC.

MY COMMISSION EXPIRES

_____
NOTARY PUBLIC



VICINITY MAP

NOT TO SCALE

DESCRIPTION

LOT 6 OF THE REPLAT OF LOT 1 OF THE "FINAL PLAT FOR SIERRA MONTANA CROSSING" AS RECORDED IN BOOK 1226, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA.

AREA

LOT NO.	AREA
LOT 6A	94,178 SQ. FT. 2.162 ACRES
LOT 7A	140,082 SQ. FT. 3.216 ACRES
TOTAL	234,260 SQ. FT. 5.378 ACRES

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
21415 N. 23RD AVENUE
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: DAVID S. KLEIN

OWNER

COTTON GREENWAY PARTNERS, LLC
c/o WINFIELD LEE INVESTMENTS
6920 E. SHEA BOULEVARD, SUITE 203
SCOTTSDALE, AZ 85254

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2016, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.
THIS _____ DAY OF _____, 2016.

_____
MAYOR DATE

ATTEST:

_____
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APRIL 25, 2016
DAVID S. KLEIN
R.L.S. 42137
21415 N. 23RD AVENUE
PHOENIX, AZ 85027

-FOR REVIEW-
NOT FOR CONSTRUCTION OR RECORDING

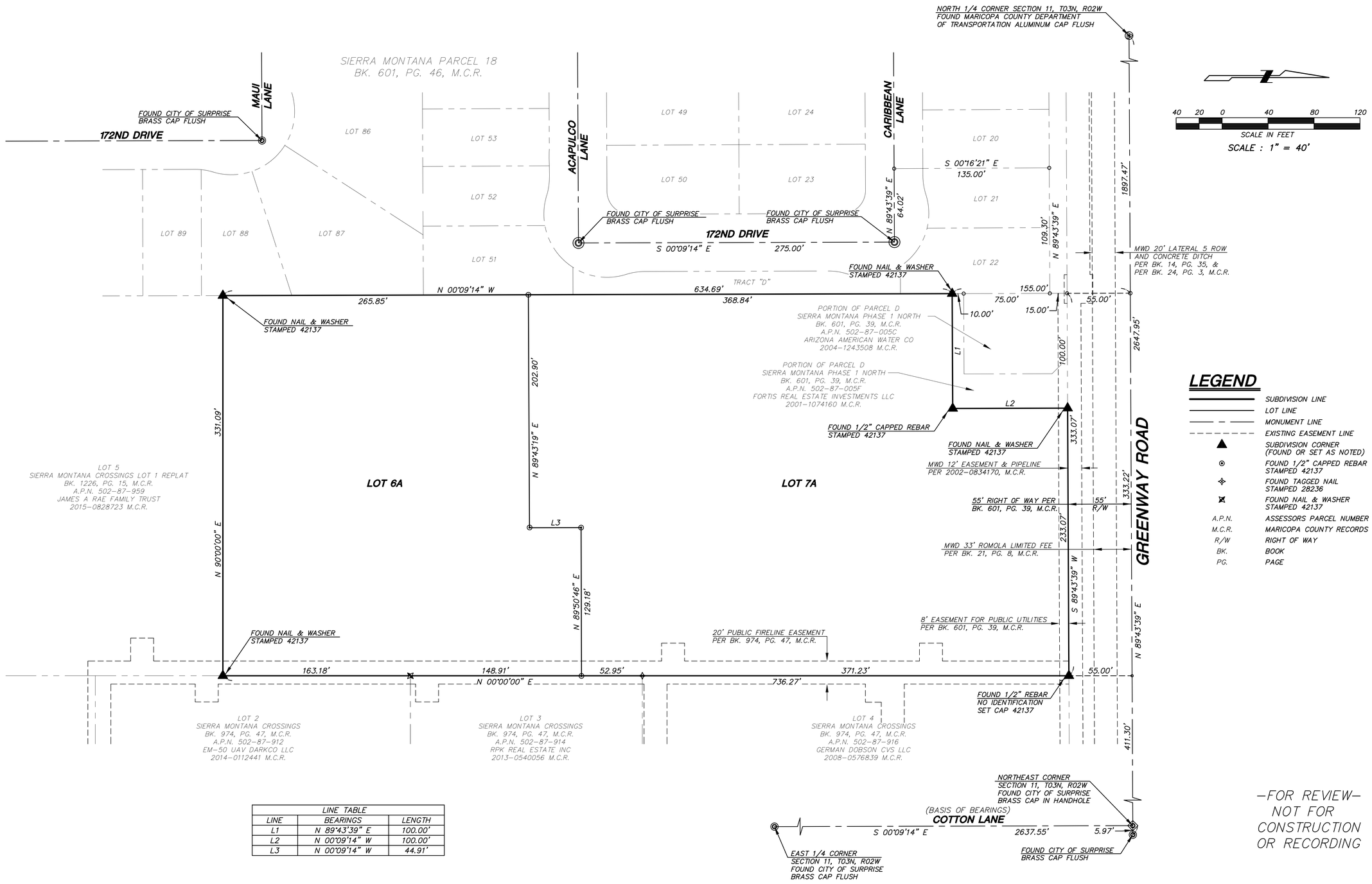
A REPLAT OF LOT 6 OF A REPLAT OF LOT 1 PLAT OF THE FINAL PLAT FOR SIERRA MONTANA CROSSING
SURPRISE, ARIZONA

21415 N. 23rd Avenue, Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

DWN: GBF CHK: DK
SHEET 1 OF 2
DATE: 4/25/16
JOB NO.: 151245

A REPLAT OF LOT 6 OF THE "REPLAT OF LOT 1 OF THE FINAL PLAT FOR SIERRA MONTANA CROSSING" AS RECORDED IN BOOK 1226, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 89°43'39" E	100.00'
L2	N 00°09'14" W	100.00'
L3	N 00°09'14" W	44.91'

LEGEND

- SUBDIVISION LINE
- LOT LINE
- MONUMENT LINE
- EXISTING EASEMENT LINE
- ▲ SUBDIVISION CORNER (FOUND OR SET AS NOTED)
- ⊙ FOUND 1/2" CAPPED REBAR STAMPED 42137
- ✧ FOUND TAGGED NAIL STAMPED 28236
- ⊠ FOUND NAIL & WASHER STAMPED 42137
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE

–FOR REVIEW–
NOT FOR
CONSTRUCTION
OR RECORDING

A REPLAT OF LOT 6 OF THE "REPLAT OF LOT 1 PLAT OF THE FINAL PLAT FOR SIERRA MONTANA CROSSING"
SURPRISE, ARIZONA

21415 N. 23rd Avenue, Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

DWN: GBF CHK: DK
SHEET 2 OF 2
DATE: 4/25/16
JOB NO.: 151245

Goodwill at Sierra Montana Crossings

Planning and Zoning Commission

June 16, 2016

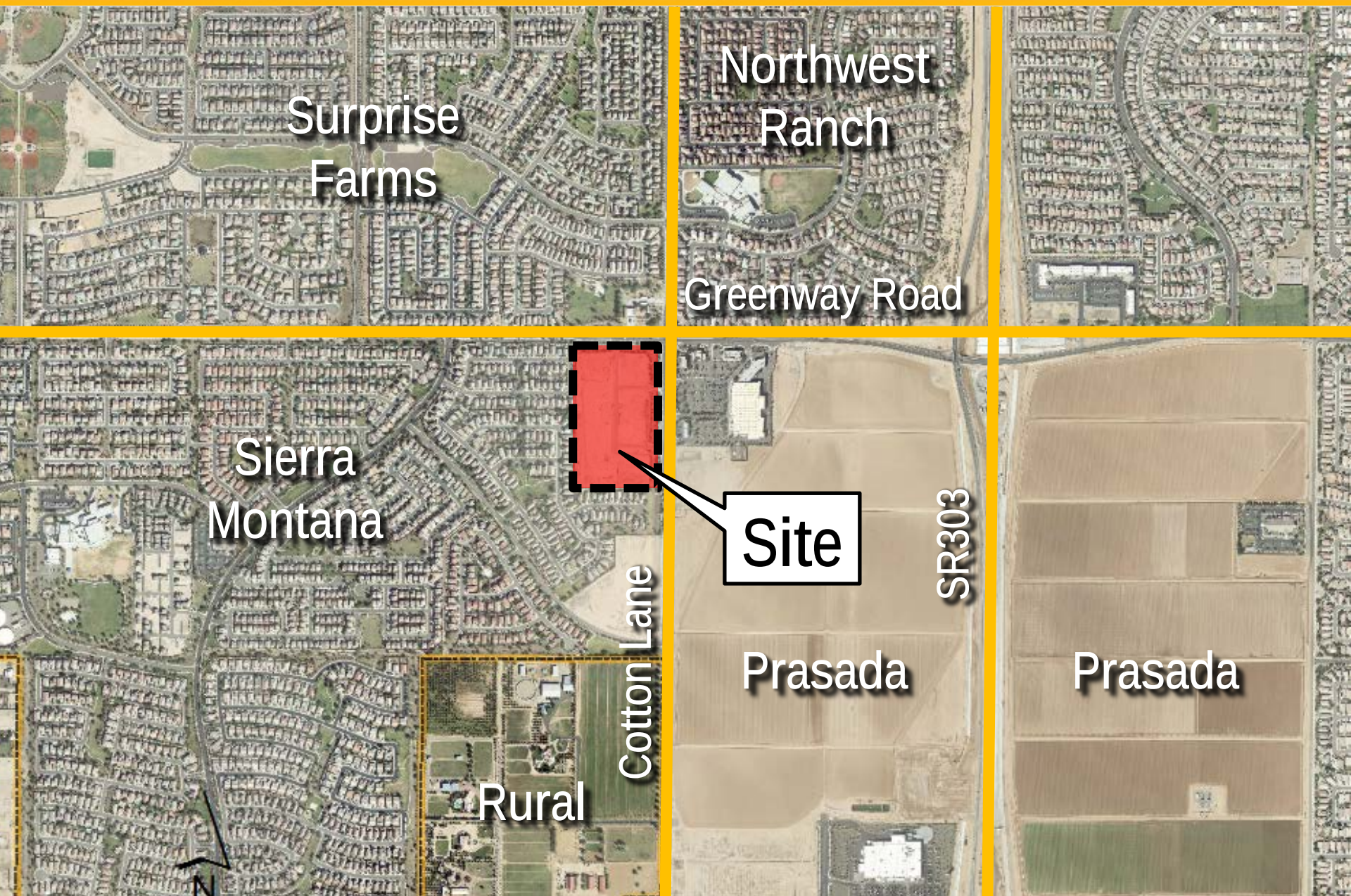
SURPRISE
ARIZONA

VICINITY MAP 1

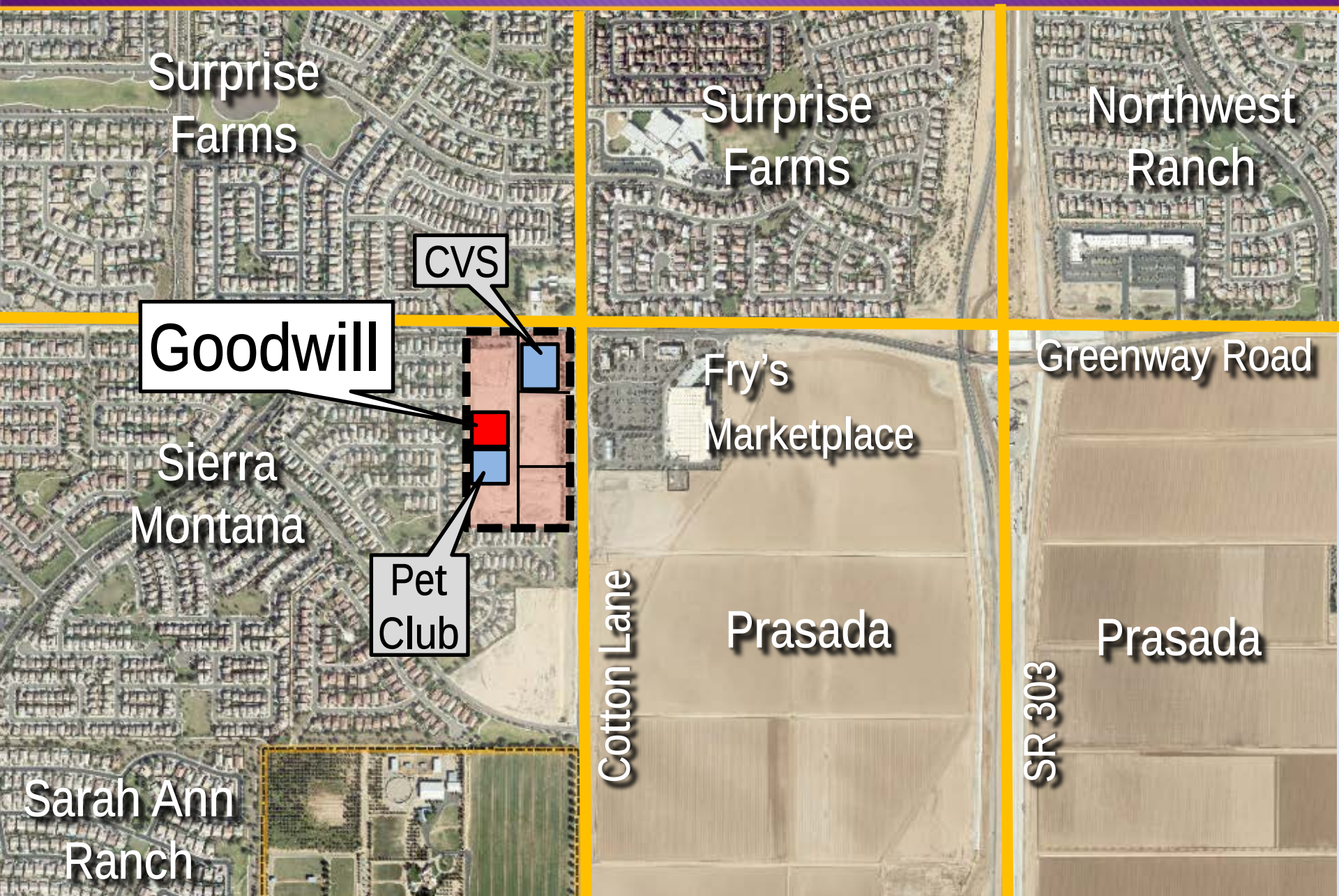
SURPRISE
ARIZONA

VICINITY MAP

SURPRISE
ARIZONA

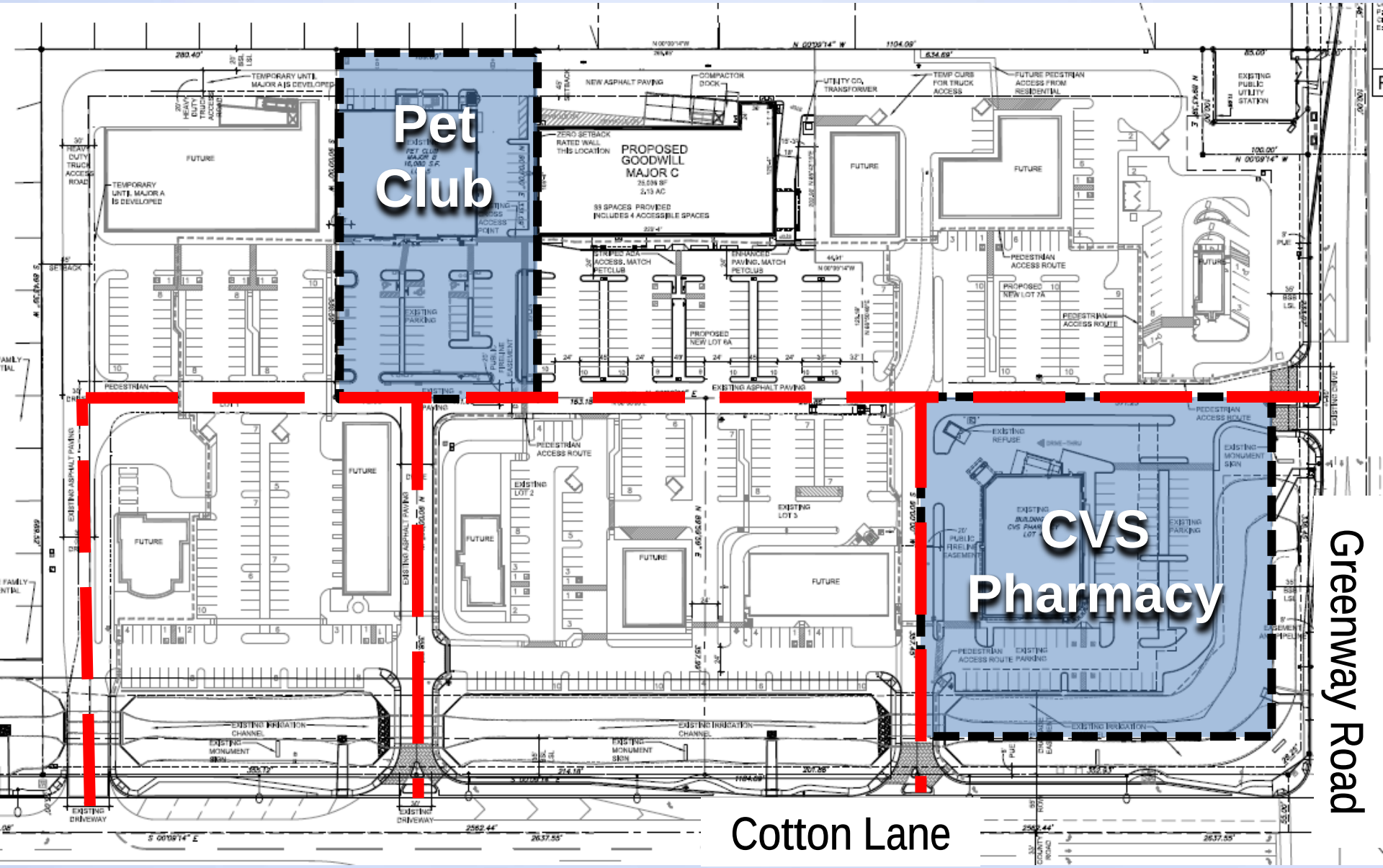


VICINITY MAP



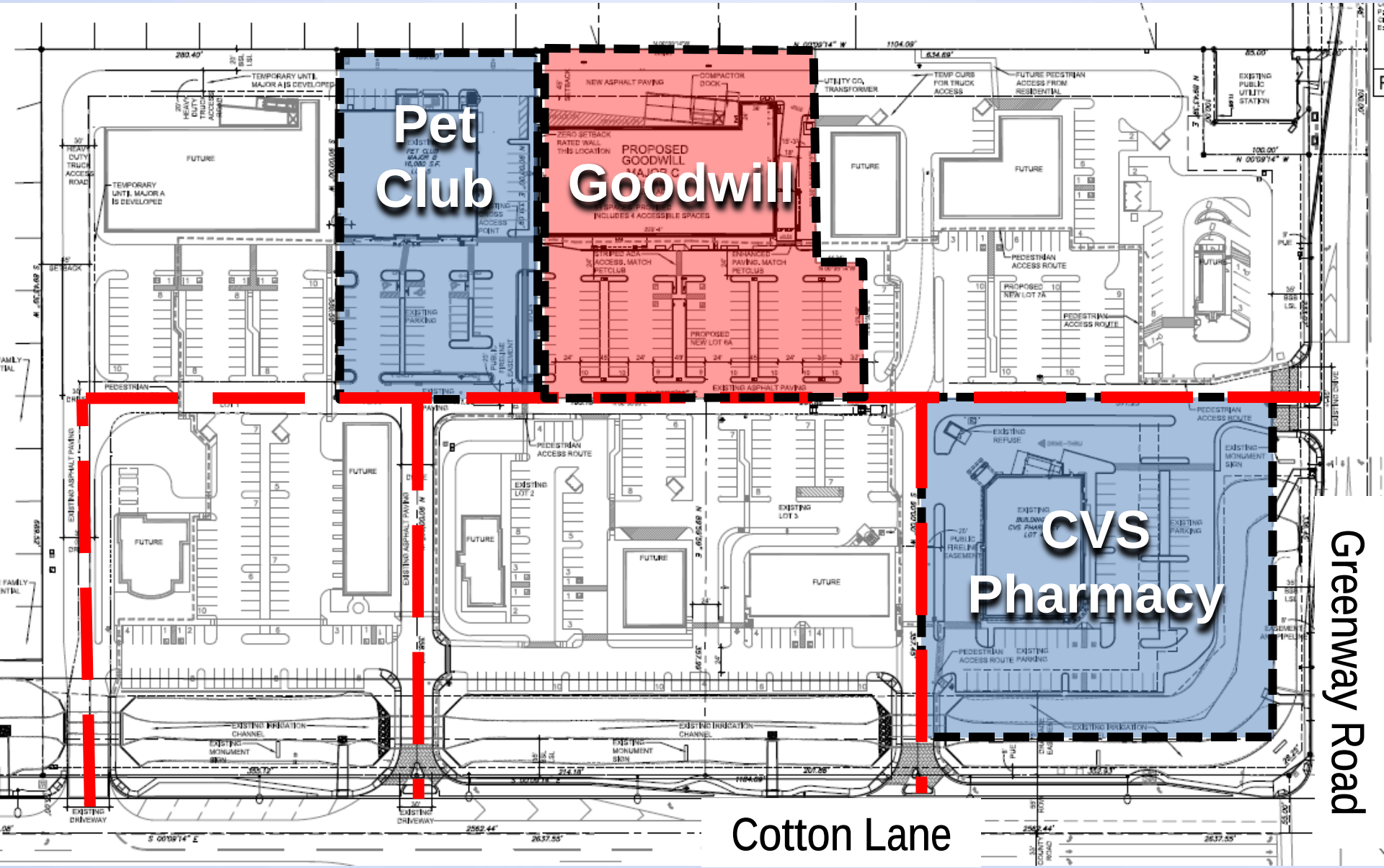
MASTER SITE PLAN - EXISTING

SURPRISE
ARIZONA



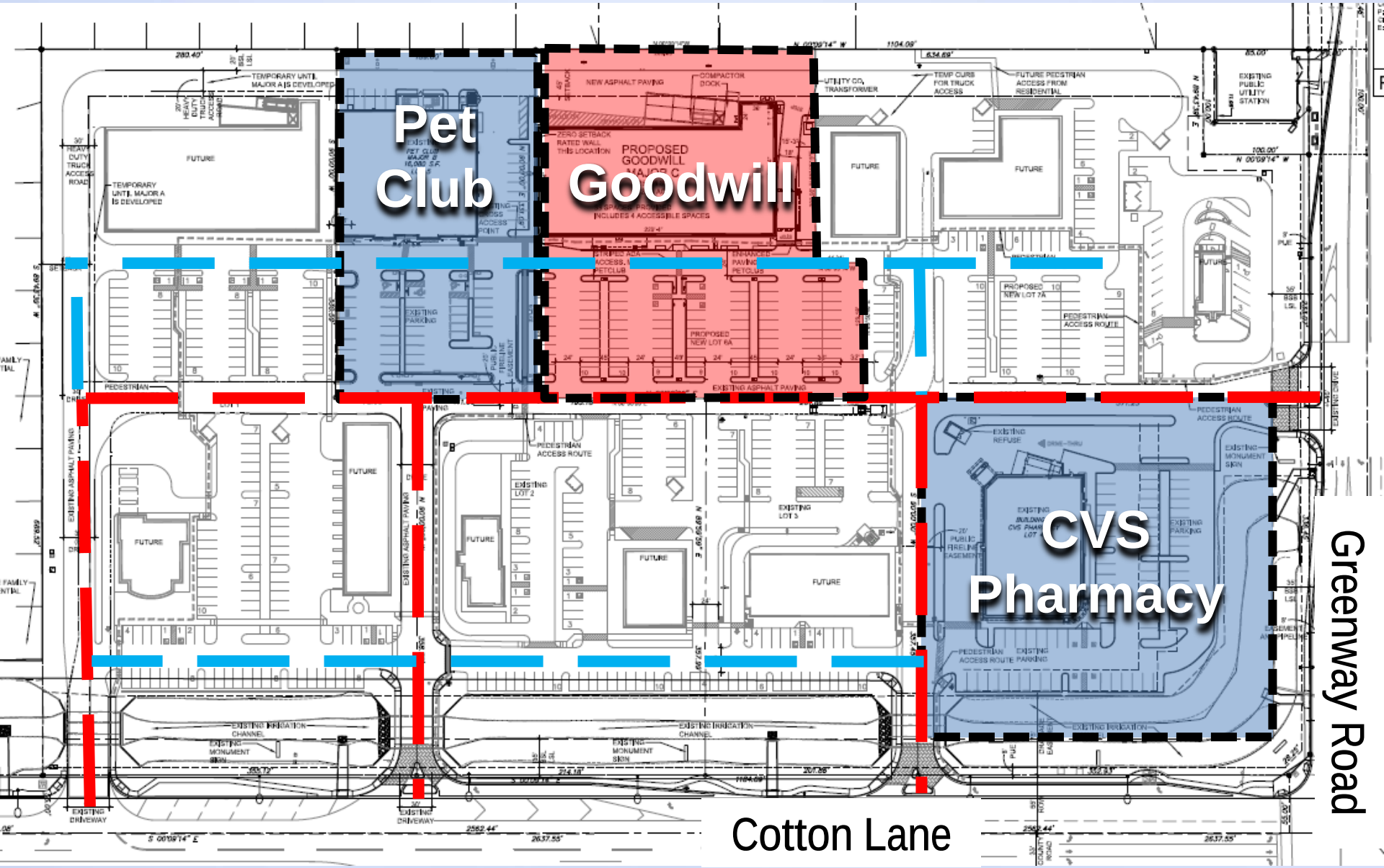
MASTER SITE PLAN - PROPOSED

SURPRISE
ARIZONA



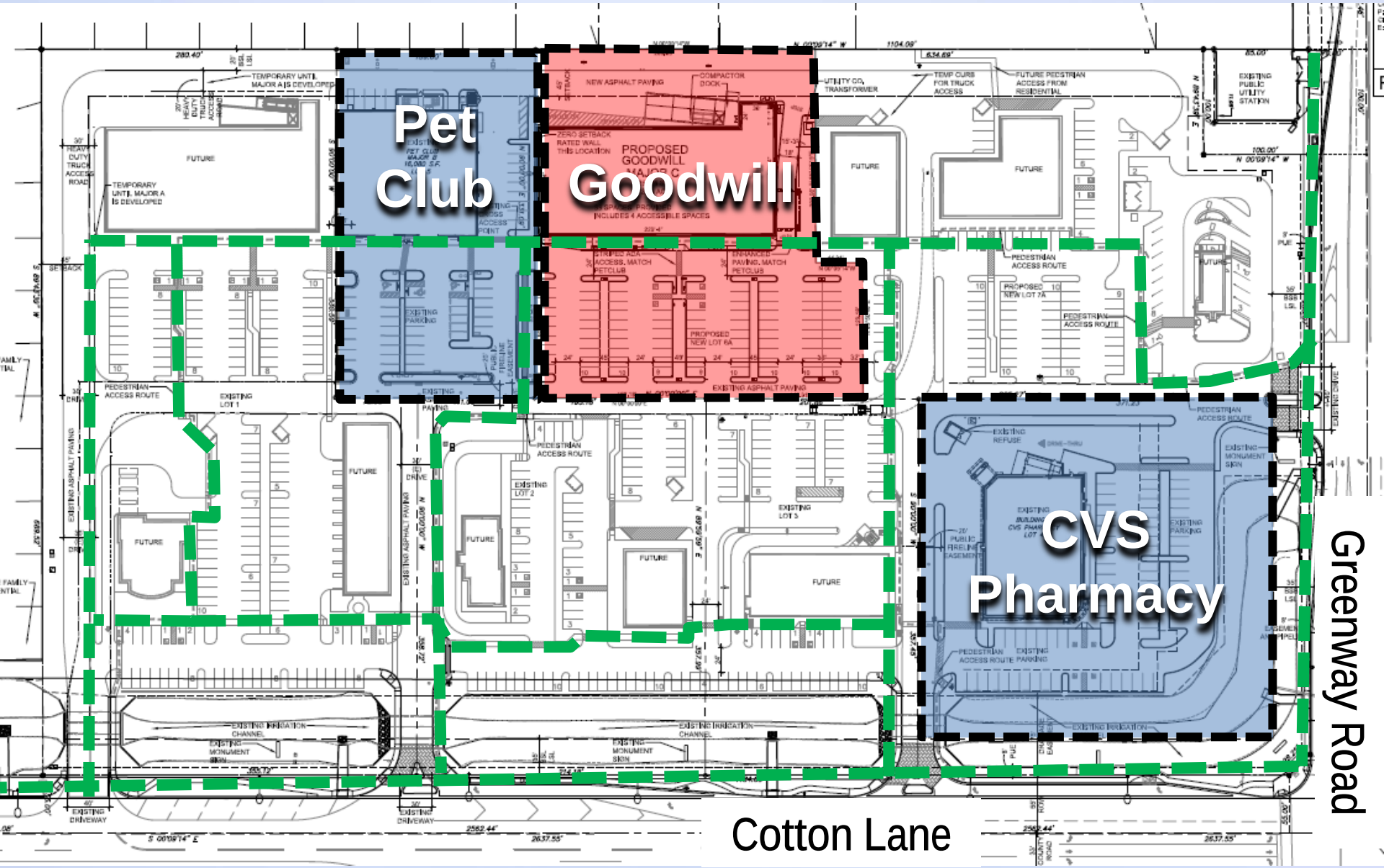
MASTER SITE PLAN - FUTURE

SURPRISE
ARIZONA



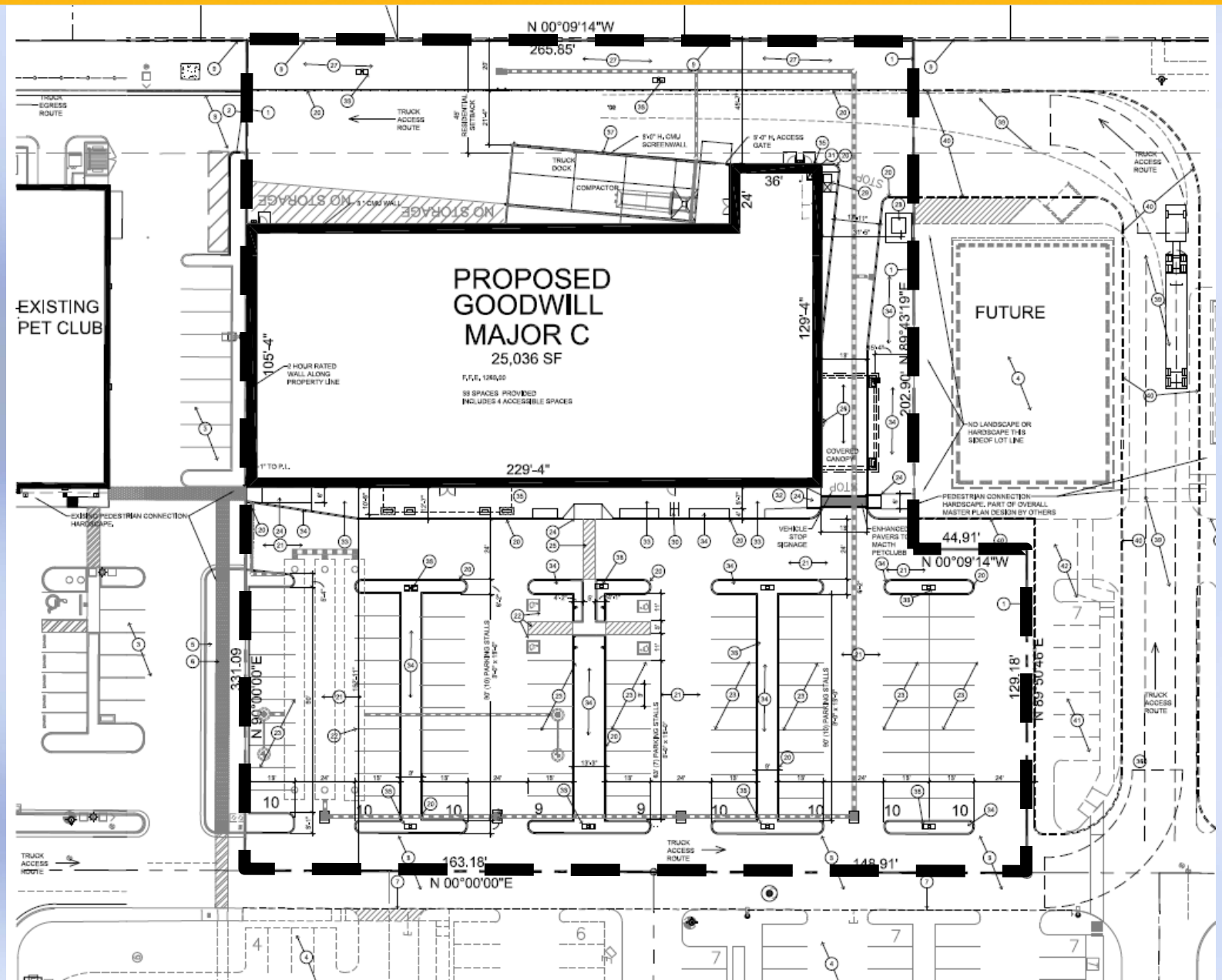
MASTER SITE PLAN - PEDESTRIAN

SURPRISE
ARIZONA



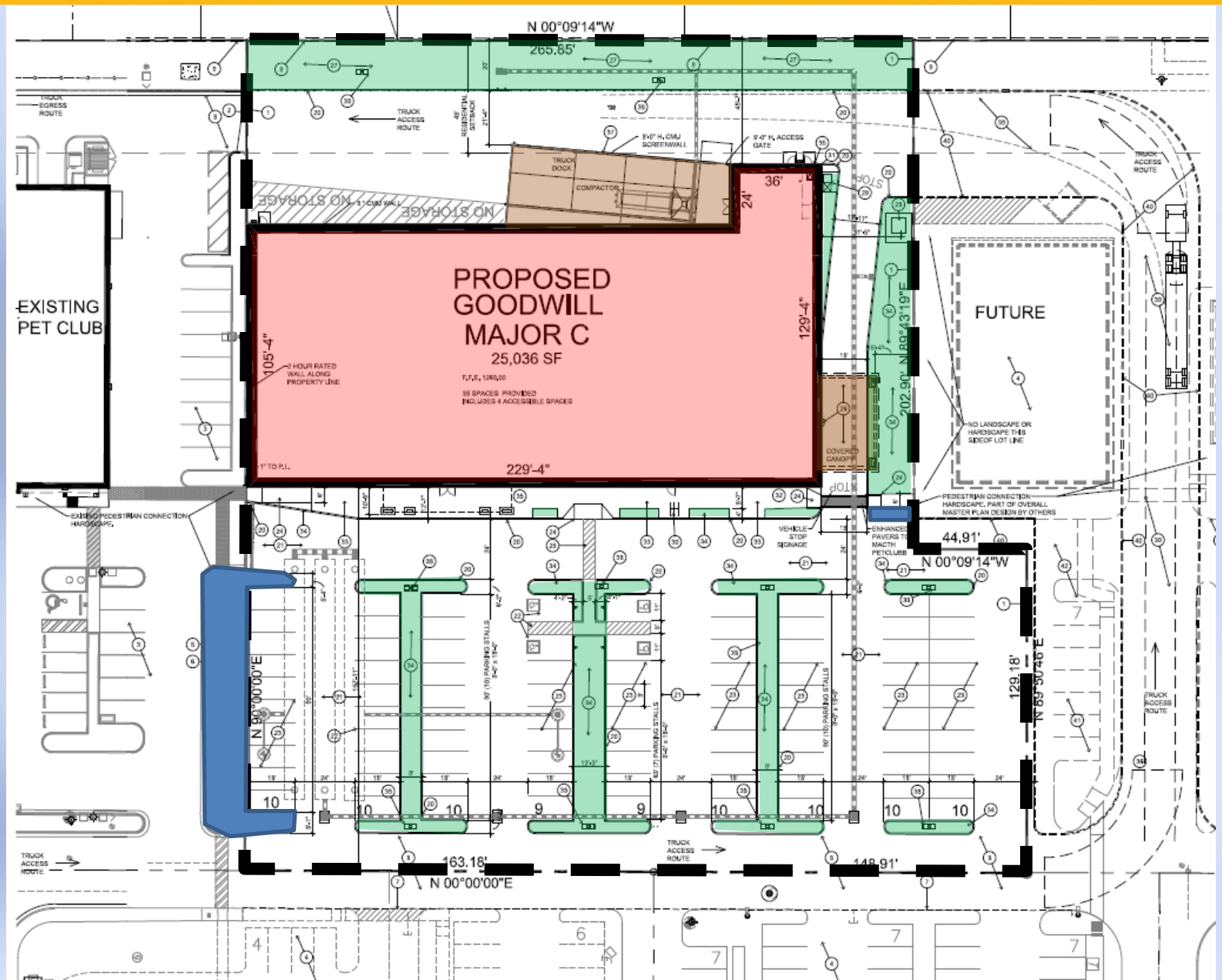
SPECIFIC SITE PLAN

SURPRISE
ARIZONA



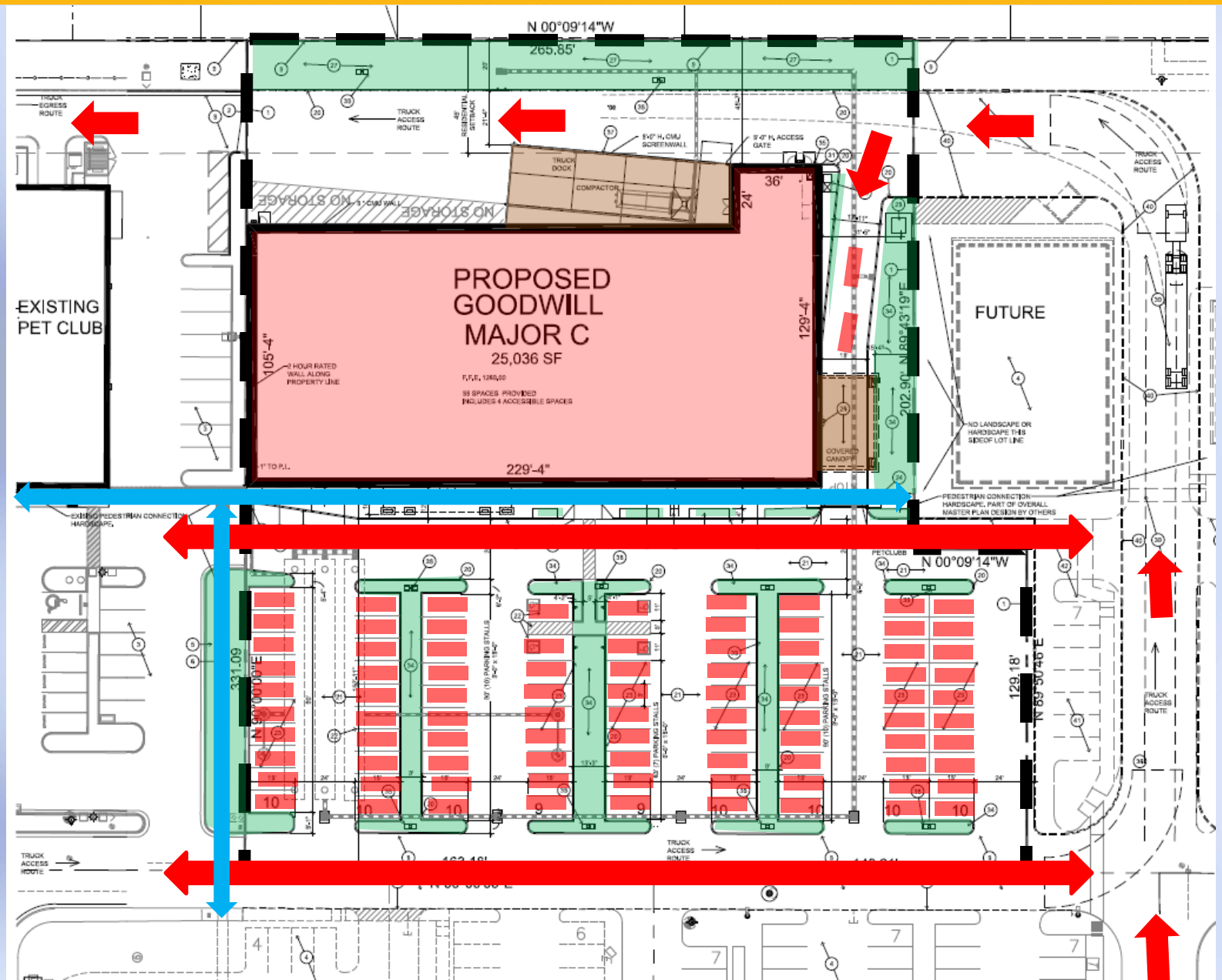
SPECIFIC SITE PLAN

SURPRISE
ARIZONA



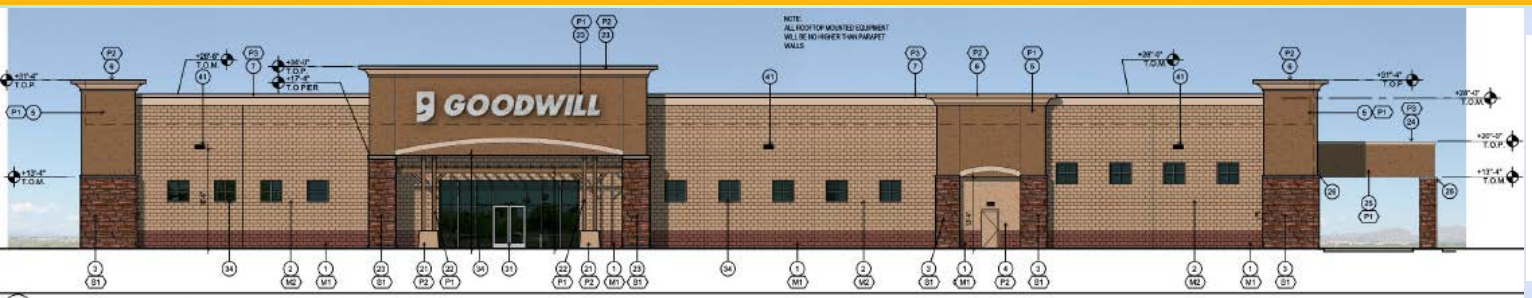
SPECIFIC SITE PLAN

SURPRISE
ARIZONA



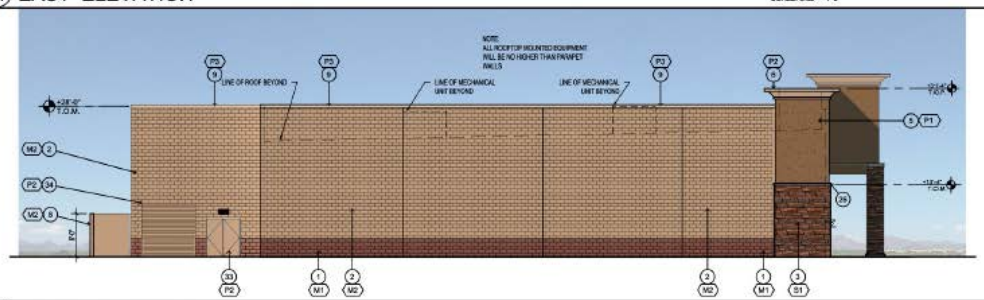
ELEVATIONS

SURPRISE
ARIZONA



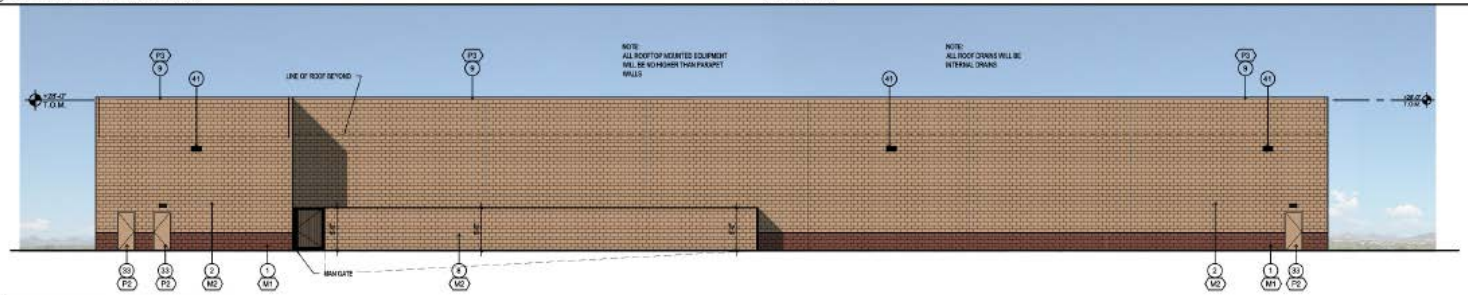
1 EAST ELEVATION

Eastern / Front Elevation



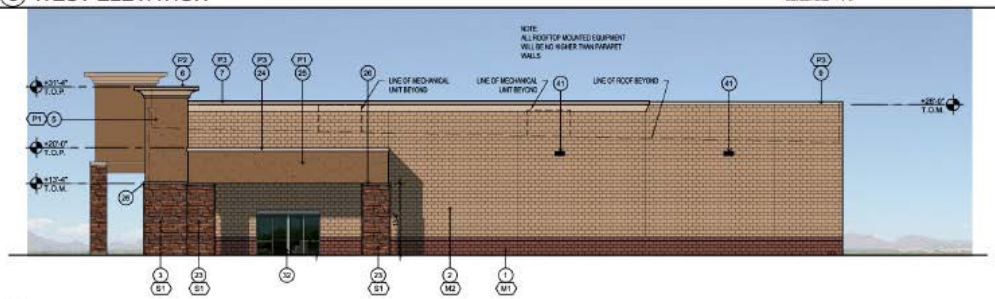
2 SOUTH ELEVATION

Southern Elevation



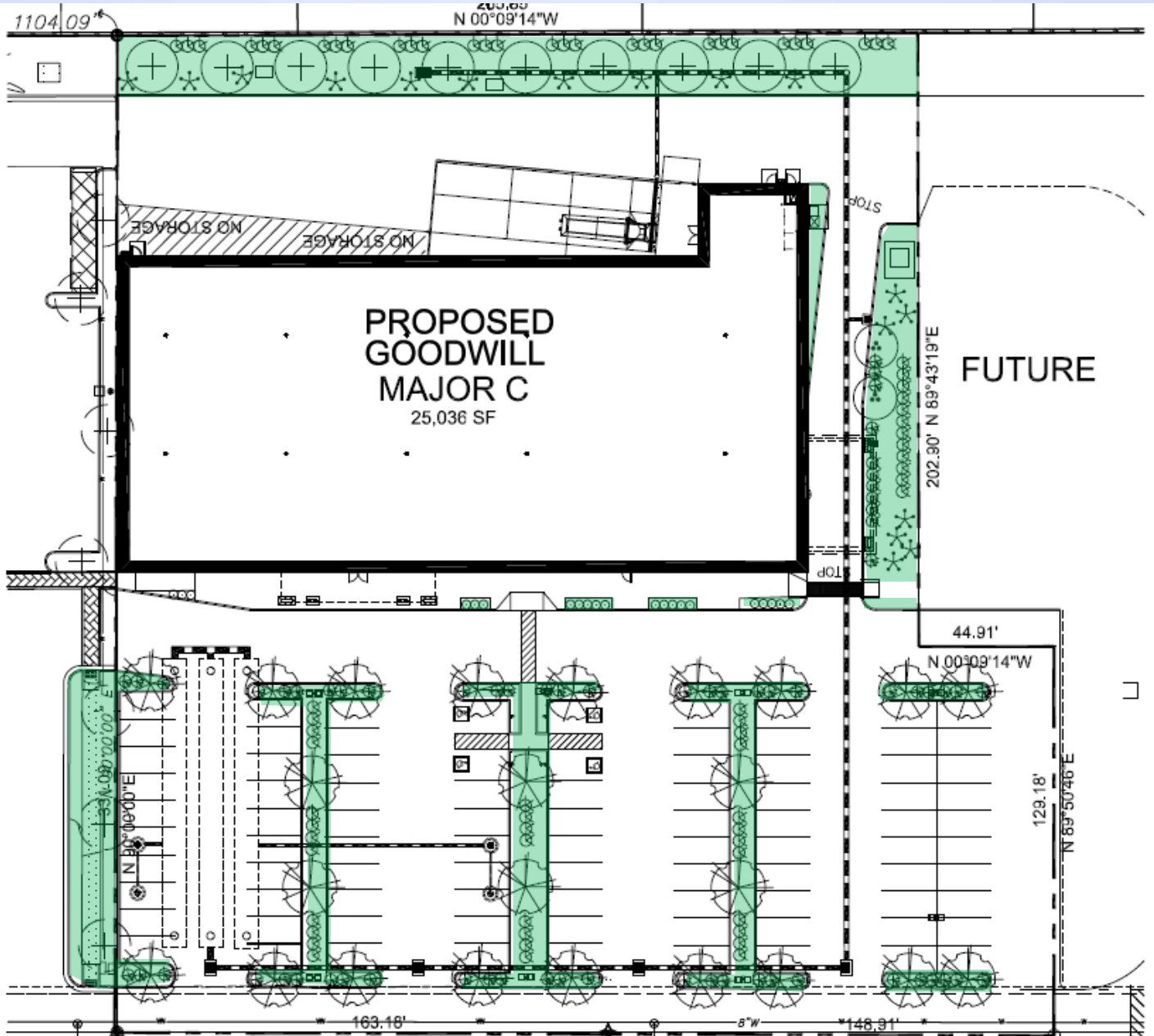
3 WEST ELEVATION

Western / Rear Elevation



Northern Elevation

LANDSCAPE


N 00°09'14"W
NO STORAGE
NO STORAGE
PROPOSED
GOODWILL
MAJOR C
25,036 SF
FUTURE
202.90' N 89°43'19"E
44.91'
N 00°09'14"W
129.18'
N 89°50'46"E
163.18'
148.91'

SURPRISE
ARIZONA

Questions or Comments?

CITY OF SURPRISE
Planning and Zoning Commission

June 16, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 16, 2016	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action regarding a Major Site Plan Amendment for 3 Minute Express Car Wash.

Motion:

I move to approve a Major Site Plan Amendment for 3 Minute Express Car Wash subject to stipulations 'a' through 'f' as listed in the staff report.

Background:

The Planning and Zoning Commission approved a Conditional Use Permit for a car wash on the subject property. The owners now seek revisions to the site layout and elevations.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- 00 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Staff Report
- 01 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Vicinity Map
- 02 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Case Map
- 03 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Project Narrative
- 04 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Noise Report
- 05 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Proposed Site Plan
- 06 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Approved Site Plan

- ☐ 07 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Proposed Landscape Plan
- ☐ 08 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Approved Landscape Plan
- ☐ 09 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Proposed Elevations 1 of 2
- ☐ 09 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Proposed Elevations 2 of 2
- ☐ 10 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Approved Elevations
- ☐ 11 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Proposed Color and Material Palette
- ☐ 12 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Proposed Sign Package
- ☐ 13 - FS16-052 - 3 Minute Express Car Wash - Site Plan - LAFB Comments
- ☐ 14 - FS16-052 - 3 Minute Express Car Wash - Site Plan - ADOT Comments
- ☐ 15 - FS16-052 - 3 Minute Express Car Wash - Site Plan - MWD Comments
- ☐ 16 - FS16-052 - 3 Minute Express Car Wash - Site Plan - Presentation

---

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Robert Kuhfuss, Planner II
Eric Fitzer, Director

MAJOR SITE PLAN AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS16-052**
Project Name:	3-Minute Express Car Wash
Council District:	4
Meeting Date:	**June 16, 2016**
Planner:	Robert H. Kuhfuss, AICP

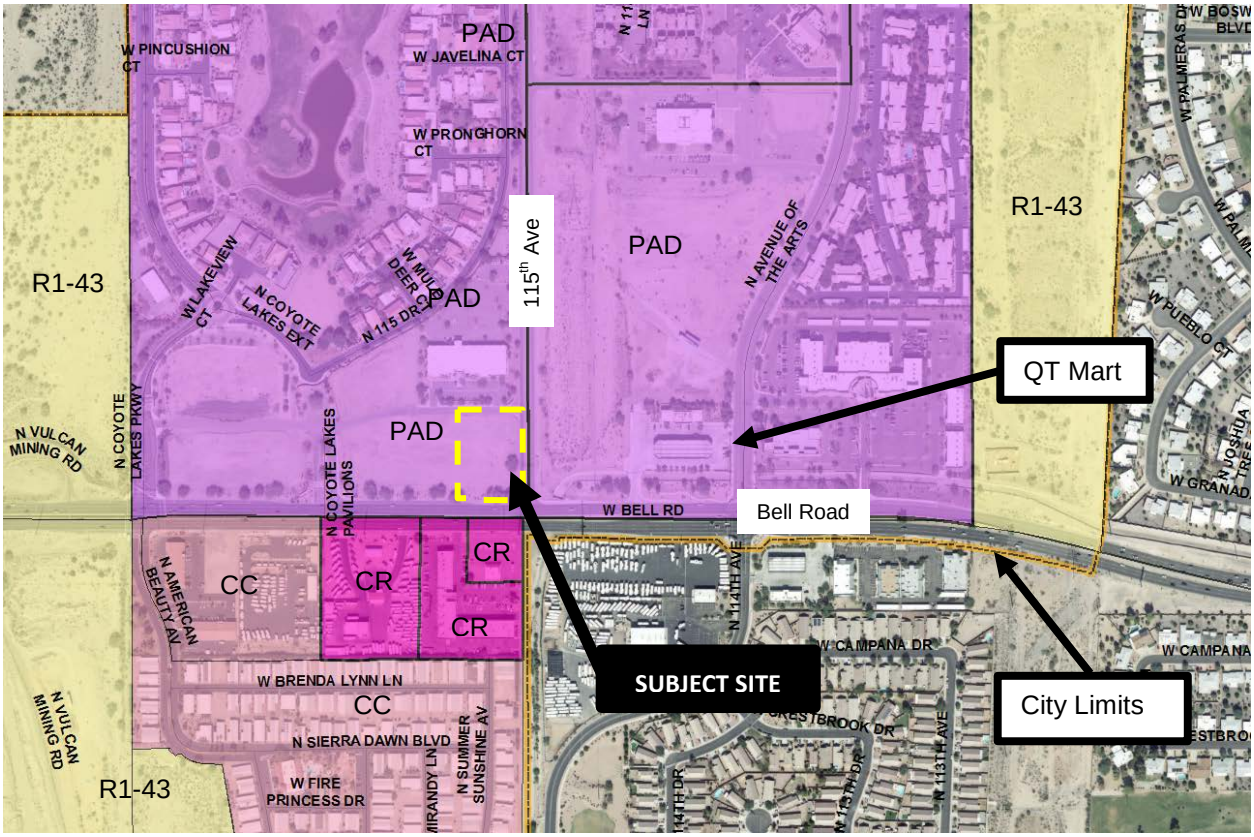
Owner:	3 Minute Surprise, LLC
Applicant:	James Day of James Day & Associates on behalf of 3 Minute Express Car Wash and 3 Minute Surprise, LLC
Request:	Major Site Plan Amendment
Site Location:	Northwest corner of 115th Avenue and Bell Road
Site Size:	1.37 gross acres (approx.)
Density:	N/A
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known
Staff Recommendation:	Staff recommends the Commission **approve** the proposed Major Site Plan Amendment, subject to stipulations ‘a’-‘f’.

Project Description:

James Day of James Day & Associates on behalf of 3 Minute Express Car Wash and 3 Minute Surprise, LLC, seeks approval of a Major Site Plan Amendment for the purpose of addressing certain site plan and elevation revisions. The applicant does not seek any new entitlements and the existing Conditional Use Permit (CUP) previously approved by the Commission is not being reconsidered; however, the scope of the requested site plan and elevation changes exceeds the authority given to staff for administrative approval.

Existing Zoning:

The following chart and associated map depict the existing zoning of the subject site and its surrounds.



PAD (Commercial)	PAD (Commercial)	PAD (Medium Density Residential)
PAD (Commercial)	**PAD (Commercial)**	PAD (Commercial)
Regional Commercial (CR)	Regional Commercial (CR)	C-3 (County)

Background:

August 7, 2014: The Planning and Zoning Commission approved a Conditional Use Permit for Quick and Clean Carwash under case FS14-141.

October 29, 2015: The subject request was discussed at a Concept Review meeting under case CR15-414.

January 27, 2016: The applicant filed a request for a Major Site Plan Amendment under case FS16-052, the subject case.

Citizen Outreach:

The subject request only entails revisions to the site design and building elevations. Since the use is consistent with the existing approvals, an amendment to the Conditional Use Permit is not warranted. Hence, no citizen outreach is required.

Analysis and Discussion:

The primary reason for the amended site plan is to address the site layout and circulation. As currently approved, access to the site is via a shared access aisle located along the western edge of the site from which two (2) individual driveway cuts lead into the vacuum bay area. A third driveway cut leads to the wash tunnel gates. This arrangement creates multiple points of conflict while providing little in the way of wash tunnel queuing.

The proposed site plan provides a single point of access near the southwest corner of the site. This access will lead to both the vacuum area and the wash tunnel gates, while providing significant carwash queuing. Just beyond the wash tunnel gates is a "ditch lane" in addition to fire access from the north. Located between the wash tunnel gates and the entrance to the wash tunnel will be a vehicle display area. This display area will not be used for the display of vehicles for sale as its only purpose will be to convey the automotive culture being catered to by this establishment.

The site will be well landscaped using desert adapted drought-tolerant plant species appropriate to the desert environment in a manner consistent with the current approvals.

The original CUP shows essentially a pueblo-style southwestern architecture, which is consistent with the requirements of the underlying PAD. The applicant wishes to deviate from that design in order to incorporate two (2) pitched roof elements, while introducing a second color to the body of the building. In addition, the applicant has incorporated themed lighting on the exterior of the building, and lattice covers above the windows and doors. Also, while not shown on the elevation drawings, the applicant also proposes four (4) "green screens" to be located on the eastern elevation for the purposes of softening the appearance of that wall (see landscape plan for locations). Staff believes these alterations will enhance the appearance of the building; however, these changes exceed staff's authority for administrative approval.

The applicant submitted a sign package for the facility which shows one (1) wall sign consisting of approximately 75 square feet of sign area on both the east and west elevations, in addition to a wall sign of approximately 37 square feet on the south elevation. The applicant also proposes a single monument sign to be located along Bell Road, which will be ten (10) feet tall and slightly more than nine (9) feet wide, with a total of approximately 35 square feet of sign copy on each side of the sign. These signs will generally consist of back-lit acrylic panels, with some of the signs set off from the mounting surface to create a halo effect. The sign package is consistent with the city's Sign Code.

Utility and Services Table:

Electric:	APS
Water:	EPCOR
Wastewater:	EPCOR
Refuse:	City of Surprise
Natural Gas:	SWG
Irrigation:	N/A
Schools:	Dysart USD #89

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035, as recently amended, shows the subject property as lying within the Neighborhood Character Area, which supports convenience uses such as what exists to the east of the site and reinforced by the subject proposal. The subject property also lies within the Transit Oriented Development Sub Area. Although the proposed rezone does little to enhance the goals and policies of the Sub Area, the proposed PAD Amendment does not conflict with those goals and policies.

Reviewing Agencies:

The subject request was routed to the standard city reviewing agencies, in addition to Luke Air Force Base, Maricopa Water District, and Arizona Department of Transportation who indicate no objections to the requests.

Summary:

Staff believes the proposed Major Site Plan Amendment will improve circulation within the site and will improve the visual interest of the area through more articulate architecture. The use of the site is consistent with the currently approved Conditional Use Permit, while the prosed changes to the site design and elevations are consistent with the SUDC. Signage is consistent with the city's Sign Code. Staff notes that since the existing Conditional Use Permit is not be reconsidered, if the Commission were to choose to deny this request, the existing entitlements obtained through the approval of the original CUP would remain intact.

Findings:

- The proposed Major Site Plan Amendment is consistent with the Surprise General Plan 2035.
- The proposed use is consistent with the approved Conditional Use Permit.
- The proposed Major Site Plan Amendment is generally consistent with the currently approved Conditional Use Permit.
- The proposed sign package is consistent with the Surprise Sign Code.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission approve the proposed Major Site Plan Amendment under case **FS16-052**, subject to stipulations 'a' through 'f' as outlined below:

a. Development and use of the site shall be consistent with the narrative report entitled "Project Narrative – 3 Minute Express Car Wash Surprise" consisting of five (5) pages prepared by James Day & Associates Architecture and stamped received April 29, 2016.

b. Development and use of the site shall be consistent with the Site Plan entitled "3 Minute Express Car Wash" consisting of one (1) full size sheet, prepared by James Day & Associates Architecture and stamped received May 20, 2016.

c. Landscaping of the site shall be consistent with the Landscape Plan entitled "3 Minute Express Car Wash" consisting of two (2) full size sheets, prepared by James Day & Associates Architecture and stamped received April 29, 2016.

d. Elevations shall be consistent with the Elevations entitled "3 Minute Express Car Wash" consisting of one (1) full size sheet, prepared by James Day & Associates Architecture and stamped received April 29, 2016.

e. Signage on the site shall be consistent with the Sign Package entitled "3 Minute Express Car Wash" consisting of six (6) sheets, prepared by ISG Identity Sign Group and stamped received May 24, 2016.

f. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

However, should the Commission wish to deny the request, the Commission should make its own findings and base its decision on those alternative findings.

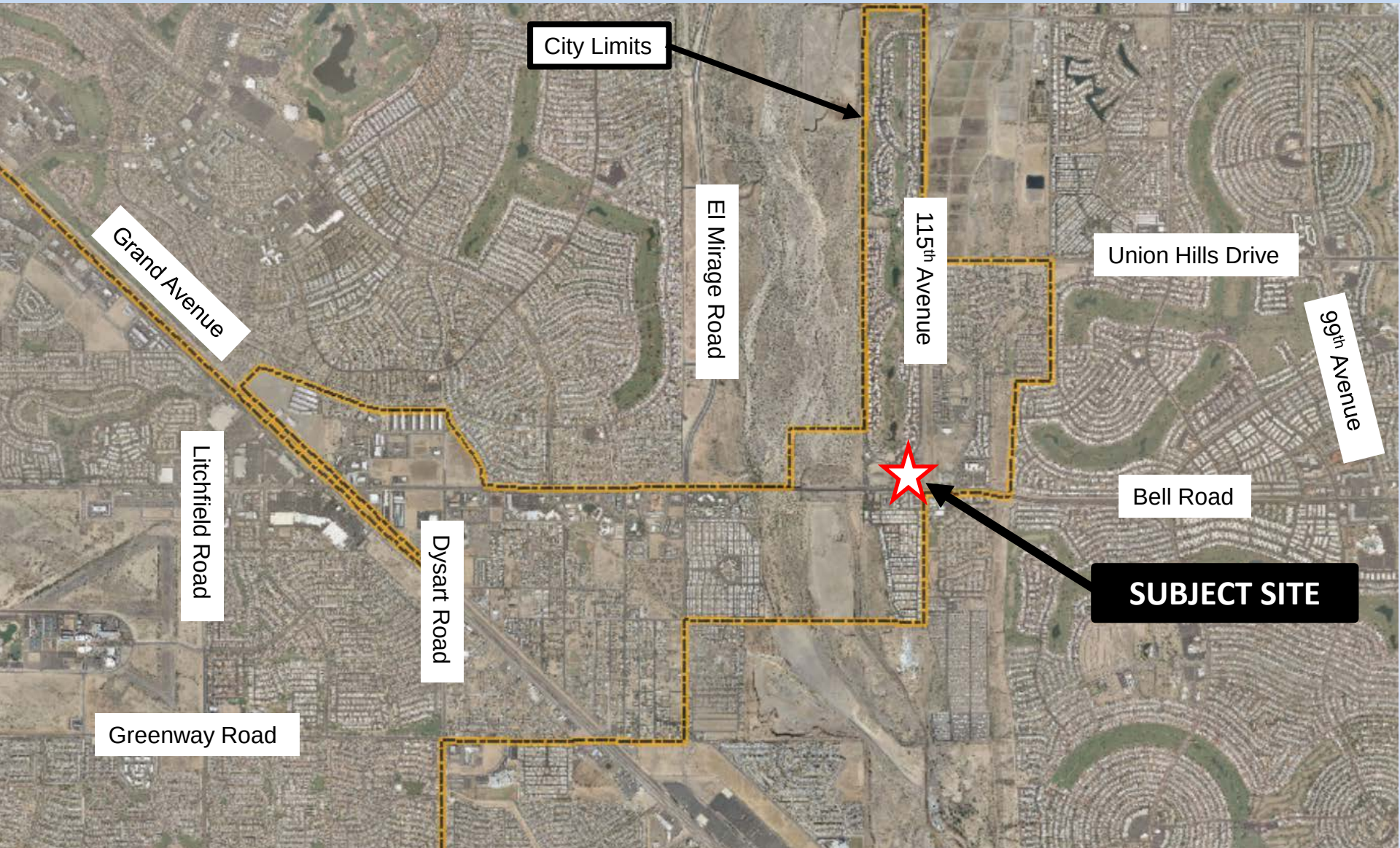
Attachments:

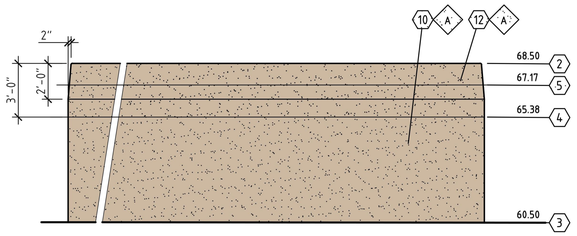
01 – FS16-052 Vicinity Map (1 page)
02 – FS16-052 Case Map (1 page)
03 – FS16-052 Project Narrative (5 pages)
04 – FS16-052 Noise Report (6 pages)
05 – FS16-052 Proposed Site Plan (1 page)
06 – FS14-141 Approved Site Plan (1 page)
07 – FS16-052 Proposed Landscape Plan (1 page)
08 – FS14-141 Approved Landscape Plan (1 page)
09 – FS16-052 Proposed Elevations (1 page)
10 – FS14-141 Approved Elevations (1 page)
11 – FS16-052 Proposed Color and Material Palette (1 page)
12 – FS16-052 Proposed Sign Package (6 pages)
13 – Luke AFB Comments (1 page)
14 – ADOT comments (1 page)
15 – MWD Comments (1 page)
16 – Presentation

FS16-052 3 Minute Express Car Wash

SURPRISE
ARIZONA

Vicinity Map

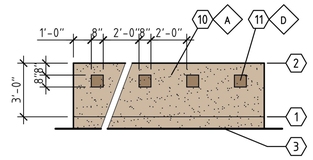




3 RETAINING WALL ELEVATION

1/4" = 1' - 0"

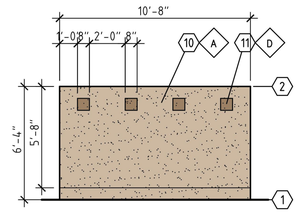
432-03



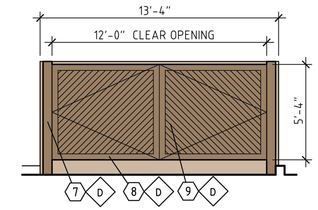
2 SCREEN WALL ELEVATION

1/4" = 1' - 0"

432-02



SIDE ELEVATION

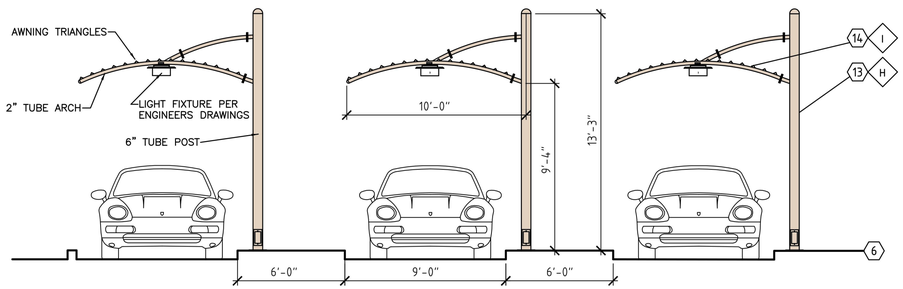


FRONT ELEVATION

1 WASTE ENCLOSURE ELEVATION

1/4" = 1' - 0"

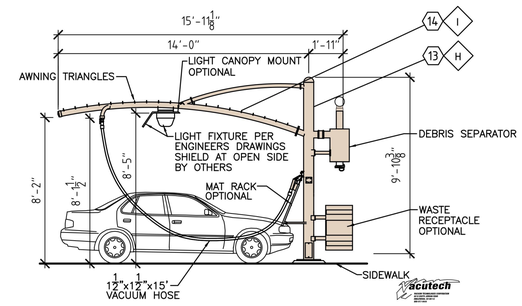
432-01



5 PALM ARCH STANCHION PAY CANOPY

1/4" = 1' - 0"

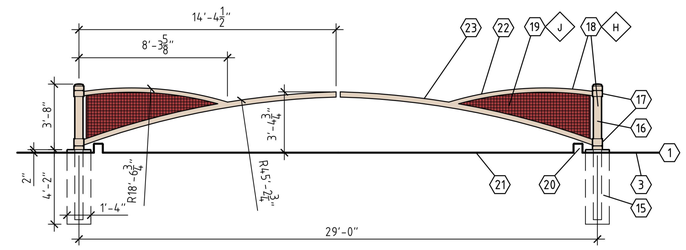
432-05



4 PALM ARCH STANCHION VACUUM CANOPY

1/4" = 1' - 0"

432-04



6 SITE SECURITY GATES

1/4" = 1' - 0"

432-06

KEYNOTES

1 FINISHED PAVEMENT ELEVATION.
2 TOP OF MASONRY WALL.
3 FINISHED GRADE, SEE CIVIL.
4 FINISHED GRADE BEYOND, SEE CIVIL.
5 FINISHED FLOOR ELEVATION OF BUILDING.

6 FINISHED ELEVATION OF PAY ISLAND.
7 6x6 STEEL TUBE GATE SUPPORT EACH SIDE.
8 4x4 STEEL ANGLE GATE FRAME AT PERIMETER.
9 STEEL "B" DECK GATE PANEL.
10 8x8x8 CMU WALL WITH STUCCO FINISH, TO MATCH BUILDING FINISH, PAINTED.

11 8x6x8 CMU UNIT FLUSH WITH BACK SIDE OF WALL, PROVIDING A 2" RECESS, STUCCO FINISHED TO MATCH WALL. SEE PLAN FOR WALL LENGTH.
12 MASONRY TOP SLOPED BACK 2" WITH BACK OF WALL VERTICAL, FINISHED WITH STUCCO AND PAINT.
13 STEEL STANCHION PREFINISHED FROM FACTORY.
14 SHADE SCREEN MATERIAL, BY CONTRACTOR.
15 STEEL PIPE VERTICAL SET IN CONCRETE FOOTING.

16 5" ROUND STEEL PIPE EXTRA STRONG VERTICAL.
17 6" ROUND STEEL PIPE EXTRA STRONG HINGE RING.
18 STEEL PIPE GATE ASSEMBLY.
19 STEEL WIRE MESH 1x1 GRID WELDED TO GATE FRAME.
20 SITE CONCRETE CURB, SEE CIVIL.
21 SITE PAVEMENT, SEE CIVIL.
22 2.5" ROUND STEEL PIPE STANDARD TOP BRACE.
23 3" ROUND STEEL PIPE STANDARD LOWER BRACE.

END

EXTERIOR FINISH SCHEDULE

A	FIELD COLOR	DUNN EDWARDS – RUSTIC TAUPE DE6129
B	EXTERIOR DOORS, ROLL–UP DOORS AND TRIM	DUNN EDWARDS – WOODED ACRE DE6130
C	WINDOW FRAMES STOREFRONT	BRONZE ANODIZED
D	2ND FIELD COLOR	DUNN EDWARDS – TEDDY BEAR DE6131
E	TILE ROOF	MCA SUPERIOR ROOF TILE IMPROVED "S" TILE COLOR C07 MAROON
F	PEELED POLE	CLEAR COAT SEAL
G	BUILDING LIGHTS	"BASELITE CORPORATION" REGENT STYLE RE12/WM55 MOUNT COLOR 42 DARK GREEN
H	VACUUM STANCHIONS AND SITE GATE	POWDER COAT "CARDINAL COLORS" TAN
I	VACUUM AWNING FABRIC	"SYNTHESIS" COMMERCIAL 95 TM #4 TERRA COTTA
J	SITE GATE MESH	POWDER COAT "CARDINAL COLORS" TERRA COTTA

REVISIONS

RELEASE DATE
1-21-2016

PROJECT ARCHITECT JMD
DRAFTSPERSON JMD
CHECKER JMD
CONSULTANT

REGISTERED ARCHITECT
CERTIFICATE NO.
23474
JAMES M. DAY
1-21-16
Date Signed
ARIZONA, U.S.A.
EXPIRES 3-30-2017

EMAIL J-DAY@JMDA-ARCHITECTS.COM
PHONE 623.271.7705
FAX 623.271.7707
7942 W BELL RD
SUITE C5-510
GLENDALE, AZ 85308

james m day & associates, ltd.
architecture

PROJECT - COMMERCIAL
3 MINUTE EXPRESS CAR WASH
11516 WEST BELL ROAD
SURPRISE, ARIZONA 85378

CONTRACT NO.
2015.12

SHEET NO.
432
OF 1 SHEETS

20 16 12 8 4 0 2 4
1/8 = 1'-0"

6 4 2 0 1 2 3 4 5 6
1/4 = 1'-0"

2 0 1 2 3 4 5 6
3/8 = 1'-0"

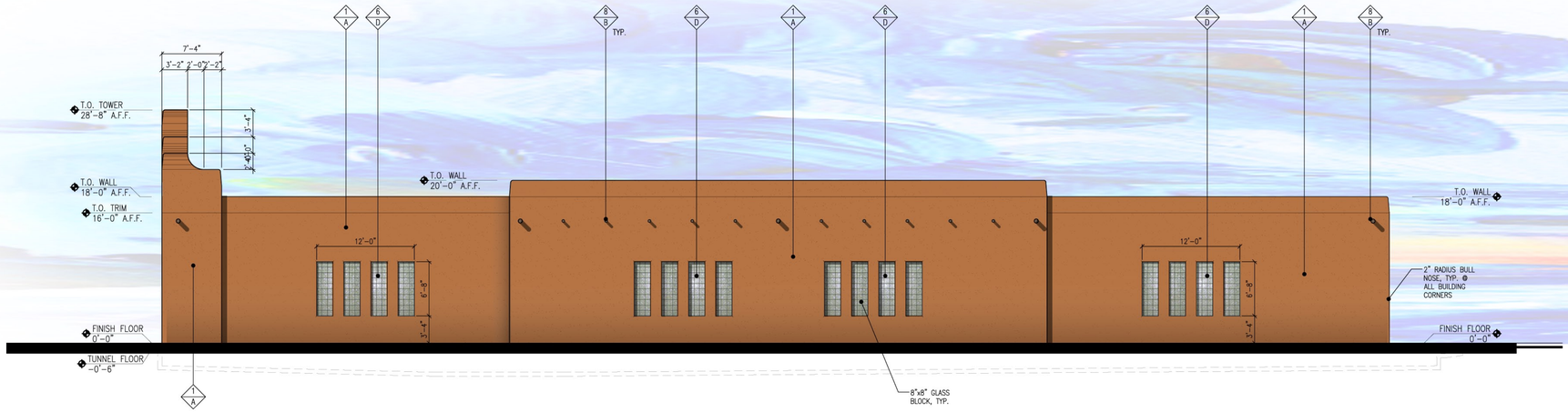
3 2 1 0 1/2 1
3/4 = 1'-0"

0 3 6 9 12 15 18 24
1 1/2 = 1'-0"

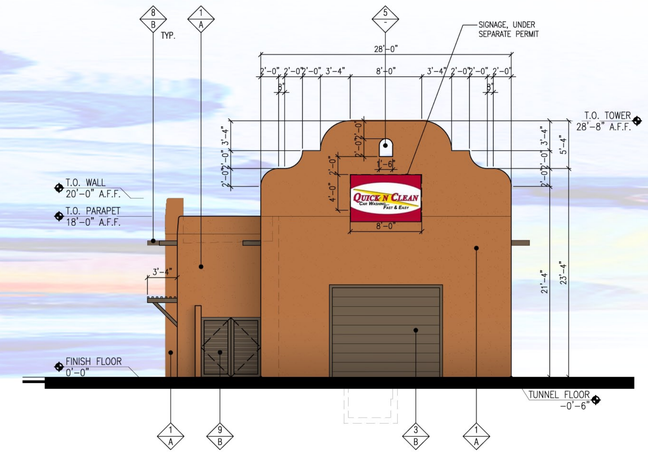
0 3 6 12
3 = 1'-0"

THE IDEAS, DRAWINGS, AND DRAWING METHODS CONTAINED ON THIS SHEET ARE THE COPYRIGHTED PROPERTY OF JAMES M. DAY & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT THEIR EXPRESS, WRITTEN PERMISSION.

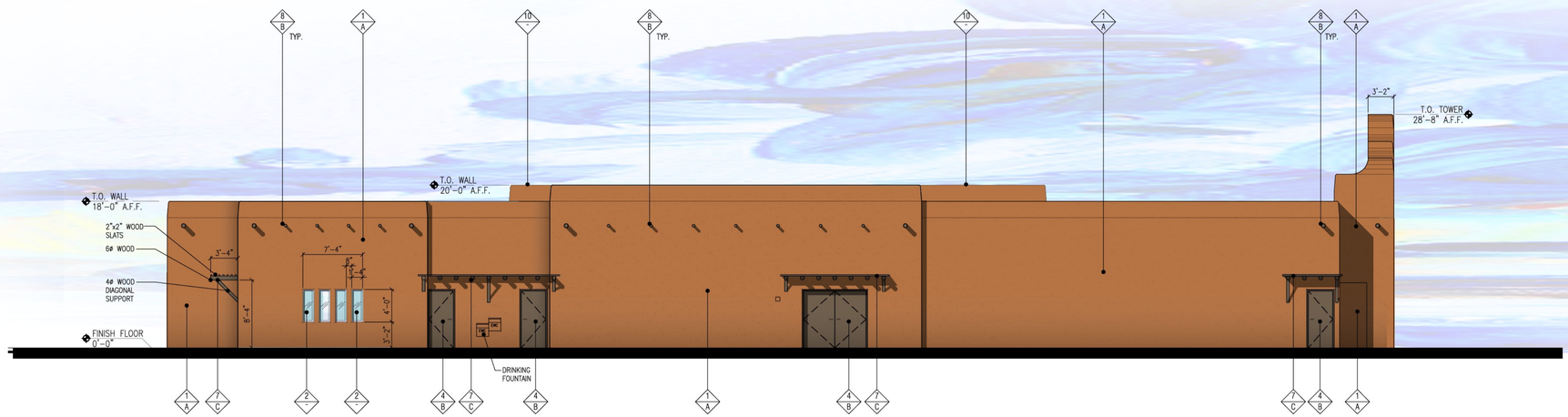
IF THIS SHEET IS NOT 36 x 24 IT IS REDUCED AND SHOULD BE SCALED ACCORDINGLY



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE

	FINISH MATERIAL		FINISH COLOR
1	STUCCO	A	DUNN EDWARDS - DE5272 - SEDONA AT SUNSET
2	CLEAR GLASS WITH BRONZE ANODIZED FRAMES	B	DUNN EDWARDS - DE6217 - ANCIENT EARTH
3	ROLL-UP DOOR	C	SHERWIN WILLIAMS - SW3541 - HARBOR MIST
4	HOLLOW METAL DOOR	D	GLASS BLOCK PITTSBURG CORNING - DECORA - 8" x 8" x 4"
5	OPENING THRU WALL		
6	8"x8" GLASS BLOCK		
7	WOOD AWNING WITH 2"x2" WOOD LATTICE		
8	RAFTER TAIL		
9	TRASH ENCLOSURE GATE		
10	LINE OF WALL BEYOND		

GreenbergFarrow
19000 MacArthur Blvd., Suite 250
Irvine, CA 92612
t: 949 296 0450 f: 949 296 0437

QUICK AND CLEAN CAR WASH
SURPRISE, ARIZONA
20140047.0

BUILDING EXTERIOR ELEVATIONS
SCALE: AS NOTED

A-2

Approved by P&Z August 7, 2014
FS14-141

06/17/14

A
FIELD COLOR #1
DUNN EDWARDS
RUSTIC TAUPE
DE 6129

B
EXTERIOR DOORS
ROLL-UP DOORS
AND TRIM
DUNN EDWARDS
WOODED ACRE
DE 6130

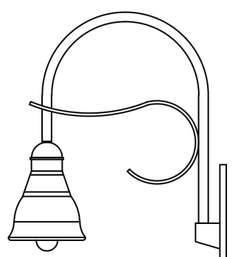
C
STORE FRONT
FRAMES
ANODIZED
BRONZE

D
FIELD COLOR #2
DUNN EDWARDS
TEDDY BEAR
DE 6131

E
CLAY TILE ROOF
MCA SUPERIOR ROOF TILE
IMPROVED "S" TILE
COLOR C 07 MAROON

F
PEALED POLE
CLEAR COAT SEAL

G
BUILDING LIGHTS
BASELITE CORP
REGENT STYLE
42 DARK GREEN



james m day & associates, ltd.
7942 W. Bell Road, Suite C5-510
Glendale, Arizona 85308
623.271.7705

REGISTERED ARCHITECT
CERTIFICATE NO.
23474
JAMES M.
DAY
Date Signed 1-21-16
ARIZONA, U.S.A.
Expires 09-30-2017

DATE: 01-21-2016

TITLE: EXTERIOR FINISHES

PROJECT NO. 2015.12

3 MINUTE EXPRESS
SURPRISE , ARIZONA

SHEET NO. **EF1**

OF 0 SHEETS

H
VACUTECH VACUUM
STANCHIONS
AND SITE GATE
CARDINAL POWDERCOAT
DESIGNER BEIGE T009 BG16

I
VACUUM AWNING
FABRIC
SYNTHESIS COM 95
#4 TERRA COTTA

J
SITE GATE MESH
CARDINAL
POWDERCOAT
TERRA COTTA

K
DRYVIT
FREESTYLE
TEXTURE
(COLOR NOT
REPRESENTATIVE)

james m day & associates, ltd.
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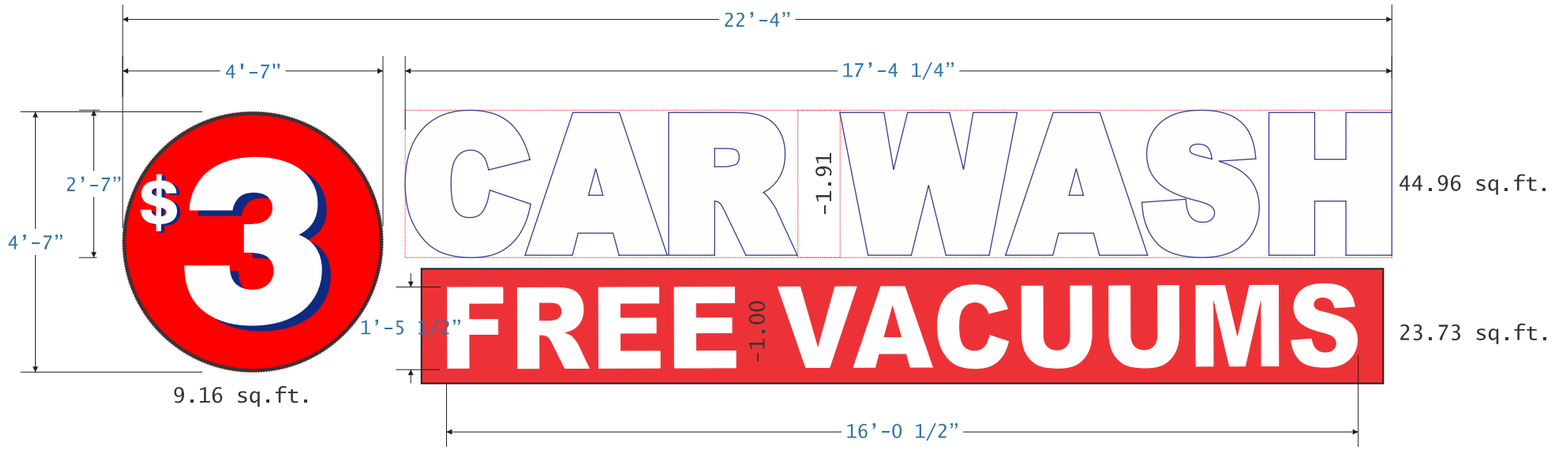
3 MINUTE EXPRESS
SURPRISE , ARIZONA

SHEET NO. **EF2**

OF 0 SHEETS



A ILLUMINATED FACE AND HALO DISPLAY

SCALE: 3/8"=1'-0" 74.94 sq.ft.

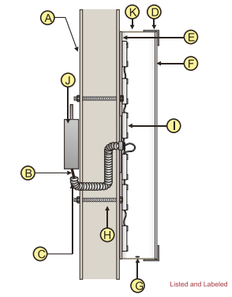
Fabricate and install (1) one set of HALO & FACE illuminated pan channel letters, stud mounted with 1.25" spacers for Halo effect.

"Car Wash" pan channel leters will have .118" white plexiglass faces.
Letters will have 3/4" Blue trimcap with 5" blue returns illuminated by White LEDs.

"$3" Circular pan channel will have a .177" white plexiglass face with **3M 3630-26** Blue and **3M 3630-33** Red vinyl overlay with 1" Red trimcap and 5" Red return.
Circular pan channel will be illuminated by White LEDs . The pan channel back will be clear lexan for white Halo illumination effect.

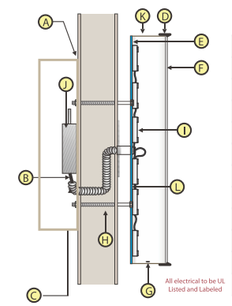
"Free Vacuum" pan channel letters will have .177" white plexiglass faces, 3/4" red trimcap and 5" returns.
Letters will be illuminated by White LEDs.

S/F Wall Sign / LEDs - Cross Section Detail



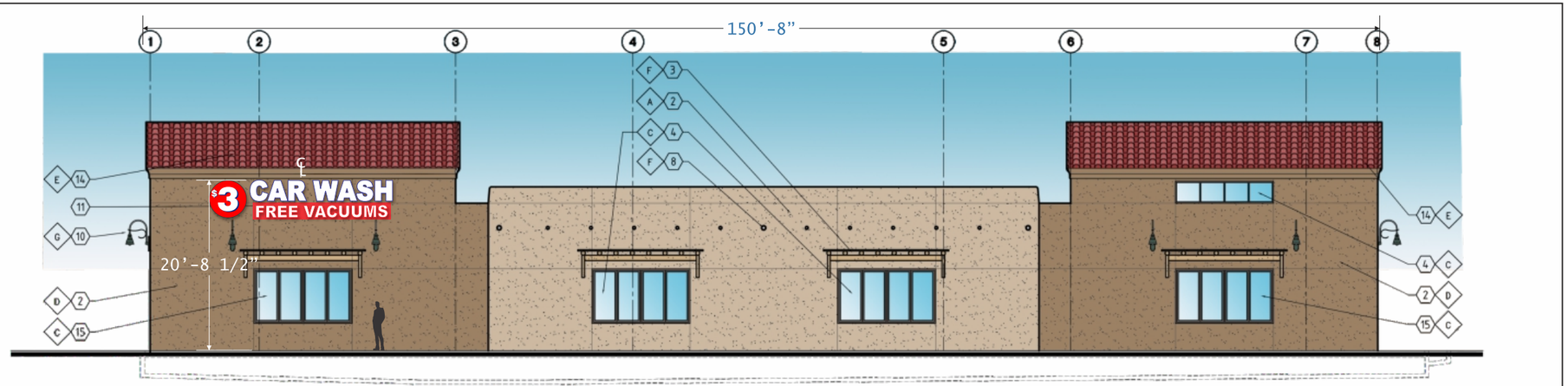
A	wall
B	low voltage wiring
C	conduit (1/2" min.)
D	1-1/2" Aluminum Retainer
E	aluminum back
F	acrylic Face
G	weep holes
H	mounting varies
I	LED lights
J	remote low voltage trans.
K	alum.

3$ Sign / LEDs - Cross Section Detail



A	wall
B	conduit (1/2" min.)
C	.080 alum. rear Raceway
D	1 trim cap
E	.177 clear lexan back
F	acrylic Face
G	weep holes
H	mounting varies
I	LED lights
J	remote low voltage trans.
K	5 alum. Rtns
L	.177 clear lexan back

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local



D EXTERIOR ELEVATION - EAST

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

CLIENT:
3 MINUTE EXPRESS CAR WASH

ADDRESS:
11516 WEST BELL ROAD
SURPRISE AZ 85378

CONTACT:

PHONE:

SALES PERSON:
SCOT MEHLHOFF

JOB NUMBER:
1609-96

SCALE:
AS NOTED

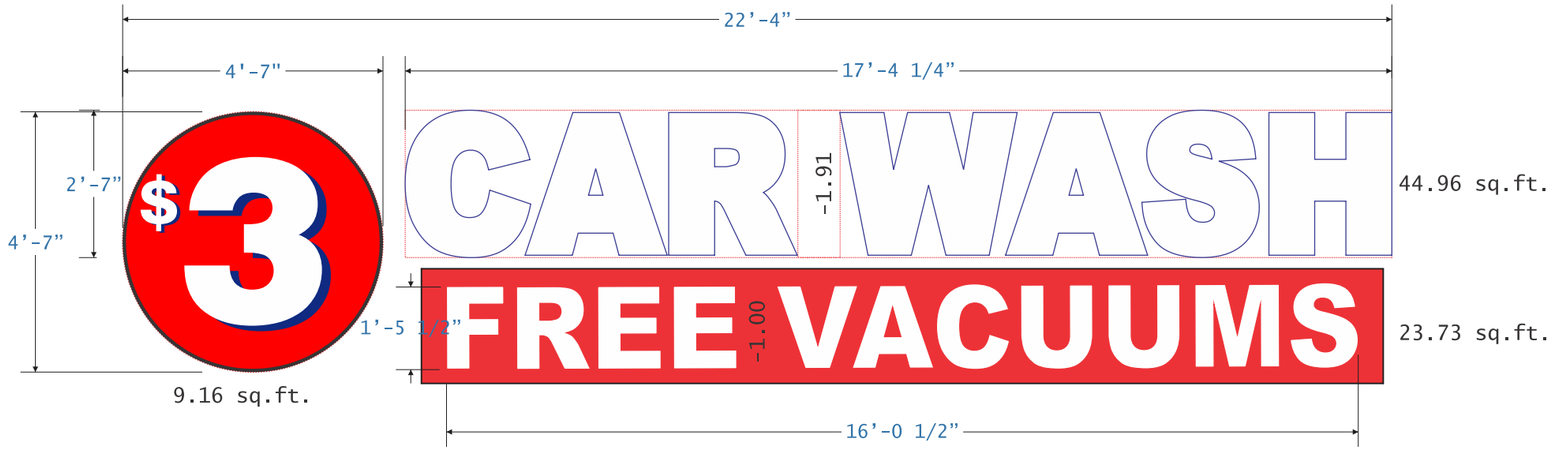
REV. 1	4/21/16
REV. 2A	5/03/16
REV. 3	5/10/16
REV. 4	5/11/16
REV. 5	5/16/16
REV. 6	5/18/16
REV. 7	5/19/16
REV. 8	5/20/16
REV. 9A	5/24/16

ISG Identity Sign Group INC
Address: 10027 N. 12th Street Phoenix, AZ. 85020
(T) 602.279.9268
(C) 602.751.0708
(F) 602.266.1289
scott@identitysign.net
MEMBER OF IDA
This Drawing was created to assist you in the visualizing our proposal.
The Original Ideas herein are the property of IDENTITY SIGN GROUP.
Permission to copy or revise this drawing can only be obtained thru a written agreement with IDENTITY SIGN GROUP.

CONTRACT #18736

Received 5/24/16
FS16-052

DESIGN:



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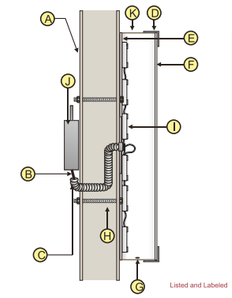

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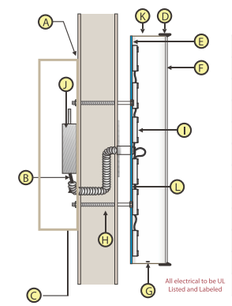
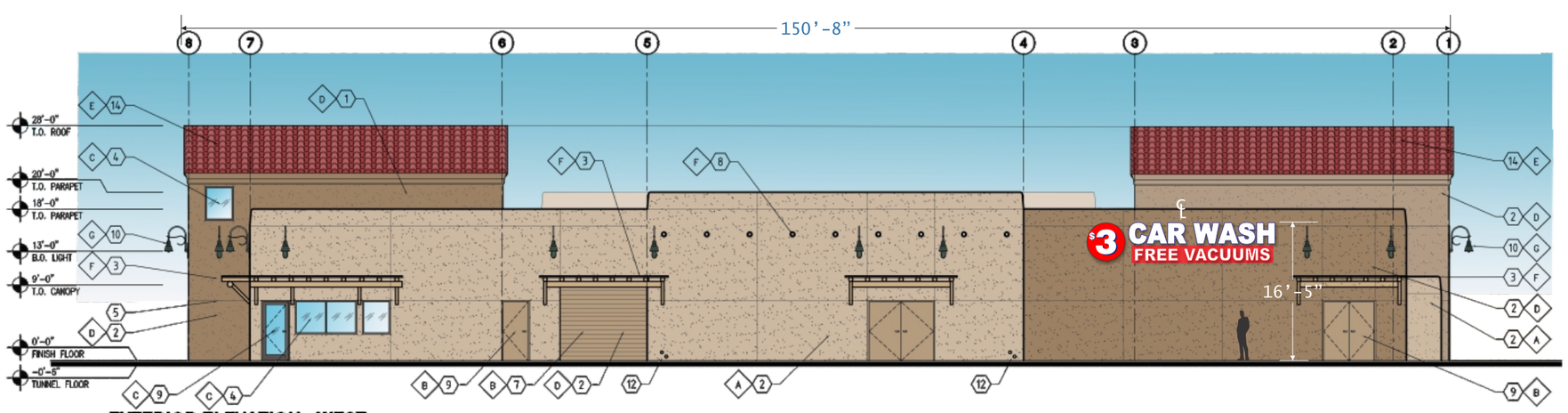
C	conduit (1/2" min.)
D	1-1/2" Aluminum Retainer
E	aluminum back
F	acrylic Face
G	weep holes
H	mounting varies
I	LED lights
J	remote low voltage trans.
K	alum.

3$ Sign / LEDs - Cross Section Detail



A	wall
B	conduit (1/2" min.)
C	.080 alum. rear Raceway
D	1 trim cap
E	.177 clear lexan back
F	acrylic Face
G	weep holes
H	mounting varies
I	LED lights
J	remote low voltage trans.
K	5 alum. Rtns
L	.177 clear lexan back

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local



A EXTERIOR ELEVATION - WEST

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

CLIENT:
3 MINUTE EXPRESS CAR WASH

ADDRESS:
11516 WEST BELL ROAD
SURPRISE AZ 85378

CONTACT:

PHONE:

SALES PERSON:
SCOT MEHLHOFF

JOB NUMBER:
1609-96

SCALE:
AS NOTED

REV. 1	4/21/16
REV. 2A	5/03/16
REV. 3	5/10/16
REV. 4	5/11/16
REV. 5	5/16/16
REV. 6	5/18/16
REV. 7	5/19/16
REV. 8	5/20/16
REV. 9A	5/24/16

ISG Identity Sign Group Inc

Address: 10027 N. 12th Street Phoenix, AZ. 85020
(T) 602.279.9268
(C) 602.751.0708
(F) 602.266.1289
scott@identitysign.net

MEMBER OF IDENTITY SIGN GROUP

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CONTRACT #18736

DESIGN:

OPTION

ILLUMINATED FACE AND HALO DISPLAY

SCALE: 3/4"=1'-0"

37.45 sq.ft.

Fabricate and Install (2) Two sets of illuminated pan channel letter set.
"CAR WASH" 5" White returns illuminated with White LED's . 3/16" White Plexiglass faces and 1" White trim cap.

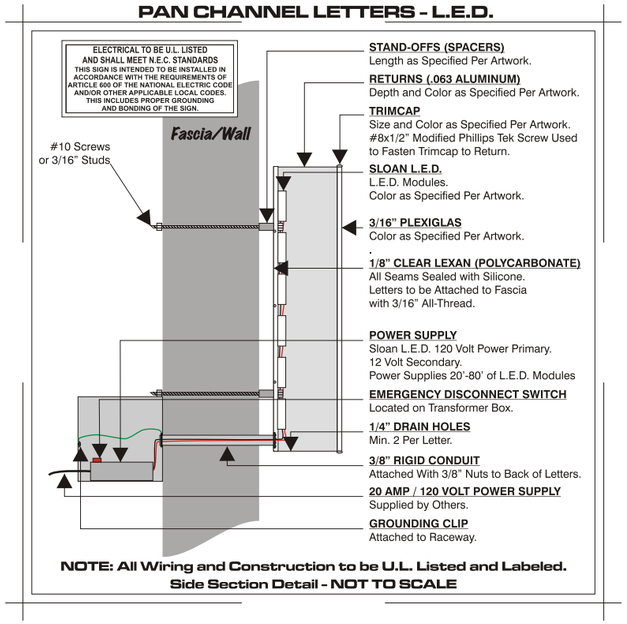
"SPLASH PANEL" To have 3" Red returns flush mounted to wall.

"MINUTE EXPRESS" To have 5" Blue returns, 3/16" white plexiglass faces with White translucent vinyl overlay and 1" Blue trim cap. and White LED's. Fco splash panel painted to match 3630-26 blue.

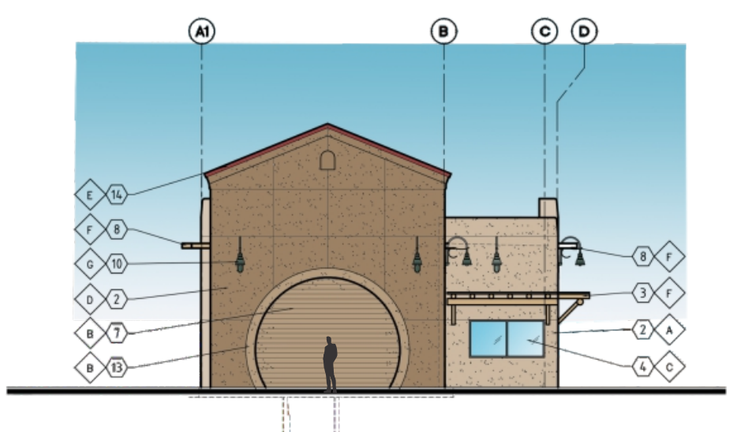
"STOP WATCH" & WATER DROPS" 5" deep Blue Returns with 3/16" white plexiglass.
1" Blue trim cap and 3M 3630-26 Blue and 3M 3630-33 Red vinyl overlay and White LED's.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the

HALO/FRONT LIT (DUAL ILLUMINATION) PAN CHANNEL LETTERS - L.E.D.

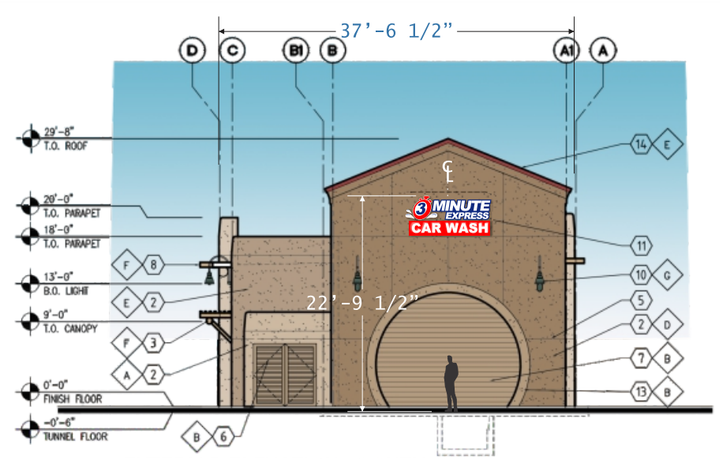


NOTE: All Wiring and Construction to be U.L. Listed and Labeled.
Side Section Detail - NOT TO SCALE



C EXTERIOR ELEVATION - NORTH

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



B EXTERIOR ELEVATION - SOUTH

CLIENT:
3 MINUTE EXPRESS CAR WASH

ADDRESS:
11516 WEST BELL ROAD
SURPRISE AZ 85378

CONTACT:

PHONE:

SALES PERSON:
SCOT MEHLHOFF

JOB NUMBER:
1609-96

SCALE:
AS NOTED

REV. 1	4/21/16
REV. 2A	5/03/16
REV. 3	5/10/16
REV. 4	5/11/16
REV. 5	5/16/16
REV. 6	5/18/16
REV. 7	5/19/16
REV. 8	5/20/16
REV. 9A	5/24/16

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MEMBER OF IDA

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CONTRACT #18736

DESIGN:

PROPOSED LIGHTING

3 MINUTE EXPRESS

CAR WASH

$3 CAR WASH

FREE VACUUMS

CLIENT:
3 MINUTE EXPRESS CAR WASH

ADDRESS:
11516 WEST BELL ROAD
SURPRISE AZ 85378

CONTACT:

PHONE:

SALES PERSON:
SCOT MEHLHOFF

JOB NUMBER:
1609-96

SCALE:
AS NOTED

REV. 1	4/21/16
REV. 2A	5/03/16
REV. 3	5/10/16
REV. 4	5/11/16
REV. 5	5/16/16
REV. 6	5/18/16
REV. 7	5/19/16
REV. 8	5/20/16
REV. 9A	5/24/16

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CONTRACT #18736

DESIGN:

LEDs - Cross Section Detail

A	wall
B	low voltage wiring
C	conduit (1/2" min.)
D	1-1/2" Aluminum Retainer
E	aluminum back
F	acrylic Face
G	weep holes
H	mounting varies
I	LED lights
J	remote low voltage trans.
K	alum.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the

ILLUMINATED MONUMENT DISPLAY

SCALE: 3/4"=1'-0" 34.91 sq.ft.

FABRICATE AND INSTALL ONE (1) NEW ILLUMINATED MONUMENT DISPLAY W/ ROUTED AND PLEX BACK-UP, FIRST SURFACE VINYL OVERLAY.

CLIENT: 3 MINUTE EXPRESS CAR WASH

ADDRESS: 11516 WEST BELL ROAD SURPRISE AZ 85378

CONTACT:

PHONE:

SALES PERSON: SCOT MEHLHOFF

JOB NUMBER: 1609-96

SCALE: AS NOTED

REV. 1	4/21/16
REV. 2A	5/03/16
REV. 3	5/10/16
REV. 4	5/11/16
REV. 5	5/16/16
REV. 6	5/18/16
REV. 7	5/19/16
REV. 8	5/20/16
REV. 9A	5/24/16

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(C) 602.751.0708
(F) 602.266.1289
scott@identitysign.net
MEMBER OF ISA

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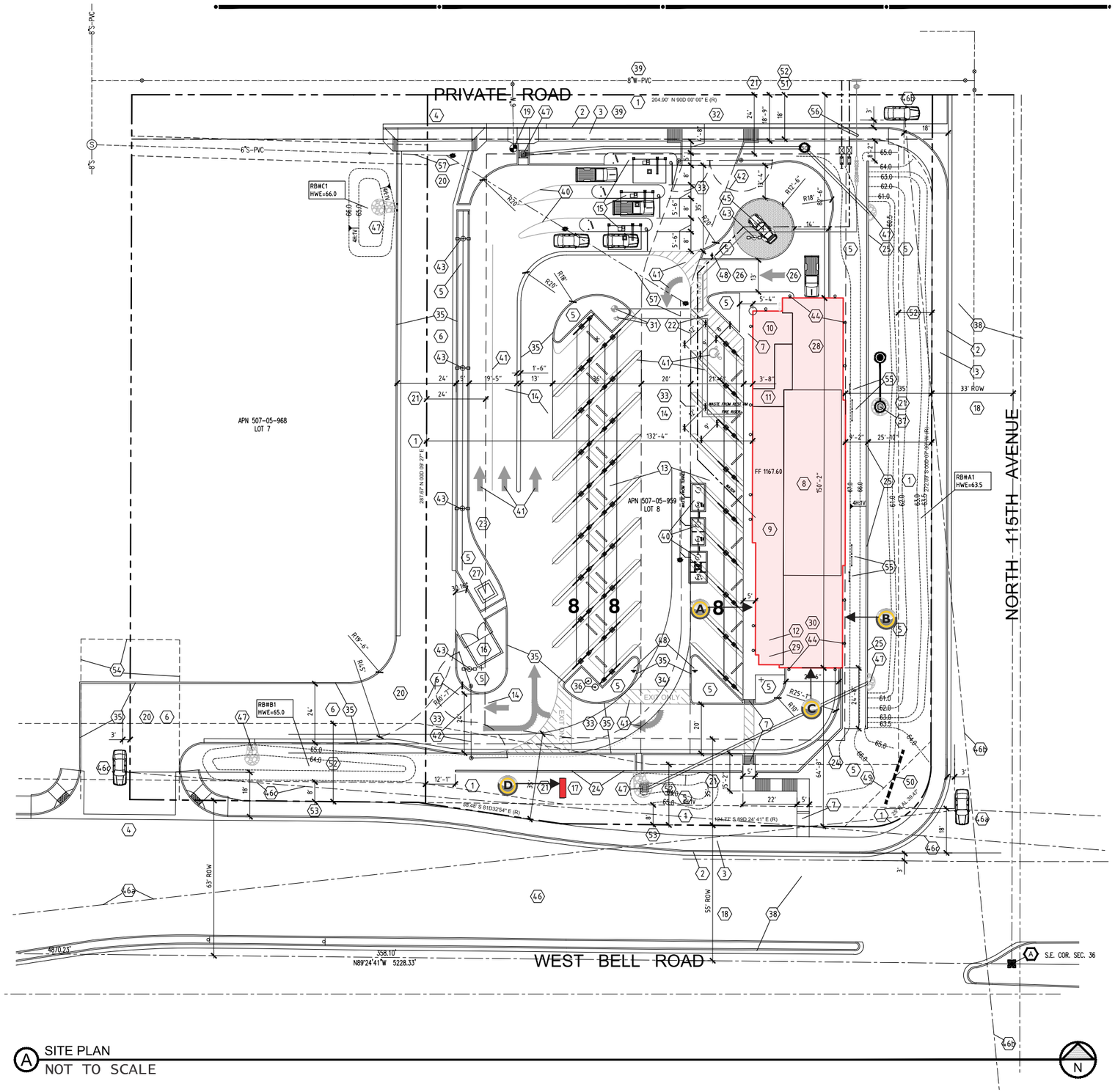
CONTRACT #18736

DESIGN:



A SITE PLAN
NOT TO SCALE

CLIENT:
3 MINUTE EXPRESS CAR WASH

ADDRESS:
11516 WEST BELL ROAD
SURPRISE AZ 85378

CONTACT:

PHONE:

SALES PERSON:
SCOT MEHLHOFF

JOB NUMBER:
1609-96

SCALE:
AS NOTED

REV. 1	4/21/16
REV. 2A	5/03/16
REV. 3	5/10/16
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REV. 6	5/18/16
REV. 7	5/19/16
REV. 8	5/20/16
REV. 9A	5/24/16

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CONTRACT #18736

DESIGN:

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

4 February 2016

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Jamie Sullivan
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS16-052; 3 Minute Express Car Wash

Dear Ms. Sullivan

Thank you for the opportunity to comment on the Major Site Plan Amendment Application for the 3 Minute Express Car Wash. This project is located on 1.37 acres at 11516 N. Bell Road in Surprise, AZ. The amendment includes minor changes to the site vehicular circulation and the exterior building elevations which will increase the function and safety of the site and improve the appearance of the building. The site is approximately 1.8 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, this car wash will not negatively impact Luke AFB's current mission. Since the restaurant will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential tenants about Luke AFB operations.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

JAMES R. MITCHELL

cc:
Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From: Bob Patoni [mailto:BPatoni@azdot.gov]
Sent: Friday, January 29, 2016 8:56 AM
To: Jamie Sullivan
Cc: Vanessa Nunez
Subject: FS16-052 3-minute express car wash

RE: FS16-052
Site Plan Amendment
3-Minute Express Car Wash
11916 W. Bell Rd., Surprise

Attention; Jamie Sullivan:

ADOT acknowledges receipt of your notification of Site Plan Amendment for the above-referenced development.
After review, we have determined that the proposed development will have no impact upon area highway facilities.
Thank you for the opportunity to review and comment.

Bob Patoni, SR/WA
Right of Way Project Coordinator
205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007
602-712-6126
WWW.AZDOT.GOV
ADOT
Intermodal Transportation

From: Debbie Trasancos [mailto:DebbieT@mwdaz.com]
Sent: Thursday, January 28, 2016 9:09 AM
To: Jamie Sullivan
Cc: Chris Cain; Leslie Jarrell
Subject: RE: FS16-052 3 Minute Carwash Electronic Submittal

Jamie,

Thank you for providing the electronic submittal for Minute Carwash (FS16-052).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD.

Thanks again,

Debbie Trasancos
Property & Contracts Specialist
Maricopa Water Disrict
14825 W. Grand Ave.
Surprise, AZ 85374
623/546-8266
fax 623/584-2536
debbiet@mwdaz.com

FS16-052
3 Minute Express Car Wash
Major Site Plan Amendment
Planning and Zoning Commission

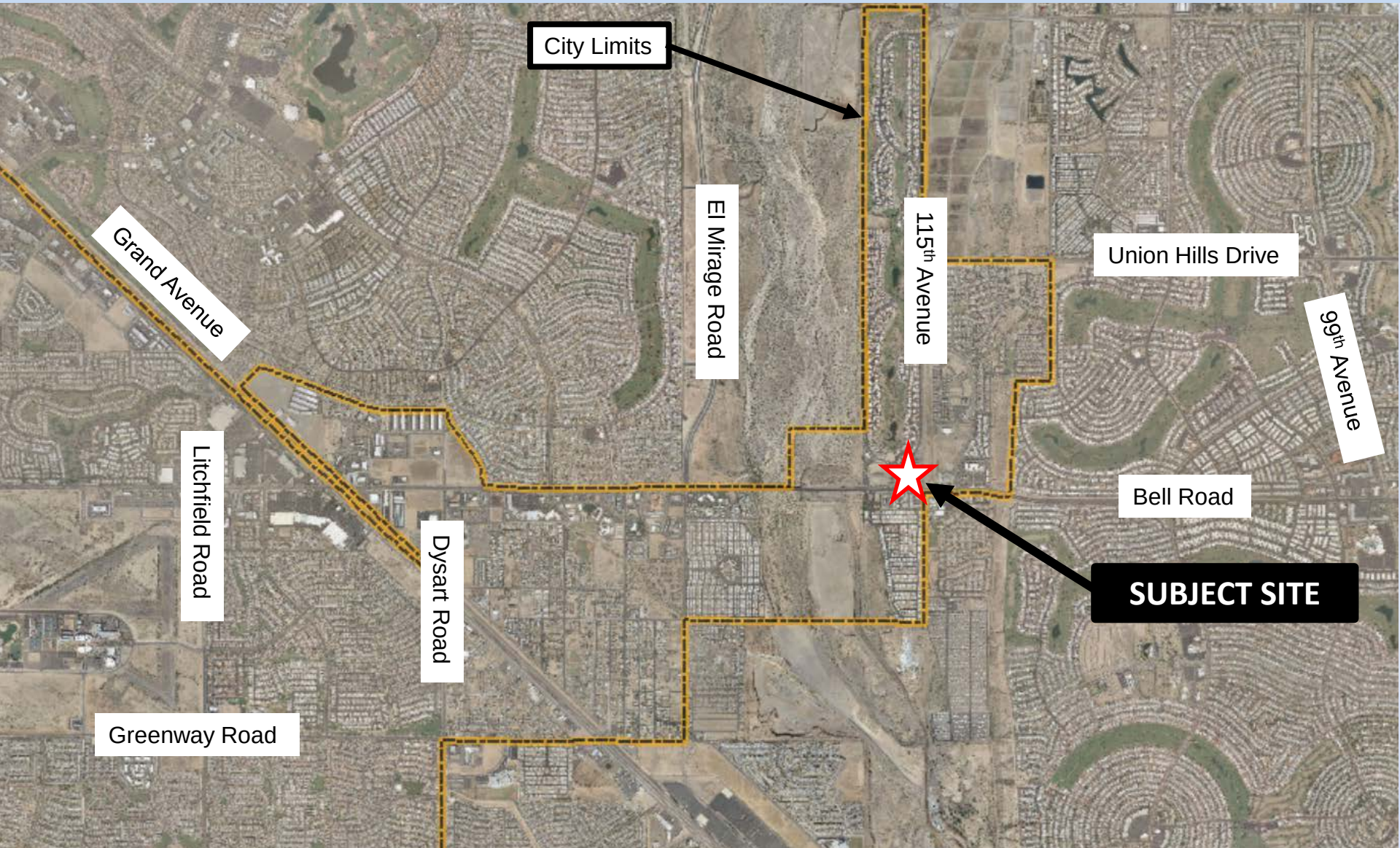
June 16, 2016

SURPRISE
ARIZONA

FS16-052 3 Minute Express Car Wash

SURPRISE
ARIZONA

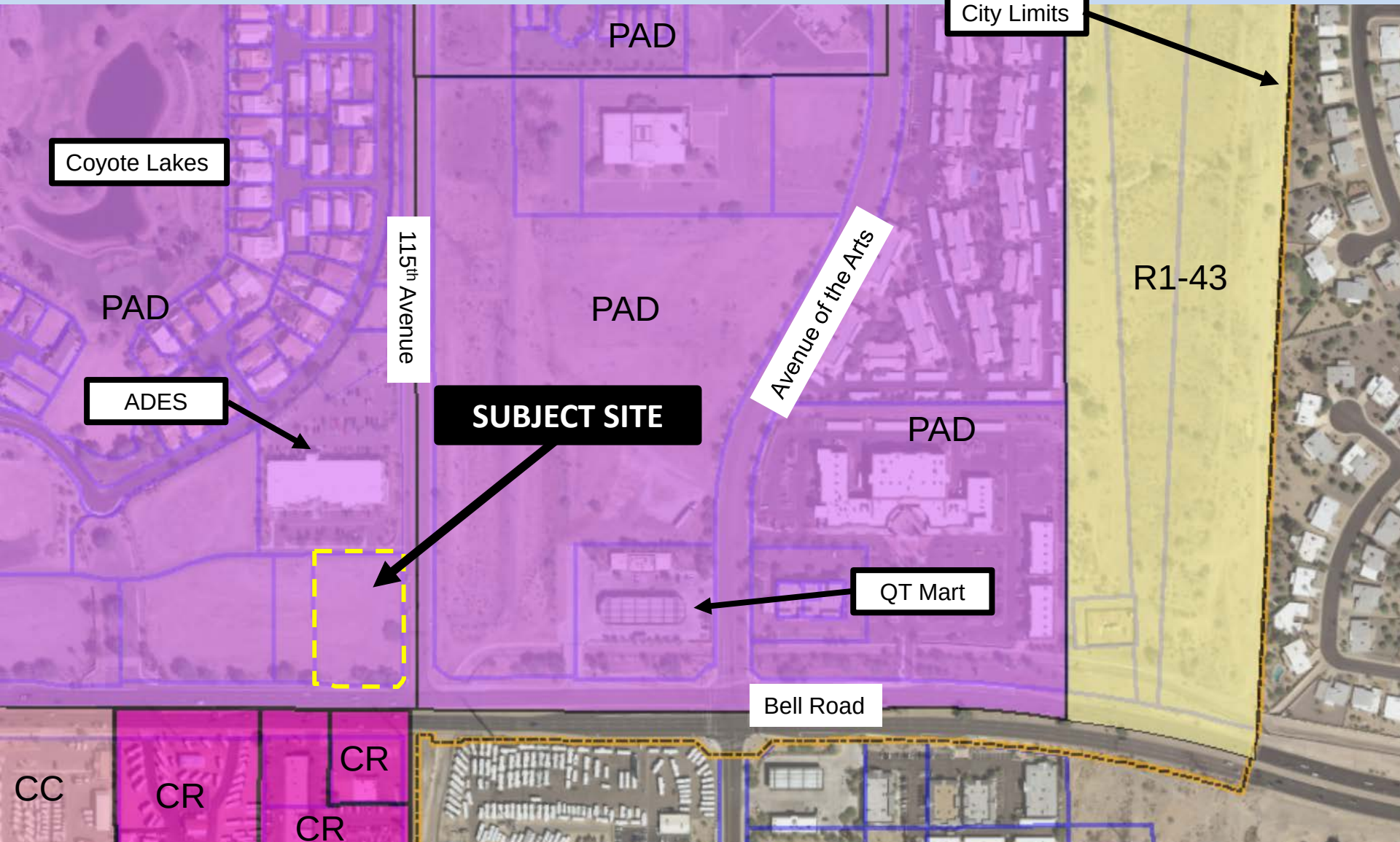
Vicinity Map



FS16-052 3 Minute Express Car Wash

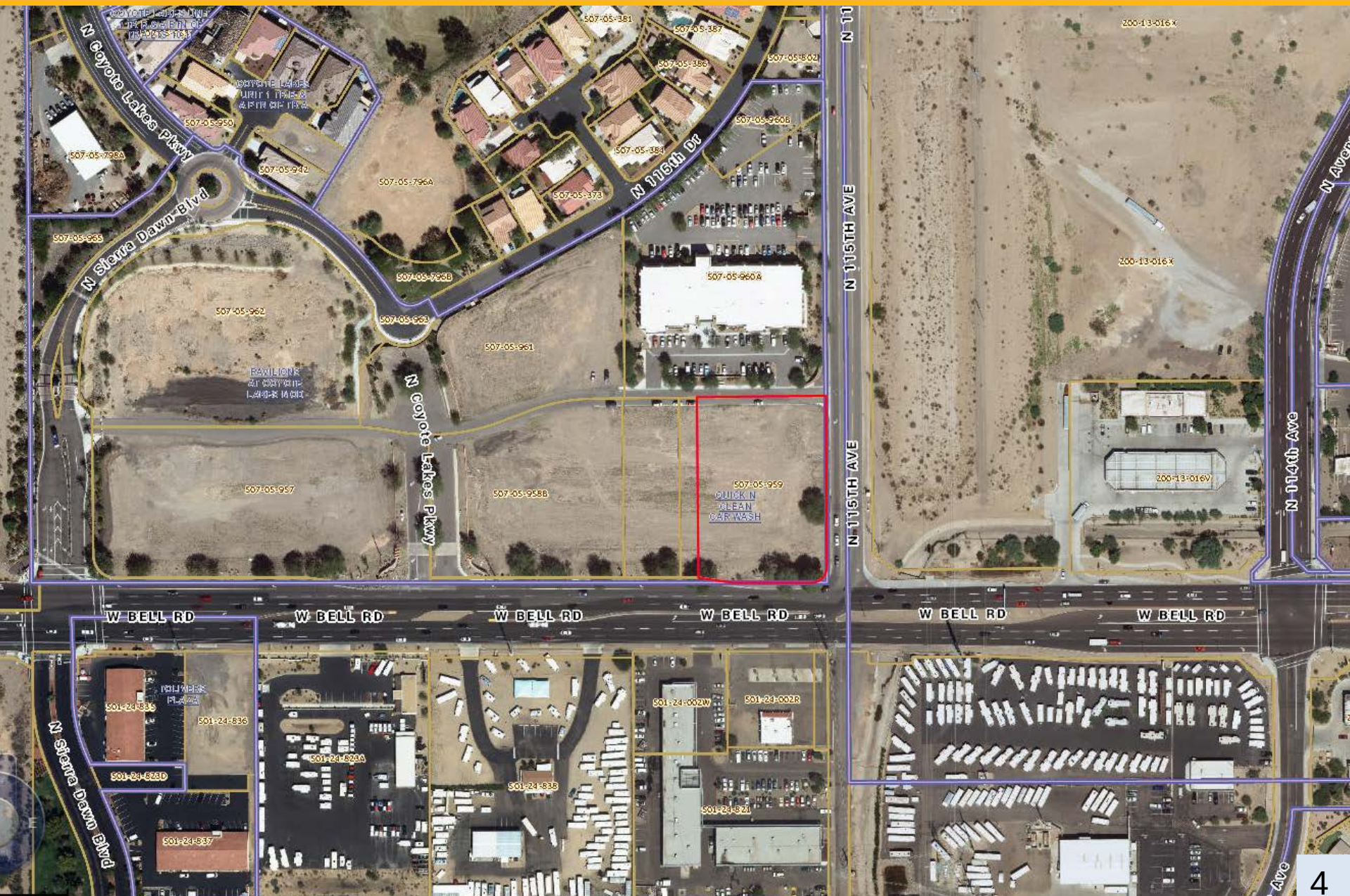
SURPRISE ARIZONA

Case Map



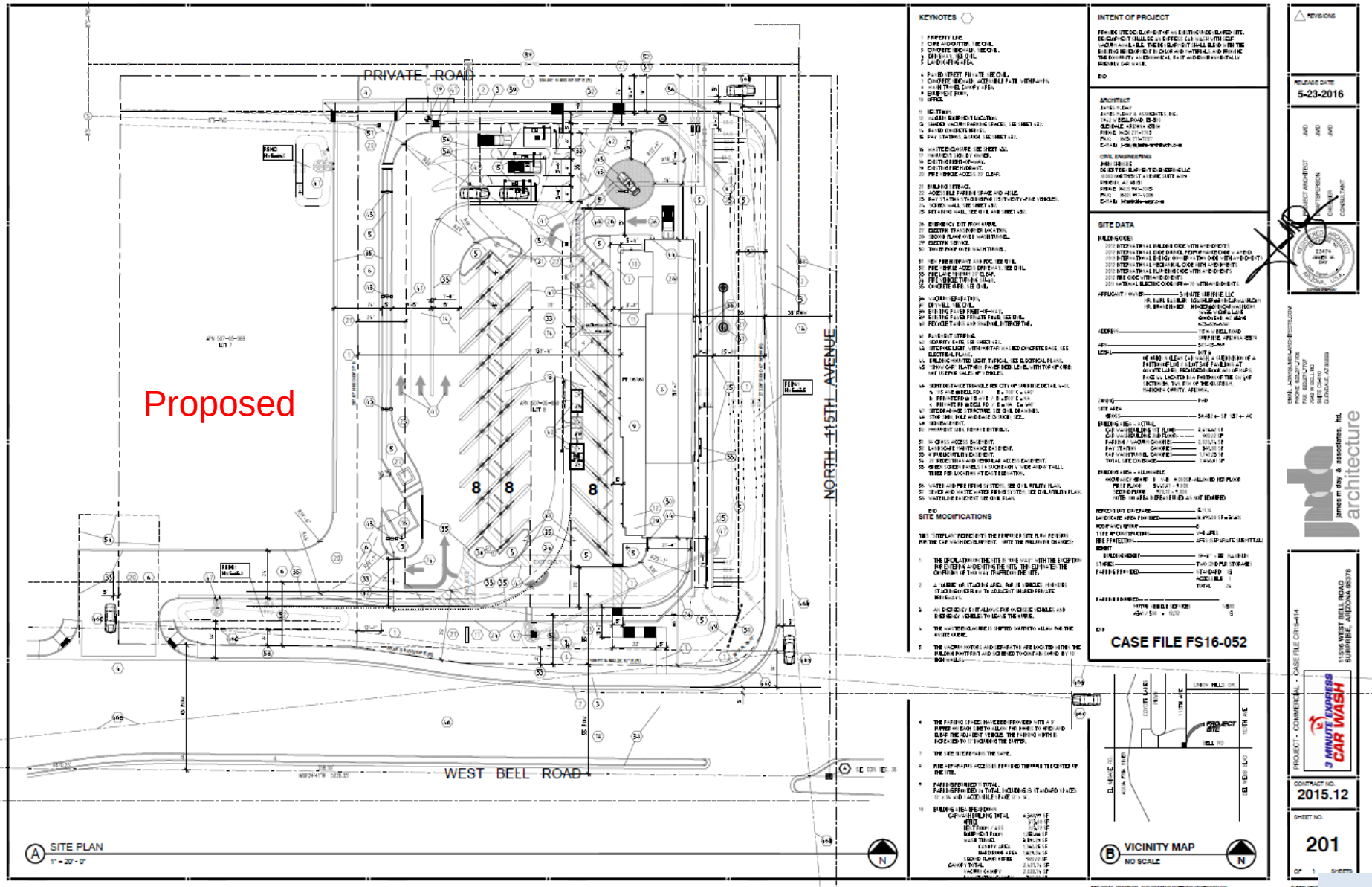
FS16-052 3 Minute Express Car Wash

SURPRISE
ARIZONA

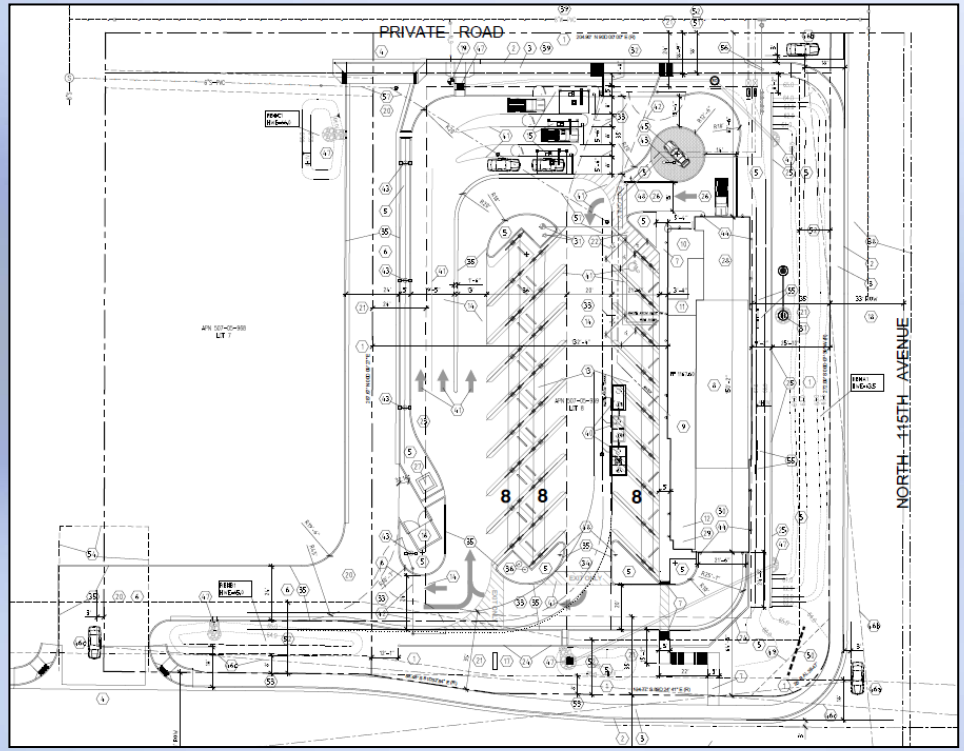


FS16-052 3 Minute Express Car Wash

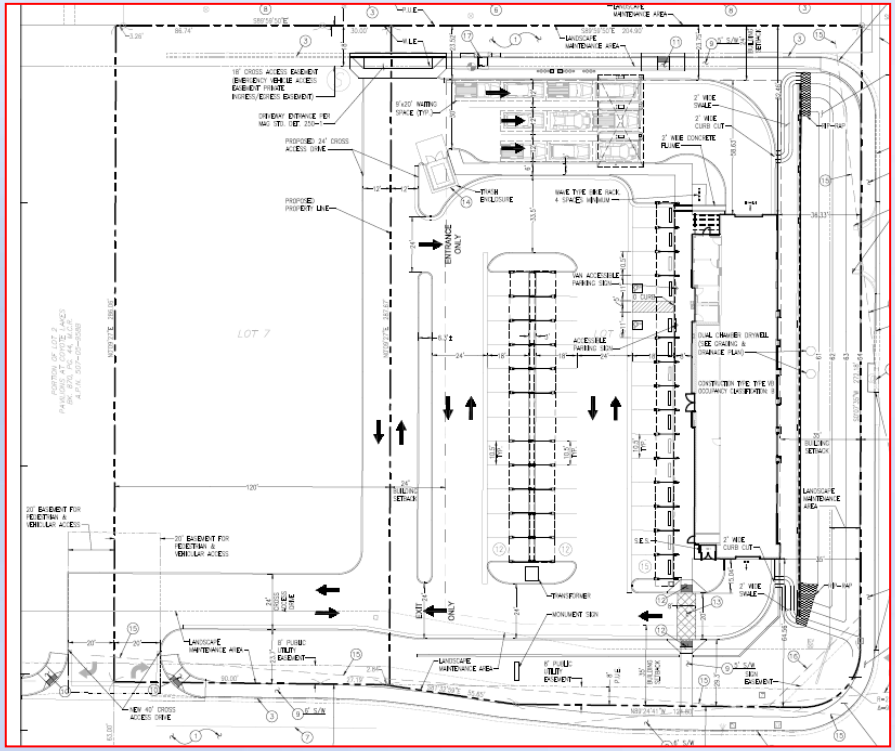
SURPRISE
ARIZONA



FS16-052 3 Minute Express Car Wash



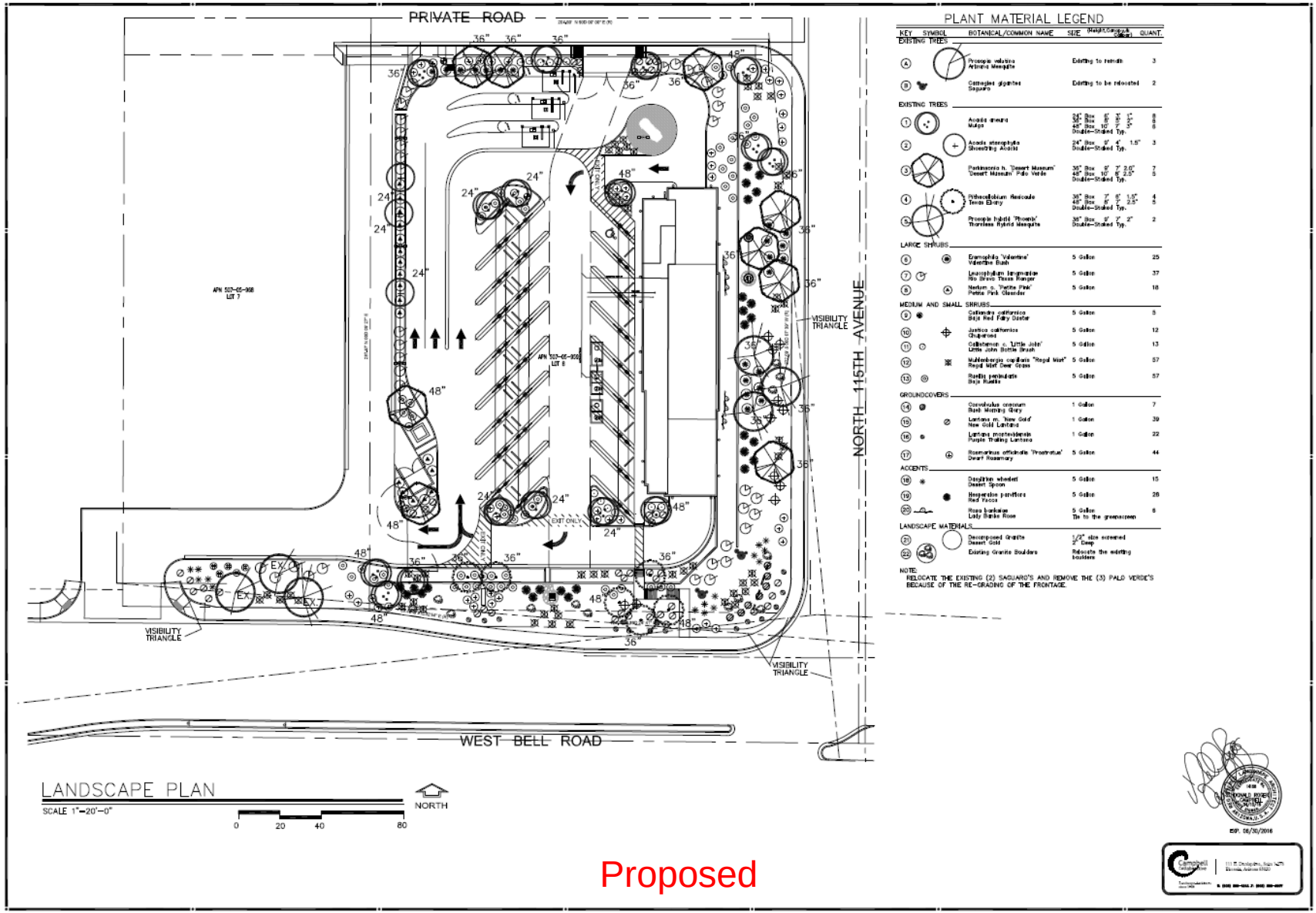
Proposed



Approved

FS16-052 3 Minute Express Car Wash

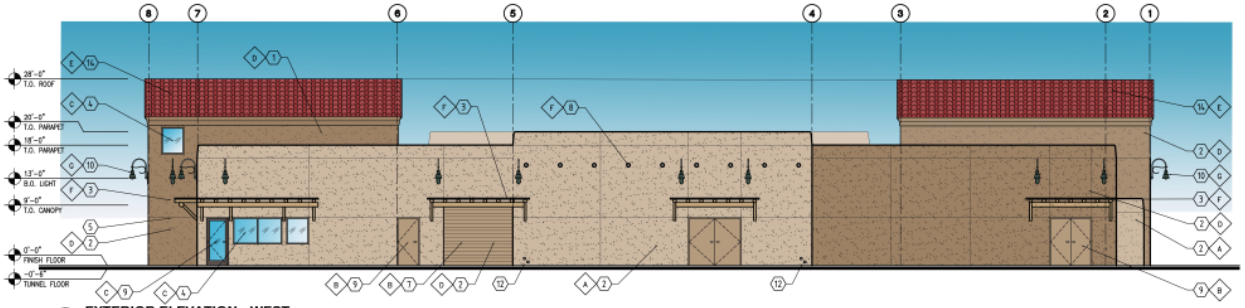
SURPRISE ARIZONA



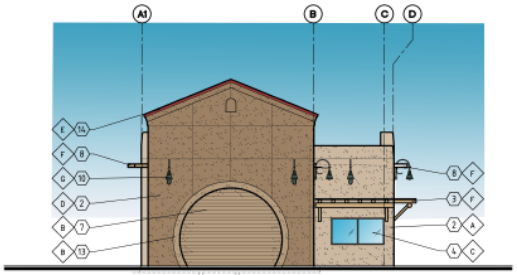
Proposed

FS16-052 3 Minute Express Car Wash

SURPRISE ARIZONA

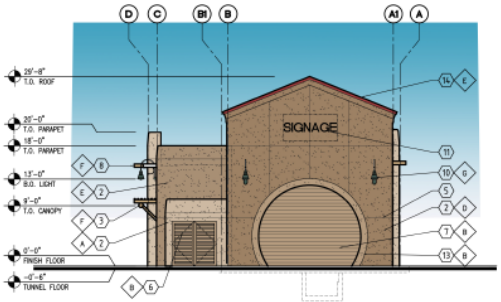


A EXTERIOR ELEVATION - WEST
1/8" = 1' - 0"

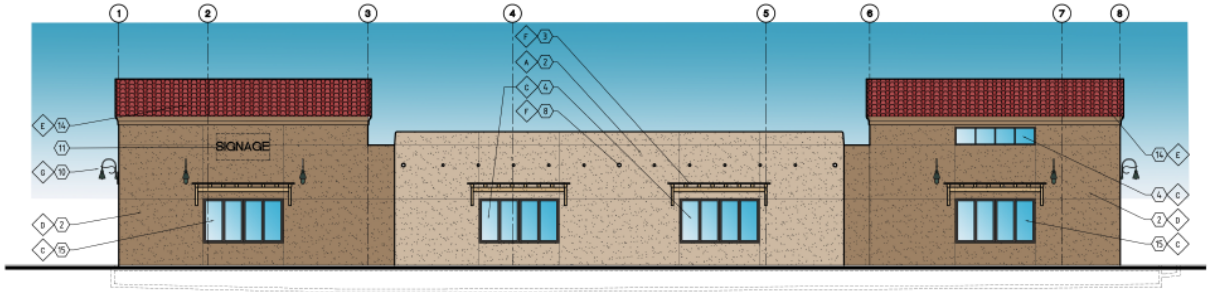


C EXTERIOR ELEVATION - NORTH
1/8" = 1' - 0"

Proposed



B EXTERIOR ELEVATION - SOUTH
1/8" = 1' - 0"



D EXTERIOR ELEVATION - EAST
1/8" = 1' - 0"

KEYNOTES

1 EXTERIOR 6" METAL STUD WALL PER STRUCTURAL WITH EXTERIOR SYNTHETIC STUCCO SYSTEM. SEE FINISH SCHEDULE BELOW AND SHEET A1.0 FOR WALL TYPES.
2 EXTERIOR MASONRY WALL PER STRUCTURAL WITH EXTERIOR SYNTHETIC STUCCO SYSTEM. SEE FINISH SCHEDULE BELOW AND SHEET A1.0 FOR WALL TYPES.
3 "PEELED POLE" WOOD CANOPY WITH 2X2 WOOD SLATS AND 8" DIA. WOOD SUPPORTS, SEE DETAIL 12/AD1 AND 212/S4.1.
4 STOREFRONT SYSTEM WITH CLEAR GLAZING WINDOW, SEE WINDOW SCHEDULE ON SHEET A7.0.
5 SCORE LINE, SEE DETAIL 5/A02.

6 S.E.S. ROOM SIGNAGE AT THE DOOR.
7 METAL ROLL UP DOOR, SEE DOOR SCHEDULE ON SHEET A7.0.
8 VIGA, SEE DETAIL 4/AD3.
9 DOOR, SEE DOOR SCHEDULE.
10 LIGHT, SEE ELECTRICAL.

11 ALL SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL.
12 OVERFLOW AND ROOF DRAIN, SEE DRAIN PIPE Φ +6" ABOVE FLOOR, OVERFLOW PIPE Φ +12" ABOVE FLOOR.
13 3" PROJECTION FINISHED AS WALL.
14 GLAZED CLAY TILE ROOF FINISH.
15 STOREFRONT SYSTEM, SPANDREL GLASS.

END

EXTERIOR FINISH SCHEDULE

A	FIELD COLOR	DUNN EDWARDS – RUSTIC TAUPE DE6129
B	EXTERIOR DOORS, ROLL-UP DOORS AND TRIM	DUNN EDWARDS – WOODED ACRE DE6130
C	WINDOW FRAMES STOREFRONT	BRONZE ANODIZED
D	2ND FIELD COLOR	DUNN EDWARDS – TEDDY BEAR DE6131
E	TILE ROOF	MCA SUPERIOR ROOF TILE IMPROVED "S" TILE COLOR C07 MAROON
F	PEELED POLE	CLEAR COAT SEAL
G	BUILDING LIGHTS	"BASELITE CORPORATION" REGENT STYLE RE12/WM55 MOUNT COLOR 42 DARK GREEN
H	VACUUM STANCHIONS AND SITE GATE	POWDER COAT "CARDINAL COLORS" TAN
I	VACUUM AWNING FABRIC	"SYNTHESIS" COMMERCIAL 95 TM #4 TERRA COTTA
J	SITE GATE MESH	POWDER COAT "CARDINAL COLORS" TERRA COTTA

NOTE:
ALL SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL

REVISIONS

RELEASE DATE
1-21-2016

ARCHITECT JMD
PROJECT ARCHITECT JMD
DRAFTSPERSON JMD
CHECKER
CONSULTANT

REGISTERED ARCHITECT 23474 JAMES M. DAY 1-21-16 ARIZONA, U.S.A.

EMAIL: JDAY@MDA-ARCHITECTS.COM
PHONE 623.271.7705
FAX 623.271.7707
7500 E. 53RD PLACE
SUITE CS-510
GLENDALE, AZ 85301

james m day & associates, ltd.
architecture

PROJECT - COMMERCIAL - CASE FILE CR15-414
3 MINUTE EXPRESS CAR WASH
11516 WEST BELL ROAD
SURPRISE, ARIZONA 85378

CONTRACT NO.
2015.12

SHEET NO.
431
OF 1 SHEETS

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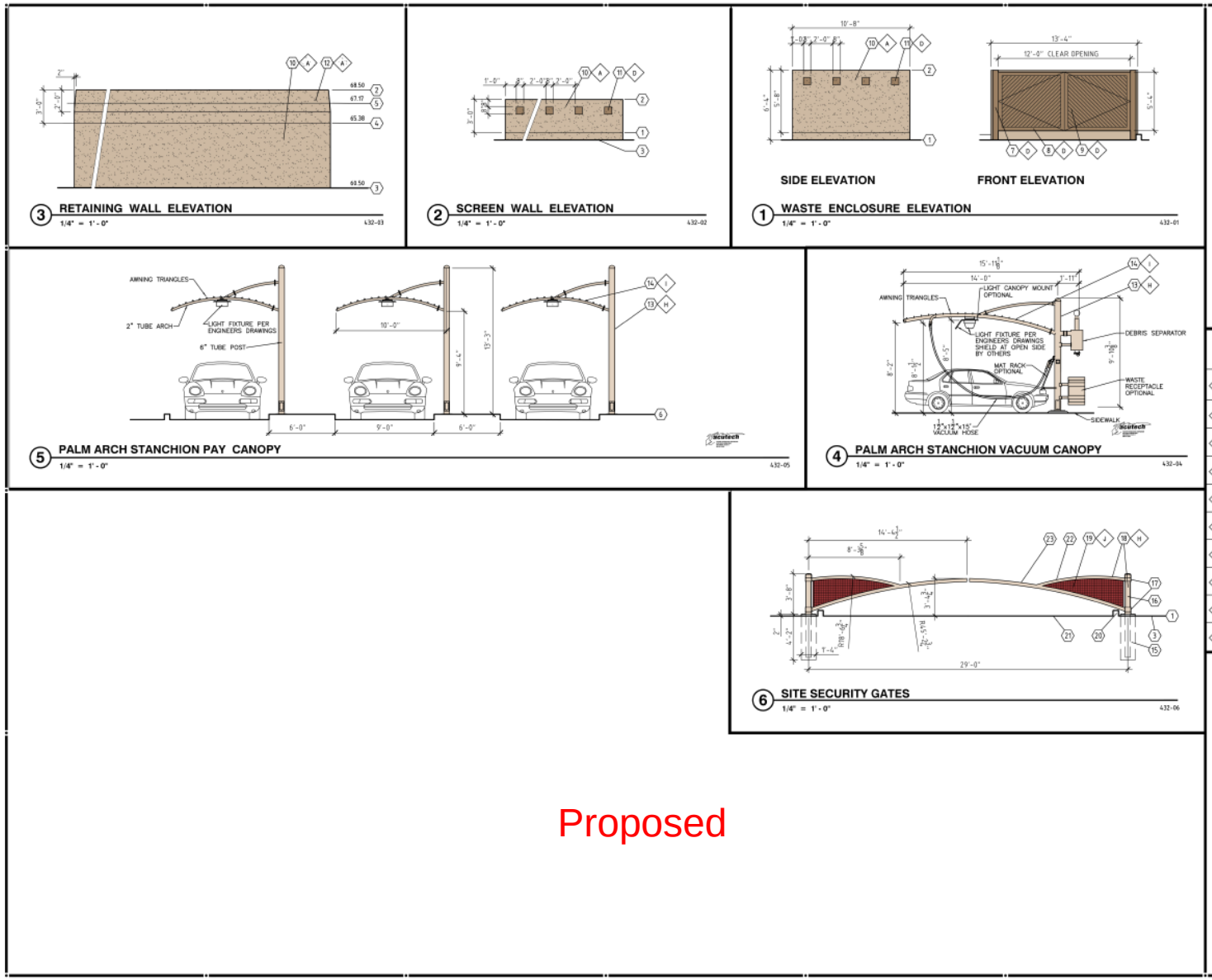
IF THIS SHEET IS REDUCED AND SHOULD

FS16-052 3 Minute Express Car Wash

SURPRISE ARIZONA



KEYNOTES

1 FINISHED PAVEMENT ELEVATION.
2 TOP OF MASONRY WALL.
3 FINISHED GRADE, SEE CIVIL.
4 FINISHED GRADE BEYOND, SEE CIVIL.
5 FINISHED FLOOR ELEVATION OF BUILDING.
6 FINISHED ELEVATION OF PAY ISLAND.
7 6x6 STEEL TUBE GATE SUPPORT EACH SIDE.
8 4x4 STEEL ANGLE GATE FRAME AT PERIMETER.
9 STEEL "H" DECK GATE PANEL.
10 8x8x8 CMU WALL WITH STUCCO FINISH, TO MATCH BUILDING FINISH, PAINTED.
11 8x8x8 CMU UNIT FLUSH WITH BACK SIDE OF WALL, PROVIDING A 2" RECESS, STUCCO FINISHED TO MATCH WALL. SEE PLAN FOR WALL LENGTH.
12 MASONRY TOP SLOPED BACK 2" WITH BACK OF WALL VERTICAL, FINISHED WITH STUCCO AND PAINT.
13 STEEL STANCHION PREFINISHED FROM FACTORY.
14 SHADE SCREEN MATERIAL, BY CONTRACTOR.
15 STEEL PIPE VERTICAL SET IN CONCRETE FOOTING.
16 5" ROUND STEEL PIPE EXTRA STRONG VERTICAL.
17 6" ROUND STEEL PIPE EXTRA STRONG HINGE RING.
18 STEEL PIPE GATE ASSEMBLY.
19 STEEL WIRE MESH 1x1 GRID WELDED TO GATE FRAME.
20 SITE CONCRETE CURB, SEE CIVIL.
21 SITE PAVEMENT, SEE CIVIL.
22 2.5" ROUND STEEL PIPE STANDARD TOP BRACE.
23 3" ROUND STEEL PIPE STANDARD LOWER BRACE.

END

EXTERIOR FINISH SCHEDULE

A	FIELD COLOR	DUNN EDWARDS – RUSTIC TAUPE DE6129
B	EXTERIOR DOORS, ROLL-UP DOORS AND TRIM	DUNN EDWARDS – WOODED ACRE DE6130
C	WINDOW FRAMES STOREFRONT	BRONZE ANODIZED
D	2ND FIELD COLOR	DUNN EDWARDS – TEDDY BEAR DE6131
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F	PEELED POLE	CLEAR COAT SEAL
G	BUILDING LIGHTS	"BASELITE CORPORATION" REGENT STYLE RE12/WM55 MOUNT COLOR 42 DARK GREEN
H	VACUUM STANCHIONS AND SITE GATE	POWDER COAT "CARDINAL COLORS" TAN
I	VACUUM AWNING FABRIC	"SYNTHESIS" COMMERCIAL 95 TM #4 TERRA COTTA
J	SITE GATE MESH	POWDER COAT "CARDINAL COLORS" TERRA COTTA

REVISIONS

RELEASE DATE
1-21-2016

JMD ARCHITECT
JMD DRAFTSPERSON
JMD CHECKER
CONSULTANT

REGISTERED ARCHITECT 23474 JAMES M. DAY 1-21-16 ARIZONA, U.S.A.

EMAIL: J-DAY@JMDA-ARCHITECTS.COM
PHONE 623.271.7766
FAX 623.271.7707
7009 N. 58TH AVE.
SUITE C25-510
GLENDALE, AZ 85303

james m day & associates, ltd.
architecture

PROJECT - COMMERCIAL
3 MINUTE EXPRESS CAR WASH
11516 WEST BELL ROAD
SURPRISE, ARIZONA 85378

CONTRACT NO.
2015.12

SHEET NO.
432
OF 1 SHEETS

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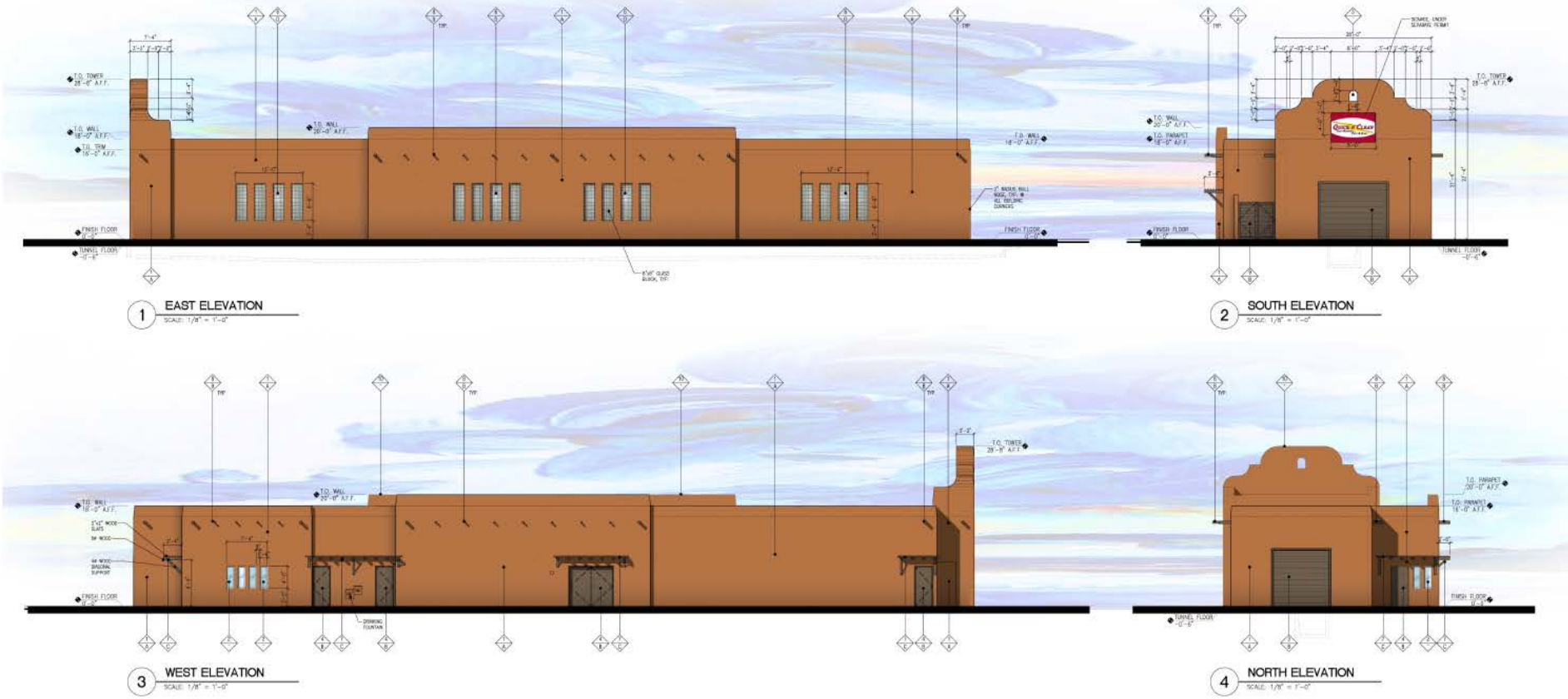
IF THIS SHEET IS NOT 24" X 36" IT IS REDUCED OR ENLARGED AND SHOULD BE SCALED ACCORDINGLY

Proposed

FS16-052 3 Minute Express Car Wash

SURPRISE ARIZONA



Approved

FINISH SCHEDULE

	FINISH MATERIAL		FINISH COLOR
1	STUCCO	A	DUNN EDWARDS - DE5272 - SEDONA AT SUNSET
2	CLEAR GLASS WITH BRONZE ANODIZED FRAMES	B	DUNN EDWARDS - DE6217 - ANCIENT EARTH
3	ROLL-UP DOOR	C	SHERWIN WILLIAMS - SW6341 - HARBOR MIST
4	HOLLOW METAL DOOR	D	GLASS-BLOCK PITTSBURG DORNING - DECORA - 8"x 8"x 4"
5	OPENING THRU WALL		
6	8"x8" GLASS BLOCK		
7	WOOD AWNING WITH 2"x2" WOOD LATTICE		
8	RAFTER TAIL		
9	TRASH ENCLOSURE GATE		
10	LINE OF WALL BEYOND		

GreenbergFarrow
19000 MacArthur Blvd., Suite 250
Irvine, CA 92612
t: 949 296 0450 f: 949 296 0437

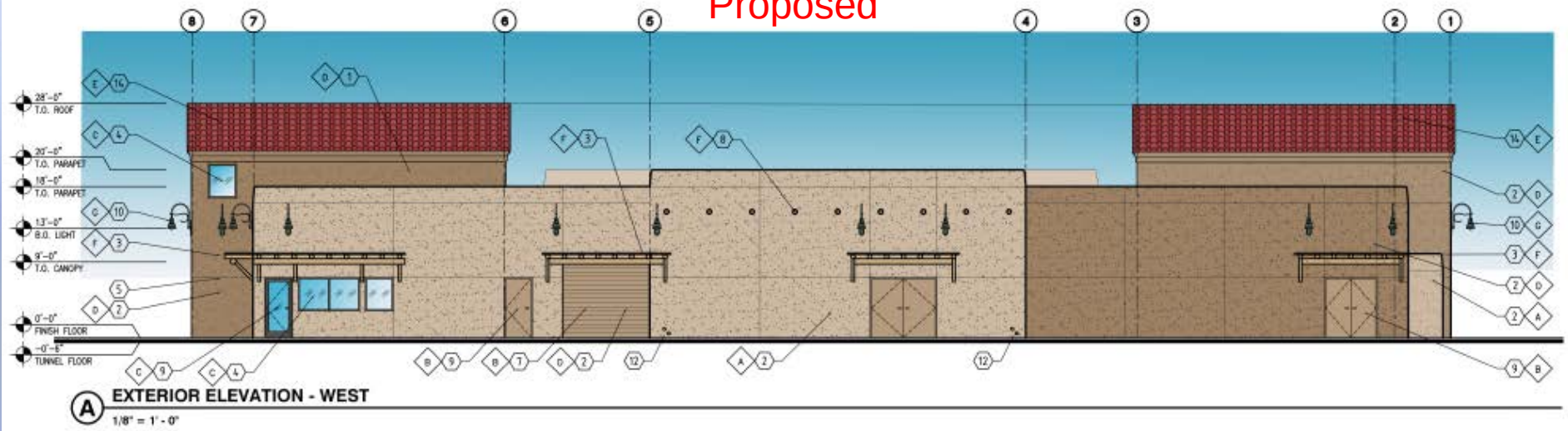
QUICK AND CLEAN CAR WASH
SURPRISE, ARIZONA
20140047.0

BUILDING EXTERIOR ELEVATIONS
SCALE: AS NOTED
A-2

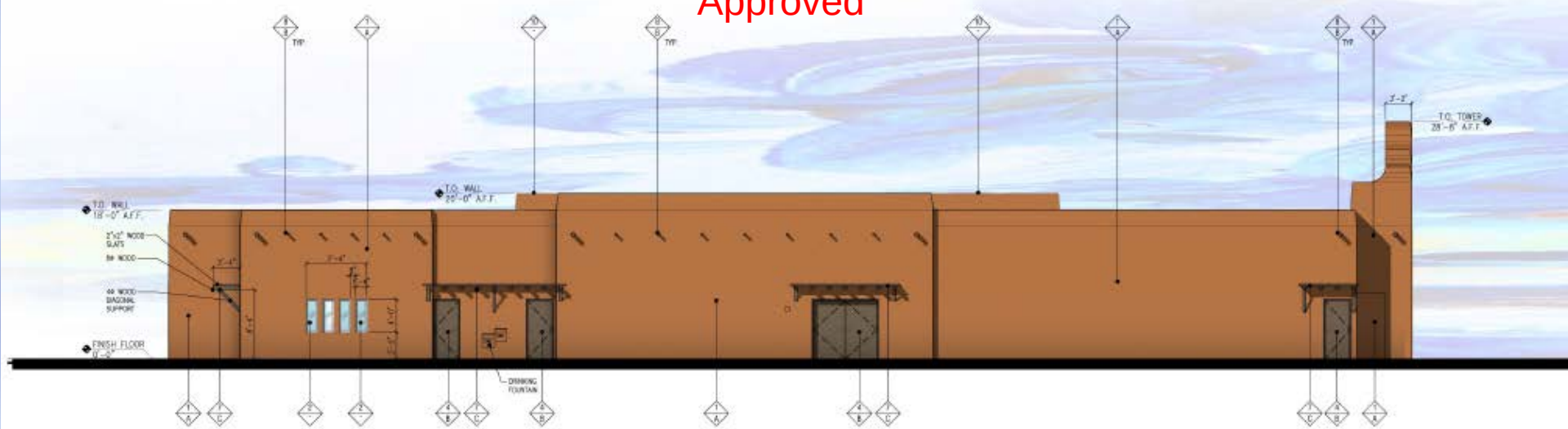
FS16-052 3 Minute Express Car Wash

SURPRISE
ARIZONA

Proposed



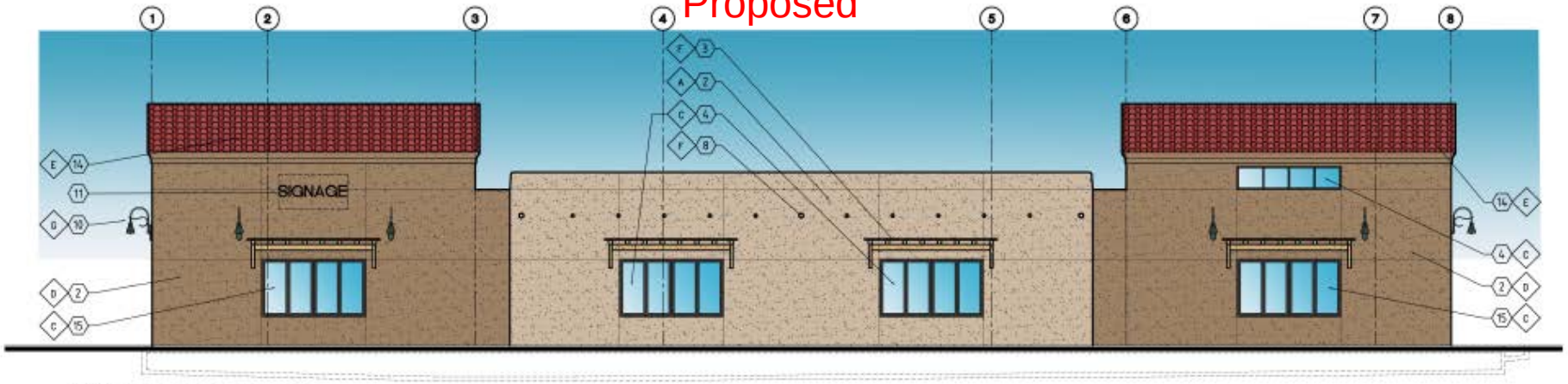
Approved



FS16-052 3 Minute Express Car Wash

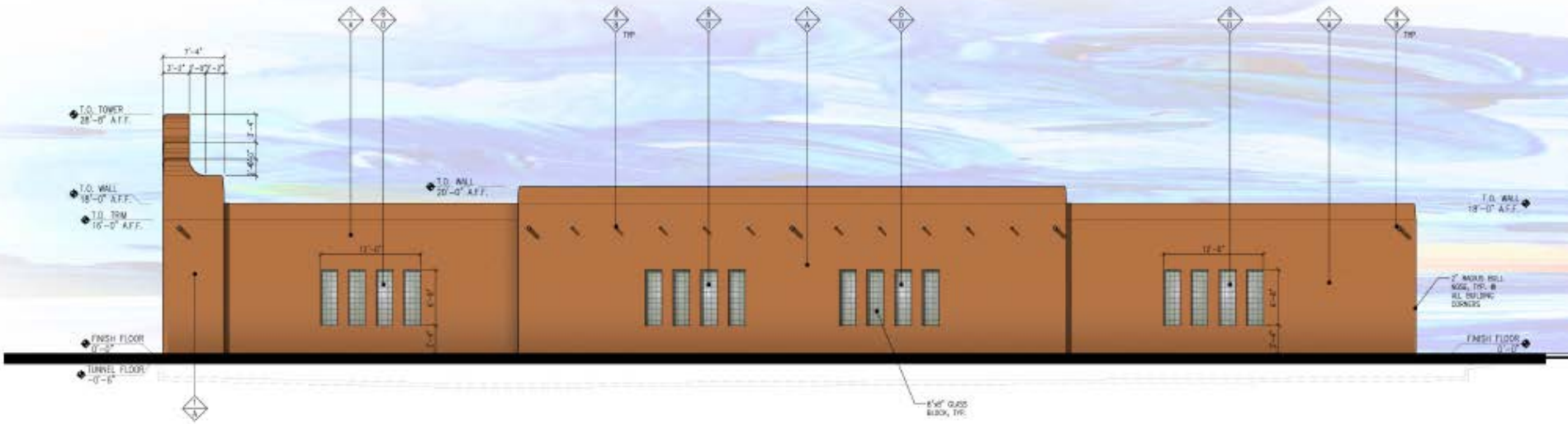
SURPRISE
ARIZONA

Proposed



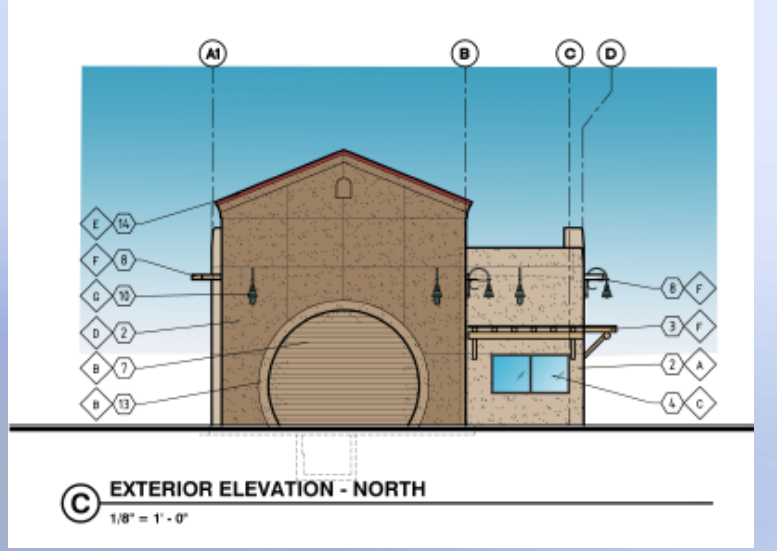
D EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

Approved



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

FS16-052 3 Minute Express Car Wash



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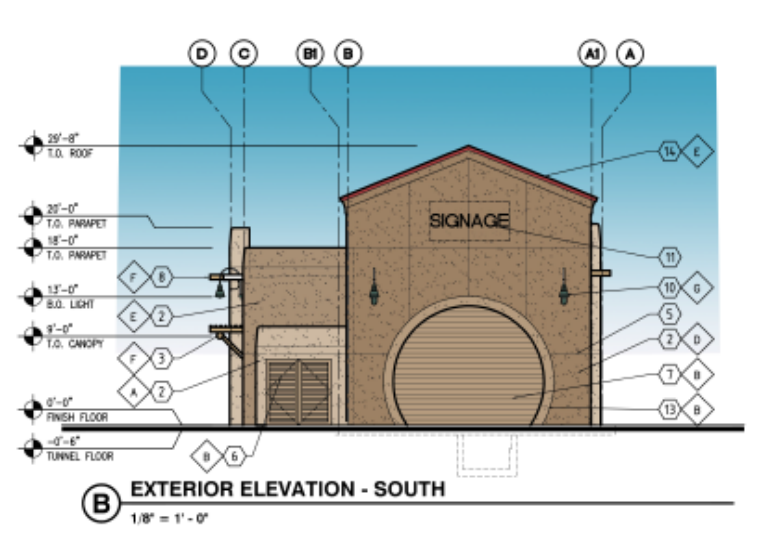

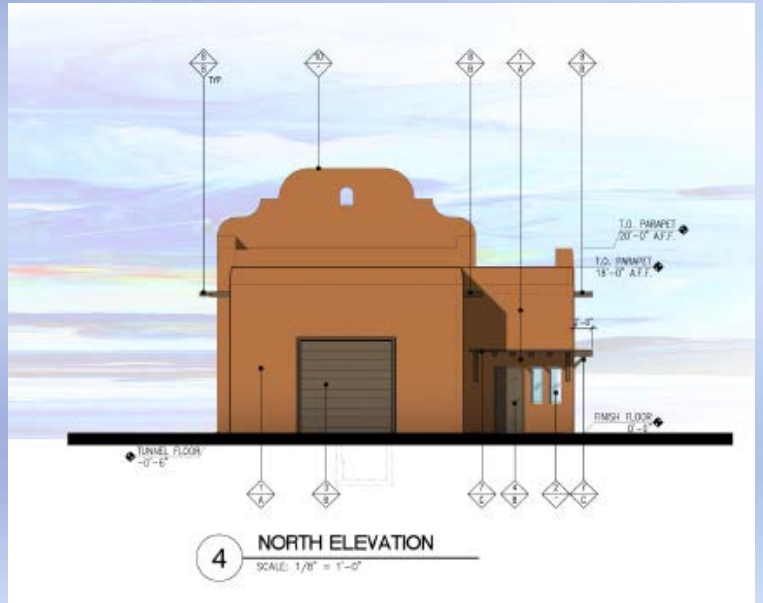

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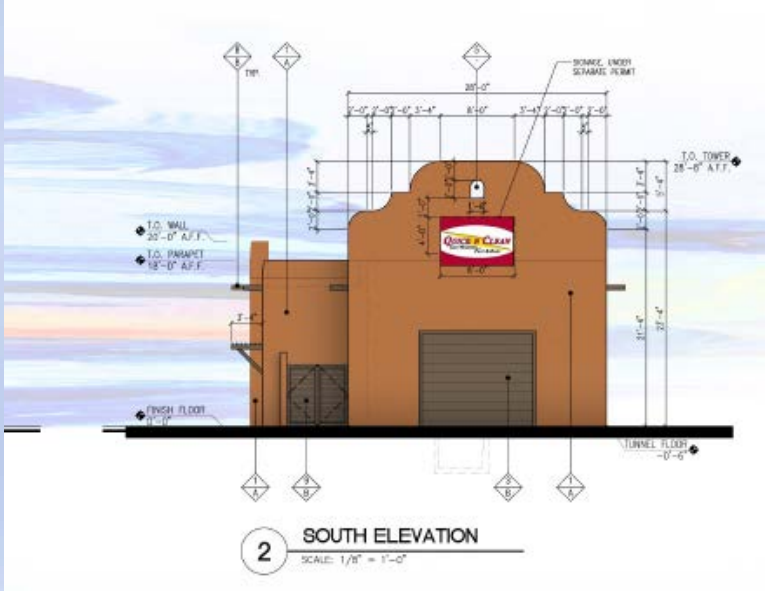


FS16-052 3 Minute Express Car Wash

SURPRISE
ARIZONA

A
FIELD COLOR #1
DUNN EDWARDS
RUSTIC TAUPE
DE 6129

B
EXTERIOR DOORS
ROLL-UP DOORS
AND TRIM
DUNN EDWARDS
WOODED ACRE
DE 6130

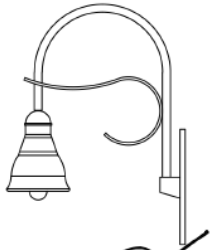
C
STORE FRONT
FRAMES
ANODIZED
BRONZE

D
FIELD COLOR #2
DUNN EDWARDS
TEDDY BEAR
DE 6131

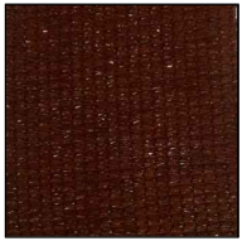
E
CLAY TILE ROOF
MCA SUPERIOR ROOF TILE
IMPROVED "S" TILE
COLOR C 07 MAROON

F
PEALED POLE
CLEAR COAT SEAL

G
BUILDING LIGHTS
BASELITE CORP
REGENT STYLE
42 DARK GREEN



H
VACUTECH VACUUM
STANCHIONS
AND SITE GATE
CARDINAL POWDERCOAT
DESIGNER BEIGE T009 BG16



I
VACUUM AWNING
FABRIC
SYNTHESIS COM 95
#4 TERRA COTTA

J
SITE GATE MESH
CARDINAL
POWDERCOAT
TERRA COTTA

K
DRYVIT
FREESTYLE
TEXTURE
(COLOR NOT
REPRESENTATIVE)

james m day & associates, ltd.
7942 W. Bell Road, Suite C5-510
Glendale, Arizona 85308
623.271.7705

DATE: 01-21-2016
TITLE: EXTERIOR FINISHES
PROJECT NO. 2015.12
3 MINUTE EXPRESS
SURPRISE , ARIZONA

REGISTERED ARCHITECT
CERTIFICATE NO. 23474
JAMES M. DAY
1-21-16
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2017

SHEET NO. **EF1**
OF 0 SHEETS

james m day & associates, ltd.
7942 W. Bell Road, Suite C5-510
Glendale, Arizona 85308
623.271.7705

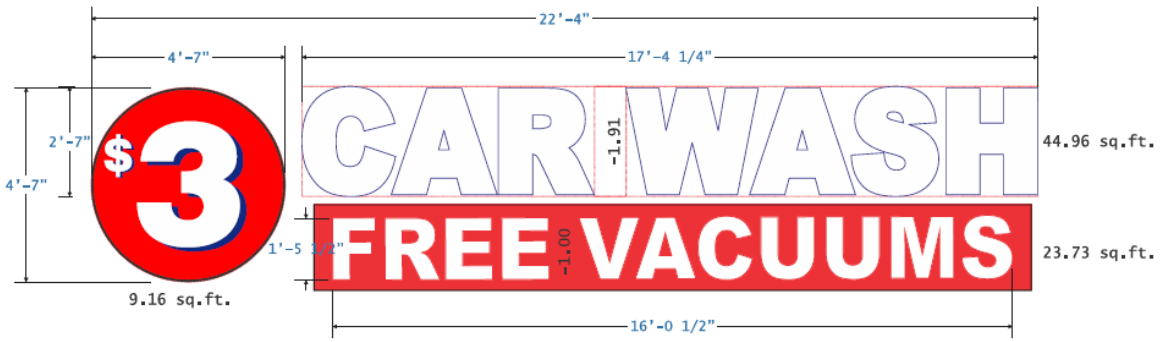
DATE: 01-21-2016
TITLE: EXTERIOR FINISHES
PROJECT NO. 2015.12
3 MINUTE EXPRESS
SURPRISE , ARIZONA

REGISTERED ARCHITECT
CERTIFICATE NO. 23474
JAMES M. DAY
1-21-16
Date Signed
ARIZONA, U.S.A.
Expires 09-30-2017

SHEET NO. **EF2**
OF

FS16-052 3 Minute Express Car Wash

SURPRISE ARIZONA



A ILLUMINATED FACE AND HALO DISPLAY
SCALE: 3/8"=1'-0" 74.94 sq.ft.

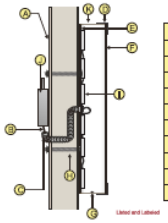
Fabricate and install (1) one set of HALO & FACE illuminated pan channel letters, stud mounted with 1.25" spacers for Halo effect.

"Car Wash" pan channel leters will have .118" white plexiglass faces.
Letters will have 3/4" Blue trimcap with 5" blue returns illuminated by White LEDs.

"$3" Circular pan channel will have a .177" white plexiglass face with 3M 3630-26 Blue and 3M 3630-33 Red vinyl overlay with 1" Red trimcap and 5" Red return.
Circular pan channel will be illuminated by White LEDs . The pan channel back will be clear lexan for white Halo illumination effect.

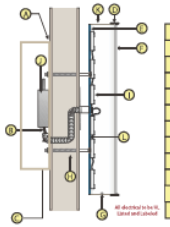
"Free Vacuum" pan channel letters will have .177" white plexiglass faces, 3/4" red trimcap and 5" returns.
Letters will be illuminated by White LEDs.

S/F Wall Sign / LEDs - Cross Section Detail



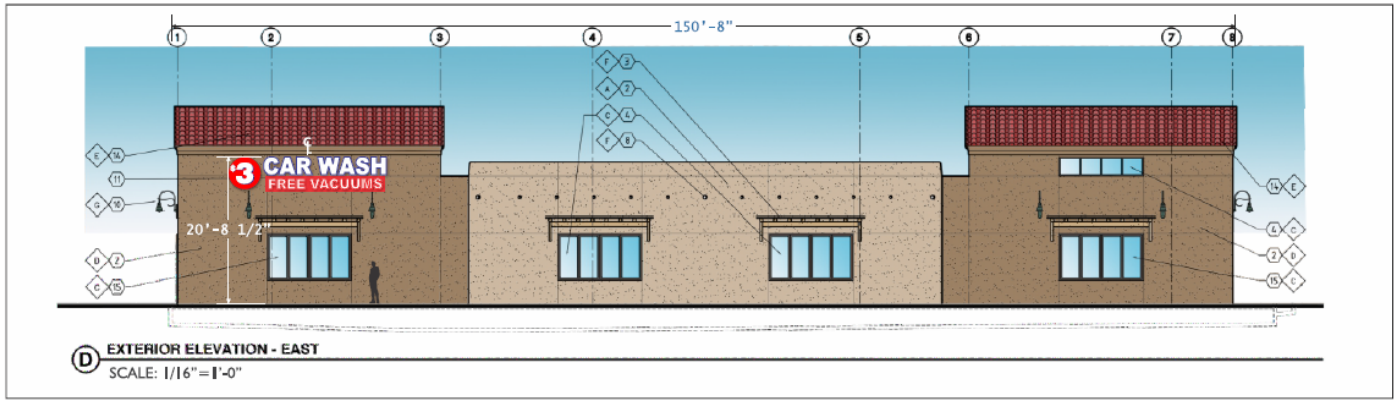
A	wall
B	low voltage wiring
C	conduit (1/2" min.)
D	1-1/2" Aluminum Retainer
E	aluminum back
F	acrylic Face
G	weep holes
H	mounting varies
I	LED lights
J	remote low voltage trans.
K	alum.

3$ Sign / LEDs - Cross Section Detail



A	wall
B	conduit (1/2" min.)
C	.080 alum. rear Raceway
D	1 trim cap
E	.177 clear lexan back
F	acrylic Face
G	weep holes
H	mounting varies
I	LED lights
J	remote low voltage trans.
K	5 alum. Rtns
L	.177 clear lexan back

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local



D EXTERIOR ELEVATION - EAST
SCALE: 1/16"=1'-0"

CLIENT: 3 MINUTE EXPRESS CAR WASH
ADDRESS: 11516 WEST BELL ROAD SURPRISE AZ 85378
CONTACT:
PHONE:
SALES PERSON: SCOT MEHLHOFF
JOB NUMBER: 1609-96
SCALE: AS NOTED

REV. 1	4/21/16
REV. 2A	5/03/16
REV. 3	5/10/16
REV. 4	5/11/16
REV. 5	5/16/16
REV. 6	5/18/16
REV. 7	5/19/16
REV. 8	5/20/16
REV. 9A	5/24/16

ISG Identity Sign Group Inc.

CONTRACT #18736

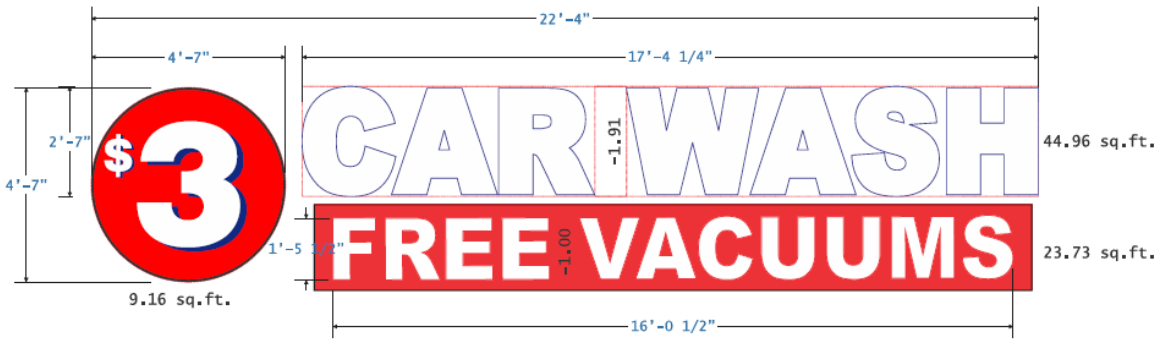
Received 5/24/16
FS16-052

DESIGN:

PAGE 1

FS16-052 3 Minute Express Car Wash

SURPRISE ARIZONA



B ILLUMINATED FACE AND HALO DISPLAY
SCALE: 3/8"=1'-0" 74.94 sq.ft.

Fabricate and install (1) one set of HALO & FACE illuminated pan channel letters, stud mounted with 1.25" spacers for Halo effect.

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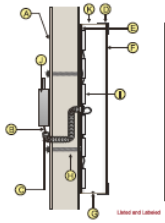
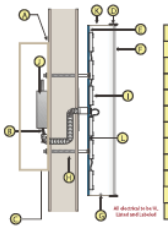
Letters will be illuminated by White LEDs.

S/F Wall Sign / LEDs - Cross Section Detail



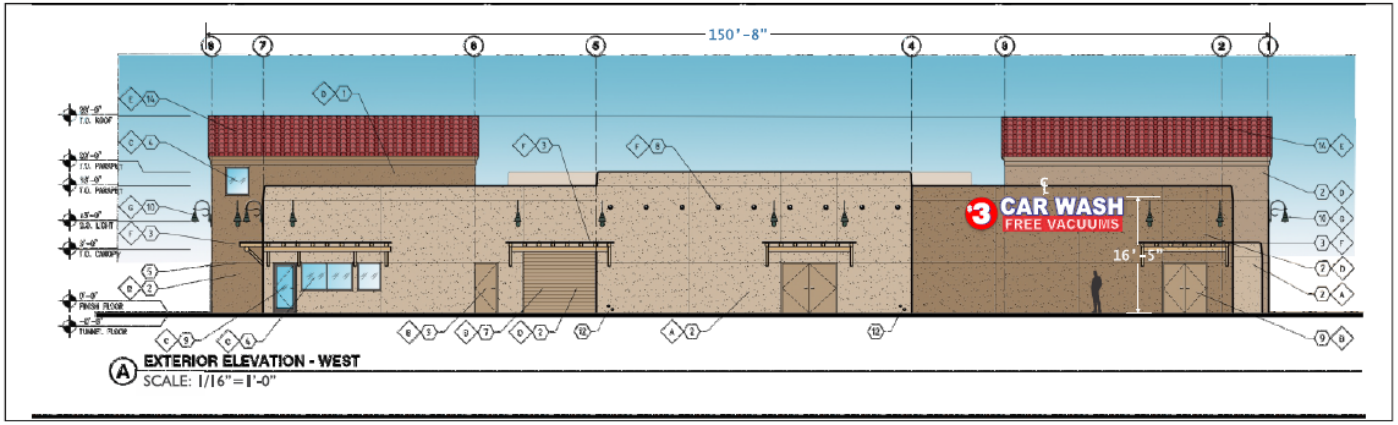
A	wall
B	low voltage wiring
C	conduit (1/2" min.)
D	1-1/2" Aluminum Retainer
E	aluminum back
F	acrylic Face
G	weep holes
H	mounting varies
I	LED lights
J	remote low voltage trans.
K	alum.

3$ Sign / LEDs - Cross Section Detail



A	wall
B	conduit (1/2" min.)
C	.080 alum. rear Raceway
D	1 trim cap
E	.177 clear lexan back
F	acrylic Face
G	weep holes
H	mounting varies
I	LED lights
J	remote low voltage trans.
K	5 alum. Rtns
L	.177 clear lexan back

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local



A EXTERIOR ELEVATION - WEST
SCALE: 1/16"=1'-0"

CLIENT: 3 MINUTE EXPRESS CAR WASH
ADDRESS: 11516 WEST BELL ROAD SURPRISE AZ 85378
CONTACT:
PHONE:
SALES PERSON: SCOT MEHLHOFF
JOB NUMBER: 1609-96
SCALE: AS NOTED

REV. 1	4/21/16
REV. 2A	5/03/16
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REV. 6	5/18/16
REV. 7	5/19/16
REV. 8	5/20/16
REV. 9A	5/24/16

ISG Identity Sign Group Inc.
CONTRACT #18736
DESIGN:
PAGE 2

FS16-052 3 Minute Express Car Wash

SURPRISE ARIZONA

ILLUMINATED FACE AND HALO DISPLAY

SCALE: 3/4"=1'-0" 37.45 sq.ft.

Fabricate and Install (2) Two sets of illuminated pan channel letter set.
"CAR WASH" 5" White returns illuminated with White LED's . 3/16" White Plexiglass faces and 1" White trim cap.

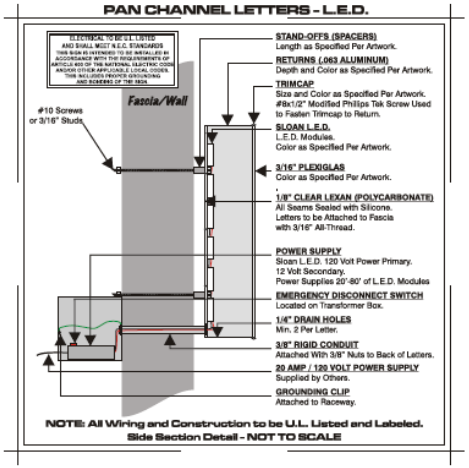
"SPLASH PANEL" To have 3" Red returns flush mounted to wall.

"MINUTE EXPRESS" To have 5" Blue returns, 3/16" white plexiglass faces with White translucent vinyl overlay and 1" Blue trim cap. and White LED's. Fco splash panel painted to match 3630-26 blue.

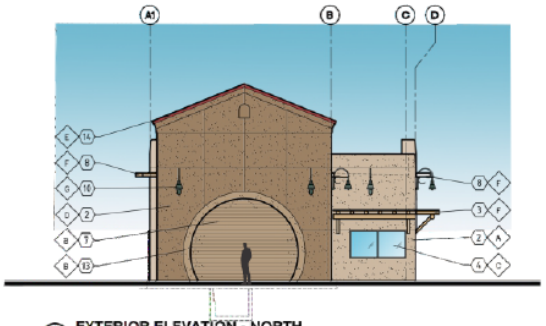
"STOP WATCH" & WATER DROPS" 5" deep Blue Returns with 3/16" white plexiglass. 1" Blue trim cap and 3M 3630-26 Blue and 3M 3630-33 Red vinyl overlay and White LED's.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the

HALO/FRONT LIT (DUAL ILLUMINATION) PAN CHANNEL LETTERS - L.E.D.

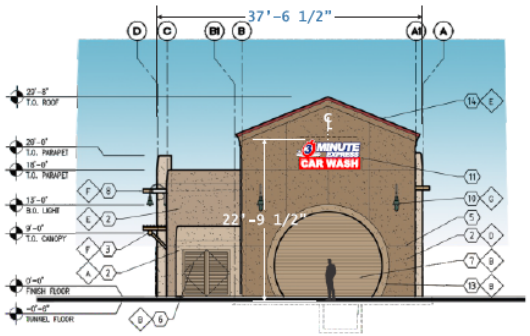


NOTE: All Wiring and Construction to be U.L. Listed and Labeled.
Side Section Detail - NOT TO SCALE



EXTERIOR ELEVATION - NORTH

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



EXTERIOR ELEVATION - SOUTH

CLIENT: 3 MINUTE EXPRESS CAR WASH

ADDRESS: 11516 WEST BELL ROAD SURPRISE AZ 85378

CONTACT:

PHONE:

SALES PERSON: SCOT MEHLHOFF

JOB NUMBER: 1609-96

SCALE: AS NOTED

REV. 1	4/21/16
REV. 2A	5/03/16
REV. 3	5/10/16
REV. 4	5/11/16
REV. 5	5/16/16
REV. 6	5/18/16
REV. 7	5/19/16
REV. 8	5/20/16
REV. 9A	5/24/16

ISG Identity Sign Group Inc

CONTRACT #18736

DESIGN:

PAGE 3

FS16-052 3 Minute Express Car Wash

SURPRISE
ARIZONA

CLIENT:
3 MINUTE EXPRESS CAR WASH

ADDRESS:
11516 WEST BELL ROAD
SURPRISE AZ 85378

CONTACT:

PHONE:

SALES PERSON:
SCOT MEHLHOFF

JOB NUMBER:
1609-96

SCALE:
AS NOTED

REV. 1	4/21/16
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REV. 3	5/10/16
REV. 4	5/11/16
REV. 5	5/16/16
REV. 6	5/18/16
REV. 7	5/19/16
REV. 8	5/20/16
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ISG Identity Sign Group Inc

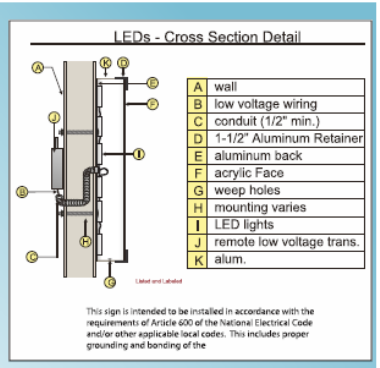
CONTRACT #18736

DESIGN:

PAGE 4

FS16-052 3 Minute Express Car Wash

SURPRISE ARIZONA



ILLUMINATED MONUMENT DISPLAY

SCALE: 3/4" = 1'-0" 34.91 sq.ft.

FABRICATE AND INSTALL ONE (1) NEW ILLUMINATED MONUMENT DISPLAY W/ ROUTED AND PLEX BACK-UP, FIRST SURFACE VINYL OVERLAY.

CLIENT: 3 MINUTE EXPRESS CAR WASH

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CONTACT:

PHONE:

SALES PERSON: SCOT MEHLHOFF

JOB NUMBER: 1609-96

SCALE: AS NOTED

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REV. 4	5/11/16
REV. 5	5/16/16
REV. 6	5/18/16
REV. 7	5/19/16
REV. 8	5/20/16
REV. 9A	5/24/16

ISG Identity Sign Group Inc.

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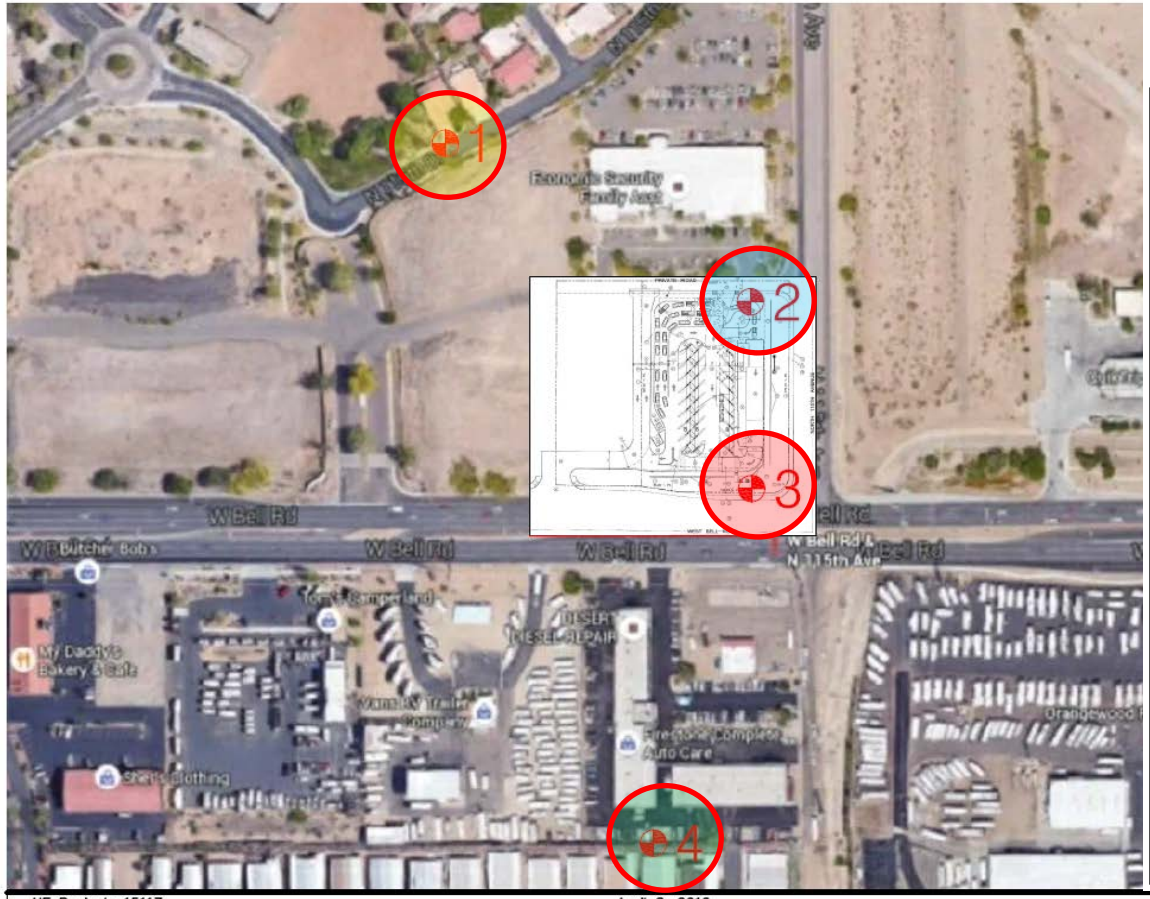
DESIGN:

PAGE 5

FS16-052 3 Minute Express Car Wash



NE Project: 15117 April 8, 2016 Beth Holliday

Figure No. 1

NoiseExpert.com

beth@noiseexpert.com
480-332-9325
619-449-4843
702-989-2406
www.noiseexpert.com

3 Minute Carwash Express
Suprise, Arizona

DESCRIPTION: Noise Predictions

SCALE: N/A

Table 2
Common Sound Levels in dBA

Common Outdoor Sounds	Sound Pressure Level (dBA)	Common Indoor Sounds	Subjective Evaluation
Auto horn at 10'	100	Printing plant	Deafening
Jackhammer at 50'			
Gas lawn mower at 4'	90	Auditorium during applause	Very Loud
Pneumatic drill at 50'			
		Food blender at 3'	
Concrete mixer at 50'	80	Telephone ringing at 8'	
Jet flyover at 5000'		Vacuum cleaner at 5'	
Large dog barking at 50'	70	Electric shaver at 1'	Loud
Large transformer at 50'			
Automobile at 55 mph at 150'	60	Normal conversation at 3'	
Urban residential			
	50	Office noise	
Small town residence			Moderate
	40	Soft stereo music in residence	
		Library	
	30	Average bedroom at night	Faint
Rustling leaves		Soft whisper at 3'	
Quiet rural nighttime	20	Broadcast and recording studio	
	10	Human breathing	Very Faint
	0	Threshold of hearing (audibility)	

Table 1: Predicted Sound Levels from the Carwash

Location	Predicted Leq Noise Levels (dBA)
Location 1 – 640' northwest	50
Location 2 – 160' north	66
Location 3 – 50' south	82
Location 4 – 620' south	42

FS16-052 3 Minute Express Car Wash

SURPRISE
ARIZONA

Recommendation:

- ✓ **Approve** subject to stipulations “a” through “f”

FS16-052 3 Minute Express Car Wash

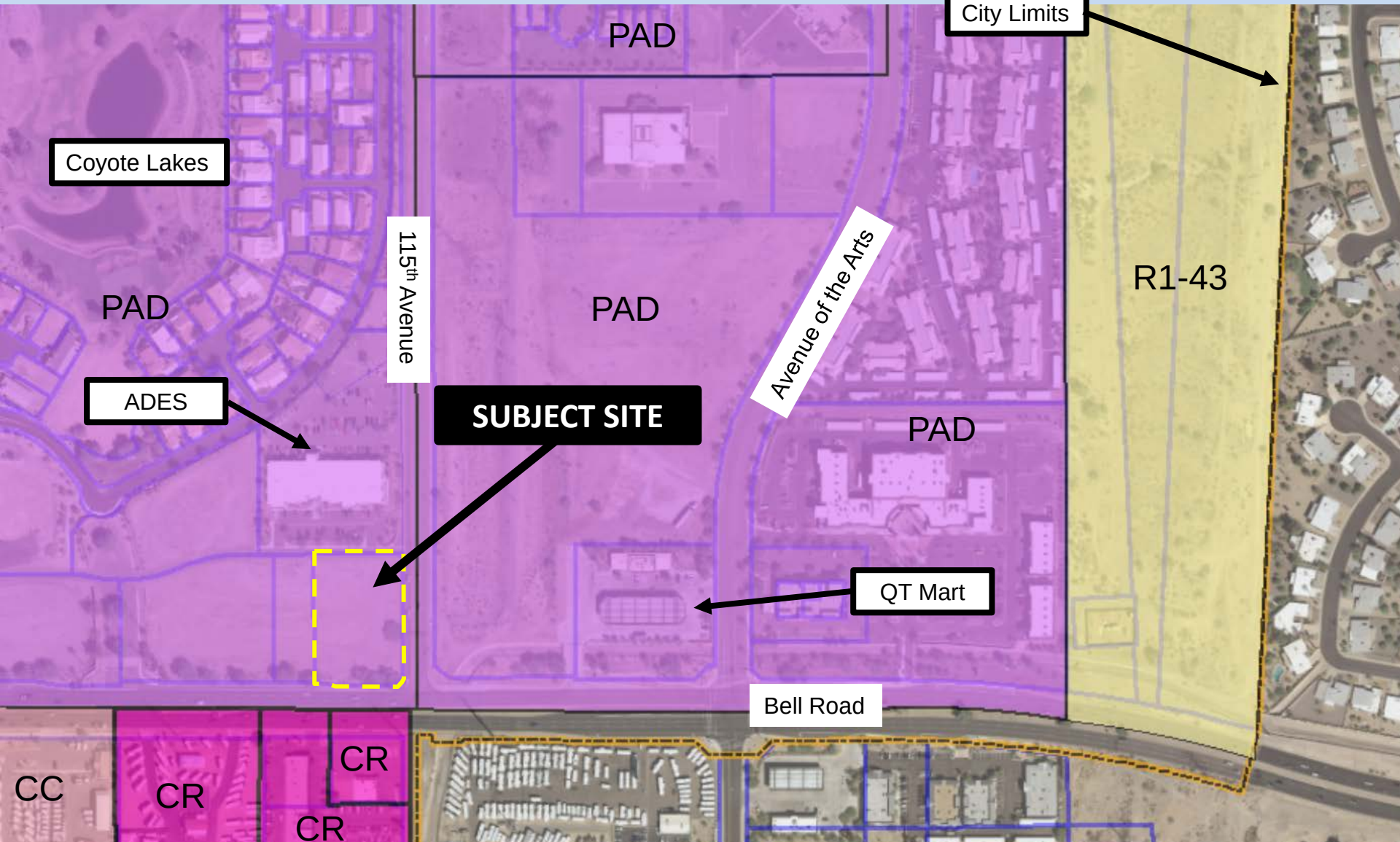
SURPRISE
ARIZONA

Questions or Comments?

FS16-052 3 Minute Express Car Wash

SURPRISE ARIZONA

Case Map



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Received April 29, 2016
FS16-052

jmda
james m day & associates, ltd.
architecture

April 22, 2016

PROJECT NARRATIVE – 3 MINUTE EXPRESS CAR WASH SURPRISE – CR15-414

The new developer, 3 Minute Express Car Wash Surprise LLC, of the express car wash approved for 11516 West Bell Road, Surprise, Arizona, is requesting a Type II Site Plan Amendment. The amendment includes minor changes to the site vehicular circulation and the exterior building elevations. We feel these changes will increase the function and safety of the site and improve the appearance of the building.

HISTORY

This parcel was originally part of the PAD Coyote Lakes and was originally zoned and designated as residential. Through PAD 97-132 a portion of the original PAD was split off for commercial development. In 2004 Quick N' Clean Car Wash applied for a conditional use permit for a car wash. That application was denied.

- **In 2003 a Site Plan (SP03-409) application was received which laid out the Coyote Lakes Commercial Center.**
- **In 2004 a Conditional Use Permit (CUP04-001) was requested for approval of a self-service car wash, known as Quick N' Clean, in the Coyote Lakes Commercial Center development. This application was denied.**
- **Pursuant to the Municipal Code, a car wash facility is a conditionally permitted use in the Community Commercial zoning district.**
- **August 7, 2014 Staff presented FS14-142 Quick N' Clean Car Wash to Planning and Zoning Commission. This was a new Conditional Use Permit for an express car wash with a building of 5,275 square feet and 39 parking stalls with vacuums. The Staff recommended the CUP with conditions. The CUP was approved.**

SITE PLAN

The site vehicular circulation on the site has been changed to "one way" traffic flow, this will eliminate confusion as to where to go on the site, improve function and safety.

The entrance to the pay stations is changed from the north-south shared driveway to an onsite entrance. This will increase the stacking from 12 to 25 and will eliminate potential overflow stacking onto the shared driveway and private road to the north, during high demand times.

The waste enclosure is moved south and will be screened by landscaping.

The parking / vacuum stations are reduced from 38 to 24. The parking exceeds the required 13 spaces and is sufficient for the function of the car wash. The parking spaces are also increased in width from 10'6" to 12' allowing for a more functional space while vacuuming. Staff will use parking on site, if they use a vehicle. The spaces they will use will be the furthest from the building or spaces where the vacuum system is not working.

The vacuum turbine enclosure is relocated from on site to the building. The building, pay stations, screen walls and management of onsite water remains the same. A second floor is added above the wash tunnel at the north end with a tiled roof structure, and a tiled roof structure is added to the south end of the wash tunnel to balance the building design.

Fire Department vehicle access to the site is provided as recommended by the Surprise Fire Department. An access point is provided at the north private access road. The path is no more than 20' wide and continues south through the site, and then turns west to the driveway on West Bell Road. The turning design is based on AASHTO SU-40 as required. A new fire hydrant and FDC are provided just inside the site with appropriate signage.

BUILDING EXTERIOR

The building exterior is predominantly the same as originally approved subject the following;

We are proposing an additional "darker" body color for the building, in the same color range, to help define the building.

Due to the second floor addition we are proposing an MCA Superior Improved "S" glazed clay tile roof. The sloped roof will fit the shape of the south elevation and

will improve the overall appearance of the building. We are proposing the "C07 Maroon" glaze that will add a nice accent to the building.

Windows and the door at the office / control room are revised for customer access and a functional view of the site, pay stations and the tunnel entrance. The east side of the building also include faux windows and functional windows. These will provide natural light to the new second floor and create more detail to the wall design.

We have expanded the Peeled Pole designed canopies to be applied at all openings. They are also applied to the east elevation of the building along with the "Regent" light fixtures. The Peeled Poles shall be finished with a clear sealer to show off the wood grain.

The tunnel entrances are proposed to be round, as this has been found to function better for the customers on a psychological level.

In summary, we feel that the proposed changes are consistent with the original approved project. The changes will provide for a more functional, safe site and allow for the washing of more cars. The building exterior changes will improve the appearance of the building and also improve the economic viability of the business. We thank you for your time reviewing these proposed changes and look forward to your comments and questions.

OPERATIONS

The "express service car wash" model is a modern full-service style tunnel, adapted to self-service, to provide a high quality exterior car wash. Customers remain in their vehicles through the pay and wash process and have the option of self-vacuuming their vehicles prior to or after the tunnel wash. This system allows for a fast, affordable, environmentally responsible, and customer friendly car wash process.

This car wash design will not create more traffic because it draws off of Bell Road's existing traffic. The site is over-parked due to the need for sufficient vacuum spaces. Delivery or loading areas are not required, as deliveries are handled easily by a standard pickup truck. Deliveries are minimal as compared to retail or food service facilities.

The car wash equipment and vacuum motors are all located within the building structure for maximum sound insulation. This eliminates noise, vibration, dust and odor concerns for exposed equipment. Maximum operating hour length will likely occur in the summer months, potentially from 7 AM to 9 PM depending on

demand. The facility will be manned by up to three (3) employees who will manage daily operations and maintain site cleanliness and appearance on a daily basis. When the car wash is closed, the driveways will be secured with steel gates to prohibit vehicle entrance on the site. The staff are available during business hours to the customers or neighbors who may need help or have questions. A sign will be posted for;

EMERGENCY OR OWNER CONTACT AFTER HOURS

Owner: Duane Hager

Phone: 623 910 2670

FACILITY DESIGN

This site will be fully developed with water, landscape water, sewer, electrical and telephone conduit onto the property. On-site improvements shall meet City of Surprise Standards. Off-site improvements including driveways, pedestrian walks, curb and gutter will be provided.

The site design will adhere to the City of Surprise Zoning requirements for this site. The structure is oriented parallel with 115th Avenue with the wash tunnel exit facing on Bell Road. The east face will be detailed with faux glazed openings to the Wash Tunnel. Shaded parking and vacuum stalls are located to the west side of the building. The waste enclosure will be provided per City Standards and is a single unit, as this type of business model does not produce recycled materials.

The car wash will be constructed with a sand and oil separator. A water reclamation system, is also provided for future use. The system is capable of up to 90% water reclamation in the event of unanticipated water supply restrictions. Moreover, the site's water treatment, reverse osmosis and soft water systems are designed to recycle 50% of water that is normally drained to the sewer system, resulting in a substantial positive environmental benefit. Further adding to water savings, this car wash design uses only 40 gallons of water per car as opposed to the typical 120 gallons of water used by homeowners washing cars in driveways. Finally, the car wash's soaps and cleaning products are all biodegradable and benefit from on-site contaminant interceptor tanks before moving into the sanitary sewer for treatment. On the other hand, harsher chemicals used by individual homeowners drain directly into the storm sewer system and eventually seeps into the underground water table.

Architecturally, the building will compliment the commercial offices to the north. The building components include offices, accessible restroom, an equipment room, a vacuum enclosure and the wash tunnel. This self-service express business model does not require a public waiting space.

The parking-vacuum canopies are sculptural in design, providing shade while customers vacuum their vehicles. Shade fabric and steel structure colors shall be coordinated with the Developments color scheme. The shade structures also contain the internal vacuum system. Vacuum equipment is fully screened with 10' masonry walls. This vacuum system design layout allows for a "clean and uncluttered" look while reducing audible noise substantially.

The car wash entrance is proposed from the Bell Road frontage or the private road at the north. The entrance point to the site is at the southwest. The customer has the option of vacuuming first or entering the queuing into one of three pay station lanes, continuing east and then turning right into the car wash tunnel approach. An emergency exit drive has been designed on this approach which allows emergency vehicles to exit the queue with a right turn onto site. After receiving a car wash and leaving the tunnel the customer has the option to return to the vacuum areas. The site's internal circulation has been designed to incur minimum vehicle cross traffic, with a clockwise flow preferred to allow for maximum driver visibility when aligning with the conveyor at the tunnel entrance.

Please note that at the entrance to the wash tunnel we have designed a "show car platform". This is a level hard surface finished with pavers for the display of "show cars" only. This is not a sales or advertising platform.

The cross access easement established within the "Eaton Plaza Agreement" from 115th Drive to Old Coyote Lake will be brought up to City Standards, per Civil Plans. In addition that part of the easement from Old Coyote Lakes to New Coyote Lakes will be improved with a minimum of a Level One Slurry Seal.

Building and Site signage will be provided through a sign package as a separate submittal and permit process. The existing wall/monument sign at the corner of 115 Avenue and Bell Road will be removed and is being coordinated with Coyote Lakes HOA.

In summary, the proposed project provides an environmentally responsible cleaning opportunity to local vehicle owners, while also offering a high value and convenient alternative to the community.

END

Noise Expert
Acoustical Consulting

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Las Vegas, Nevada: 702-989-2406

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May 31, 2016

Prepared For:

James M Day & Associates, ltd.
3 Minute Express Car Wash
115 Ave and West Bell Road
Surprise, Arizona
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602.799.6868

Prepared By:

Beth Ann Holliday

Beth Holliday
Noise Expert

RE: 3 Minute Express Car Wash - Noise Evaluation (NE 15117)

At your request, Noise Expert evaluated the site plan amendment for the proposed 3 Minute Express Car Wash located at 115 W Bell Road, Surprise, Arizona.

1.0 Background

An original car wash was approved and not built (Quick N Clean Car Wash) on the property at the north-west corner of 115th Ave and W Bell Road.

The site plan amendment includes a reduction in the number of vacuum cleaners from 38 to 24. Additional proposed modifications to the existing vacant car wash are as follows:

1. The circulation on the site is "one way" with the exception of entering and exiting the site, this eliminates the two way traffic on site and the noise sources will flow in the same direction as appose to having cars overlap and cause noise to be lower in some areas and have little noise in others.

2. A "queue" or stacking area, for 25 vehicles, is created to minimize stacking overflow to

3. An emergency exits created to allow for oversize vehicles and emergency vehicles to leave the queue.

4. The waste enclosure is shifted south to allow for the onsite queue. The waist and transformer area act as a barrier to help mitigate noise at the south end of the facility, this will reduce the noise to the south.

5. The vacuum motors and separator have been relocated to within the building footprint and screened to contain sound.

6. The parking spaces have been provided with a 3' buffer on each side to allow for doors to open and clear the adjacent vehicle. The parking width is increased to 12' including buffer. The 3' buffer will help reduce exhaust and muffler noise levels from the cars in the parking area.

2.0 Noise Predictions

2.1 Prediction Methodology

Established acoustical formulas for outdoor sound propagation and our software were used to predict the noise levels that will radiate from the carwash. The formulae calculate the sound pressure level at a receiver due to any number of sources and account for sound attenuation due to distance, atmospheric conditions, barriers, and vegetation.

Predictions were made with 70% humidity and 70 degrees Fahrenheit were assumed. The noise level at the receivers will be slightly lower, if the humidity is lower or if the temperature is higher.

2.2 Prediction Locations

Prediction locations are shown in Figure 1.

Location 1 – Northwest of the site. Approximately 640 feet northwest of the blowers.
Location 2 – At the northeast corner of the site. Approximately 60 feet north of the blowers.
Location 3 – At the southeast corner of the site. Approximately 220 feet south of the blowers.
Location 4 – South of the carwash. Approximately 620 feet south of the blowers.

2.3 Prediction Results

Noise levels were predicted from the blowers which are the primary noise sources at the site. Reference noise levels were based on levels provided by the manufacturer. Table 1 presents the predicted noise levels.

Table 1: Predicted Sound Levels from the Carwash

Location	Predicted Leq Noise Levels (dBA)
Location 1 – 640' northwest	50
Location 2 – 160' north	66
Location 3 – 50' south	82
Location 4 – 620' south	42

3.0 Discussion of Results

The modifications proposed to be incorporated into the current design will not increase the noise levels radiating from the proposed car wash. The noise from vacuum cleaners will be lower than originally proposed because of the reduction of vacuum cleaners (from 38 to 24) and relocation of the vacuum motors.

4.0 Acoustic Terminology

Sound Pressure Level

Sound, or noise, is the term given to variations in air pressure that are capable of being detected by the human ear. Small fluctuations in atmospheric pressure (sound pressure) constitute the physical property measured with a sound pressure level meter. Because the human ear can detect variations in atmospheric pressure over such a large range of magnitudes, sound pressure is expressed on a logarithmic scale in units called decibels (dB). Noise is defined as "unwanted" sound.

Technically, sound pressure level (SPL) is defined as:

$$SPL = 20 \log (P/P_{ref}) \text{ dB}$$

where P is the sound pressure fluctuation (above or below atmospheric pressure) and P_{ref} is the reference pressure, 20 μPa, which is approximately the lowest sound pressure that can be detected by the human ear.

The sound pressure level that results from a combination of noise sources is not the arithmetic sum of the individual sound sources, but rather the logarithmic sum. For example, two sound levels of 50 dB produce a combined sound level of 53 dB, not 100 dB. Two sound levels of 40 and 50 dB produce a combined level of 50.4 dB.

Human sensitivity to changes in sound pressure level is highly individualized. Sensitivity to sound depends on frequency content, background noise, time of occurrence, duration, and psychological factors such as emotions and expectations. However, in general, a change of 1 or 2 dB in the level of sound is difficult for most people to detect. A 3 dB change is commonly

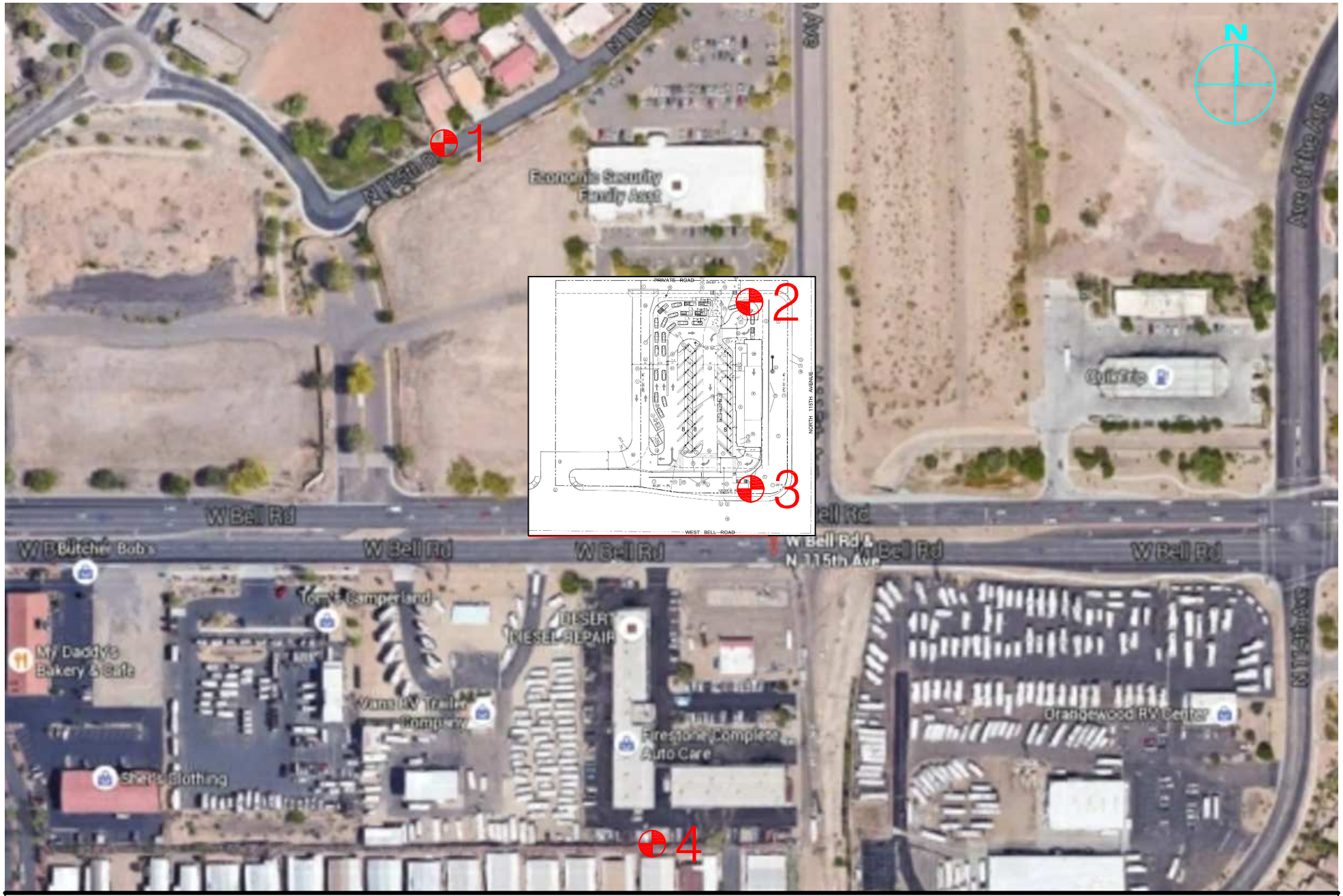
taken as the smallest perceptible change and a 6 dB change corresponds to a noticeable change in loudness. A 10 dB increase or decrease in sound level corresponds to an approximate doubling or halving of loudness, respectively.

A-Weighted Sound Level

Studies have shown conclusively that at equal sound pressure levels, people are generally more sensitive to certain higher frequency sounds (such as made by speech, horns, and whistles) than most lower frequency sounds (such as made by motors and engines) at the same level. To address this preferential response to frequency, the A-weighted scale was developed. The A-weighted scale adjusts the sound level in each frequency band in much the same manner that the human auditory system does. Thus the A-weighted sound level (read as "dBA") becomes a single number that defines the level of a sound and has some correlation with the sensitivity of the human ear to that sound. Different sounds with the same A-weighted sound level are perceived as being equally loud. The A-weighted noise level is commonly used today in environmental noise analysis and in noise regulations. Typical values of the A-weighted sound level of various noise sources are shown in Table 2.

Table 2
Common Sound Levels in dBA

Common Outdoor Sounds	Sound Pressure Level (dBA)	Common Indoor Sounds	Subjective Evaluation
Auto horn at 10’	**100**	Printing plant	Deafening
Jackhammer at 50’			
Gas lawn mower at 4’	**90**	Auditorium during applause	Very Loud
Pneumatic drill at 50’			
		Food blender at 3’	
Concrete mixer at 50’	**80**	Telephone ringing at 8’	
Jet flyover at 5000’		Vacuum cleaner at 5’	
Large dog barking at 50’	**70**	Electric shaver at 1’	Loud
Large transformer at 50’			
Automobile at 55 mph at 150’	**60**	Normal conversation at 3’	
Urban residential			
	50	Office noise	
Small town residence			Moderate
	40	Soft stereo music in residence	
		Library	
	30	Average bedroom at night	Faint
Rustling leaves		Soft whisper at 3’	
Quiet rural nighttime	**20**	Broadcast and recording studio	
	10	Human breathing	Very Faint
	0	Threshold of hearing (audibility)	



NE Project: 15117 | April 8, 2016 | Beth Holliday

Figure No. 1

NoiseExpert.com

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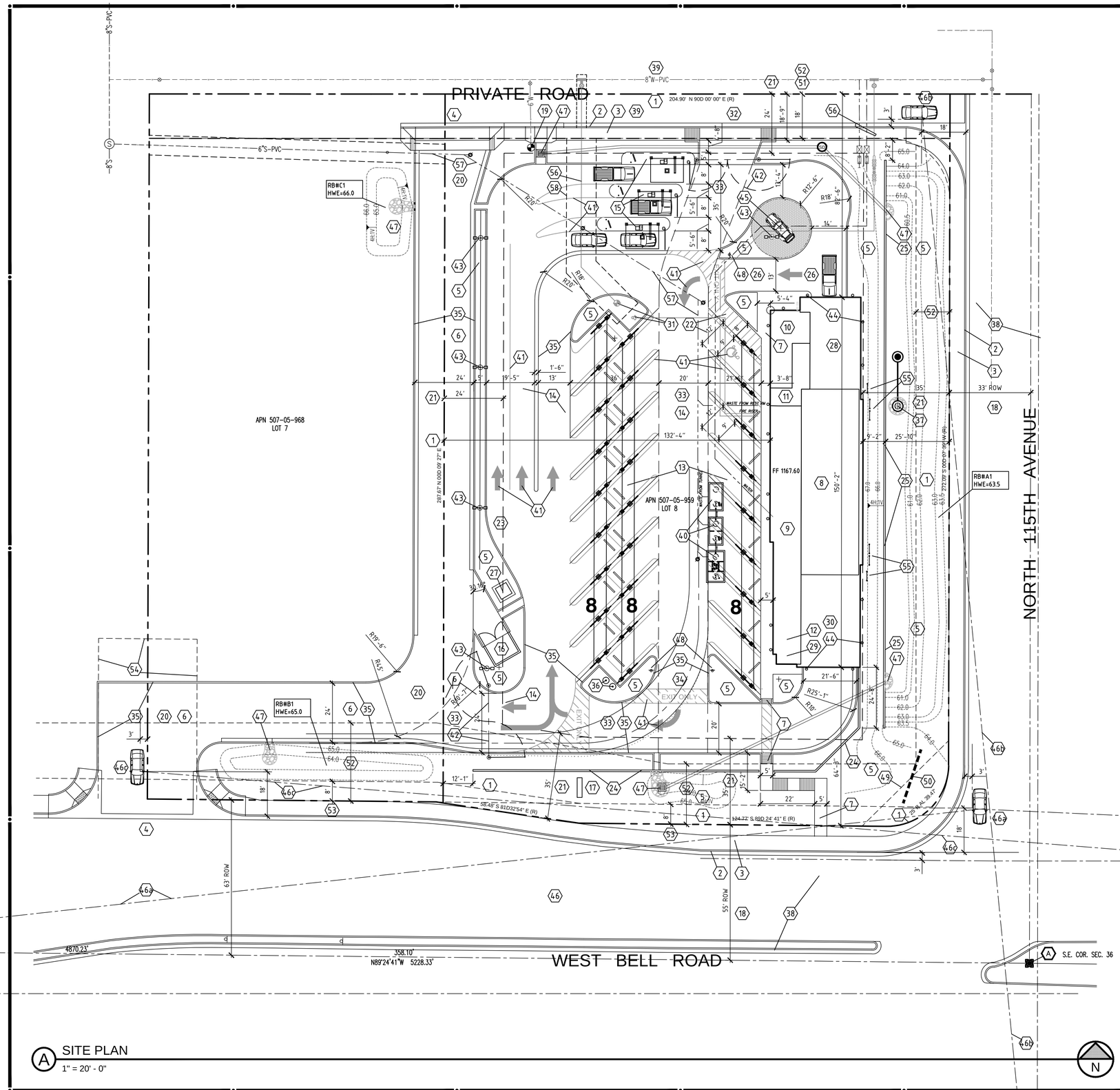
702-989-2406
www.noiseexpert.com

3 Minute Carwash Express
Suprise, Arizona

DESCRIPTION: Noise Predictions

SCALE: N/A



A SITE PLAN
1" = 20' - 0"

KEYNOTES

1 PROPERTY LINE.
2 CURB AND GUTTER, SEE CIVIL.
3 CONCRETE SIDEWALK, SEE CIVIL.
4 DRIVEWAY, SEE CIVIL.
5 LANDSCAPING AREA.

6 PAVED STREET, PRIVATE, SEE CIVIL.
7 CONCRETE SIDEWALK, ACCESSIBLE PATH, WITH RAMPS.
8 WASH TUNNEL CANOPY AREA.
9 EQUIPMENT ROOM.
10 OFFICE.

11 RESTROOM.
12 VACUUM EQUIPMENT LOCATION.
13 SHADED VACUUM PARKING SPACES, SEE SHEET 432.
14 PAVED CONCRETE DRIVES.
15 PAY STATIONS, 3 SUCH, SEE SHEET 432.

16 WASTE ENCLOSURE, SEE SHEET 432.
17 MONUMENT SIGN, BY OWNER.
18 EXISTING RIGHT-OF-WAY.
19 EXISTING FIRE HYDRANT.
20 FIRE VEHICLE ACCESS 20' CLEAR.

21 BUILDING SETBACK.
22 ACCESSIBLE PARKING SPACE AND AISLE.
23 PAY STATION STACKING FOR (25) TWENTY-FIVE VEHICLES.
24 SCREEN WALL, SEE SHEET 432.
25 RETAINING WALL, SEE CIVIL AND SHEET 432.

26 EMERGENCY EXIT FROM QUEUE.
27 ELECTRIC TRANSFORMER LOCATION.
28 SECOND FLOOR OVER WASH TUNNEL.
29 ELECTRIC SERVICE.
30 TOWER ROOF OVER WASH TUNNEL.

31 NEW FIRE HYDRANT AND FDC, SEE CIVIL.
32 FIRE VEHICLE ACCESS DRIVEWAY, SEE CIVIL.
33 FIRE LANE MINIMUM 20' CLEAR.
34 FIRE VEHICLE TURNING SU-40.
35 CONCRETE CURB, SEE CIVIL.

36 VACUUM SEPARATORS.
37 DRYWELL, SEE CIVIL.
38 EXISTING PAVED RIGHT-OF-WAY.
39 EXISTING PAVED PRIVATE ROAD, SEE CIVIL.
40 RECYCLE TANKS AND SNAD/OIL INTERCEPTOR.

41 PAVEMENT STRIPING.
42 SECURITY GATE, SEE SHEET 432.
43 SITE POLE LIGHT, WITH MORTAR WASHED CONCRETE BASE, SEE ELECTRICAL PLANS.
44 BUILDING MOUNTED LIGHT, TYPICAL, SEE ELECTRICAL PLANS.
45 "SHOW CAR" PLATFORM, PAVER DECK LEVEL WITH TOP OF CURB, NOT USE FOR SALES OF VEHICLES.

46 SIGHT DISTANCE TRIANGLE PER CITY OF SURPRISE DETAIL 4-01.
a 115 AVE @ BELL RD / B = 700' C = 480'
b PRIVATE RD @ 115 AVE / B = 500' C = NA
c PRIVATE RD @ BELL RD / B = NA C = 480'
47 SITE DRAINAGE STRUCTURE, SEE CIVIL DRAWINGS.
48 STOP SIGN, POLE AND BASE (3 SUCH), SEE...
49 SIGN EASEMENT.
50 MONUMENT SIGN, REMOVE ENTIRELY.

51 18' CROSS ACCESS EASEMENT.
52 LANDSCAPE MAINTENANCE EASEMENT.
53 8' PUBLIC UTILITY EASEMENT.
54 20' PEDESTRIAN AND VEHICULAR ACCESS EASEMENT.
55 GREEN SCREEN PANELS (6 SUCH EACH 4' WIDE AND 8' TALL). THREE PER LOCATION AT EAST ELEVATION.

56 WATER AND FIRE PIPING SYSTEMS, SEE CIVIL UTILITY PLAN.
57 SEWER AND WASTE WATER PIPING SYSTEM, SEE CIVIL UTILITY PLAN.
58 WATERLINE EASEMENT SEE CIVIL PLAN.

END

SITE MODIFICATIONS

THIS "SITEPLAN" REPRESENTS THE PROPOSED SITE FLOW REVISION FOR THE CAR WASH DEVELOPMENT. NOTE THE FOLLOWING CHANGES;

1 THE CIRCULATION ON THE SITE IS "ONE WAY" WITH THE EXCEPTION FOR ENTERING AND EXITING THE SITE. THIS ELIMINATES THE CONFUSION OF TWO WAY TRAFFIC ON THE SITE.

2 A "QUEUE" OR STACKING AREA, FOR 25 VEHICLES, MINIMIZES STACKING OVERFLOW TO ADJACENT SHARED PRIVATE DRIVEWAYS.

3 AN EMERGENCY EXIT ALLOWS FOR OVERSIZE VEHICLES AND EMERGENCY VEHICLES TO LEAVE THE QUEUE.

4 THE WASTE ENCLOSURE IS SHIFTED SOUTH TO ALLOW FOR THE ONSITE QUEUE.

5 THE VACUUM MOTORS AND SEPARATOR ARE LOCATED WITHIN THE BUILDING FOOTPRINT AND SCREENED TO CONTAIN SOUND (BY 10' HIGH WALLS).

6 THE PARKING SPACES HAVE BEEN PROVIDED WITH A 3' BUFFER ON EACH SIDE TO ALLOW FOR DOORS TO OPEN AND CLEAR THE ADJACENT VEHICLE. THE PARKING WIDTH IS INCREASED TO 12' INCLUDING THE BUFFER.

7 THE SITE SIZE REMAINS THE SAME.

8 FIRE APPARATUS ACCESS IS PROVIDED THROUGH THE CENTER OF THE SITE.

9 PARKING REQUIRED 11 TOTAL.
PARKING PROVIDED 24 TOTAL, INCLUDING 23 STANDARD SPACES 12' x 18' AND 1 ACCESSIBLE SPACE 12' x 18'.

10 BUILDING AREA BREAKDOWN

CARWASH BUILDING TOTAL	6,360.99 SF
OFFICE	373.00 SF
REST ROOM / ASS	223.72 SF
EQUIPMENT ROOM	1,252.86 SF
WASH TUNNEL	3,591.29 SF
CANOPY AREA	1,762.25 SF
HARD ROOF AREA	1,829.04 SF
SECOND FLOOR OFFICE	920.12 SF
CANOPY TOTAL	2,407.74 SF
VACUUM CANOPY	2,020.74 SF
PAY STATION CANOPY	387.00 SF

END

INTENT OF PROJECT

PROVIDE SITE DEVELOPMENT OF AN EXISTING UNDEVELOPED SITE. DEVELOPMENT SHALL BE AN EXPRESS CAR WASH WITH SELF VACUUM AVAILABLE. THE DEVELOPMENT SHALL BLEND WITH THE EXISTING DEVELOPMENT IN COLOR AND MATERIALS AND PROVIDE THE COMMUNITY AN ECONOMICAL, FAST AND ENVIRONMENTALLY FRIENDLY CAR WASH.

END

ARCHITECT
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PHOENIX, AZ 85051
PHONE: (602) 997-2005
FAX: (602) 997-4006
E-MAIL: john@dde-engr.com

SITE DATA

BUILDING CODES
2012 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2012 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE w AMEND.
2012 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
2012 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
2012 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS
2012 FIRE CODE WITH AMENDMENTS
2011 NATIONAL ELECTRIC CODE/NFPA-70 WITH AMENDMENTS

APPLICANT / OWNER---------- 3 MINUTE SURPRISE, LLC
MR. KARL GASHLER KGASHLER@3MINCARWASH.COM
MR. DUANE HAGER DHAGER@3MINCARWASH.COM
14435 W CORA LANE
GOODYEAR, AZ 85395
623-826-6281
ADDRESS---------- 11516 W BELL ROAD
SURPRISE, ARIZONA 85378
APN---------- 507-05-969
LEGAL---------- LOT 8
OF QUICK N CLEAN CAR WASH, A SUBDIVISION OF A PORTION OF LOT 2 & LOT 3 OF PAVILIONS AT COYOTE LAKES, RECORDED IN BOOK 870 OF MAPS, PAGE 44, LOCATED IN A PORTION OF THE SW ¼ OF SECTION 36, T4N, R1W OF THE G&SRB&M, MARICOPA COUNTY, ARIZONA.

ZONING---------- PAD
SITE AREA
GROSS---------- 59,852 +- SF 1.37 +- AC
BUILDING AREA - ACTUAL

CAR WASH BUILDING 1ST FLOOR--------	3,678.62 SF
CAR WASH BUILDING 2ND FLOOR--------	920.12 SF
PARKING / VACUUM CANOPIES----------	2,020.74 SF
PAY STATION CANOPIES----------	387.00 SF
CAR WASH TUNNEL CANOPIES----------	1,762.25 SF
TOTAL SITE COVERAGE----------	7,848.61 SF

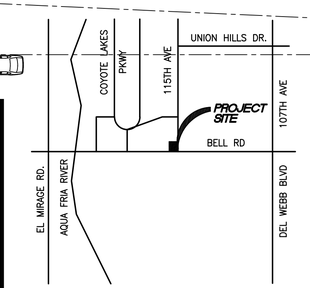
BUILDING AREA - ALLOWABLE
OCCUPANCY GROUP B V-B 9,000SF>ALLOWED PER FLOOR
FIRST FLOOR 5440.87 < 9,000
SECOND FLOOR 920.12 < 9,000
NOTE: NO AREA INCREASE USED AS NOT REQUIRED

PERCENT LOT COVERAGE---------- 13.11 %
LANDSCAPE AREA PROVIDED----------18,892.00 SF = 31.6%
OCCUPANCY GROUP----------B
TYPE OF CONSTRUCTION---------- V-B AFES
FIRE PROTECTION---------- AFES (SEPARATE SUBMITTAL)
HEIGHT
BUILDING HEIGHT---------- 19'-8"' < 35' MAXIMUM
STORIES---------- TWO (2ND FLR STORAGE)
PARKING PROVIDED---------- STANDARD 23
ACCESSIBLE 1
TOTAL 24

PARKING REQUIRED----------
MOTOR VEHICLE SERVICES 1/500
6361 / 500 = 12.72 13

END

CASE FILE FS16-052



B VICINITY MAP
NO SCALE

REVISIONS

RELEASE DATE
5-23-2016

PROJECT ARCHITECT JMD
DRAFTSPERSON JMD
CHECKER JMD
CONSULTANT

REGISTERED ARCHITECT
CERTIFICATE NO.
23474
JAMES M. DAY
Date Signed
ARIZONA, U.S.A.
EXPIRES 3-30-2017

Received May 20, 2016
FS16-052

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7942 W BELL RD
SUITE C5-510
GLENDALE, AZ 85308

jmda architecture
james m day & associates, ltd.

PROJECT - COMMERCIAL - CASE FILE CR15-414

3 MINUTE EXPRESS CAR WASH

11516 WEST BELL ROAD
SURPRISE, ARIZONA 85378

CONTRACT NO.
2015.12

SHEET NO.
201
OF 1 SHEETS

20 16 12 8 4 0 2 4
1/8 = 1'-0"

6 4 2 0 1 2 3 4 5 6
1/4 = 1'-0"

2 0 1 2 3 4 5 6
3/8 = 1'-0"

3 2 1 0 1/2 1
3/4 = 1'-0"

0 3 6 9 12 15 18 24
1 1/2 = 1'-0"

0 3 6 12
3 = 1'-0"

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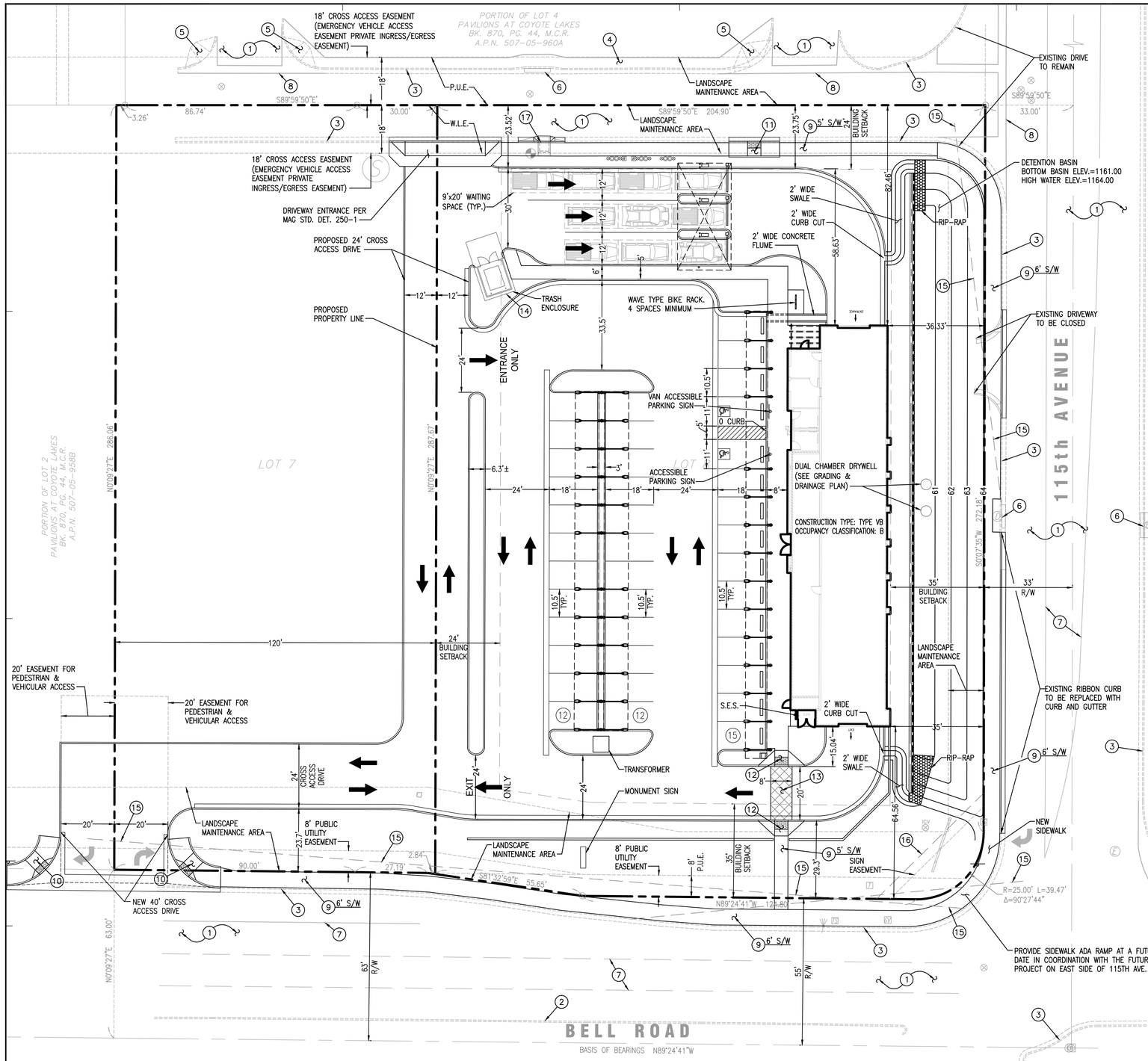
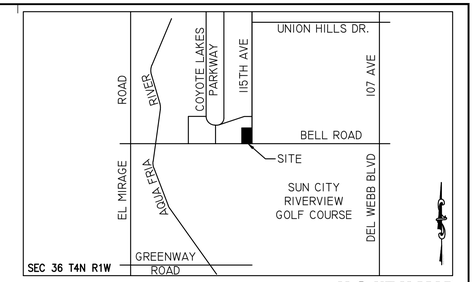
IF THIS SHEET IS NOT 36 x 24 IT IS REDUCED AND SHOULD BE SCALED ACCORDINGLY





VICINTIY MAP
N.T.S.

CONSTRUCTION NOTES:

1. EXISTING PAVEMENT
2. EXISTING CURB
3. EXISTING CURB AND GUTTER
4. EXISTING SIDEWALK
5. EXISTING ADA CURB RAMP
6. EXISTING STORM DRAIN INLET
7. EXISTING STRIPING
8. EXISTING RIBBON GUTTER
9. CONSTRUCT CONCRETE SIDEWALK PER MAG STD. DET. 230 TYPE 'A'.
10. CONSTRUCT TYPE 'B' ACCESSIBLE CURB RAMP PER MAG STD. DET. 235-2.
11. CONSTRUCT TYPE 'C' ACCESSIBLE CURB RAMP PER MAG STD. DET. 235-3.
12. CONSTRUCT ACCESSIBLE CURB RAMP PER CITY OF SURPRISE STD. DET 3-11.
13. CONSTRUCT 8' WIDE STAMPED COLORED CONCRETE ACCESSIBLE PATH.
14. CONSTRUCT TRASH ENCLOSURE. TRASH ENCLOSURE COLORS & MATERIALS TO MATCH BUILDING. ENCLOSURE DESIGN TO BE BASED ON ENGINEERING DESIGN STANDARDS
15. SITE VISIBILITY TRIANGLE PER CITY OF SURPRISE STD. DET. 4-01.
16. SITE VISIBILITY TRIANGLE PER CITY OF SURPRISE STD. DET. 4-02.
17. EXISTING CURB OPENING TO BE REPLACED WITH CURB INLET. SEE GRADING PLAN SHEET C5.0.

PROJECT INFORMATION

SITE DATA

ASSESSOR'S PARCEL NUMBER	507-05-959
PROPOSED SITE AREA	
PHASE 1	±59,851.52 SF / ±1.37 AC
PHASE 2	±34,350.02 SF / ±0.79 AC
TOTAL SITE AREA	±94,201.54 SF / ±2.16 AC
SITE COVERAGE PHASE 1	± 8.81% (3,839 SF/AC)

ZONING INFORMATION

AUTHORITY HAVING JURISDICTION	CITY OF SURPRISE, AZ
EXISTING / PROPOSED ZONING	CAYOTE LAKES PAD, CC
SPECIAL PERMITS	TBV
SETBACKS:	
FRONT	35'
SIDE	24'
REAR	24'
STREET	35'
RL DISTRICT	50'

BUILDING INFO/AREA

BUILDING AREA:	5,275 SF
MAX. BUILDING HEIGHT ALLOWED:	35'
MAX. BUILDING HEIGHT ACTUAL:	28'-8"
TYPE OF CONSTRUCTION:	TYPE VB
OCCUPANCY CLASSIFICATION:	B OCCUPANCY

PARKING REQUIREMENTS

PARKING REQUIRED	
STANDARD: 1 PER 500 SF GROSS	11 SPACES
ACCESSIBLE PARKING	1 SPACES
TOTAL PARKING REQUIRED	11 SPACES
PARKING PROVIDED	
STANDARD SPACES	37 SPACES
ACCESSIBLE PARKING	2 SPACES
TOTAL PARKING PROVIDED	39 SPACES

LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIRED	10% OF PARKING LOT
LANDSCAPE PROVIDED	
PHASE 1 - TOTAL	±30.80%
PHASE 1 - INTERNAL	±3.71%
PHASE 2 - TOTAL	TBD
PHASE 2 - INTERNAL	TBD
TOTAL LANDSCAPE PROVIDED	TBD

LEGAL DESCRIPTION

SEE TITLE SHEET C1.0

PROJECT NOTES

1. ALL PROPOSED DEVELOPMENT PHASES DEPICTED ON THIS PLAN SHALL BE PROVIDED A MINIMUM OF TWO (2) SEPARATE POINTS OF UNOBSTRUCTED ACCESS WITH A MINIMUM WIDTH OF TWENTY FEET, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE.
2. FLOOD ZONE X IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

CONTACTS:

OWNER
QUICK N' CLEAN
3K1 CONSULTING
11811 N. TATUM BLVD, SUITE 1051
PHOENIX, AZ 85028
CONTACT: MICHAEL SCARBROUGH
P: 602.684.5210

ARCHITECT
GREENBERGFARROW
19000 MACARTHUR BLVD, SUITE 250
IRVINE, CA 92612
CONTACT: DOUG COUPER
P: 949.296.0450

DEVELOPER
QUICK N' CLEAN
3K1 CONSULTING
11811 N. TATUM BLVD, SUITE 1051
PHOENIX, AZ 85028
CONTACT: MICHAEL SCARBROUGH
P: 602.684.5210

CIVIL ENGINEER
GREENBERGFARROW
19000 MACARTHUR BLVD, SUITE 250
IRVINE, CA 92612
CONTACT: FARMAN SHIR
P: 949.296.0450

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOTE:
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SURPRISE CONSTRUCTION SPECIFICATIONS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF SURPRISE ENGINEERING DEVELOPMENT SERVICES DEPARTMENT.

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

GreenbergFarrow
COA#: COA#
19000 MacArthur BlvD. Suite 250
Irvine, CA 92612
t: 949 296 0450 f: 949 296 0479

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/13/12	SP EXHIBIT
08/27/13	REVISED GROSS LOT AREA
09/06/13	REVISED GROSS LOT AREA
01/17/14	SP-1
01/28/14	UPDATE SP-1
06/23/14	SECOND PLAN CHECK
7/7/14	THIRD PLAN CHECK
9/3/14	SECOND EPCOR SUBMITTAL
9/23/14	THIRD EPCOR SUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
JOHN NOURZAD
PROFESSIONAL ENGINEER
LICENSE NO. 23181

PROJECT MANAGER
DOUG COUPER

QUALITY CONTROL
FARMAN SHIR

DRAWN BY
MH

PROJECT NAME

QUICK n CLEAN CAR WASH

SURPRISE
ARIZONA

NWC
BELL ROAD & 115TH AVE.

PROJECT NUMBER
20140047.0

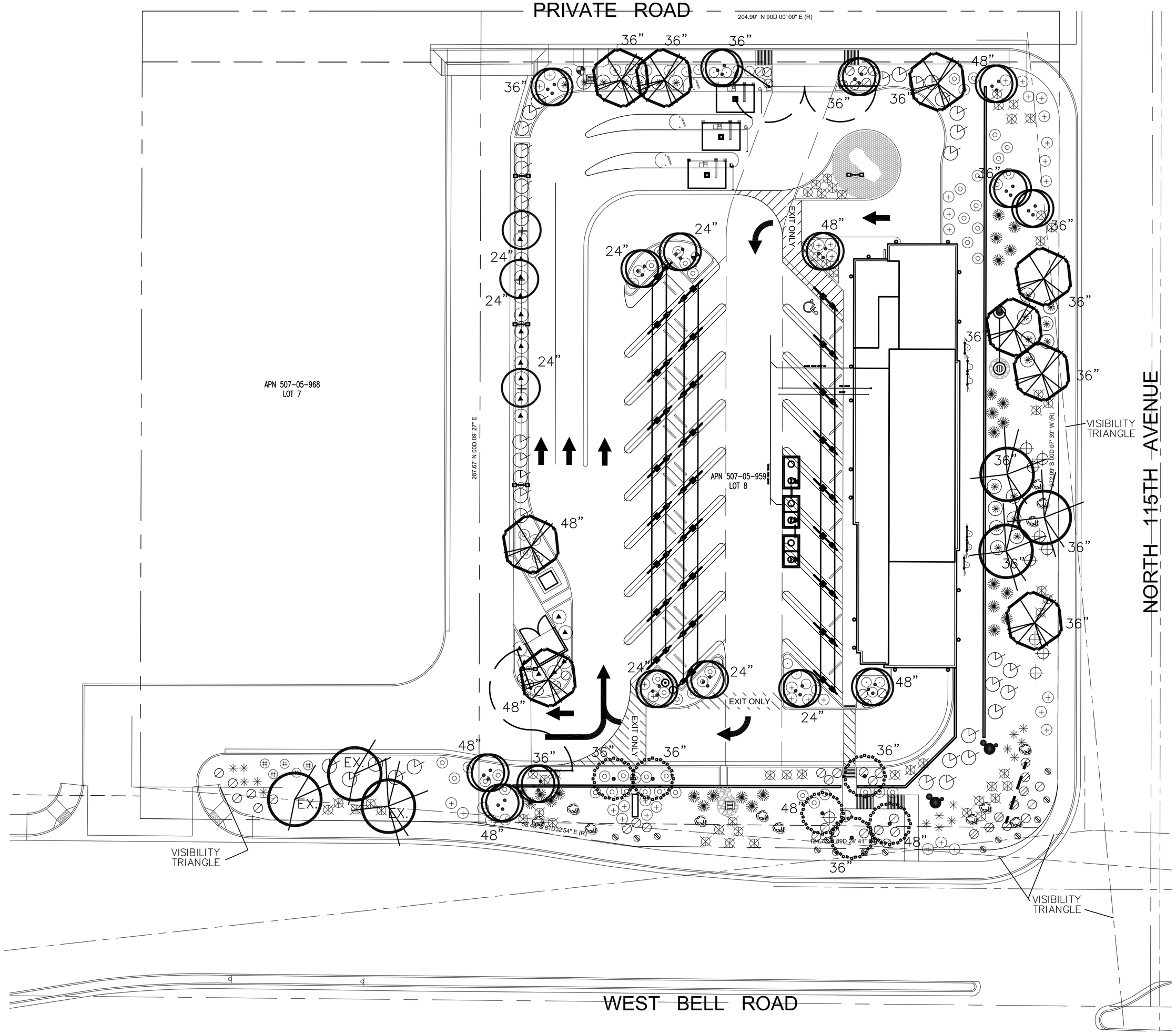
SHEET TITLE

SITE PLAN

Approved by P&Z August 7, 2014
FS14-141

SHEET NUMBER

C4.0



LANDSCAPE PLAN

SCALE 1"=20'-0"

0 20 40 80

NORTH

PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height,Canopy,& Caliper)	QUANT.
EXISTING TREES				
A		Prosopis velutina Arizona Mesquite	Existing to remain	3
B		Carnegiea gigantea Saguaro	Existing to be relocated	2
EXISTING TREES				
1		Acacia aneura Mulga	24" Box 6' 3' 1" 36" Box 8' 5' 2" 48" Box 10' 7' 3" Double-Staked Typ.	8 6 6
2		Acacia stenophylla Shoestring Acacia	24" Box 9' 4' 1.5" Double-Staked Typ.	3
3		Parkinsonia h. 'Desert Museum' 'Desert Museum' Palo Verde	36" Box 9' 7' 2.0" 48" Box 10' 8' 2.5" Double-Staked Typ.	7 5
4		Pithecellobium flexicaule Texas Ebony	36" Box 7' 6' 1.5" 48" Box 8' 7' 2.5" Double-Staked Typ.	4 5
5		Prosopis hybrid 'Phoenix' Thornless Hybrid Mesquite	36" Box 9' 7' 2" Double-Staked Typ.	2
LARGE SHRUBS				
6		Eremophila 'Valentine' Valentine Bush	5 Gallon	25
7		Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon	37
8		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon	18
MEDIUM AND SMALL SHRUBS				
9		Calliandra californica Baja Red Fairy Duster	5 Gallon	5
10		Justica californica Chuperosa	5 Gallon	12
11		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon	13
12		Muhlenbergia capillaris "Regal Mist" Regal Mist Deer Grass	5 Gallon	57
13		Ruellia penisularis Baja Ruellia	5 Gallon	57
GROUNDCOVERS				
14		Convolvulus cneorum Bush Morning Glory	1 Gallon	7
15		Lantana m. 'New Gold' New Gold Lantana	1 Gallon	39
16		Lantana montevidensis Purple Trailing Lantana	1 Gallon	22
17		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon	44
ACCENTS				
18		Dasylirion wheeleri Desert Spoon	5 Gallon	15
19		Hesperaloe parviflora Red Yucca	5 Gallon	28
20		Rosa banksiae Lady Banks Rose	5 Gallon Tie to the greenscreen	6
LANDSCAPE MATERIALS				
21		Decomposed Granite Desert Gold	1/2" size screened 2" Deep	
22		Existing Granite Boulders	Relocate the existing boulders	

NOTE:
RELOCATE THE EXISTING (2) SAGUARO'S AND REMOVE THE (3) PALO VERDE'S BECAUSE OF THE RE-GRADING OF THE FRONTAGE.

Received April 29, 2016
FS16-052

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 14158
DONALD ROGER CAMPBELL
04/15/16
DATE SIGNED
ARIZONA, U.S.A.
EXP. 06/30/2016

Campbell Collaborative
Landscape Architects since 1983
111 E. Dunlap Ave., Suite 1-278
Phoenix, Arizona 85020
T: (602) 266-1644 F: (602) 266-1607

REVISIONS

RELEASE DATE
10-29-2015

PROJECT ARCHITECT	JMD
DRAFTSPERSON	JMD
CHECKER	JMD
CONSULTANT	DRC

EXPIRES 9-30-2017

EMAIL J-DAY@JMDA-ARCHITECTS.COM
PHONE 623.271.7705
FAX 623.271.7707
7942 W BELL RD
SUITE C5-510
GLENDALE, AZ 85308

james m day & associates, ltd.
architecture

PROJECT - COMMERCIAL
3 MINUTE EXPRESS CAR WASH
11516 WEST BELL ROAD
SURPRISE, ARIZONA 85378

CONTRACT NO.
2015.12

SHEET NO.
L2.0
OF 2 SHEETS

20 16 12 8 4 0 2 4
1/8 = 1'-0"

6 4 2 0 1 2 3 4 5 6
1/4 = 1'-0"

2 0 1 2 3 4 5 6
3/8 = 1'-0"

3 2 1 0 1/2 1
3/4 = 1'-0"

0 3 6 9 12 15 18 24
1 1/2 = 1'-0"

0 3 6 12
3 = 1'-0"

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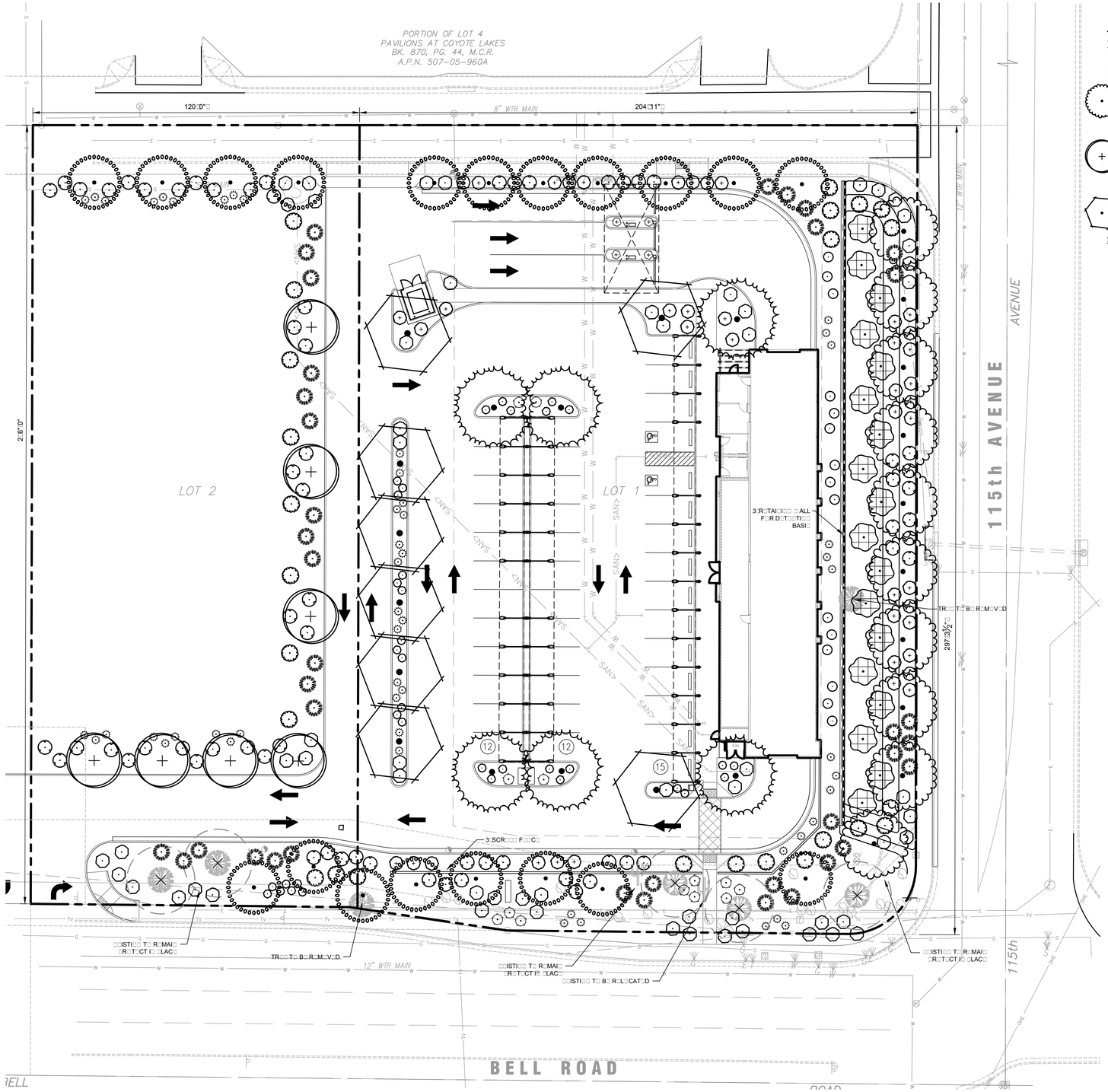

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.
	AS2	19	Acacia salicina	Willow Acacia	36"box
	CA	10	Chilopsis linearis 'AZT Dora's Desert Rose' TM	Desert Willow	48"box
	PA3	5	Existing to Remain	Protect in Place	Existing
	PH2	7	Parkinsonia hybrid 'AZT'	'AZT' Thornless Hybrid Palo Verde	24"box
	PA	6	Prosopis thornless hybrid 'AZT'	'AZT' Thornless Hybrid Mesquite	24"box
	PA2	8	Prosopis thornless hybrid 'AZT'	'AZT' Thornless Hybrid Mesquite	24"box

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.
	AD	18	Acacia redolens 'Desert Carpet' TM	Bank Catclaw	5 gal
	CP	25	Caesalpinia pulcherrima	Red Bird Of Paradise	5 gal
	DW	38	Dasylirion wheeleri	Grey Desert Spoon	5 gal
	HP	52	Hesperaloe parviflora	Red Yucca	5 gal
	LH	57	Lantana x 'New Gold'	New Gold Lantana	5 gal
	LL	44	Leucophyllum langmaniae 'Lynn's Legacy'	Barometerbush	5 gal
	LR	67	Leucophyllum langmaniae 'Rio Bravo' TM	Barometerbush	5 gal
	LC	15	Leucophyllum x 'Rain Cloud'	Barometerbush	5 gal
	RB	36	Ruellia brittoniana	Blue Bellls	5 gal
	SD	4	Salvia dorrii	Desert Sage	5 gal
	SS	13	Salvia greggii 'Furmans Red'	Furman's Red Salvia	5 gal

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dec□□ □□□ed □ranite
2" de□th in all land□ca□e area□

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R□□□IR□M□□TS:

Bell R□ad: Ma□r arterial
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□□lin□t□ re□ain □□r□tect in □lace
Re□uired: 305□□25 □ 13 tree□and 52 □hru□□
□r□□□□ed: 5 e□lin□ and □ne□ tree□□13 tree□□and 72 □hru□□

115th Avenue: C□lect□r □treet
1□24" □□□tree and 4□5 □all□n □hru□□ever□25 linear feet
Re□uired: 27□□□25 □ 11 tree□and 44 □hru□□
□r□□□□ed: 10 tree□and 54 □hru□□

L□cal □treet:
1□24" □□□tree and 4□5 □all□n □hru□□ever□25 linear feet
Re□uired: 193 □25 □ □ tree□and 36 □hru□□
□r□□□□ed: □ tree□and 29 □hru□□

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2 tree□f□r ever□6 □ar□in□ □□ace□
Re□uired: 39 □6 □6.5 □2 □ 13 tree□
□r□□□□ed: 14 tree□

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t□ent□□ercent: 4□inch □□□

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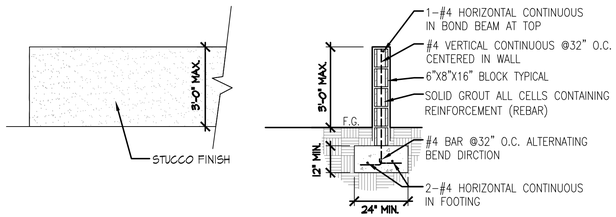
Land□ca□e c□vera□e □ercenta□e □29.46□

L□T 2 □34,401 □□ft.
Land□ca□e c□vera□e □ercenta□e □74.9□□



ELEVATION

STUCCO WALL SECTION

Two working days before you dig
CALL FOR THE BLUE STAKES
1-800-782-5348
ARIZONA BLUE STAKE CENTER

north

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

□□T□: Thi□inf□r□ati□n i□c□nce□tual in nature and i□ □u□ject□□ad u□□ent□□endin□ furthur verificati□n and Client, Tenant, and □□verni□ental A□enc□a□□val. □□□arrantie□□r □uarantie□are □iven □r i□□lied □□the Architect.

GreenbergFarrow
COA#: COA#
19000 MacArthur BlvD. Suite 250
Irvine, CA 92612
t: 949 296 0450 f: 949 296 0479

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
06/23/14	CITY RESUBMITTAL

PROFESSIONAL SEAL

REGISTERED CERTIFICATE ARCHITECT
537□9
□□RT A.
□□TH□R
Date Signed 9-30-20
ARIZONA, U.S.A.
Expire: 09-30-20

PROFESSIONAL IN CHARGE
KURT KOETHER
LICENSE NO. 5557

PROJECT MANAGER
FARMAN SHIR

QUALITY CONTROL
FS

DRAWN BY
KK

PROJECT NAME

QUICK N CLEAN CAR WASH

SURPRISE
ARIZONA
NW BELL ROAD AND 115TH AVENUE

QUICK N CLEAN
CAR WASHING... FAST & EASY

Approved by P&Z August 7, 2014
FS14-141

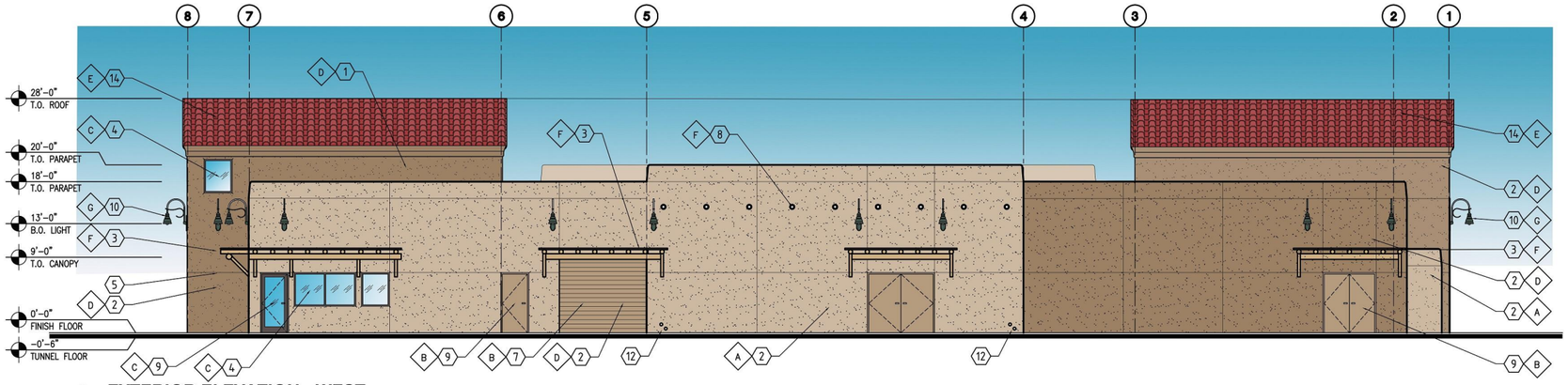
PROJECT NUMBER
20140047

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

CLP_1



A EXTERIOR ELEVATION - WEST

1/8" = 1' - 0"

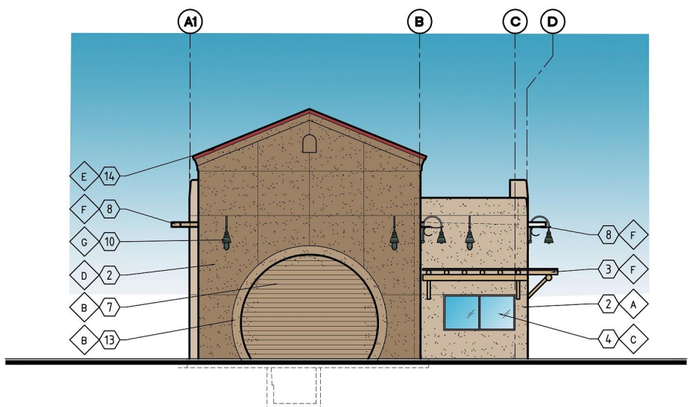
KEYNOTES

1 EXTERIOR 6" METAL STUD WALL PER STRUCTURAL WITH EXTERIOR SYNTHETIC STUCCO SYSTEM. SEE FINISH SCHEDULE BELOW AND SHEET A1.0 FOR WALL TYPES.
2 EXTERIOR MASONRY WALL PER STRUCTURAL WITH EXTERIOR SYNTHETIC STUCCO SYSTEM. SEE FINISH SCHEDULE BELOW AND SHEET A1.0 FOR WALL TYPES.
3 "PEELED POLE" WOOD CANOPY WITH 2X2 WOOD SLATS AND 8" DIA. WOOD SUPPORTS, SEE DETAIL 12/AD1 AND 212/S4.1.
4 STOREFRONT SYSTEM WITH CLEAR GLAZING WINDOW, SEE WINDOW SCHEDULE ON SHEET A7.0.
5 SCORE LINE, SEE DETAIL 5/AD2.

6 S.E.S. ROOM SIGNAGE AT THE DOOR.
7 METAL ROLL UP DOOR, SEE DOOR SCHEDULE ON SHEET A7.0.
8 VIGA, SEE DETAIL 4/AD3.
9 DOOR, SEE DOOR SCHEDULE.
10 LIGHT, SEE ELECTRICAL.

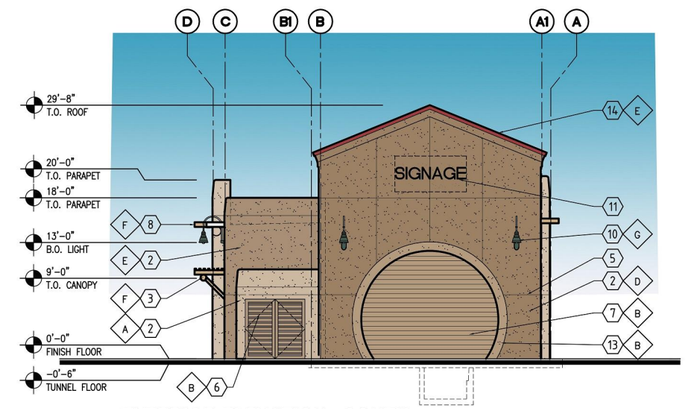
11 ALL SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL.
12 OVERFLOW AND ROOF DRAIN, SEE DRAIN PIPE @ +6" ABOVE FLOOR, OVERFLOW PIPE @ +12" ABOVE FLOOR.
13 3" PROJECTION FINISHED AS WALL.
14 GLAZED CLAY TILE ROOF FINISH.
15 STOREFRONT SYSTEM, SPANDREL GLASS.

END



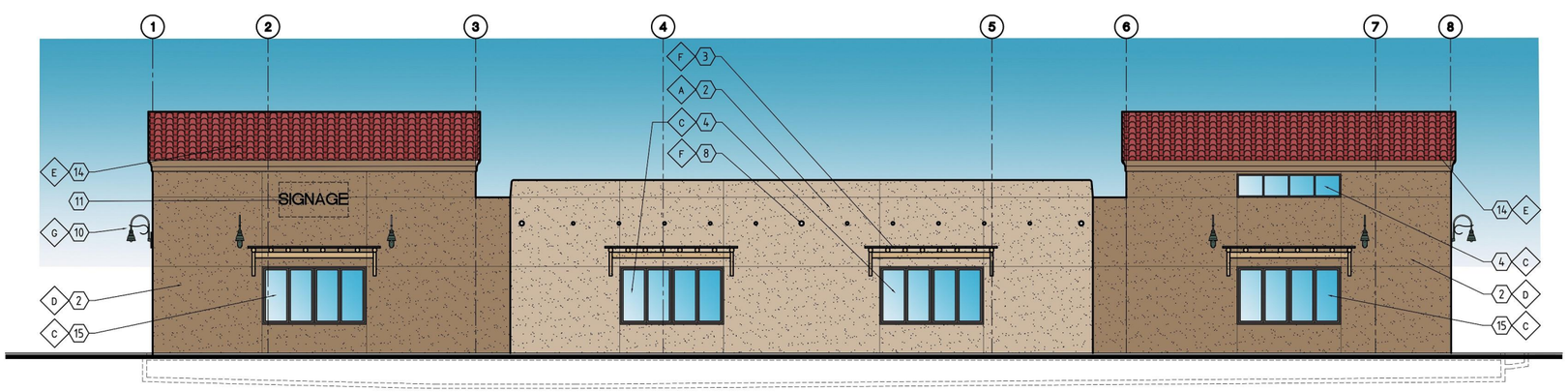
C EXTERIOR ELEVATION - NORTH

1/8" = 1' - 0"



B EXTERIOR ELEVATION - SOUTH

1/8" = 1' - 0"



D EXTERIOR ELEVATION - EAST

1/8" = 1' - 0"

EXTERIOR FINISH SCHEDULE

A	FIELD COLOR	DUNN EDWARDS – RUSTIC TAUPE DE6129
B	EXTERIOR DOORS, ROLL-UP DOORS AND TRIM	DUNN EDWARDS – WOODED ACRE DE6130
C	WINDOW FRAMES STOREFRONT	BRONZE ANODIZED
D	2ND FIELD COLOR	DUNN EDWARDS – TEDDY BEAR DE6131
E	TILE ROOF	MCA SUPERIOR ROOF TILE IMPROVED "S" TILE COLOR C07 MAROON
F	PEELED POLE	CLEAR COAT SEAL
G	BUILDING LIGHTS	"BASELITE CORPORATION" REGENT STYLE RE12/WM55 MOUNT COLOR 42 DARK GREEN
H	VACUUM STANCHIONS AND SITE GATE	POWDER COAT "CARDINAL COLORS" TAN
I	VACUUM AWNING FABRIC	"SYNTHESIS" COMMERCIAL 95 TM #4 TERRA COTTA
J	SITE GATE MESH	POWDER COAT "CARDINAL COLORS" TERRA COTTA

NOTE:
ALL SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL

REVISIONS

RELEASE DATE
1-21-2016

PROJECT ARCHITECT	JMD
DRAFTSPERSON	JMD
CHECKER	JMD
CONSULTANT	

REGISTERED ARCHITECT
CERTIFICATE NO.
23474
JAMES M.
DAY
1-21-16
Date Signed
ARIZONA, U.S.A.
EXPIRES 6-30-2017

EMAIL J-DAY@JMDA-ARCHITECTS.COM
PHONE 623.271.7705
FAX 623.271.7707
7942 W BELL RD
SUITE C5-510
GLENDALE, AZ 85308

james m day & associates, ltd.
architecture

PROJECT - COMMERCIAL - CASE FILE CR15-414

3 MINUTE EXPRESS CAR WASH
11516 WEST BELL ROAD
SURPRISE, ARIZONA 85378

CONTRACT NO.
2015.12

SHEET NO.
431
OF 1 SHEETS

20 16 12 8 4 0 2 4
1/8 = 1'-0"

6 4 2 0 1 2 3 4 5 6
1/4 = 1'-0"

2 0 1 2 3 4 5 6
3/8 = 1'-0"

3 2 1 0 1/2 1
3/4 = 1'-0"

0 3 6 9 12 15 18 24
1 1/2 = 1'-0"

0 3 6 12
3 = 1'-0"

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CITY OF SURPRISE
Planning and Zoning Commission

June 16, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 16, 2016	Contact Person:	Joshua Mike, Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action regarding a zoning text amendment to establish the Surprise Heritage District and two corresponding overlay zones, one for residential properties and the other for commercial properties.

Motion:

I move to recommend approval to City Council of the proposed zoning text amendment that will create the Surprise Heritage District and two corresponding overlay zones.

Background:

The purpose of this district is to enhance and protect the historic character of the residential core while providing infill opportunities and encouraging redevelopment for both residential and commercial areas that further reflect the historic character of the area.

Financial Impact Statement:

None at this time; however, recommendations to City Council made during this public hearing could lead to future actions which may have a fiscal impact on city operations.

ATTACHMENTS:

Click to download

- 00 - SHD Text Amendment - Staff Report
- 01 - Sec 122-69.1 SHD Text Amendment- Draft
- 02 - SHD Text Amendment - Development Incentive Comparison Table
- 03 - SHD Text Amendment - Full Boundary Map
- 04 - FS16-149 - SHD Text Amendment - Public Engagement Form

☐ 05 - SHD Presentation

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Joshua Mike, Planner II
Eric Fitzer, Director

ZONING TEXT CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS16-149**
Project Name:	Zoning Text Amendment Surprise Heritage District
Council District:	District 4 – Mulberry
Meeting Date:	**June 16, 2016**
Planner:	Joshua Mike, 623.222.3134, joshua.mike@surpriseaz.gov

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Owner:	City of Surprise
Applicant:	City Initiated
Request:	Zoning text amendment to create a new Surprise Heritage District (SHD) zoning district for the Original Townsite with two corresponding overlay zones, Residential Overlay (RO) and Commercial Overlay (CO). The (SHD) zone is a hard zone that will repeal and replace the existing OTS Overlay Zone.
Site Location:	The Original Townsite; specifically the area bounded by Bell Road on the north, Greenway Road on the south, El Mirage on the east and Dysart Road on the west.
General Plan 2035:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	General feedback has been supportive.
Staff Analysis:	Collaborative efforts with the residents of the Original Townsite have included presentations, an interactive workshop, visual surveys, and numerous discussions. This process has led to the proposed text for the Surprise Heritage District zoning district and the two (2) accompanying zoning overlays.

Project Background:

The current Surprise Unified Development Code, Section 122-67 – Original Townsite (OTS) is a zoning overlay that is the principal section of code that provides incentives for redevelopment in the OTS. It also identifies the "Specific Plan for the Revitalization of the Original Townsite" (adopted under Resolution No 02-104 on May 23, 2002) as the central document for review and analysis of any development application or building permit within the OTS. The design guidelines and desired uses within these documents are the guiding factors for the use of developers, property owners, staff, the Planning and Zoning Commission, and City Council when considering projects.

The City of Surprise has prepared this ordinance to further the efforts and objectives of the existing Original Townsite (OTS) Revitalization Plan that was adopted by City Council in 2002. The proposed Surprise Heritage District (SHD) zoning district will repeal and replace the existing OTS overlay zoning district as a "hard zone" for this area, create two distinct overlays unique to this area, codify the standards, and implement the revitalization plan. Under this district, the following overlays will be provided:

- The Residential Overlay (RO) that will focus on residential areas within the SHD to reinforce the desired standards and uses allowed within the neighborhood.
- The Commercial Overlay (CO) will be used to facilitate shopping for residents and visitors with appropriate consumer-oriented retail and service functions.

Project Description:

Inside the Surprise Unified Development Code

Updating the Surprise Unified Development Code (SUDC) through a Zoning Text Amendment requires public hearings and an ordinance associated with the changes. The proposed Surprise Heritage District (SHD) is a proposed zoning district under Division 9 – Flexible Zoning and will be included as Section 122-69.1. The adoption of this text amendment will cause the SHD Zoning to repeal and replace Section 122-67 – OTS Overlay and Section 109-51 – Infill incentive district.

This new section to the SUDC will contain all components directly associated with this zoning district; i.e. design standards, two zoning overlays exclusively correlating to the SHD, a new land use matrix, development standards, development incentives, definitions, and specific use standards. Any future update to the SUDC may require the reorganization of these components without any substantial changes to the regulations.

Location with Surprise

The physical boundary for the SHD will be consistent with the OTS; bound by Bell Road to the north, El Mirage Road to the east, Greenway Road to the south, and Dysart to the west. Neither of the two overlays have a defined boundary at this time but will generally be aligned with the existing uses; RO in the central residential areas and the CO along major roadways and exterior boundaries of the OTS.

Expectations for all Properties

Certain design standards and parameters will be applicable to all properties within the SHD as part of implementing the vision and goals of the OTS. The design guidelines and general character expectations are taken from input of current residents and the revitalization plan that is currently used to evaluate projects and are embodied within the SHD text.

Development Incentives

The existing development incentives specifically applied this area of the City are organized within Chapter 109: Article III – Infill Incentive District of the City Code. Under the current regulations, any property within the OTS can apply for these incentives. As part of the overall project to adopt and apply the regulations of the SHD and overlay zones, the current financial incentives that are available have some proposed changes

In order to be eligible, properties within the OTS will now be required to have one of the optional overlay zones, either SHD-RO or SHD-CO. If the property qualifies, the available incentive and procedure to obtain it will be determined by the type of project: residential or commercial. The financial incentives may include waiving the fees associated with Surprise development impact fees, plan review and building permits, or business licenses. There may also be sales tax rebates for qualifying Cottage Industry businesses.

There may be some properties that choose to opt-out of the proposed overlay zones, as it's their right to retain the existing underlying zoning district with the associated land uses and development standards. Those properties that choose to opt-out will no longer be eligible for the financial incentives. However, these properties will have other development incentives available that continue to encourage improvements to the area and/or help alleviate some of the nonconforming issues that hinder these properties:

1. A reduction in the front yard setback, for the front porch portion of the structure only, by five (5) feet.
2. The maximum square footage of an individual accessory structure shall be 800 square feet; with the total number of such structure(s) limited by the maximum lot coverage.

Land Uses

The SHD hard zoning district will not add new land use regulations within the OTS. Any new land use regulations will be applied only to properties in either of the two (2) proposed SHD overlay zones. Section 122-69.1F of the SHD text will include the Land Use Matrix that will only be applied after a rezoning action. This matrix will regulate land uses for both the Residential Overlay (RO) and the Commercial Overlay (CO).

The proposed Land Use Matrix is easy to read and easy to reference, capturing the preferred land uses identified through public outreach and in the Specific Plan for the Revitalization of the Original Townsite. It creates a balance of land uses that reflect the ability to live, work, and play within the heritage district.

The most significant change in the proposed Land Use Matrix removes any future industrial and intense commercial uses that may detract from the scale and cultural character of the district. It also encourages the inclusion of new neighborhood scale businesses that may feature arts and cultural type uses.

Additional changes include an increased number of uses in the residential area along with the creation of an Administrative Use Permit (AUP) to facilitate applications that warrant more review than a building permit but do not require a public hearing.

Cottage Industries

Part of revitalizing the OTS is developing strong economic base and supporting entrepreneurs. Surprise has made great strides with the development of the AZ TechCelerator and by allowing home-based businesses. However, there is a gap between what the SUDC regulates for "home occupations" and the type of business that will progress into a business incubator or ready for conventional commercial space.

Unique to the SHD-RO is the introduction of the "Cottage Industry" in a residential setting. Similar to home occupations, it is not a specific land use but a method of conducting business within a residential setting. By definition, a cottage industry is an accessory use to the single-family dwelling unit and must retain the residential architecture and character. Cottage industries go beyond home occupations by allowing a small number of employees, the presence of customers, and an expansion of where and how much of the property can be used for the business.

Guidelines and standards for cottage industries include maintaining the residential character within the neighborhood; the home must still look like a home. Any outdoor activities associated with the cottage industry must be in the rear or side yards and screened from the street. The only distinguishing feature to identify the business is a small sign on or near the home and away from the street.

New Development Standards

In addition to the proposed Land Use Matrix, there are development standards specific to properties rezoned into the two (2) proposed overlays. These properties receive natural incentives built into the rights of the overlay zones with standards that include smaller lot sizes than currently allowed and increase in lot coverage to provide optimal use and flexibility. This will encourage the desired neighborhood character of the historic Phoenix market.

The ultimate goal is to bring "legal non-conforming" properties into conformance by providing an opportunity to obtain building permits for sheds, garages and carports, additions, and other renovations that will improve the neighborhood. This will also allow properties to obtain financing from banks that would otherwise not lend due to current nonconforming issues with the SUDC.

<u>Reviewing Agencies:</u>

In addition to the standard internal city reviewing divisions, EPCOR Water, the Arizona Department of Transportation, Maricopa Water District, Luke AFB, USPS, the City of El Mirage, and the Maricopa Association of Governments were included in the routing of this request. Luke AFB is the only agency to provide a review of this project.

Luke AFB

Overall support was received from Luke AFB. Concern was expressed towards the allowed density up to 8 dwelling units/acre in the proposed SHD-RO text. According to the general policy in the graduated density concept, the maximum density to gain full support from Luke AFB for this area is 6 dwelling units/acre. This policy is directed towards any one property being too dense under the extended flight patterns.

As an area focusing on redevelopment and infill projects, there are no large properties that will conflict with the flight patterns around Luke AFB. Surprise will still achieve an overall density of less than 6 dwelling units/acre across the OTS will ensure that the area meets this policy.

Citizen Review:

Over the course of the past year, Community Development has been a guest and presenter at the monthly District 4 meetings hosted by Councilwoman Villanueva. Collaborative efforts with the residents have included presentations, and interactive workshop, visual surveys, and numerous discussions. This process has led to the proposed text for the Surprise Heritage District zoning district and two (2) accompanying zoning overlays.

Formal Citizen Review meetings were held on April 27 and May 11, 2016. These meetings resulted in 13 attendees. Concern was expressed over existing uses being forced to stop as a result of this project. Staff explained that any legal use may be continue but may result in the property being evaluated as legal non-conforming after being rezoned. Staff also described the right of each property owner to opt-out, if they feel it is necessary to retain the previous zoning regulations. The group offered general support of this project.

Findings:

- The proposed zoning text amendment is consistent with the Surprise General Plan 2035
    - Land Use Element – Goal 1: Policy 2. The City shall coordinate with established neighborhoods to continue to foster stable households, while new development will provide options for future residents.
    - Land Use Element – Goal 1: Policy 3. The City shall collaborate with property owners and other stakeholders to ensure that Surprise Center will grow as the heart of the city, with a dynamic mixed use environment where people can live, shop, work, and socialize.

- Land Use Element – Goal 1: Policy 5. The city shall proceed with the preparation of individual specific area plans for the identified sub areas and/or Commerce and Office character areas presented in the General Plan.
- Land Use Element – Goal 7: Public Outreach. Promote public participation in the City's planning processes.
- Conservation, Rehabilitation, & Redevelopment Element – Goal 2: Existing Dwellings. Preserve the quality of existing dwellings and neighborhoods so that people will find our community a healthy, safe, and attractive place to live.

- The proposed zoning text amendment will advance the goals of the City Council.

<u>Next Steps</u>:

Recommending approval of this request will:

1. advance the zoning text amendment to the City Council for consideration and action
2. allow the Planning and Zoning Commission to consider and make a recommendation on a rezoning action to apply the Surprise Heritage District (SHD) on properties within the Original Townsite (OTS)
3. allow the Planning and Zoning Commission to consider and make a recommendation on a rezoning action to apply the Residential Overlay (SHD-RO) or Commercial Overlay (SHD-CO) to specific properties within the Original Townsite (OTS)

June 21, 2016: City Council Public Hearing - consideration and action

1. Zoning Text Amendment to create the Surprise Heritage District
2. Rezoning action to apply the Surprise Heritage District (SHD)
3. Rezoning action to apply the Residential Overlay (SHD-RO) or Commercial Overlay (SHD-CO) to specific properties within the Original Townsite (OTS)
4. City Code Text Amendment to modify Chapter 109: Article III – Infill Incentive District

<u>Attachments</u>:

01 Draft Section 122-69.1 – Surprise Heritage District
02 Development Incentive Comparison Table
03 SHD Full Boundary Map

(Repeal and replace Sec 122-67 in its entirety with below text)

Code of Ordinances
Part II – Land Development Ordinances
Chapter 122 – Surprise Unified Dev. Code
Article 6 – Zoning Districts
Division 9 Flexible Zoning

SEC 122-69.1 SURPRISE HERITAGE DISTRICT (SHD)

A. SHD Description. The "Surprise Heritage District" ("SHD") is an umbrella district that includes the existing zoning regulations at the time the Ordinance is adopted and carries them forward. The SHD is a hard zone that replaces and repeals the existing Original Townsite ("OTS") overlay zoning district. The SHD is specifically the area bounded by Bell Road on the north, Greenway Road on the south, El Mirage on the east and Dysart Road on the west. The City will not support any further rezoning in this area other than into one of the two overlay zoning districts specifically associated with the SHD Zoning District.

B. Purpose. The purpose of this district is to enhance and protect the historic character of the residential core while providing infill opportunities and encouraging redevelopment for both residential and commercial uses that further reflect the historic character of the area. Further it is intended to promote the ability to live, work, and play within the heritage neighborhood by allowing for a refined mix of land uses and cottage industry that will revitalize and serve the neighborhood while maintaining both the scale and cultural character of the neighborhood.

C. Establishment of Zoning Districts. The SHD shall be applied to all properties within this very specific geographic area and in conjunction with either the existing zoning present on the property at the time of the adoption of this zoning ordinance or one of the two overlay zoning districts specifically associated with the SHD Zoning as further described herein.

1. The zoning regulations at the time this Ordinance takes effect shall continue to govern unless the parcel/lot is rezoned to one of the overlay zones associated with the SHD Zoning District as described below.

2. In association with the SHD zone, is the creation of two overlay zoning districts to be known as; a) the "Surprise Heritage District/Residential Overlay" ("SHD/RO") and, b) the "Surprise Heritage District/Commercial Overlay" ("SHD/CO").

a. SHD/RO: This overlay is designed to preserve, protect and enhance the types of uses that are indicative of historic residential neighborhoods and the small scale cottage industry uses that are pedestrian-oriented and support the residents and allow for them to live, work, and play within their neighborhood. Limited multi-family uses that are designed to match the scale, massing, and appearance of the single-family neighborhood may be appropriate on infill parcels. The density of the multi-family use may be increased if the parcel is located at the fringe of the neighborhood and the architectural design, scale, and massing is harmonious with the adjacent neighborhood. Overall density for the SHD/RO zoning district is compliant with the Suburban Development Type in the General Plan 2035 up to 8 dwelling units per acre.

b. SHD/CO: This overlay is designed to provide and promote the local arts and culture as well as business opportunities that are compatible with and supportive of the Residential Overlay. A mix of neighborhood-scale commercial, retail, entertainment, live/work and mixed-use development shall be the primary land uses. Attached multi-residential complexes may also be permitted within this overlay district if appropriately located at the fringes of the district to serve as a buffer to the adjacent residential neighborhood. Overall density for the SHD/CO zoning district is compliant with the Mixed Use Residential and Commercial Development Types in the General Plan 2035 up to 10 dwelling units per acre.

D. Specific Terms Defined. The following words, terms and phrases, when used in this section, shall have the following meanings ascribed to them.

1. Adaptive Reuse: The conversion of historic or obsolescent building(s) from their original or most recent use to a new use representing compatible and appropriate change.

2. Cottage Industry: A small business, owned and operated by the residential occupant, in a residential area conducted within the dwelling or in an accessory building. The business may have employees and customers but must be clearly incidental and secondary to the use of the property for single-family residential purposes as well as adhere to the Use Specific Standards in Sec 122-69.1(G) below.

3. Community Garden: Land gardened collectively by a group of people. Gardening may include, but is not limited to, all types of horticulture such

as flowers, vegetable or field crops, and orchards containing berry, bush or tree crops.

E. Development Incentives. Development within the SHD shall be eligible for those specific incentives as outlined below.

1. All Properties: Within the SHD Zoning District any new development or redevelopment, including resolution of existing non-conformance issues, shall be eligible for the following incentives:

   a. A reduction in the front yard setback, for the front porch portion of the structure only, by five (5) feet.

   b. The maximum square footage of an individual accessory structure shall be 800 square feet; with the total number of such structure(s) limited by the maximum lot coverage.

2. Overlay Properties: In addition to any incentives permitted in section 1 above, development that is zoned one of the two overlay zoning districts associated with the SHD Zoning District (SHD/RO or SHD/CO) shall also be eligible for any of the following incentives:

   a. New mixed-use projects and multi-residential projects shall be eligible for up to a twenty percent (20%) increase in permitted density when the development provides recreational facilities, community space, and connectivity to existing adjacent developments and the greater neighborhood.

   b. In lieu of providing on-site parking, participation in a joint use parking lot project or a parking improvement district shall be permitted.

F. Design Standards for all new development in the SHD Zoning District.

1. These Design Standards shall apply to any and all new development in the SHD and supersedes any conflicting design standards in other parts of the Surprise Unified Development Code (SUDC).

2. Prior to any permits being issued for new development, or renovation of existing building, the architectural, site, and landscape plans shall be reviewed by Development Services for adherence to the following Design Standards, in addition to other adopted regulations.

3. Plants and landscape materials shall be drought-tolerant. All areas of bare soil shall be covered with grass, drought tolerant plantings or decomposed granite to discourage weeds and control dust. Edible citrus

and nut trees are permitted. All landscaping shall be well-maintained with diseased and/or dead plant material removed and replaced promptly.

4. Trellis work, open front porches, and cloth shade sails will not be counted as part of the lot coverage allowance.

5. Architectural features of all buildings and structures shall reflect the historical character of Phoenix-valley architecture from the 1880's to the 1950's. These architectural features shall be present on all elevations, and include: projections and reveals; back and side porches on residential structures; roof and cornice lines; doors, windows, and window treatments such as shutters, awnings, and lintels; and other architectural features such as porte-cocheres, garage doors, dormers, chimneys, and patios etc. This also includes the types of building materials, textures, roof treatments and pitches, building heights, building mass, and proportions indicative of historical Phoenix-valley architecture.

Architectural Styles that Reflect the History of the Southwest

6. An open and covered porch on the front elevation for all new residential development shall be required as a means to help create a pedestrian scale connection to the street and permit interaction with neighbors, enhance citizen Block Watch programs, and enhance the sense of neighborhood. Building orientation shall consider the existing environmental conditions and solar orientation.

7. Although not required, residential walls and fences may be built to a height not exceeding six (6') feet in a side or rear yard or thirty-six (36") inches in a required front yard. The wall or fence material shall be compatible with the design style and material of the main structure,

preferably masonry, wrought iron, painted wood. The use of chain link fencing (with or without slats) is prohibited.

8. All non-residential land uses that abut residential properties are required to provide visual screening from those residences by an opaque wall or landscaping of approved drought-tolerant plant materials in combination with a wall. This screening shall include accessory uses, loading and unloading areas, and trash receptacles. The use of concertina wire is prohibited when adjacent to a public right-of-way.

9. On-site retention shall be required for all non-residential properties, all multi-family residential properties, and residential properties with more than one (1) single-family dwelling. Rainwater harvesting for plant irrigation is encouraged.

10. A color palette of earth tones shall be the predominate color used. The use of accent colors is encouraged to provide a festive and lively streetscape. Accent color, different from the predominate wall color, should be used to accent entryways and special architectural and trim elements (i.e. columns, trellises, lintels, sills, door and window frames, cornices and moldings).

11. Roof-mounted mechanical equipment shall be screened from public view and designed to appear as an integral part of the building, with the exception of solar panels. Mechanical equipment, propane tanks, water filters, coolers and air conditioning units and similar utility equipment installed at ground level or wall mounted shall be screened from public view.

G. Land Use Matrix for the SHD-RO and SHD-CO Zoning Districts.

1. For those properties <u>not</u> in one of the overlay zones associated with the SHD, the Land Use Matrix in Sec 122-43 shall apply.

2. The following Land Use Matrix, **Table No. 1**, describes land uses that are allowed in the SHD-RO and SHD-CO overlay zones.

   a. Those uses delineated as needing a Conditional Use Permit (CUP) shall be processed as a Type III development application (see Sec 122-154).

   b. Those uses delineated as needing an Administrative Use Permit (AUP) shall be processed as a Type I development application (see Sec 122-152).

   c. Those uses delineated as Permitted (P) uses shall be permitted by-right within the specific zoning district as listed in **Table No 1.**

Permitted uses are subject to all applicable standards of this Chapter and the Surprise Unified Development Code (SUDC).

d. All other uses are prohibited (indicated by a double-hyphen "--").

TABLE NO. 1 LAND USE MATRIX FOR THE SHD OVERLAY ZONING DISTRICTS (P = Permitted; AUP = Administrative Use Permit; CUP = Conditional Use Permit; "--" = Prohibited)			
	LAND USE GROUP	**SHD/RO**	**SHD/CO**
	Agricultural, Ranching and Open Space Uses		
1.	Animal Hospitals, Clinic, and Boarding Facilities (refer to Sec 122-74)	--	P
2.	Community Garden (refer to Use Specific Standards of Sec 122-69.1G2 below)	P	P
3.	Farmers Market (refer to Sec 122-82)	AUP	P
4.	Parks, Recreation, and Open Lands	P	P
	Residential Uses		
5.	Assisted Living Center	AUP	P
6.	Assisted Living Home (refer to Sec 122-99)	P	--
7.	Bed And Breakfast Establishments (refer to Sec 122-76)	AUP	--
8.	Caretaker, Guest or Granny Flat Dwelling (refer to Sec 122-83)	P	--
9.	Group Home (refer to Sec 122-84)	P	--
10.	Home Occupations (refer to Sec 122-86)	P	P
11.	Hotels, Timeshares (refer to Sec 122-88)	--	P
12.	Manufactured Homes (refer to Use Specific Standards of Sec 122-69.1G5 below)	P	--
13.	Multi-Family Dwellings (refer to Use Specific Standards of Sec 122-69.1G3. below)	CUP	P
14.	Nursing Care Institution	CUP	P
15.	Single-Family Dwellings (detached)	P	--
16.	Single-Family Dwellings (detached with multiple single-family structures on 1 lot of record)	AUP	--
17.	Single-Family Dwelling (attached) (refer to Use Specific Standards of Sec 122-69.1G4. below)	AUP	--
	Retail and Service Uses		
18.	Alcohol—Bar and/or Tavern, Microbrewery (refer to Sec 122-104)	CUP	P
19.	Animal Hotel/Overnight stay (refer to Sec 122-74)	--	P
20.	Banks	--	P
21.	Day Care Center - Child and/or Adult Care (refer to Sec 122-80)	AUP	CUP
22.	Drive-Through Facilities (refer to Sec 122-78)	--	P
23.	Funeral Home, Mortuary	--	P
24.	Linen/Uniform/Diaper Service (Pickup and Supply Only)	--	P
25.	Massage - Therapeutic	--	P

TABLE NO. 1 LAND USE MATRIX FOR THE SHD OVERLAY ZONING DISTRICTS (P = Permitted; AUP = Administrative Use Permit; CUP = Conditional Use Permit; "--" = Prohibited)			
	LAND USE GROUP	**SHD/RO**	**SHD/CO**
	Retail and Service Uses (continued)		
26.	Medical Clinic or Laboratory	--	P
27.	Medical Office	--	P
28.	Mobile Vending	P	P
29.	Nursery (display & sale of plants, seeds, or other horticultural items) (refer to Sec 122-93)	CUP	P
30.	Personal Services Establishment (Typical personal service uses include arts and craft studios, barber/beauty shops, locksmith, shoe repair, tailors, photo studios, cleaning pickup and receiving station, travel agencies, printing or copy shops)	--	P
31.	Personal Services Establishment (Uses Listed Above) - as a "cottage industry"(refer to Sec 122-69.1D and Sec 122-69.1.G1 below)	AUP	P
32.	Restaurant, Sit-down (Principally for the sale and consumption of food on the premises)	--	P
33.	Restaurant, Convenience (Sale and consumption of food which has direct window service allowing customers to pick up food for off-premise consumption) (refer to Sec 122-78)	--	P
34.	Restaurant, Sit-down or Convenience (excluding drive-thru) - as a "cottage industry" (refer to Sec 122-69.1D and Sec 122-69.1G1 below).	AUP	--
35.	Retail Shopping Establishment limited to under 45,000 sf (Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, food and/or alcohol, home décor, home improvements, toys, furniture, antiques, books and stationery, pets, and similar consumer goods. Food store uses include grocery, delicatessen, catering, and specialty foods stores.)	--	P
36.	Retail Shopping Establishment – Less than 3,000 sq. ft. (Uses Listed Above)	AUP	P
37.	Retail Shopping Establishment (Uses Listed Above) - as a "cottage industry" (refer to Sec 122-69.1D and Sec 122-69.1G1 below).	AUP	--
38.	Vehicle Fueling Stations (refer to Sec 122-106)	--	P
	Office Uses		
39.	Call Center - as a "cottage industry" (refer to Sec 122-9.1D and Sec 122-69.1G1 below).	AUP	--
40.	Call Center	--	P
41.	General Office	--	P
42.	Professional Office - as a "cottage industry" (refer to Sec 122-69.1D and Sec 122-69.1G1 below).	AUP	--
	Public/Quasi-Public Facility Uses		
43.	Business/Technology Incubator Space	--	P
44.	Library	P	P
45.	Post Office	P	P
46.	State and County Facilities	--	P
47.	Utility Equipment Infrastructure	P	P

TABLE NO. 1 LAND USE MATRIX FOR THE SHD OVERLAY ZONING DISTRICTS (P = Permitted; AUP = Administrative Use Permit; CUP = Conditional Use Permit; "--" = Prohibited)			
	LAND USE GROUP	**SHD/RO**	**SHD/CO**
	Public/Quasi-Public Facility Uses (continued)		
48.	Wireless Telecommunication Facility (WTF)	refer to Sec 122-112 for permitting requirements	
	Assembly Uses		
49.	Assembly Uses limited to under 5,000 sf (Private Clubhouse and Lodges, Community Facilities, Public Meeting Hall, Youth Organization Clubs & Associated Activities, Auditoriums, Places of Worship	**AUP**	**AUP**
50.	Assembly Uses (Uses Listed Above) greater than 5,000 sf (refer to Sec 122-69.1G3 below)	**CUP**	**CUP**
51.	School—University or College (refer to Sec 122-101)	**--**	**CUP**
52.	School—Pre-K through 12 (refer to Sec 122-100)	**CUP**	**CUP**
	Recreational and Amusement Uses		
53.	Athletic or Fitness Club, Commercial Recreation Facilities	**--**	**P**
54.	Athletic or Fitness Club, Commercial Recreation Facilities (Less than 5,000 gross sq. ft. and Indoor Activities Only)	**P**	**P**
55.	Athletic Fields—Non-commercial	**P**	**P**
56.	Bowling Alley, Dance Hall, Pool Hall	**--**	**P**
57.	Galleries, Museums (including display and production space)	**--**	**P**
58.	Galleries - as a "cottage industry" (refer to Sec 122-69.1D and Sec 122-69.1G1 below).	**AUP**	**--**
59.	Theater - Indoor including Dinner Theatres	**--**	**P**
	Transportation Uses		
60.	Park and Ride	**--**	**CUP**
61.	Surface Parking Lot and Parking Structure	**CUP**	**P**
62.	Transit Depot	**CUP**	**CUP**
	Mixed Use Buildings		
63.	Mixed Use Buildings – for uses previously listed in this Matrix (refer to Sec 122-91)	**CUP**	**P**
	Manufacturing and Process Uses		
64.	Food Service Establishment under 15,000 sf that has manufacturing, on-site restaurant & retail combined as part of the establishment	**--**	**CUP**
65.	Paper Products – as a "cottage industry" (refer to Sec 122-69.1D and Sec 122-69.1G1 below).	**AUP**	**--**
66.	Warehousing, Mini	**--**	**CUP**
67.	Welding Shop in association with art gallery - as a "cottage industry" (refer to Sec 122-69.1D and Sec 122-69.1G1 below).	**AUP**	**--**

H. Development Standards for the SHD Zoning Districts. The development standards shown in **Table No. 2** and **Table No. 3** below are applicable to all properties within the SHD. These tables identify the development standards for properties that either retain the standard zoning (for example: SHD-RL-5 or SHD-CN) or have been rezoned into one of the overlay zones (for example: SHD-RO and SHD-CO).

Table No. 2 – SHD Residential Neighborhood

	Retaining Existing Zoning [5]		Residential Overlay Zoning (RO)		
	Existing RL-5	Existing RM	Attached Product	Detached Product	Multi-Family Product
Min. Lot Area	7,000	6,000	5,000	5,000	15,000
Min. Lot Width	60’	50’	--	--	--
Min. Lot Depth	100’	60’	--	--	--
Min. Front Setback	20’ w/ 5’ BTL[2]	20’ w/ 5’ BTL[2]	15’ [2,3]	15’ [2,3]	15’ [2,3]
Max. Front Setback	--	--	30’[4]	30’[4]	30’[4]
Min. Side Setback	5’/15’	5’/10’ [1]	5’/10’ [1]	5’ w/ 15’ total[1]	20’
Min. Rear Setback	12’	12’	12’	15’	20’
Max. Bldg. Height	35’	35’	30’	30’	35’
Lot Coverage %	45%	45%	65%	65%	65%

Notes:
1 0 feet; side yard setback permitted for common wall attached dwelling option. End units shall maintain minimum total yard setback on one side of building.
2 Only a covered front porch may encroach closer to the street by up to 5 feet.
3 Front facing garage doors shall be setback a minimum of 20 feet.
4 Measured from the primary dwelling; excluding front porch.
5 Dimensions may only be Illustrative; specific property development standards are governed by the SUDC.

Table No 3 – Non- Residential Area

	Retaining Existing Zoning [4]			Commercial Overlay (CO)
	Existing CN	Existing CC	Existing IP	
Min. Lot Area	12,000	18,000	20,000’	--
Min. Lot Width	100’	100’	50’	--
Min. Lot Depth	--	--	--	--
Front Yard Setback	Est. BTL	Est. BTL	Est. BTL	15’
Side Yard Setback	10’/0’ [1]	24’/0’ [1]	15’ [2]	10’/0’ [1]
Rear Yard Setback	20’	24’	25’ [2]	10’
Max. Bldg. Height	30’	35’	35’	45’/35’ [3]
Lot Coverage %	--	--	--	85%

Notes:
1 0 feet side yard setback permitted for common wall option.
2 50 feet setback from residential.
3 45 foot height limit for Mixed-use, Multi-Family & Assembly Uses. All other uses limited to 35 feet.
4 Dimensions may only be Illustrative; specific property development standards are governed by the SUDC.

I. Use-Specific Standards

1. Cottage Industry as accessory to a single-family residential use, as defined in Sec 122-69.1(D), shall adhere to the following use-specific standards:

    a. Not more than forty-nine (49%) percent of the dwelling unit may be used for cottage industry. Up to one hundred (100%) percent of accessory buildings may be used for cottage industry.

    b. The maximum size, including all portions of the dwelling and any and all accessory buildings used as a cottage industry shall be limited to 4,000 square feet or not more than sixty-five (65%) percent lot coverage, whichever is less.

    c. The cottage industry use shall be limited to the first floor of the dwelling, accessory buildings, and outdoor areas of the lot.

    d. A cottage industry use that receives patrons, students or any business-related individuals may only do so between the hours of 8:00 a.m. and 8:00 p.m.

    e. Individual accessory buildings used as part of a cottage industry may be a maximum of 800 sq. ft. with the number of such buildings being subject to the total lot coverage limitations.

    f. Accessory buildings and outdoor areas used for cottage industry purposes are intended to be limited to low intensity uses that produce or repair a product, and operate in such a way that they do not adversely affect adjacent properties. Parking and storage of business related commercial-rated vehicles, equipment, and products shall be limited to an enclosed building or within the rear yard and screened by an opaque wall or landscaping of approved drought-tolerant plant materials in combination with a wall.

    g. Outdoor dining accessory to a cottage industry:

        i. Shall not be located within the required front yard, shall be a minimum of fifteen (15’) feet from an adjacent residential use, and screened by a minimum three (3’) foot high opaque screening barrier or landscaping of approved drought-tolerant plant materials in combination with the barrier.

        ii. Shall not be more than fifty (50%) percent of the dwelling unit’s ground floor gross area.

iii. Shall not operate outside of the indoor restaurant's hours of operation.

h. A cottage industry use shall not change the character of the structure or alter the residential character of the neighborhood and shall be pedestrian-oriented.

i. Cottage industries may employ up to 5 employees in addition to those residing in the residence.

j. Signage shall be limited and shall comply with the following:

i. One Shingle Sign designed to be hung from the front porch element of the structure and oriented primarily for the aid of pedestrians is permitted per business; the sign area shall not exceed six (6) square feet. The minimum clearance between the bottom of the shingle sign and any underlying pedestrian walkway shall be seven feet, six inch.

ii. One A-frame Sign may be permitted; it shall not to exceed six (6) square feet in surface area on any one side and must be located on-site and within ten (10) feet from the edge of the front porch (or front door if no porch is present) of the business.

2. Community Gardens as defined in Sec 122-69.1(D), shall adhere to the following use-specific standards:

a. A fence shall be provided on the perimeter of the garden in accordance with the design standards in Sec 122-69.1.I.6 herein.

b. The site shall be designed and maintained so that water and fertilizer will not drain to adjacent property.

c. Hours of operation shall be limited to the hours between 6 a.m. – 8 p.m.

d. Waste receptacles shall be provided and screened from neighboring properties. Refuse shall be removed so as not to be a nuisance.

e. Composting equipment and containers, if provided, shall be specifically designed for that purpose and shall be located away from adjacent residences, businesses, and parks. Open composting piles are prohibited.

f. Facilities shall be provided for the storage of any tools, fertilizers, equipment or other materials used in conjunction with the community garden. Such facilities shall screen materials from neighboring properties and shall be adequately secured and meet setback requirements.

g. The property shall be maintained in a neat and orderly fashion as required by the Surprise Property Maintenance Code.

3. Multi-Family Dwellings and Assembly Uses over 5,000 square feet shall adhere to the following use-specific standards:

a. The residential development shall have a building frontage presence to the neighborhood street rather than a parking lot frontage. The front entry shall include a walkway to the street or surrounding neighborhood.

b. All multi-story buildings shall have unified and stylistic design elements present on all sides of the building(s). A variety of massing and building heights and stepping rooflines are strongly encouraged. Straight rooflines should be minimized by using offsets, differing heights, stepping, or different orientations to produce variety within a development.

c. A color palette of earth tones shall be the predominate color used. The use of accent colors is encouraged to provide a festive and lively streetscape. Accent color, different from the dominate wall color, should be used to accent entryways and special architectural features of a building.

d. The required off-street parking spaces shall be located in the rear, to the side, or beneath the structures with cars recessed one-half level to avoid interrupting the rhythm of the established streetscape, to make land on site available for gardens and courtyards rather than for surface parking, and to provide a pedestrian level connection to the neighborhood.

e. Mechanical equipment and similar utility devices, whether ground level or roof mounted, shall be screened from public view and designed to appear as an integral part of the building, with the exception of solar panels. The mechanical equipment screening

shall be included in the overall allowed building height. Mechanical equipment shall be treated to be non-reflective. Electrical meters, service components, and SES cabinets should be screened from public view or designed to appear as an integral part of the building.

f. Reflective building materials are prohibited. Metallic surfaces, including roof materials, shall be treated to be non-reflective.

g. The use of metal or corrugated metal as the primary building material is prohibited; it may however be used as an architectural accent or decorative element.

h. The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. The City strongly encourages all new buildings to meet LEED (Leadership in Energy and Environmental Design) certification standards and building sites to utilize Low Impact Development (LID) technologies.

i. All buildings shall harmonize architecturally with the residential character of the neighborhood.

j. Assembly Uses may be required to provide a traffic study, depending on the specific location.

4. Attached Single-Family Dwellings shall adhere to the following use-specific standards.

a. All buildings shall have their main entrance opening to a street or a central interior courtyard.

b. A variety of rooflines styles and heights shall be used as well as projections and recesses. The structures shall have stylistic architectural design elements on all sides. The architecture shall incorporate style-appropriate and varied door and window openings and architectural embellishments. A variety of porch configurations shall be used to provide functional architectural integrity to the buildings.

c. Brick, integral colored block, or slump block shall be used (not painted concrete masonry units) for buildings using masonry as the primary material.

d. Flat asphalt shingles shall not be permitted. Clay tile, concrete tile, architectural asphalt shingles, cementitious or fiberglass tiles, and standing-seam or corrugated metal shall be the permitted

roofing material. New roofing products shall require city approval.

5. Manufactured Homes, as defined in Sec 122-178, may be permitted to provide affordable and diversified housing opportunities within the SHD provided they maintain the aesthetic and architectural design standards similar to those required for conventional site-built homes; more specifically the following use-specific standards.

   a. Existing mobile homes or manufactured homes that are not in compliance with the use-specific standards listed herein at the time of the adoption of this Ordinance shall be governed by the provisions of the SUDC – Zoning Ordinance on non-conforming structures.

   b. The existing mobile home or manufactured home may be replaced in its' entirety with a conventional site-built home or with a multi-sectional manufactured home that will provide a dimensional appearance similar to the site-built homes in the neighborhood.

   c. All manufactured homes shall be required to meet the current HUD Code standards, be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, and comply with State of Arizona Office of Manufactured Housing regulations.

   d. A manufactured home shall not have been constructed more than ten (10) years prior to the date of application for building installation permit.

   e. A mobile home, recreational vehicle, or park model may not be used as a residential dwelling within the SHD Zoning District.

   f. <u>Foundations</u>. The manufactured home shall be pit set and placed on an excavated foundation with permanent stem wall so that the home appears to have a foundation wall similar in appearance and kind to conventional site built homes.

   g. <u>Exterior Building Materials</u>. Reflective building materials are prohibited. Metallic surfaces, including roof materials, shall be treated to be non-reflective. The building materials shall be durable, require low maintenance, and be of the same or higher quality as the surrounding site-built homes. Acceptable siding materials include: vinyl, wood, stucco, brick, stone, or other masonry materials or any combination of these materials.

h. Roof Materials. Flat asphalt shingles shall not be permitted. Clay tile, concrete tile, architectural asphalt shingles, cementitious or fiberglass tiles, and standing-seam or corrugated metal shall be the permitted roofing material.

i. Mechanical equipment. Roof-mounted mechanical equipment is prohibited. Mechanical equipment, propane tanks, water filters, coolers and air conditioning units and similar utility equipment shall be installed at ground level or wall mounted and should be screened from public view.

j. Garage or Carports. The design and materials of any garage or carport shall be compatible with the design and materials of the main structure.

k. Semi-Attached Accessory Structures. An open covered porch, deck or veranda is required on the front elevation. Uncovered porches, decks, or verandas are permitted on the side and rear of the home provided they meet the setback requirements. Canopies, awnings or other structures to provide shade or protection from weather shall be open on three (3) sides.

l. Steps. If the dwelling unit has steps leading to the front entry the steps shall be attached to a permanent foundation and designed and constructed to compliment the architectural style of the dwelling unit.

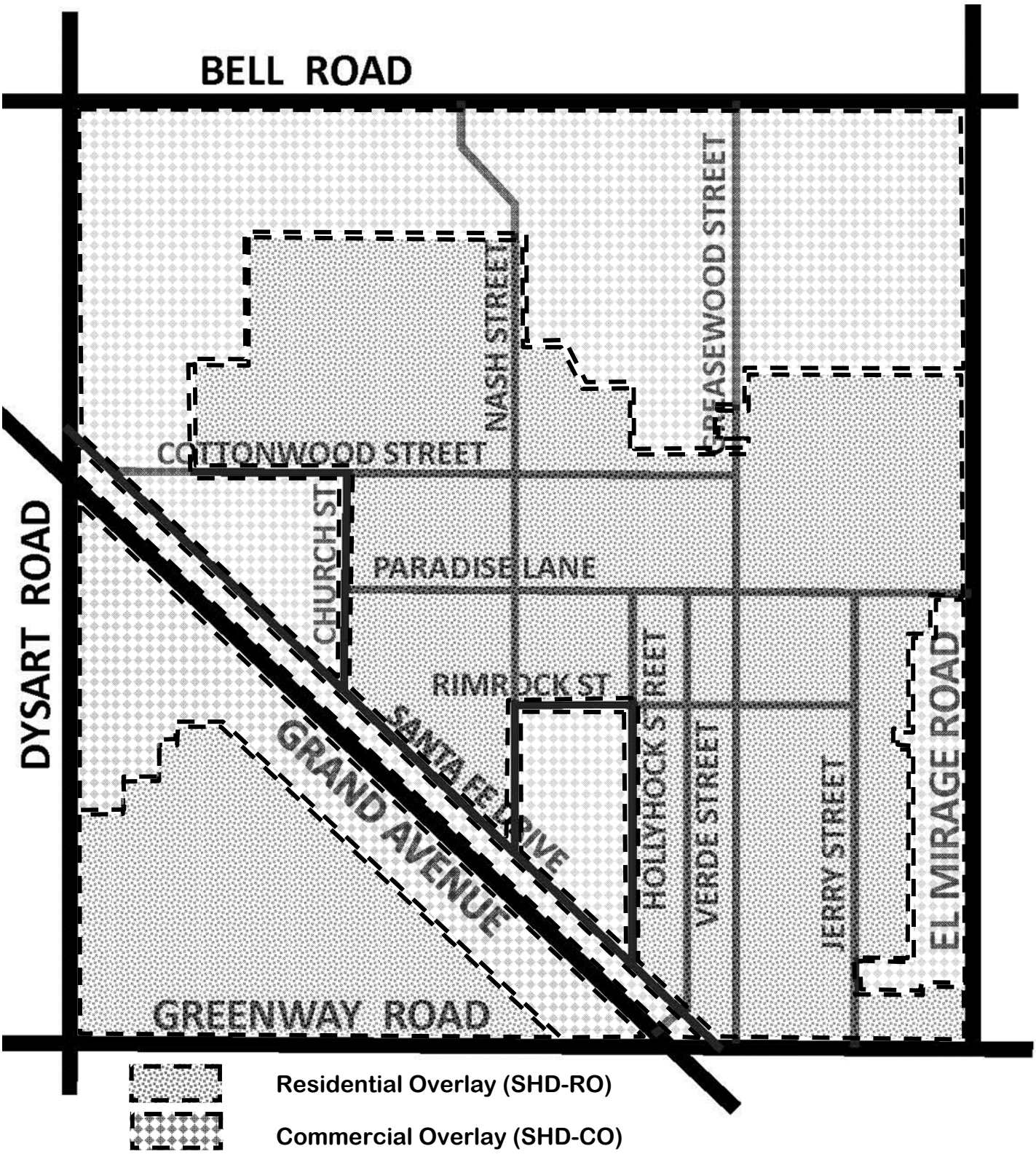
m. Anchor Ties. The structure shall be anchored to the ground, in accordance with engineered plans and/or approved manufactured home installation standards.

n. Additions. All additions and alterations shall be in compliance with the current Building Code as adopted by the City or in compliance with the most current HUD Code standards.

Development Incentives Comparison Table

Development Incentive	Removed/Retained/Added	Analysis
Residential Development – 100% Waiver of Surprise Development Impact Fees	Retained	Beneficial to residents
NEW OR EXPANDING Commercial Development – 100% waiver of building permit and plan review fees	Retained	Beneficial to residents
NEW OR EXPANDING Commercial Development – **100% Waiver of Surprise Development Impact Fees**	ADDED	Provides addition financial incentives to attract business into the OTS
Expedited plan review services	Removed	Timelines identified within this section reflect a similar review time that is established within the Community Development Department.
Administrative rezoning	Removed	This section is only eligible for property with the SHD-CO and SHD-RO zones.
Adaptive Reuse projects shall be eligible to receive up to a **50% rebate of the City's sales tax apportionment of revenues during its first 2 years**	ADDED	Provides sales tax incentives to attract business into the OTS
Cottage Industry businesses affiliated with a local-oriented small business promotion organization (such as "Local First Arizona") shall be **exempt from paying the annual City of Surprise Business License fee**. Proof of such affiliation must be presented annually to the City.	ADDED	Provides additional financial incentives for residents that hope to provide bring business into the OTS

Surprise Heritage District Boundary Map



June 16, 2016 PZ
Case: FS16-149

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: FS16-149 Surprise Heritage District

OVERALL PUBLIC INVOLVEMENT LEVEL:

This project began with interactive visioning sessions and surveys. Feedback was received from residents of the OTS. Staff made regular presentations at the monthly District 4 meetings with Councilwoman Villanueva.

IDENTIFY STAKEHOLDERS:

The Surprise Heritage Districts incorporates all properties within the Original Townsite. This includes residential, commercial, and municipal properties.

OBJECTIVES:

The purpose of this district is to enhance and protect the historic character of the residential core while providing infill opportunities and encouraging redevelopment for both residential and commercial areas that further reflect the historic character of the area.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) January 2015 - June 2016
Future Council Work Session/Meetings target dates June 21, 2016
Election dates (if applicable)
Project start/completion dates

Communication Tools and Technique options: (which do you plan to use?)

- ☑ Press releases
- ☑ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☑ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☑ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☐ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☑ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☑ Website updates

Planning and Zoning

Public Hearing

Surprise Heritage District

June 16, 2016

SURPRISE
ARIZONA

Today's Agenda

I. Zoning Text Amendment
- Create Surprise Heritage District (SHD)
- Create Residential Overlay (RO) and Commercial Overlay (CO)

II. Rezoning Action
- Apply SHD zoning to all properties within the OTS
- Apply RO zone to the residential areas
- Apply CO zone to the commercial areas

III. "Infill Incentive District"
- Discuss text amendment

IV. Project Summary

V. Next Steps

VI. Questions & Comments

I. ZONING TEXT AMDENMENT

SURPRISE
ARIZONA

Creating the Surprise Heritage District

City of Surprise

Specific Plan for the Revitalization of the Original Townsite

Prepared for the City by:

Community Sciences Corporation
3900 East Camelback Road, Suite 611
Phoenix, AZ 85018

SURPRISE
ARIZONA

Municipal Code of Ordinances
Part II – Land Development Ordinances
Chapter 122 – Surprise Unified Dev. Code
Article 6 – Zoning Districts
Division 9 Flexible Zoning

Section 122-69.1- Surprise Heritage District (SHD)

Revitalization Plan for the OTS

- Adopted in 2002
- Preferred Land Uses
- Design Standards
- Doesn't allow new C-3 or Industrial Zoning
- 1 of 3 documents used to review projects within the OTS

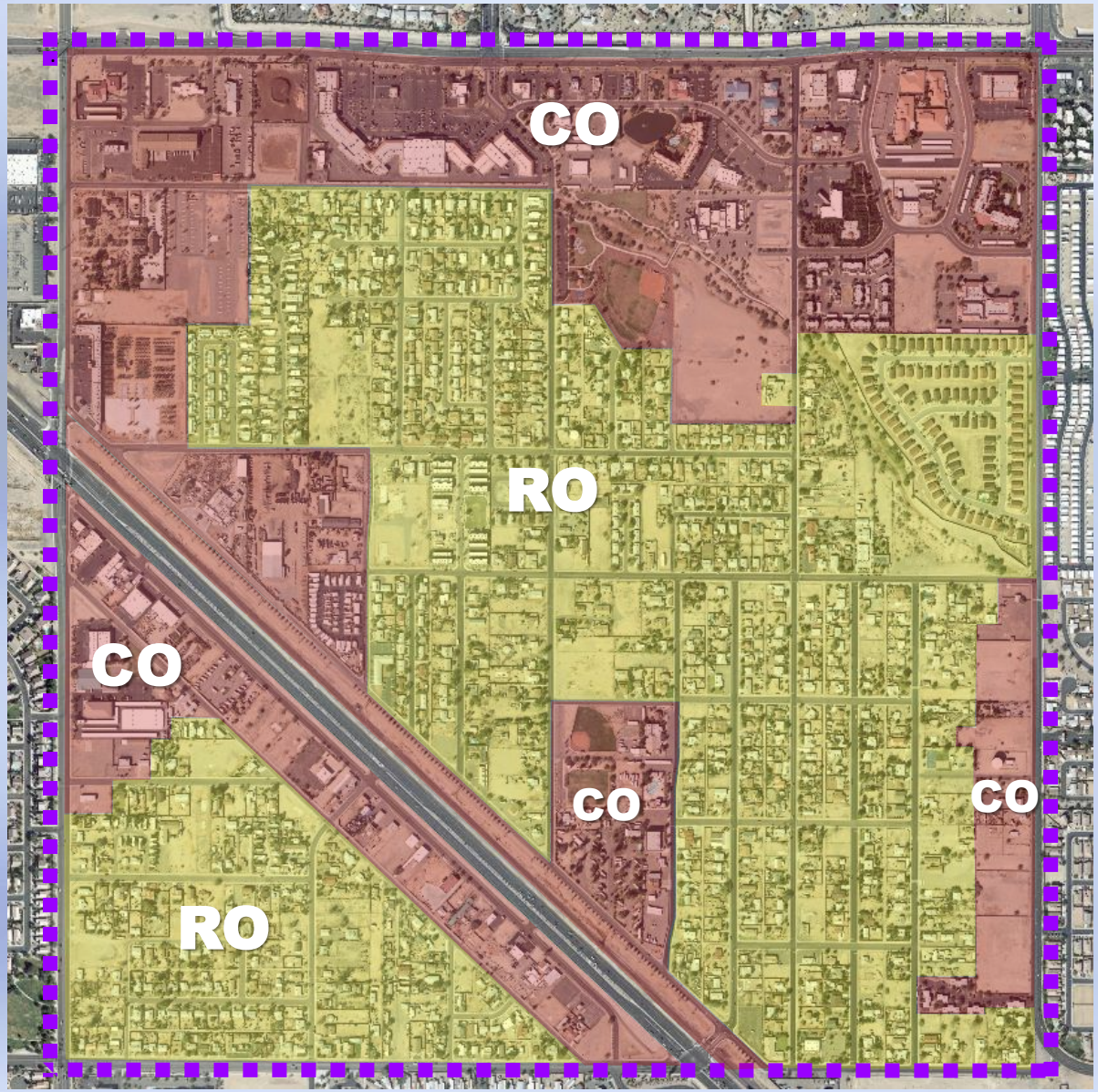
Surprise Heritage District (SHD)

- Proposed text amendment to zoning ordinance
- Increases protection for neighborhoods and creates more development incentives

Residential Overlay (RO) and Commercial Overlay (CO)

- New Land Use Matrix, enforceable through code
- Introduction of new "Land Use" terms
- Doesn't allow new C-3 or Industrial Zoning

I. ZONING TEXT AMDENMENT



Creating the Surprise Heritage District

SURPRISE HERITAGE DISTRICT (SHD)

- SHD is the hard zoning of the geographic boundary for the Original Townsite (OTS)
- SHD will consolidate existing design expectations
- Ensures that the desired character and architecture is implemented throughout the entire OTS
- Reformats current land uses; will not add new land use regulation within the OTS

Proposed Overlays

- City initiated rezoning request
- Property Owners may opt-out
- Goal to have all properties associated with one of the overlay zones
- New Land Use Matrix created from the OTS Revitalization Plan and public input
- Required to be eligible for financial development incentives

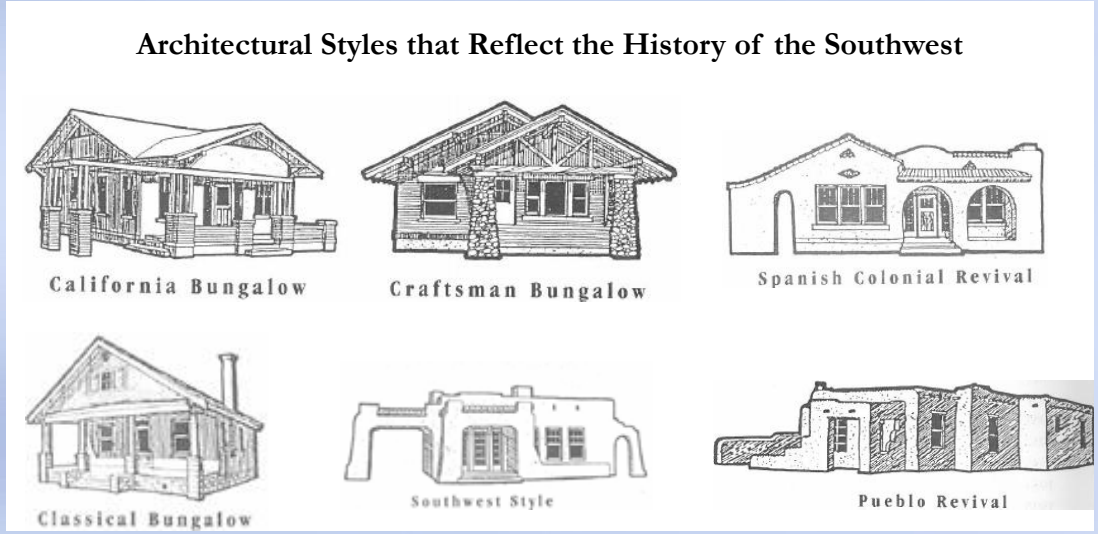
I. ZONING TEXT AMDENMENT

SURPRISE
ARIZONA

Design Requirements for ALL Properties

- Only applies to new construction or a major renovation
  - Doesn't require existing buildings or homes to change, unless owners wants to make a change
- Promotes desired pedestrian scale by **requiring front porches** on new homes or major renovations
- Architectural features of all buildings and structures shall reflect the historical character of Phoenix-valley architecture from the 1880's to the 1950's
- Examples shown below are residential but similar construction can be used for commercial buildings
- Still allows for walls in the back yard and short view fences in the front

***Sample image from proposed text amendment**



I. ZONING TEXT AMDENMENT

SURPRISE
ARIZONA

Different From Traditional Single-family Residential Neighborhoods

The Residential Overlay (RO) allows for a variety of residential land uses

- single-family, possible for more than 1/property
- duplex, or architecturally integrated apartments
- live/work units
- Consolidates a Variety of residential zoning
  - RL-5 and RM-6 become SHD-RO

New Development standards may help bring current "legal, non-conforming" properties into conformance

- Smaller setbacks
- Increased maximum Lot Coverage
- Allow more than 1 accessory structure
- Obtain financing from lenders

The RO promotes desired pedestrian scale with flexible front yard setbacks.

Introduces "cottage industry" into the OTS

- Help economic base between home based businesses and conventional businesses
- Slightly different than "home occupations"

Allows Manufactured Homes

- Must meet specific use standards and SHD design standards

Different From Traditional Commercial Development

The Commercial Overlay (CO) consolidates commercial land uses into one zoning overlay

- Merge commercial/industrial zoning districts
- CN, CC, CR, IL districts will become SHD-CO
- Promote the local arts and businesses that are compatible and support the residential neighborhood

New Land Use Matrix is easy to read

- Includes all desired existing land uses
- Excludes intense commercial/industrial uses
- Adds new land uses to attract new businesses

Allows Variety of Development Projects

- Mix of neighborhood-scale commercial, retail, entertainment and mixed-use development
- Promotes integrated-use development projects
- Allows multi-family and true mixed-use buildings

Prohibits new CR and IL land use after rezoned

- This will not take away existing land use right
- Properties may opt-out of the City rezoning application to retain existing zoning

The CO promotes pedestrian activity

- Requiring pedestrian connections or trails to adjacent properties and neighborhoods

I. ZONING TEXT AMDENMENT

SURPRISE ARIZONA

Home Occupation VS. Cottage Industry

- A small business conducted as an accessory to the residence
- Both protect against adverse effects of activities associated businesses in residential areas
- Hours of operation are defined as 8am-8pm

Home Occupation

- No outside employees
- Must use less than 25% of home
- Can't be done outside the home nor in shed/work shed
- No advertising allowed
- General list of allowed businesses (not exclusive)
- Some businesses are specifically prohibited

Cottage Industry

- Allows a small number of employees
- May use up to 50% of the home
- Activities are allowed outside the house (must be screened)
- Small signage is allowed to **identify** a business in the home
- Wider range of business types can be a "Cottage Industry"

Type of Business	Home Occupation	Cottage Industry
Beauty shops and Barber shops	Prohibited	Allowed
Photo Studio	Prohibited	Allowed
Pottery and Art Studio	Only allowed in home	Allowed in Shed/Garage
Restaurants	Prohibited	Allowed
Small Appliance Repair	Prohibited	Allowed

I. ZONING TEXT AMDENMENT

SURPRISE
ARIZONA

Cottage Industry

I. ZONING TEXT AMDENMENT

SURPRISE
ARIZONA

Manufactured Homes

Viable housing option within the OTS, many currently exist but need to be replaced/updated

Cannot be more than 10 years old when acquiring building permit

Must maintain the aesthetic and architectural design standards similar to conventional site-built homes

- Still requires a front porch
- Garage/carports shall match architecture of the home
- All additions must meet building code requirements and be compliant with HUD standards

These are example that DO NOT meet the design standards

Even though it looks “newer”, the architecture and the design does not resemble SHD design requirements.

Even though it has steps, the architecture and the foundation do not resemble SHD built design requirements.

I. ZONING TEXT AMDENMENT

SURPRISE
ARIZONA

Manufactured Homes

Viable housing option within the OTS, many currently exist but need to be replaced/updated

Cannot be more than 10 years old when acquiring building permit

Must maintain the aesthetic and architectural design standards similar to conventional site-built homes

- Still requires a front porch
- Garage/carports shall match architecture of the home
- All additions must meet building code requirements and be compliant with HUD standards

These are example that meet the design standards

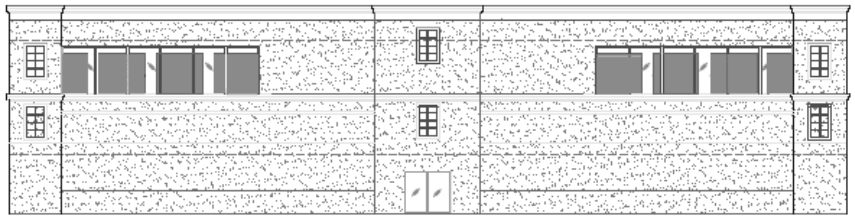
The only feature missing from this house is the front porch

This is an accurate example of the allowed bungalow style, and the required porch.

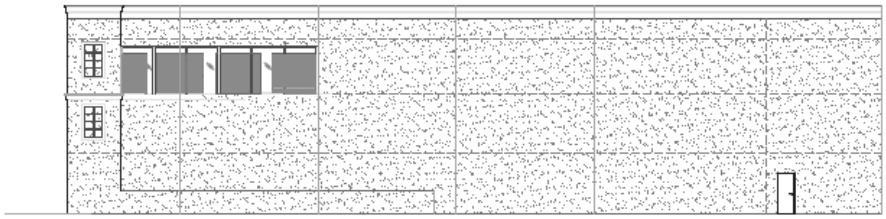
I. ZONING TEXT AMDENMENT

SURPRISE
ARIZONA

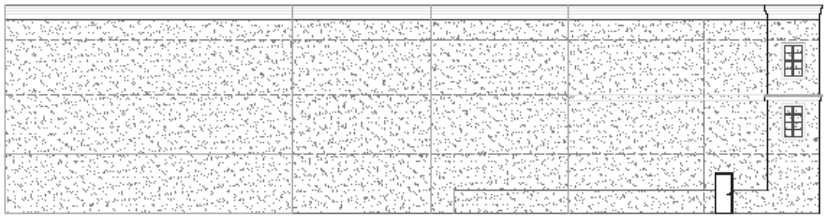
Original Mini Storage Design – didn't meet the Revitalization Plan design standards



3 WEST ELEVATION
SCALE: 3/32"=1'-0"

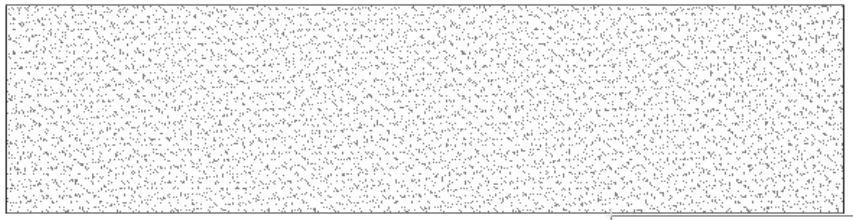


1 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



VICINITY—MAP

4 NORTH ELEVATION
SCALE: 3/32"=1'-0"



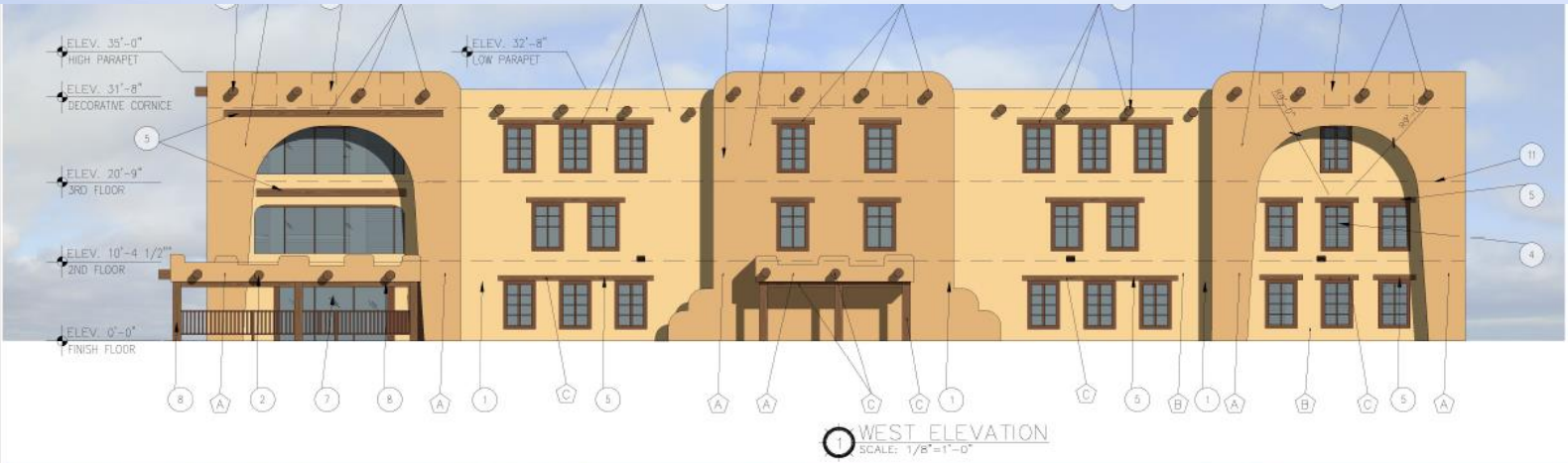
2 EAST ELEVATION
SCALE: 3/32"=1'-0"

COLOR/MAT'R LEGEND		
A	CORNICE/DECOR. TRIM/AWNING	BROWN
B	EXTERIOR WALLS	BEIGE
C	DECORATIVE TRIM/ PAINTED	WARM GREY
D	FAUX DOOR/ PREFINISHED	JANUS DOORS/ CONTINENTAL BROWN

I. ZONING TEXT AMDENMENT

SURPRISE
ARIZONA

Approved Mini Storage Design – Appropriate architecture and colors



8. WOOD POST
9. WOOD BEAM
10. ROOF DRAINS
11. INTERIOR FLOOR LINE BEYOND WALL

ICC–REPORT–STUCCO

ICC REPORT FOR WESTERN ONE COAT SYSTEM.

ESR-2729

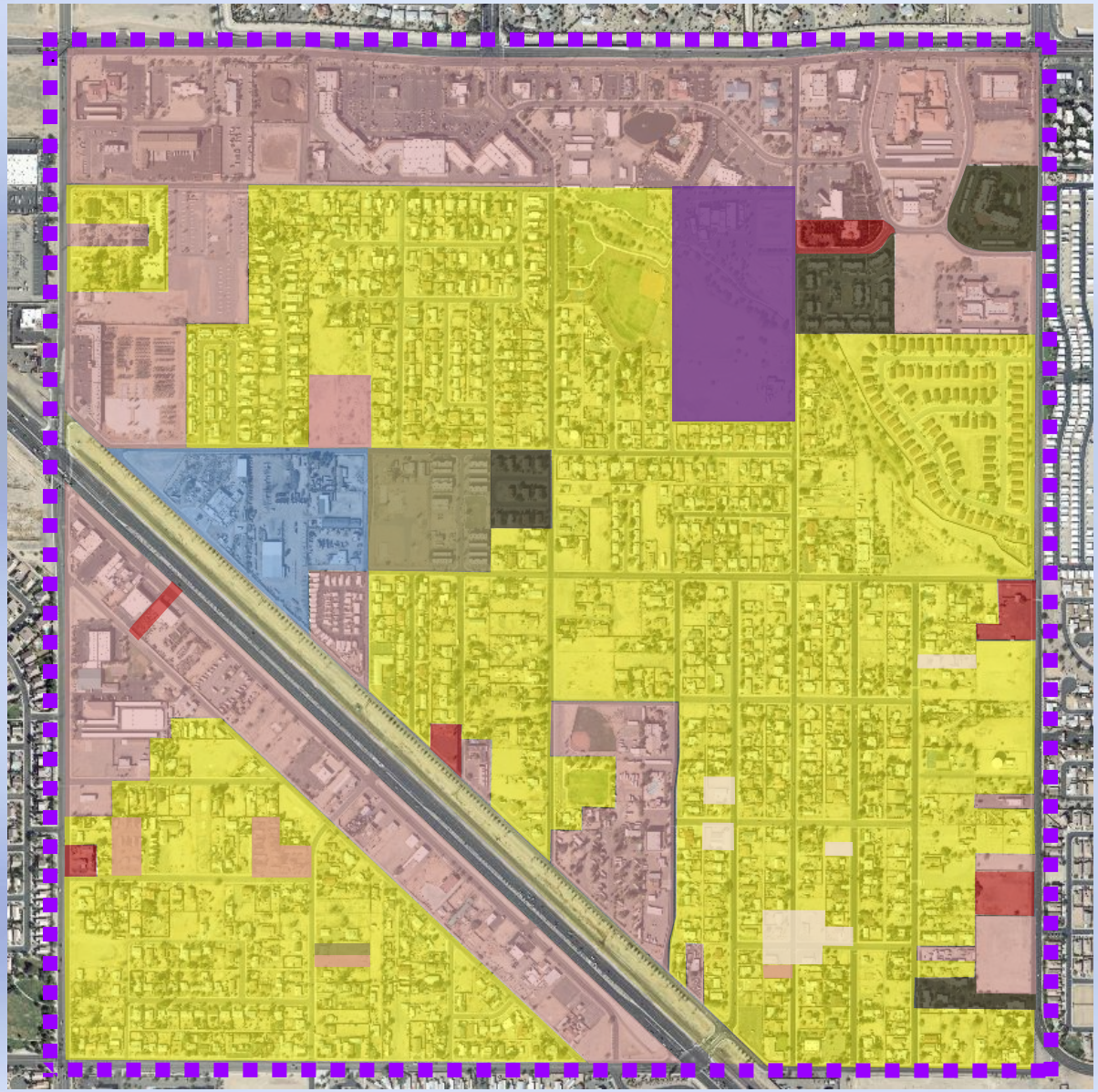
GENERAL NOTES

1. CONTRACTOR SHALL KEEP AREA CLEAN AT ALL TIMES DURING CONSTRUCTION.
2. ALL DIMENSIONS ARE TAKEN FROM FACE OF GYP. BOARD, MASONRY, OR CONCRETE UNLESS NOTED OTHERWISE (U.N.O.).
3. ALL DOORS ARE TYPICALLY 4" FROM WALL TO HANGE, U.N.O.
4. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ANY CABINETRY, FRAMES, STAIRS, STRUCTURAL ITEMS, ETC.
5. PROVIDE MOISTURE RESISTANT GYP. BOARD AT REQUIRED PLUMBING WALLS PER U.B.C.
6. SIGNAGE PACKAGE TO BE SUBMITTED UNDER SEPARATE PERMIT.
7. FIRE EXTINGUISHER (FE) CABINETS ARE TO BE MOUNTED ON WALL. CONTRACTOR TO VERIFY WALL WIDTH AND OPENING PRIOR TO CONSTRUCTION. 2-A: 10-B C AS A MINIMUM.
8. LOCATE FIRE EXTINGUISHERS AT A MAX. TRAVEL DISTANCE OF 75'-0" APART OF FOR THE DIRECTION OF THE FIRE MARSHALL.
9. SEE SHEET A-701 FOR DOOR TYPES.
10. ALL MILLWORK SHALL BE ARCHITECTURAL GRADE AND HAVE DOVETAIL JOINTS AT ALL DRAWERS.
11. SEE ELECTRICAL FOR FURTHER LIGHTING INFORMATION.
12. SEE MECHANICAL FOR FURTHER MECHANICAL INFORMATION.
13. SEE SHEET A-701 FOR WINDOW TYPES.

COLOR/MAT'R LEGEND

A	EXTERIOR WALLS	DUNN EDWARDS -DE5367 -DESERT PATH
B	EXTERIOR WALLS	DUNN EDWARDS -DE5352 -SUN KISSED
C	DECORATIVE WOOD ELEMENTS	DUNN EDWARDS -DET683 -WILD HORSE

II. REZONING ACTION – SHD



OTS Existing Zoning

CN	PAD	RL-5
CC	IP	RM
CR	RR	RH

Apply SHD Zoning

SURPRISE HERITAGE DISTRICT (SHD)

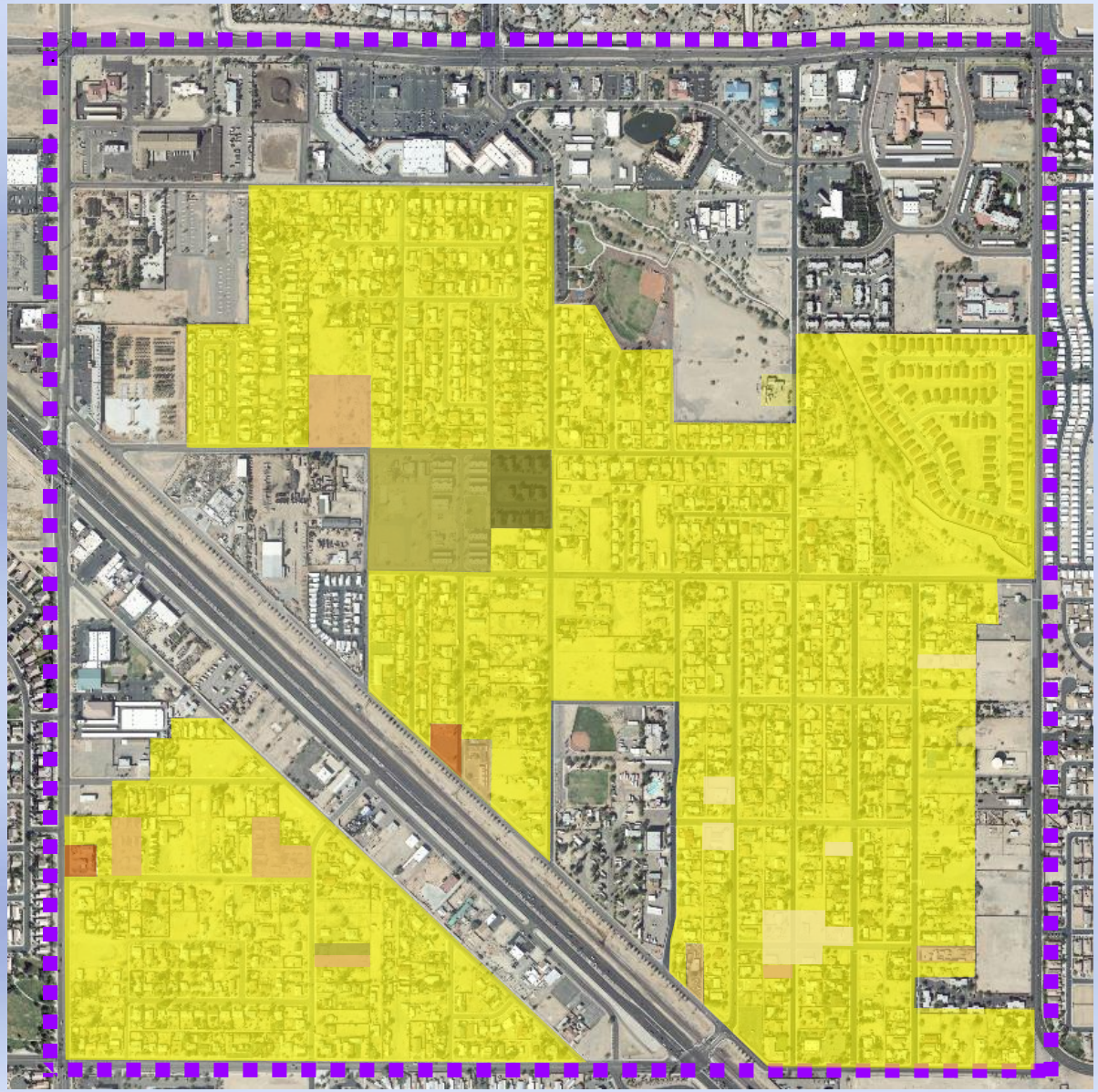
Comprehensive design standards

- Ensures that the desired character and architecture is implemented throughout the entire OTS

Works in combination with other zoning regulations

- Does not change allowed land use regulations
- Does not change development standards
- An additional zone is needed to identify these regulations

II. REZONING ACTION – SHD-RO



OTS Existing Zoning

CN	PAD	RL-5
CC	IP	RM
CR	RR	RH

SHD

Apply SHD-RO Zoning

Current Zoning:

- RL-5, RM, RH, PAD, CN, CC, CR

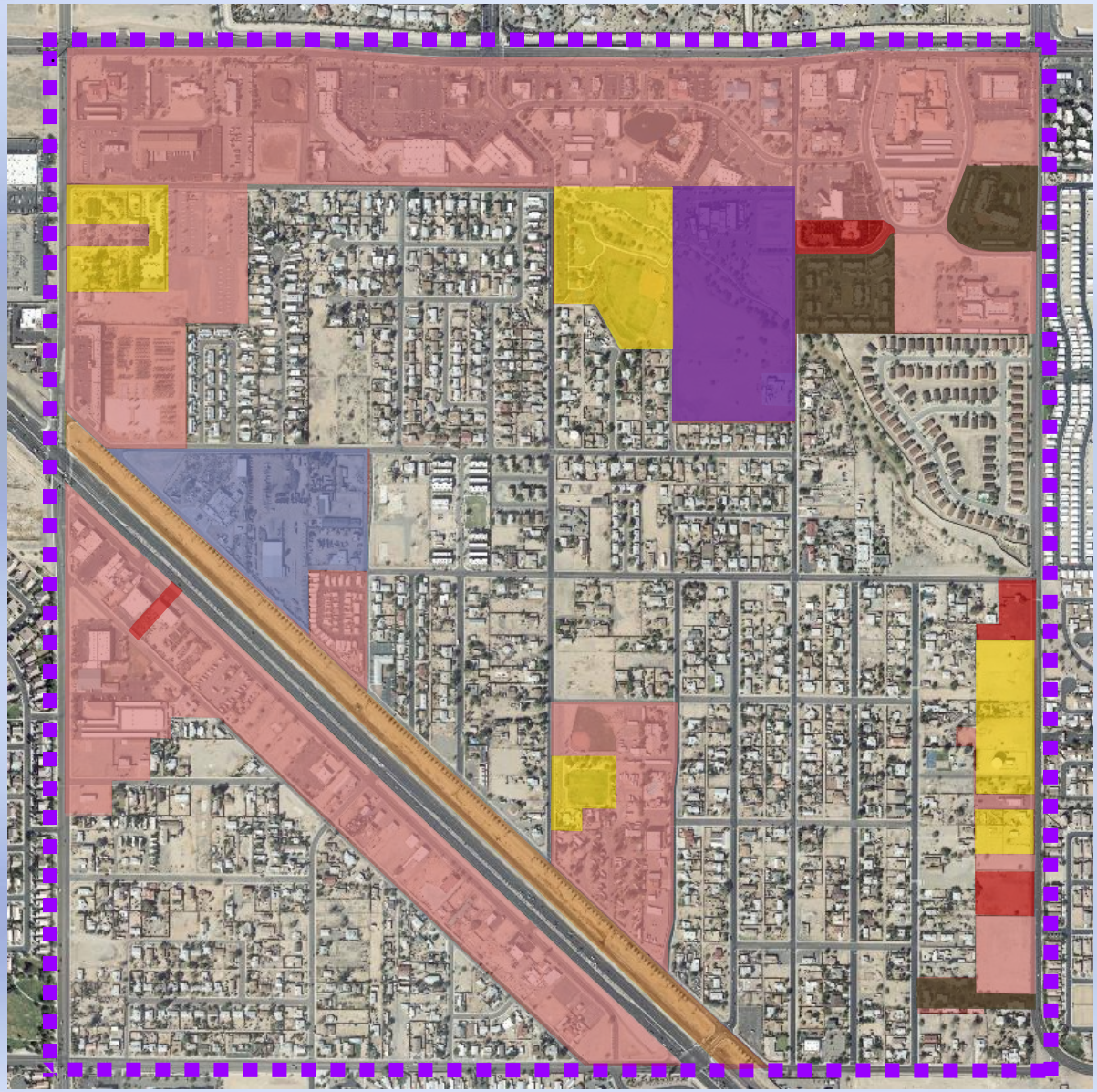
Proposed Zoning:

- SHD-RO

Area: approx. 354 acres

Quantity: 1,135 parcels

II. REZONING ACTION – SHD-CO



OTS Existing Zoning

CN	PAD	RL-5
CC	IP	RM
CR	RR	RH

SHD

Apply SHD-CO Zoning

Current Zoning:

- RL-5, RH, PAD, CC, CR, IP

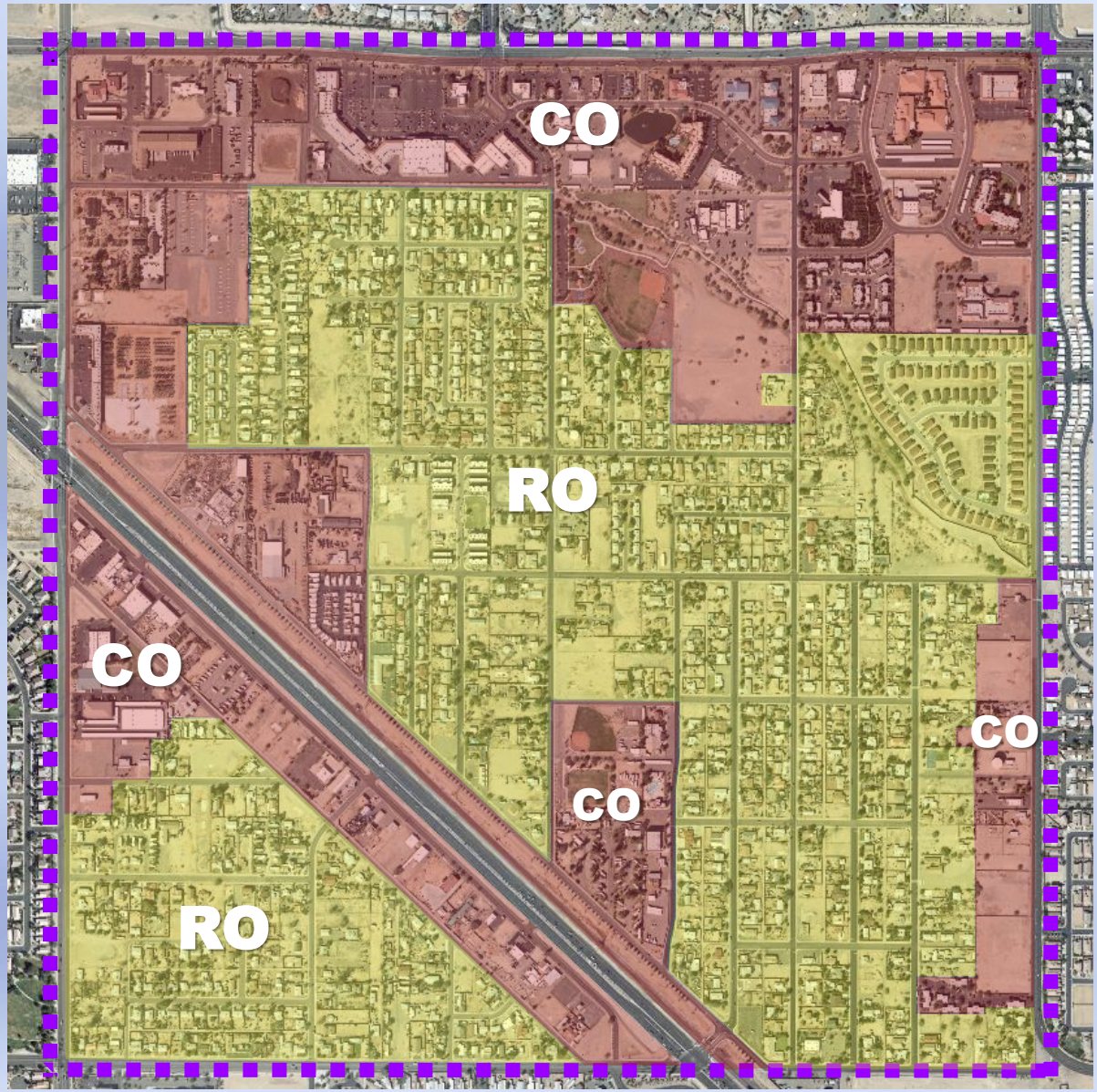
Proposed Zoning:

- SHD-CO

Area: approx. 308 acres

Quantity: 224 parcels

II. REZONING ACTION



Heritage District Zoning

- SHD
- SHD-RO
- SHD-CO

III. INFILL INCENTIVE DISTRICT

SURPRISE ARIZONA

Development Incentives Comparison Table

Development Incentive	Removed/ Retained/Added	Analysis
Residential Development – 100% Waiver of Surprise Development Impact Fees	Retained	Beneficial to residents
NEW OR EXPANDING Commercial Development – 100% waiver of building permit and plan review fees	Retained	Beneficial to residents
NEW OR EXPANDING Commercial Development – 100% Waiver of Surprise Development Impact Fees	ADDED	Provides addition financial incentives to attract business into the OTS
Expedited plan review services	Removed	Timelines identified within this section reflect a similar review time that is established within the Community Development Department.
Administrative rezoning	Removed	This section is only eligible for property with the SHD-CO and SHD-RO zones.
Cottage Industry businesses affiliated with a local-oriented small business promotion organization (such as "Local First Arizona") shall be exempt from paying the annual City of Surprise Business License fee. Proof of such affiliation must be presented annually to the City.	ADDED	Provides additional financial incentives for residents that hope to provide bring business into the OTS

IV. Project Summary

SURPRISE
ARIZONA

Zoning Text Amendment
Surprise Heritage District (SHD)

A. Zoning Text Amendment
   1. Consolidate existing regulations into a single document
   2. Create Surprise Heritage District
   3. Create two new overlay zones
      a. Residential Overlay
      b. Commercial Overlay
B. Rezoned all properties within the OTS to SHD
   1. Apply existing design standards collectively throughout the whole OTS

City Initiated Rezoning Application
Residential Overlay (RO)
Commercial Overlay (CO)

A. Rezone Properties within the OTS
   1. Residential Properties will become SHD-RO
   2. Commercial Properties will become SHD-CO
B. Apply development standards and land uses based on overlay zone
C. Property owners will have the right to opt-out of the overlay and retain exiting zoning, associated regulations.
   1. For example, a 'CN' commercial property will be SHD-CN
   2. For example, a 'RL-5' residential property will be SHD-RL-5

V. Next Steps

A. Public Hearings – Proposed Text Amendment and Rezone Properties
   - June 21, 2016 - City Council Consideration and Action

B. Opt-Out Timeline
   - 3 years from the effective date after being adopted by City Council

Questions or Comments?

CITY OF SURPRISE
Planning and Zoning Commission

June 16, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 16, 2016	Contact Person:	Joshua Mike, Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action regarding a rezone to apply the proposed Residential Overlay (SHD-RO) zone to 1135 parcels within the Original Townsite.

Motion:

I move to recommend approval to City Council of the proposed rezoning action that will apply the Residential Overlay (SHD-RO)zone to 1135 parcels within the Original Townsite.

Background:

This rezoning action applies the allowed land uses, development standards, and development incentives that are identified within the Residential Overlay (SHD-RO) zone of the Surprise Heritage District.

Financial Impact Statement:

None at this time; however, recommendations to City Council made during this public hearing could lead to future actions which may have a fiscal impact on city operations.

ATTACHMENTS:

Click to download

- 00 - FS16-149 SHD-RO - Rezone - Staff report
- 01 - FS16-149 - SHD RO Rezone - Boundary Map
- 02 - SHD-RO Rezoning Parcel Table
- 03 - FS16-149 - SHD RO Rezone - Public Engagement Form

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Joshua Mike, Planner II
Eric Fitzer, Director

ZONING TEXT CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS16-149**
Project Name:	Rezoning Surprise Heritage District – Residential Overlay
Council District:	District 4 – Mulberry
Meeting Date:	**June 16, 2016**
Planner:	Joshua Mike, 623.222.3134, joshua.mike@surpriseaz.gov

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Owner:	City of Surprise
Applicant:	City Initiated
Request:	Rezone specific properties within the Original Townsite effectively being rezoned to SHD-RO.
Site Location:	The Original Townsite; specifically the area bounded by Bell Road on the north, Greenway Road on the south, El Mirage on the east and Dysart Road on the west.
General Plan 2035:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	General feedback has been supportive.
Staff Analysis:	Should the Planning and Zoning Commission recommend approval of the zoning text amendment to adopt the Surprise Heritage District in the Surprise Unified Development Code, then Staff recommends the approval of rezoning the identified properties to SHD-RO within the Original Townsite.

Project Background:

The "Specific Plan for the Revitalization of the Original Townsite" (adopted under Resolution No 02-104 on May 23, 2002) is currently the central document for review and analysis of any development application or building permit within the OTS. The design guidelines and desired uses within these documents are the guiding factors for the use of developers, property owners, staff, the Planning and Zoning Commission, and City Council when considering projects.

The proposed Surprise Heritage District (SHD) rezone is the next step identified in order to further the efforts and objectives of this planning document. The key elements that make up this zoning district are founded in the OTS revitalization plan as well as public outreach with residents. It will be the new measures used in protecting the residential community and historical character of the neighborhood.

Two optional overlay zones are the components within the SHD used to regulate allowed land uses and developments standards such as setbacks, density, and buildings heights. The Residential Overlay (SHD-RO) that will focus on residential areas within the SHD to reinforce the desired standards and uses allowed within the neighborhood. The Commercial Overlay (SHD-CO) will be used to facilitate shopping for residents and visitors with appropriate consumer-oriented retail and service functions.

Project Description:

Overview

This action will apply regulations defined in Section 122-69.1 of the Surprise Unified Development Code by rezoning specific properties to the SHD-RO zone and will replace the previous zoning districts.

Inside the Surprise Unified Development Code

The proposed Residential Overlay is an overlay zone under the proposed Surprise Heritage District and this action will apply the regulations to the residential area of the OTS.

Location with Surprise

The general boundary for the SHD-RO will be consistent with the existing residential development areas within the OTS. There are portions of the SHD-RO on both sides of Grand Ave. There are currently 1135 parcels that make up SHD-RO rezoning action; land that is privately and publicly owned.

Development Incentives

All properties with the SHD zoning will have development incentives available that continue to encourage improvements to the area and/or help alleviate some of the non-conforming issues that hinder these properties. These incentives include:

1. A reduction in the front yard setback, for the front porch portion of the structure only, by five (5) feet.
2. The maximum square footage of an individual accessory structure shall be 800 square feet; with the total number of such structure(s) limited by the maximum lot coverage.

As part of the overall project to adopt and apply the regulations of the SHD and overlay zones, the current financial incentives that are available have some proposed changes. In order to be eligible, properties within the OTS will now be required to have one of the optional overlay zones, either SHD-RO or SHD-CO. If the property qualifies, the available incentive and procedure to obtain it will be determined by the type of project: residential or commercial.

The financial incentives may include waiving the fees associated with Surprise development impact fees, plan review and building permits, or business licenses.

Reviewing Agencies:

In addition to the standard internal city reviewing divisions, EPCOR Water, the Arizona Department of Transportation, Maricopa Water District, Luke AFB, USPS, the City of El Mirage, and the Maricopa Association of Governments were included in the routing of this request. Luke AFB is the only agency to provide a review of this project.

Luke AFB
Overall support was received from Luke AFB. Concern was expressed towards the allowed density up to 8 dwelling units/acre in the proposed SHD-RO text. According to the general policy in the graduated density concept, the maximum density to gain full support from Luke AFB for this area is 6 dwelling units/acre. This policy is directed towards any one property being too dense under the extended flight patterns.

As an area focusing on redevelopment and infill projects, there are no large properties that will conflict with the flight patterns around Luke AFB. Surprise will still achieve an overall density of less than 6 dwelling units/acre across the OTS will ensure that the area meets this policy.

Citizen Review:

Over the course of the past year, Community Development has been a guest and presenter at the monthly District 4 meetings hosted by Councilwoman Villanueva. Collaborative efforts with the residents have included presentations, an interactive workshop, visual surveys, and numerous discussions. This process has led to the proposed text for the Surprise Heritage District zoning district and two (2) accompanying zoning overlays.

Formal Citizen Review meetings were held on April 27 and May 11, 2016. These meetings resulted in 13 attendees. Concern was expressed over existing uses being

forced to stop as a result of this project. Staff explained that any legal use may be continue but may result in the property being evaluated as legal non-conforming after being rezoned. Staff also described the right of each property owner to opt-out, if they feel it is necessary to retain the previous zoning regulations. The group offered general support of this project.

Findings:

- The proposed zoning text amendment is consistent with the Surprise General Plan 2035
    - Land Use Element – Goal 1: Policy 2. The City shall coordinate with established neighborhoods to continue to foster stable households, while new development will provide options for future residents.
    - Land Use Element – Goal 1: Policy 5. The city shall proceed with the preparation of individual specific area plans for the identified sub areas and/or Commerce and Office character areas presented in the General Plan.
    - Land Use Element – Goal 7: Public Outreach. Promote public participation in the City's planning processes.
    - Conservation, Rehabilitation, & Redevelopment Element – Goal 2: Existing Dwellings. Preserve the quality of existing dwellings and neighborhoods so that people will find our community a healthy, safe, and attractive place to live.
- The proposed zoning text amendment will advance the goals of the City Council.

Next Steps:

Recommending approval of this request will:

1. advance this rezoning action to the City Council for consideration and action

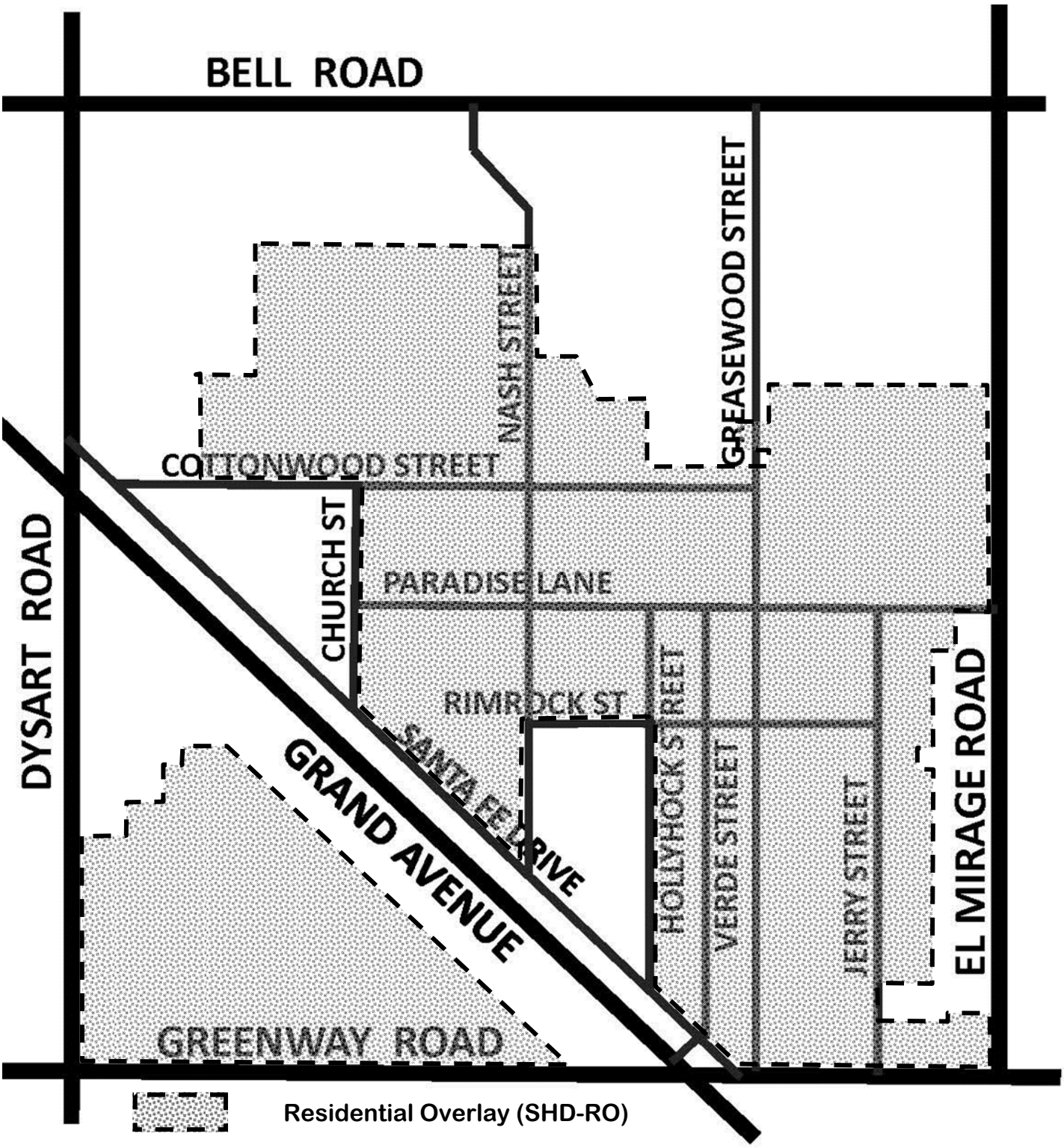
June 21, 2016: City Council Public Hearing - consideration and action

1. Zoning Text Amendment to create the Surprise Heritage District
2. Rezoning action to apply the Residential Overlay (SHD-RO) or Commercial Overlay (SHD-CO) to specific properties within the Original Townsite (OTS)
3. City Code Text Amendment to modify Chapter 109: Article III – Infill Incentive District

Attachments:

01 SHD-RO Boundary Map
02 SHD-RO Rezoning Parcel Table

Surprise Heritage District Boundary Map



June 16, 2016 PZ
Case: FS16-149

APN	OWNER NAME	ADDRESS	SHD ZONING DISTRICT	SHD ZONING OVERLAY
50181012F	12548 W STATLER ST PROPERTIES LLC	12548 W STATLER ST	SHD-RL-5	SHD-RO
50121087	12938 W GREENWAY RD LLC		SHD-RL-5	SHD-RO
50121088	12938 W GREENWAY RD LLC	12938 W GREENWAY RD	SHD-RL-5	SHD-RO
50180048	15606 N VERDE LLC	15606 N VERDE ST	SHD-RL-5	SHD-RO
50181222	16215 N NASH ST LLC	16221 N NASH ST	SHD-RL-5	SHD-RO
50181224	16215 N NASH ST LLC	16215 N NASH ST	SHD-RL-5	SHD-RO
50121059	2014-3 IH BORROWER LP	12956 W DESERT LN	SHD-RL-5	SHD-RO
50178031	2015-1 IH2 BORROWER LP	15808 N JERRY ST	SHD-RL-5	SHD-RO
50119004	A & J RENTALS/CLEMENTE KATHLEEN	12911 W CENTRAL ST	SHD-RL-5	SHD-RO
50181058	ABUNDEZ ERIKA DIAZ/ CORDERO HUMBERTO GOMEZ	12631 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50118218	ACEVEDO MANUEL S	16507 N KINGS DR	SHD-RL-5	SHD-RO
50118086	ACP 1 LLC	16421 N MARYLAND AV	SHD-RL-5	SHD-RO
50180036R	ACUNA ISABEL V	15625 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50123106C	ADAME EULOGIO/SOCORRO	15420 N EL MIRAGE RD	SHD-RL-5	SHD-RO
50179022	ADAME ROGELIO E/LORETA F	15833 N VERDE ST	SHD-RL-5	SHD-RO
50118172	ADRIAN JAVIER	12729 W ELM ST	SHD-RL-5	SHD-RO
50120052	ADRIAN SARAGOSA G & JULIA	16041 N SUNNY LN	SHD-RL-5	SHD-RO
50118232	ADRIANO GUADALUPE	16532 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50120021	AGUAYO LAURO EDUARDO/ SAENZ MELISSA ROSE	16026 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50118128	AGUAYO OLGA	12839 W ELM ST	SHD-RL-5	SHD-RO
50118129	AGUAYO OLGA	12833 W ELM ST	SHD-RL-5	SHD-RO
50123010	AGUILAR ANTONIO & MARIA PETRA	15438 N FACTORY ST	SHD-RL-5	SHD-RO
50181103	AGUILAR ANTONIO & MARIA PETRA	12528 W PARADISE LN	SHD-RL-5	SHD-RO
50181104	AGUILAR ANTONIO & MARIA PETRA	12524 W PARADISE LN	SHD-RL-5	SHD-RO
50118105	AGUILAR ANTONIO L/MARIA PETRA	16571 N DESERT SAGE DR	SHD-RL-5	SHD-RO
50179065	AGUILAR ANTONIO L/MARIA PETRA	16015 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50179037N	AGUILAR ANTONIO L/MARIA PETRA	16031 N NASH ST	SHD-RL-5	SHD-RO
50120038A	AGUILAR ANTONIO/MARIA	16028 N NASH ST	SHD-RL-5	SHD-RO
50179037C	AGUILAR ANTONIO/MARIA P	12661 W PARADISE LN	SHD-RL-5	SHD-RO
50179037B	AGUILAR ANTONIO/ MARIA PETRA	12651 W PARADISE LN	SHD-RL-5	SHD-RO
50121031A	AGUILAR ANTONIO/ MARIA PETRA HERRERA DE	12902 W TARA LN	SHD-CC	SHD-RO
50179036A	AGUILAR ANTONIO/MARIE	12621 W PARADISE LN	SHD-RL-5	SHD-RO
50178029	AGUILAR CARLOS	15820 N JERRY ST	SHD-RL-5	SHD-RO
50179063	AGUILAR FAMILY TRUST/KANE RACHEL	16001 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50118038D	AGUILAR GEORGE S/SHERRY A	16208 N NASH ST	SHD-RL-5	SHD-RO
50118070	AGUILAR GEORGE S/ SHERRY A/GEORGE ANTHONY	16590 N CUMBIE LN	SHD-RL-5	SHD-RO
50120034C	AGUILAR JEANETTE	15814 N NASH ST	SHD-RL-5	SHD-RO
50118264	AGUILAR JESUS/ADRIANA	12716 W AMY DR	SHD-RH	SHD-RO
50180012	AGUILAR LUIS	15427 N VERDE ST	SHD-RL-5	SHD-RO
50123111	AGUILAR MARIA GUADALUPE	15635 N JERRY ST	SHD-RL-5	SHD-RO
50118106	AGUILAR MARIA PETRA	16551 N DESERT SAGE DR	SHD-RL-5	SHD-RO
50118038G	AGUILAR PHOENIX		SHD-RL-5	SHD-RO
50178040	AGUILAR REYES H & RITA M	16045 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50178001	AGUILAR REYES H/RITA M	15801 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50178003	AGUILAR REYES H/RITA M	15815 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50123101B	AGUILAR RITA PEREZ	15409 N JERRY ST	SHD-RL-5	SHD-RO

APN	OWNER NAME	ADDRESS	SHD ZONING DISTRICT	SHD ZONING OVERLAY
50118092	AGUINA NORMA	16471 N MARYLAND AV	SHD-RL-5	SHD-RO
50123092	AGUIRRE GEORGE G & LYDIA A & DIANE V	15626 N JERRY ST	SHD-RL-5	SHD-RO
50181015A	AINSWORTH REV TRUST/KESTERKE RICHARD/SHIRLEY	16227 N NASH ST	SHD-RL-5	SHD-RO
50121081	ALCANTAR JOHNNY/ MENDEZ MARY A	13022 W GREENWAY RD	SHD-RL-5	SHD-RO
50123095	ALCANTAR RAMIRO	15608 N JERRY ST	SHD-RL-5	SHD-RO
50123019	ALDACO RODOLFO C & HELEN A	15415 N FACTORY ST	SHD-RL-5	SHD-RO
50118259	ALDAVA ARTHUR/LUCILA	16481 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50178022	ALDAVA REYNALDO	15833 N FACTORY ST	SHD-RL-5	SHD-RO
50118443	ALEJANDRES ALEX/PORTILLO TIFFANY MARIE	16198 N DESERT SAGE ST	SHD-RM	SHD-RO
50181026	ALEJOS JESUS M & IRMA L	12515 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50118238	ALHAIDARI M/ABDULAZEEZ G/ ALQBTAN L M K A R	16648 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50181003E	ALLEN COY/MYRNA	12437 W PARADISE LN	SHD-RL-5	SHD-RO
50123013	ALMANZA AMANDO M & ESTHER MENDOZA	15420 N FACTORY ST	SHD-RL-5	SHD-RO
50118206	ALMANZA GERARDO J/GRACIELA	16669 N CUMBIE LN	SHD-RL-5	SHD-RO
50181090	ALONZO FERNANDO H & IRENE E	16532 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50122064A	ALVARADO JORGE E C/CRUZ MONICA F	12844 W GREENWAY RD	SHD-RL-5	SHD-RO
50181085	ALVAREZ MARTIN RAMOS/ESTELA G	16491 N WUSICH ST	SHD-RL-5	SHD-RO
50179027	ALVAREZ SALVADOR	15832 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50181050	AMADOR MARIA A	12526 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50118187	ANDERSON JAMES W/CAROL A	12741 W LUNDBERG ST	SHD-RL-5	SHD-RO
50121006B	ANGEL ADELAIDO & EMMA	15607 N DYSART RD	SHD-RL-5	SHD-RO
50123113D	ANGEL TERESA C/RIVAS DAVID R	15773 N JERRY ST	SHD-RL-5	SHD-RO
50122041A	ANZO TOMASA H	12808 W GREENWAY RD	SHD-RL-5	SHD-RO
50118170	APGAR MYONG/HWANG ROSE	12753 W ELM ST	SHD-RL-5	SHD-RO
50181020N	APOSTALIC ASSEMBLY FAITH IN CHRIST JESUS		SHD-RL-5	SHD-RO
50180024	AQUA PROPERTIES LLC	15644 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50120034D	AQUA PROPERTIES LLC	15742 N NASH ST	SHD-RL-5	SHD-RO
50178041	ARANDA HERMENEGILDO S	16044 N FACTORY ST	SHD-RL-5	SHD-RO
50178045	ARANDA HERMENEGILDO S	16020 N FACTORY ST	SHD-RL-5	SHD-RO
50179044	ARANDA LINA	16014 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50180028	ARENAS MERCEDES G/ ARMENTA ANGELITA V	15627 N VERDE ST	SHD-RL-5	SHD-RO
50121032B	AREVALO-MENDOZA JOSE F	15644 N SUNNY LN	SHD-RL-5	SHD-RO
50119007	ARISMENDEZ CHRISTOBAL E/ANNA M	12925 W CENTRAL ST	SHD-RL-5	SHD-RO
50180008	ARISMENDEZ CHRISTOBAL ELIXARDO	15444 N GREASEWOOD ST	SHD-CN	SHD-RO
50118153	ARISMENDEZ DANNY R & REBECCA		SHD-RL-5	SHD-RO
50118152	ARISMENDEZ DANNY R & REBECCA M		SHD-RL-5	SHD-RO
50118147	ARISMENDEZ DANNY R/BECKY M	12826 W YOUNG ST	SHD-RL-5	SHD-RO
50118094	ARISMENDEZ DENNIS R	16531 N MARYLAND AV	SHD-RL-5	SHD-RO
50180035N	ARIZONA STATE DEPT OF TRANSPORTATION	15420 N VERDE ST	SHD-RL-5	SHD-RO
50120034K	ARIZONA STATE OF		SHD-RL-5	SHD-RO
50181045B	ARIZONA STATE OF		SHD-RL-5	SHD-RO
50180025	ARREOLA ANTONIO LARA	15645 N VERDE ST	SHD-RL-5	SHD-RO
50118068P	AT PROPERTIES	12838 W PARADISE LN	SHD-RM	SHD-RO
50179064	ATLAS RESIDENTIAL LLC	16007 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50123030	AVINA PEDRO/RAMONA C	15414 N JERRY ST	SHD-RL-5	SHD-RO
50181002N	AYALA MIGUEL B/ESTELLA M	16225 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50181005U	AYALA MIGUEL/ESTELA M	16208 N GREASEWOOD ST	SHD-RL-5	SHD-RO

APN	OWNER NAME	ADDRESS	SHD ZONING DISTRICT	SHD ZONING OVERLAY
50120058	AZRE INVESTMENTS II LLC	15841 N SUNNY LN	SHD-RL-5	SHD-RO
50118216	BADILLO MARTIN ARRBOLA	16531 N KINGS DR	SHD-RL-5	SHD-RO
50179029	BALKCOM MARY ANN	15820 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50181219	BALLARD RANDALYN K	16226 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50121078	BARAJAS AGUSTIN CUEVAS/ CAMPOSANO MARIA H	13023 W SAHUARO LN	SHD-RL-5	SHD-RO
50121020B	BARRAGAN ALEJANDRO	15651 N DYSART RD	SHD-RL-5	SHD-RO
50181298	BARRETT CLARENCE K/MINNIE RUTH	16214 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50118144	BEAM TAMARA A	12815 W LUNDBERG ST	SHD-RL-5	SHD-RO
50118290	BECHAI FEBRONIA	16595 N CUMBIE LN	SHD-RL-5	SHD-RO
50123110D	BEDOY TONY C		SHD-RL-5	SHD-RO
50120048	BENAVIDEZ CIPRIANO	16002 N SUNNY LN	SHD-RL-5	SHD-RO
50118068K	BENITEZ MATT/HOLLAR BOBBY J	12817 W COTTONWOOD ST	SHD-RM	SHD-RO
50178035	BERMUDEZ FRANCISCO & MARIAL	16015 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50118124A	BERNAL FRANCISCO V	12714 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50118124A	BERNAL FRANCISCO V	12714 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50118271	BETTS JAMES C/BRENDA E	12707 W TASHA DR	SHD-RH	SHD-RO
50120034B	BILLY JOE AND ELLAVENE SKAGGS FAMILY TRUST	15826 N NASH ST	SHD-RL-5	SHD-RO
50122054	BIRCH THERON/VILLEGAS JESUS	15607 N SUNNY LN	SHD-RL-5	SHD-RO
50179032A	BIRRUETA ANTONIO	15802 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50123110N	BLUE SAND LLC	15625 N JERRY ST	SHD-RL-5	SHD-RO
50118251	BOROS W KRISTINA	16619 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50118164	BORREGO ART/MARGIE L	12909 W ELM ST	SHD-RL-5	SHD-RO
50118161	BORREGO ARTHUR GOMES & MARGIE LINDA	12807 W ELM ST	SHD-RL-5	SHD-RO
50179037G	BOTAR GAVRIL/AGNETA		SHD-RL-5	SHD-RO
50118181	BRAVO ALEJANDRO R/ MADRIZ MARIA DEL ROCIO	12802 W LUNDBERG ST	SHD-RL-5	SHD-RO
50121029E	BRAVO ELIZABETH	12926 W TARA LN 2	SHD-RL-5	SHD-RO
50122083A	BRICENO ROEL/LEANORA	12726 W GREENWAY RD	SHD-RL-5	SHD-RO
50118208	BRISENO JOSE M/SABINA	16701 N CUMBIE LN	SHD-RL-5	SHD-RO
50118209	BRISENO JOSE MANUEL/SABINA	16717 N CUMBIE LN	SHD-RL-5	SHD-RO
50121010D	BROWN DOROTHY		SHD-RL-5	SHD-RO
50118442	BUENO ASUNCION SOLIS	16194 N DESERT SAGE ST	SHD-RM	SHD-RO
50122086A	BULLINER LINES MANERD JR & GLENNA L	12710 W GREENWAY RD	SHD-RL-5	SHD-RO
50178036	BURCIAGA MATILDE & AGELICA MARIA	16021 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50118445	BURK CHRISTINA RENE	16206 N DESERT SAGE ST	SHD-RM	SHD-RO
50121021B	BURKETT JEFFREY D/SUSAN	15639 N DYSART RD	SHD-CR	SHD-RO
50118136	BURNS MARILYN E	12832 W LUNDBERG ST	SHD-RL-5	SHD-RO
50118194	BURRIS RACHEL M	12766 W YOUNG ST	SHD-RL-5	SHD-RO
50118273	CADIEUX DOREEN H/BRIAN	12731 W TASHA DR	SHD-RH	SHD-RO
50118297	CAH 2015-1 BORROWER LLC	16421 N CUMBIE LN	SHD-RL-5	SHD-RO
50119015A	CALZADA CHRISTOPHER G & ANNA F	13017 W CENTRAL ST	SHD-RL-5	SHD-RO
50119016B	CALZADA CHRISTOPHER G & ANNA F	13023 W CENTRAL ST	SHD-RL-5	SHD-RO
50181092	CALZADA GABRIEL/BETTY L	16492 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50180030	CAMACHO JOSE R & TERESA	15615 N VERDE ST	SHD-RL-5	SHD-RO
50180010	CAMACHO MARIA ONESIMA	15439 N VERDE ST	SHD-RL-5	SHD-RO
50118472	CAMACHO SIMONA L	16341 N DESERT SAGE ST	SHD-RM	SHD-RO
50122060	CAMACHO WENCESLAO	15421 N SUNNY LN	SHD-RL-5	SHD-RO
50122059	CAMACHO WENCESLAO & REFUJIA	15427 N SUNNY LN	SHD-RL-5	SHD-RO
50122037B	CAMARILLO GABRIEL CHAVEZ	12802 W GREENWAY RD	SHD-RL-5	SHD-RO

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50180035J	CAMPANIA LLC	15426 N VERDE ST	SHD-RL-5	SHD-RO
50180035T	CAMPANIA LLC	12529 W SANTA FE DR	SHD-RL-5	SHD-RO
50118461	CAMPOS MARINA DELIGORIO	16314 N DESERT SAGE ST	SHD-RM	SHD-RO
50118179	CAMPOS OLIVIA	12778 W LUNDBERG ST	SHD-RL-5	SHD-RO
50181088	CAMPOS VIDAL C & GLORIA S	16551 N WUSICH ST	SHD-RL-5	SHD-RO
50180029	CANALES FILIBERTO JR/ SILLEMON AISHA/GARCIA J	15621 N VERDE ST	SHD-RL-5	SHD-RO
50179073	CANIZALES SYLVIA	12614 W RIMROCK ST	SHD-RL-5	SHD-RO
50121076	CANO GUILLERMO/CLAUDIA	13011 W SAHUARO LN	SHD-RL-5	SHD-RO
50118253	CARDENAS LORENZA	16575 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50122073	CARDIEL ANDRE	12741 W MARKET ST	SHD-RL-5	SHD-RO
50118098	CARDIEL JESUS C & GUADALUPE C	16590 N DESERT SAGE DR	SHD-RL-5	SHD-RO
50120047	CARDIEL JOSE M & MARIA C	16012 N SUNNY LN	SHD-RL-5	SHD-RO
50178060	CARLOS B QUINONES FAMILY TRUST	16026 N JERRY ST	SHD-RL-5	SHD-RO
50178070B	CARLOS B QUINONES FAMILY TRUST	16021 N JERRY ST	SHD-RL-5	SHD-RO
50118185	CARMONA ANA M/CONTRERAS PEDRO	12765 W LUNDBERG ST	SHD-RL-5	SHD-RO
50118457	CAROLYN LINDA	16270 N DESERT SAGE ST	SHD-RM	SHD-RO
50118221	CARRANZA FRANCISCO J	16443 N KINGS DR	SHD-RL-5	SHD-RO
50118483	CARRILLO CHRISTINA MARIE	16223 N DESERT SAGE ST	SHD-RM	SHD-RO
50121093	CARRILLO ELIVERIO/HERRERA LETICIA	12941 W TARA LN	SHD-RL-5	SHD-RO
50121094	CARRILLO ELIVERIO/HERRERA LETICIA	12941 W TARA LN	SHD-RL-5	SHD-RO
50118174	CARRILLO ELSA A	12718 W LUNDBERG ST	SHD-RL-5	SHD-RO
50118277	CARRILLO IGNACIO/ERIC	16558 N NASH ST	SHD-RL-5	SHD-RO
50118150	CARRILLO JUAN IGNACIO	12844 W YOUNG ST	SHD-RL-5	SHD-RO
50118155	CARRILLO MAYRA F/FERNANDEZ CARMEN		SHD-RL-5	SHD-RO
50118159	CARRILLO VICTOR M/AMPARO L	12807 W LUNDBERG ST	SHD-RL-5	SHD-RO
50121016	CASILLAS MANUEL G & MARIA	12911 W TARA LN	SHD-RL-5	SHD-RO
50181079	CASTANEDA M ESTHER L	16472 N WUSICH ST	SHD-RL-5	SHD-RO
50122034A	CASTANEDA MARTINA	15430 N FLETCHER ST	SHD-RL-5	SHD-RO
50178037	CASTANEDA PEDRO M Q/ESTHER P	16027 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50123096	CASTRO ABDON JR	15602 N JERRY ST	SHD-RL-5	SHD-RO
50181078	CASTRO ALIZA	16492 N WUSICH ST	SHD-RL-5	SHD-RO
50120020	CASTRO LAWRENCE	16032 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50181095	CASTRO LEONARDO	16402 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50121041	CASTRO LUPE C	15414 N SUNNY LN	SHD-RL-5	SHD-RO
50122038	CAVAZOS CHRISTINE E/WALSH LORRAINE Y	15432 N FLETCHER ST	SHD-RL-5	SHD-RO
50118460	CAVAZOS VIRGINIA F	16310 N DESERT SAGE ST	SHD-RM	SHD-RO
50118287	CEBALLOS FERMIN/VELIA	16545 N CUMBIE LN	SHD-RL-5	SHD-RO
50118289	CEBALLOS JOSE L/TERESA M	16575 N CUMBIE LN	SHD-RL-5	SHD-RO
50121066	CECENA DAVID MORENO	12914 W DESERT LN	SHD-RL-5	SHD-RO
50118202	CHADWICK GUY G/BETTY A		SHD-RL-5	SHD-RO
50181056	CHAVEZ ALFONSO AGUILAR/ FERNANDEZ CECILIA	12605 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50178017	CHAVEZ ANEDINA S	15801 N FACTORY ST	SHD-RL-5	SHD-RO
50118169	CHAVEZ BLAS L	12765 W ELM ST	SHD-RL-5	SHD-RO
50178050	CHAVEZ FRANK E/DIONICIA A	16007 N FACTORY ST	SHD-RL-5	SHD-RO
50178004	CHAVEZ IGNACIO A & SALLY V	15821 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50122078	CHAVEZ JUAN MANUEL GONZALEZ/ GUTIERREZ NANCI C	12717 W CARMEN DR	SHD-RL-5	SHD-RO
50178069X	CHAVEZ LEON D & FLORA M	12327 W PARADISE LN	SHD-RL-5	SHD-RO

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50178069W	CHAVEZ LORENZO A/LORRAINE E/ GALLEGOS LETICIA	12369 W PARADISE LN	SHD-RL-5	SHD-RO
50121009F	CHAVEZ RAUL I & LUZ DIVINA	13032 W SAHUARO LN	SHD-RL-5	SHD-RO
50121009E	CHAVEZ RAUL I & LUZDIVINE	13042 W SAHUARO LN	SHD-RL-5	SHD-RO
50118453	CHAVEZ SERAFIN/ ANDREA MOSQUEDA DE/OSBALDO	16246 N DESERT SAGE ST	SHD-RM	SHD-RO
50123065	CHEOL AND YONG INC	15601 N GREASEWOOD ST	SHD-CN	SHD-RO
50123066	CHEOL AND YONG INC	15607 N GREASEWOOD ST	SHD-CN	SHD-RO
50178069M	CISNEROS ALFONSO G & BETTY M	16029 N JERRY ST	SHD-RL-5	SHD-RO
50118476	CISNEROS ROSALVA	16321 N DESERT SAGE ST	SHD-RM	SHD-RO
50122077	CITIFINANCIAL SERVICING LLC	12711 W CARMEN DR	SHD-RL-5	SHD-RO
50122051B	COLLAZO A B/V/ROHL G/BRAVO R/ AL-TALAQ S/ETAL	15633 N SUNNY LN	SHD-RL-5	SHD-RO
50118204	COLLAZO-HERRERA MIGUEL	16635 N CUMBIE LN	SHD-RL-5	SHD-RO
50181002E	COLLINS DAVID		SHD-RL-5	SHD-RO
50118466	COLLINS SHERIE K	16346 N DESERT SAGE ST	SHD-RM	SHD-RO
50120006	COLLINSWORTH JOE/DAVID/ MICHAEL/JAMES	15845 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50120007	COLLINSWORTH JOE/DAVID/ MICHAEL/JAMES	15851 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50120034F	COLLINWORTH JAMES A	15844 N NASH ST	SHD-RL-5	SHD-RO
50118139	CONSTANTE GRISELDA	12845 W LUNDBERG ST	SHD-RL-5	SHD-RO
50121014E	CONTRERAS AURORA	12935 W TARA LN	SHD-RL-5	SHD-RO
50118240A	COOK GEORGE EDWARD/RAFAELA DIAZ	16700 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50118247	COOK RAFAELA DIAZ	16699 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50181059	COOK RAFAELA DIAZ	12641 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50178010	CORDERO IRENE M	15838 N FACTORY ST	SHD-RL-5	SHD-RO
50178011	CORDERO IRENE M	15832 N FACTORY ST	SHD-RL-5	SHD-RO
50120034N	CORDOVA RALPH M & RITA H	15838 N NASH ST	SHD-RL-5	SHD-RO
50120044	CORIA CAMILO/MATTA GLORIA	16042 N SUNNY LN	SHD-RL-5	SHD-RO
50179030	COSIO JUAN FRANCISCO & CELIA S	15814 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50121047	COSIO RICARDO S/ DE COSIO NAVELI LANDAVERDE	12937 W DESERT LN	SHD-RL-5	SHD-RO
50179013	COSIO TAVIN	15820 N VERDE ST	SHD-RL-5	SHD-RO
50119015C	COSIO TAVIN/ILIANA	13015 W CENTRAL ST	SHD-RL-5	SHD-RO
50119057C	COSIO TAVIN/ILIANA	13016 W CENTRAL ST	SHD-RL-5	SHD-RO
50121029F	COSSIO GUSTAVO L & AMELIA	12928 W TARA LN 1	SHD-RL-5	SHD-RO
50181035	COSSIO GUSTAVO L/AMELIA	12546 W STATLER ST	SHD-RL-5	SHD-RO
50122039A	COSSIO GUSTAVO L/AMELIA H	12814 W GREENWAY RD	SHD-RL-5	SHD-RO
50121029H	COSSIO GUSTAVO/AMELIA	12926 W TARA LN 1	SHD-RL-5	SHD-RO
50178069K	COSSIO GUSTAVO/ANNABEL	12315 W PARADISE LN	SHD-RL-5	SHD-RO
50178069S	COSSIO GUSTAVO/ANNABEL		SHD-RL-5	SHD-RO
50178069T	COSSIO GUSTAVO/ANNABEL		SHD-CR	SHD-RO
50179033S	COVARRUIBO JULIAN C/SYLVIA R	12646 W RIMROCK ST	SHD-RL-5	SHD-RO
50118184	COY VALENTIN/BOBBIE	12777 W LUNDBERG ST	SHD-RL-5	SHD-RO
50120034J	CPLC HOLDING AND ASSET MANAGEMENT COMPANY LLC	12714 N NASH ST	SHD-RL-5	SHD-RO
50118219	CRANE MICHAEL ALLEN & NORMA LEE	16481 N KINGS DR	SHD-RL-5	SHD-RO
50180036E	CRUMPLER JEWEL/PRUETT J/B R/ GILLEY N/DODD J	15605 N HOLLYHOCK ST	SHD-RL-5	SHD-RO

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50180036T	CRUMPLER JEWEL/PRUETT J/B R/ GILLEY N/DODD J		SHD-RL-5	SHD-RO
50118137	CRUZ FELIPE L & MARIA A	12838 W LUNDBERG ST	SHD-RL-5	SHD-RO
50122051D	CRUZ MARIA	15639 N SUNNY LN	SHD-RL-5	SHD-RO
50119057B	CUELLAR JESSE JR/LENORA R	13010 W CENTRAL ST	SHD-RL-5	SHD-RO
50118116	CUELLAR JESUS L & LYDIA L	16452 N MARYLAND AV	SHD-RL-5	SHD-RO
50118230	CUEVAS AGUSTIN/HERRERA MARIA	16516 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50121057	DE ALEJANDRO CALLETANO & ANTONIA	13016 W DESERT LN	SHD-RL-5	SHD-RO
50121014C	DE LA CRUZ HOMER & VERONICA	12926 W SAHUARO LN	SHD-RL-5	SHD-RO
50123026	DE LA CRUZ RAFAEL/MARIA	15438 N JERRY ST	SHD-RL-5	SHD-RO
50179011	DE LA ROSA JOSEFA M	15832 N VERDE ST	SHD-RL-5	SHD-RO
50181005V	DE LA ROSA VICTOR J & LINDA	16200 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50121061	DE LEON ROJAS PEDRO	12946 W DESERT LN	SHD-RL-5	SHD-RO
50118207	DE LOS ANGELES BRUNO S	16685 N CUMBIE LN	SHD-RL-5	SHD-RO
50118073	DE LOS ANGELES BRUNO/FLAVIA	12739 W POST DR	SHD-RL-5	SHD-RO
50121054	DE MENDEZ ANTONIA PULIDO/MEDEZ JUAN	13027 W DESERT LN	SHD-RL-5	SHD-RO
50121052A	DEALEJANDRO JOSE M & GLORIA	13015 W DESERT LN	SHD-RL-5	SHD-RO
50180035F	DEBECK GUADLUPE M	15438 N VERDE ST	SHD-RL-5	SHD-RO
50118227	DEGURSKI JOHN F & THERESA A	16466 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50180054	DELAROSA DONACIANO/MARIE E C	15636 N VERDE ST	SHD-RL-5	SHD-RO
50181066	DELAROSA FELIX & EULALIA	16501 N NASH ST	SHD-RL-5	SHD-RO
50178032	DELCAMPO ANGELICA MARTIN	15802 N JERRY ST	SHD-RL-5	SHD-RO
50118163	DELEON JUAN J/MARIA E	12939 W ELM ST	SHD-RL-5	SHD-RO
50122052	DELEON OLIVIA	15621 N SUNNY LN	SHD-RL-5	SHD-RO
50118236	DELGADO ANGEL MENDEZ/ TORRES NANCY PONCE	16620 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50181061	DELGADO JUAN A/RUELAS NORMA L	12661 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50179059	DELGADO JUAN ANTONIO/HERNANDEZ NORMA L RUELAS	16020 N VERDE ST	SHD-RL-5	SHD-RO
50121056	DELGADO JUAN/RUELAS NORMA	13022 W DESERT LN	SHD-RL-5	SHD-RO
50121043	DELGADO MARIE	12915 W DESERT LN	SHD-RL-5	SHD-RO
50120034M	DIAZ ARNOLD	15829 N NASH ST	SHD-RL-5	SHD-RO
50178038	DIAZ ENRIQUE	16033 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50121012A	DIAZ JUAN GABRIEL JR/HOLLY/ SCRUGGS K T/D E		SHD-RL-5	SHD-RO
50122082A	DIAZ MANUEL JR/YOLANDA	12730 W GREENWAY RD	SHD-RL-5	SHD-RO
50118133	DIAZ STEVEN/ESTHER	12814 W LUNDBERG ST	SHD-RL-5	SHD-RO
50181063	DOMINGUEZ ADAM	12681 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50179012	DOMINGUEZ DANIEL M & ELIDA O	15826 N VERDE ST	SHD-RL-5	SHD-RO
50120017A	DOMINGUEZ FAMILY TRUST	16050 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50181062	DOMINGUEZ LUPE/CERVANTES TAMMY JOYCE/VICTOR E	12671 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50181043	DOMINGUEZ ROY O/ROSA	12514 W STATLER ST	SHD-RL-5	SHD-RO
50180056A	DOOR CHRISTIAN FELLOWSHIP SURPRISE	15640 N VERDE ST	SHD-RL-5	SHD-RO
50122051G	DOUCET D C FAMILY TRUST	15645 N SUNNY LN	SHD-RL-5	SHD-RO
50118279	DOW DEBORAH A	16520 N NASH ST	SHD-RL-5	SHD-RO
50118142	DOWDY JOSEPHINE	12827 W LUNDBERG ST	SHD-RL-5	SHD-RO
50118459	DUARTE BENNY JOE/MONICA GOMEZ	16262 N DESERT SAGE ST	SHD-RM	SHD-RO
50178052	DUARTE FLORINDA A	16021 N FACTORY ST	SHD-RL-5	SHD-RO
50118450	DUARTE MARIA D CORRAL	16222 N DESERT SAGE ST	SHD-RM	SHD-RO
50181020V	DURAN JOSE A	12414 W PARADISE LN	SHD-RL-5	SHD-RO

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50118480	DUSHICA SHKUMBIN/KASTRATI LULJETA	16235 N DESERT SAGE ST	SHD-RM	SHD-RO
50121014D	EGHAREVBA VINCENT NOHUOMA/JOCELYN	12929 W TARA LN	SHD-RL-5	SHD-RO
50120046	EICKMANN MITCHELL D	16022 N SUNNY LN	SHD-RL-5	SHD-RO
50180037	EL MIRAGE TOWN OF		SHD-CC	SHD-RO
50180039	EL MIRAGE TOWN OF		SHD-CC	SHD-RO
50180040	EL MIRAGE TOWN OF		SHD-RL-5	SHD-RO
50181020F	EL MIRAGE TOWN OF	16401 N NASH ST	SHD-RL-5	SHD-RO
50180053	ELLIS GLADYS O	15630 N VERDE ST	SHD-RL-5	SHD-RO
50179061	EMMANUEL MENNONITE CHURCH	16008 N VERDE ST	SHD-RL-5	SHD-RO
50179062	EMMANUEL MENNONITE CHURCH	16002 N VERDE ST	SHD-RL-5	SHD-RO
50121033A	EMMANUEL MENNONITE CHURCH		SHD-RL-5	SHD-RO
50118176	EQUITY TRUST COMPANY	12742 W LUNDBERG ST	SHD-RL-5	SHD-RO
50122047A	ESCOBEDO PATSY WALKER	12826 W GREENWAY RD	SHD-RL-5	SHD-RO
50181025B	ESCOBEDO PETE JR/CORDOVA DINA M	16238 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50181081	ESPARAZA CELIA M	16402 N WUSICH ST	SHD-RL-5	SHD-RO
50118210	ESPARZA ALBERT/TINA	16733 N CUMBIE LN	SHD-RL-5	SHD-RO
50118188	ESPARZA ALBERTO/FAUSTINA	12729 W LUNDBERG ST	SHD-RL-5	SHD-RO
50121015B	ESPINDOLA SALVADOR		SHD-RL-5	SHD-RO
50120011	ESPINOZA ADAN MEDINA	16021 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50179067	ESPINOZA DIANA L	16027 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50120041	ESPINOZA FELIPE	16031 N CHURCH ST	SHD-RL-5	SHD-RO
50181069	ESPINOZA GUADALUPE	16591 N NASH ST	SHD-RL-5	SHD-RO
50120057	ESPINOZA LUIS F VERDUZCO/ PARRA PATRICIA L	15851 N SUNNY LN	SHD-RL-5	SHD-RO
50121084	ESPINOZA ROSA A TR	12954 W GREENWAY RD	SHD-RL-5	SHD-RO
50118110	ESQUER MARIA GUADALUPE	16500 N CUMBIE LN	SHD-RL-5	SHD-RO
50123082	ESTAVILLO ARMANDO & LUPE	15607 N FACTORY ST	SHD-RL-5	SHD-RO
50123083	ESTAVILLO RANDY	15615 N FACTORY ST	SHD-RL-5	SHD-RO
50121013D	ESTRADA ROXANA	12946 W SAHUARO LN	SHD-RL-5	SHD-RO
50120045	FABIAN RUBEN	16032 N SUNNY LN	SHD-RL-5	SHD-RO
50180022	FABIAN RUBEN	15632 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50120059	FALCON JOSE A	15833 N SUNNY LN	SHD-RL-5	SHD-RO
50118252	FALCON JUAN A/MARY L	16589 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50120043	FELIX ENGRACIA M	16052 N SUNNY LN	SHD-RL-5	SHD-RO
50122048C	FELIX GONZALO/FIGUEROA ROSA A		SHD-RL-5	SHD-RO
50118050D	FELIX JULIO TOMAS/ FRANCISCO MICAELA TOMAS	16602 N MARYLAND AV	SHD-RL-5	SHD-RO
50181215	FELIX MARIA DEL ROSARIO	12545 W STATLER ST	SHD-RL-5	SHD-RO
50121017	FERNANDEZ CARMEN	12907 W TARA LN	SHD-RL-5	SHD-RO
50121090	FERNANDEZ CARMEN	12918 W GREENWAY RD	SHD-RL-5	SHD-RO
50118186	FERNANDEZ CARMEN R	12753 W LUNDBERG ST	SHD-RL-5	SHD-RO
50179004	FERNANDEZ ELODIA	15821 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50178054	FERNANDEZ JUAN H/RUTH A	16033 N FACTORY ST	SHD-RL-5	SHD-RO
50121007	FERNANDEZ MIGUEL COLLAZO/ HERRERA MARIA COLLAZ	12919 W TARA LN	SHD-RL-5	SHD-RO
50121032C	FERNANDEZ PASCUAL	15780 N SUNNY LN	SHD-RL-5	SHD-RO
50118469	FIGUEREDO DOUGLAS MARTINEZ/ PERDOMO DAVAMI P	16334 N DESERT SAGE ST	SHD-RM	SHD-RO
50122079	FIGUEROA HECTOR MANUEL/ ESCOVEDO BERTHA S	12723 W CARMEN DR	SHD-RL-5	SHD-RO
50118102	FILLERUP SCOTT/REBECCA	16500 N DESERT SAGE DR	SHD-RL-5	SHD-RO

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50120031B	FIRST BAPTIST CHURCH OF SURPRISE INC	12844 W SANTA FE DR	SHD-RL-5	SHD-RO
50120040B	FLORES ALFONSO JR	16002 N NASH ST	SHD-RL-5	SHD-RO
50180007	FLORES AUDEN H	15438 N GREASEWOOD ST	SHD-CC	SHD-RO
50178020	FLORES BENIGNO G & LUISA H	15821 N FACTORY ST	SHD-RL-5	SHD-RO
50180036W	FLORES DORA AMARILLAS	15637 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50180036W	FLORES DORA AMARILLAS		SHD-RL-5	SHD-RO
50178058	FLORES GLADYS M/ MEDINA-MORALES CATARINO	16038 N JERRY ST	SHD-RL-5	SHD-RO
50118248	FLORES JUAN H/PETRA P	16661 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50118446	FLORES RENE/STEPHANIE	16210 N DESERT SAGE ST	SHD-RM	SHD-RO
50179069	FLORES RUBIN & REFUGIO	16039 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50118200	FOX LORRAINE I	12745 W YOUNG ST	SHD-RL-5	SHD-RO
50118231	FOX LORRAINE I	16524 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50118195	FRAGO NATHAN S/WENDY A	12778 W YOUNG ST	SHD-RL-5	SHD-RO
50118196	FRAGO NATHAN S/WENDY A	12790 W YOUNG ST	SHD-RL-5	SHD-RO
50118157	FRANCO MARTIN E/ESPINOZA CECILIA	12807 W YOUNG ST	SHD-RL-5	SHD-RO
50178055	FRANK WEST CAPITAL LLC	16039 N FACTORY ST	SHD-RL-5	SHD-RO
50180027	FRANKLIN BETTY L	15633 N VERDE ST	SHD-RL-5	SHD-RO
50178015A	FRIEND BEVERLY	15806 N FACTORY ST	SHD-RL-5	SHD-RO
50180035L	FULCHER ROLAND E & MARTHA ANN	12533 W SANTA FE DR	SHD-CC	SHD-RO
50180035K	FULCHER ROLAND EDWARD/MARTHA A	15408 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50118130	G&N FAMILY TRUST/ETAL	12827 W ELM ST	SHD-RL-5	SHD-RO
50179037L	GAINES ROSETTA	16037 N NASH ST	SHD-RL-5	SHD-RO
50122031B	GAITAN JUAN E & MATILDA P	12698 W GREENWAY RD	SHD-RL-5	SHD-RO
50181013C	GAITAN RAQUEL Q	12676 W PARADISE LN	SHD-RL-5	SHD-RO
50179036F	GALLEGOS VICTOR M/GERARDO ESMERALDA	16040 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50118122	GALVAN BENEDICTO & TOMASA H	16592 N MARYLAND AV	SHD-RL-5	SHD-RO
50118127	GALVAN ISRAEL G/JOVITA	12843 W ELM ST	SHD-RL-5	SHD-RO
50118038E	GARCIA ANTONIO	12716 W PARADISE LN	SHD-RL-5	SHD-RO
50178069Y	GARCIA ANTONIO	12323 W PARADISE LN	SHD-RL-5	SHD-RO
50118261	GARCIA DOMINGO RAMOS	16443 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50118487	GARCIA ESTEBAN RAMOS/RAMOS BELEN	16203 N DESERT SAGE ST	SHD-RM	SHD-RO
50123032	GARCIA ESTELLA D	15402 N JERRY ST	SHD-RL-5	SHD-RO
50179031A	GARCIA JOSEFINA A	15808 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50179056	GARCIA JOSEPH S/JOSEPH S	16038 N VERDE ST	SHD-RL-5	SHD-RO
50122050F	GARCIA JUAN LOERA	12859 W MARKET ST	SHD-RL-5	SHD-RO
50118454	GARCIA LETICIA LOZANIA	16250 N DESERT SAGE ST	SHD-RM	SHD-RO
50179071	GARCIA LIVING TRUST	16008 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50119008	GARCIA MARGARITA	12927 W CENTRAL ST	SHD-RL-5	SHD-RO
50122063A	GARCIA MARGARITA T		SHD-RL-5	SHD-RO
50122065A	GARCIA MARGARITA T ETAL	12832 W GREENWAY RD	SHD-RL-5	SHD-RO
50181086	GARCIA PAUL & JOSEFINA A	16501 N WUSICH ST	SHD-RL-5	SHD-RO
50181044	GARCIA RAUL MARCUS	16236 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50118255	GARDUNO ALBERTO/ARRIOLA CARMELA	16531 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50121040B	GARZA JOSE A & GUADALUPE G	13054 W GREENWAY RD	SHD-RL-5	SHD-RO
50118182	GARZA RUDY J	12801 W LUNDBERG ST	SHD-RL-5	SHD-RO
50181029	GARZA SALLY G	12527 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50179008	GARZA YOLANDA	15845 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50181093	GATICA OTILIO/AZUCENA	16472 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50118235	GAYTAN ERICA	16590 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50181013D	GENTRY BETTY A ETAL		SHD-RL-5	SHD-RO

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50178039	GENTRY THEDA D TR/GENTRY MARY JO TR	16039 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50121082	GIANNOCCARO GIUSEPPE	13016 W GREENWAY RD	SHD-RL-5	SHD-RO
50121044	GOMEZ ALEX T & RACHEL	12921 W DESERT LN	SHD-RL-5	SHD-RO
50118158	GOMEZ ANGEL & LINDA L	12808 W YOUNG ST	SHD-RL-5	SHD-RO
50118197	GOMEZ ANGEL & LINDA L	12802 W YOUNG ST	SHD-RL-5	SHD-RO
50181014	GOMEZ CATARINO		SHD-RL-5	SHD-RO
50180021	GOMEZ DOMITILO M & RITA L	15626 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50121073	GOMEZ ELIODORO & ARSELIA	12945 W SAHUARO LN	SHD-RL-5	SHD-RO
50118104	GOMEZ JOSE G/MARIA A	16591 N DESERT SAGE DR	SHD-RL-5	SHD-RO
50179033D	GOMEZ JOSE GARCIA/MARIA ARANDA	16021 N NASH ST	SHD-RL-5	SHD-RO
50178063	GOMEZ JOSE M/ELMA M	16008 N JERRY ST	SHD-RL-5	SHD-RO
50179016	GOMEZ MANUEL M	15802 N VERDE ST	SHD-RL-5	SHD-RO
50121039B	GOMEZ MARIA	13048 W GREENWAY RD	SHD-RL-5	SHD-RO
50118120	GOMEZ RICHARD M & IRENE	16552 N MARYLAND AV	SHD-RL-5	SHD-RO
50120024	GOMEZ RICHARD M & IRENE R	16008 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50178070C	GOMEZ RICHARD/IRENE	16013 N JERRY ST	SHD-CN	SHD-RO
50121063	GOMEZ YESENIA/ISELA/ROSALVA	12934 W DESERT LN	SHD-RL-5	SHD-RO
50178062	GONZALES ARTURO	16014 N JERRY ST	SHD-RL-5	SHD-RO
50181002M	GONZALES DANIEL & MARY		SHD-RL-5	SHD-RO
50181004A	GONZALES DANIEL R & MARY M	12428 W PARADISE LN	SHD-RL-5	SHD-RO
50179017	GONZALES JESUSA M	15801 N VERDE ST	SHD-RL-5	SHD-RO
50118211	GONZALES JOSE/MARIA LUS V	16749 N CUMBIE LN	SHD-RL-5	SHD-RO
50120055	GONZALES JUAN R/ELISA H	16011 N SUNNY LN	SHD-RL-5	SHD-RO
50122048D	GONZALES MANUEL L/EVA	12843 W MARKET ST	SHD-RL-5	SHD-RO
50121067	GONZALEZ ROBERTO/MARIA REBECCA	15428 N SUNNY LN	SHD-RL-5	SHD-RO
50118099	GONZALEZ SARA	16570 N DESERT SAGE DR	SHD-RL-5	SHD-RO
50122061	GONZALEZ TIMOTHY	15415 N SUNNY LN	SHD-RL-5	SHD-RO
50119006	GONZALEZ WILLIAM A	12923 W CENTRAL ST	SHD-RL-5	SHD-RO
50181223	GOODMAN STEVEN B/ROSALEE K TR	16219 N NASH ST	SHD-RL-5	SHD-RO
50181225	GOODMAN STEVEN B/ROSALEE K TR	16217 N NASH ST	SHD-RL-5	SHD-RO
50118449	GRABER HEATHER C	16226 N DESERT SAGE ST	SHD-RM	SHD-RO
50179041	GRAGG AARON J/ERIN	16032 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50181094	GRAY FAMILY LIVING TRUST	16432 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50121022	GRAYSON ELLANORA Y	13028 W TARA LN	SHD-CC	SHD-RO
50121023G	GRAYSON ELLANORA Y	13026 W TARA LN	SHD-RL-5	SHD-RO
50118109	GRIEGO MOISES A/JACQUEZ MARIANA	16470 N CUMBIE LN	SHD-RL-5	SHD-RO
50118180	GRIFFITH PRESTON	12790 W LUNDBERG ST	SHD-RL-5	SHD-RO
50179036E	GUERRA BEN A & SULEMA	16036 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50181038	GUERRERO ANA MARIA LOZANO	12534 W STATLER ST	SHD-RL-5	SHD-RO
50122081	GUERRERO ANGEL V/RAMON III	12733 W CARMEN DR	SHD-RL-5	SHD-RO
50121083	GUERRERO ARMANDO C & ENOE	13010 W GREENWAY RD	SHD-RL-5	SHD-RO
50121086	GUERRERO ERNESTO C/JOSE EFRAIN	12946 W GREENWAY RD	SHD-RL-5	SHD-RO
50121074	GUERRERO JOSEFINA Y	12949 W SAHUARO LN	SHD-RL-5	SHD-RO
50118201	GUEVARA JUAN V & GRISELDA G	16601 N CUMBIE LN	SHD-RL-5	SHD-RO
50118226	GUILLEN EULALIO H/LUCIA H	16444 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50123023	GUTIERREZ ADAN/MARIA A	15439 N FACTORY ST	SHD-RL-5	SHD-RO
50179045	GUTIERREZ BENITO	16008 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50179072	GUTIERREZ EFRIN/LUJAN MELISSA	16002 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50120023	GUTIERREZ MARIA ONESIMA CAMACHO/JESUS	16014 N DESERT SAGE ST	SHD-RL-5	SHD-RO

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50121029C	GUTIERREZ PEDRO CASTORENA/ CASTORENA MARGARITA		SHD-RL-5	SHD-RO
50123078	GUTIERREZ RODOLFO P	15614 N FACTORY ST	SHD-RL-5	SHD-RO
50118189	GUZMAN ANTONIO S	12717 W LUNDBERG ST	SHD-RL-5	SHD-RO
50181214	HABITAT FOR HUMANITY CENTRAL ARIZONA	12551 W STATLER ST	SHD-RL-5	SHD-RO
50118257	HALL WILLIAM E JR & ANASTASIA M	16515 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50118171	HANSON BRENDA	12741 W ELM ST	SHD-RL-5	SHD-RO
50180004	HARO JOSE B/CARMELITA C	15420 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50178026	HARRIS MORRIS	15838 N JERRY ST	SHD-RL-5	SHD-RO
50179052	HEREDIA MARIA C	16033 N VERDE ST	SHD-RL-5	SHD-RO
50118121	HERNANDEZ ALBERTO	16572 N MARYLAND AV	SHD-RL-5	SHD-RO
50121055	HERNANDEZ ALEJANDRO & MARGARITA	13028 W DESERT LN	SHD-RL-5	SHD-RO
50122062	HERNANDEZ ALEJANDRO JR	15407 N SUNNY LN	SHD-RL-5	SHD-RO
50121030A	HERNANDEZ ANTONIO/ DE GOMEZ SOCORRO DE REYES	12914 W TARA LN	SHD-CC	SHD-RO
50181036	HERNANDEZ ANTONIO/ GOMEZ SOCORRO REYEZ	12542 W STATLER ST	SHD-RL-5	SHD-RO
50121048	HERNANDEZ ARISTEO M/ MARGART1A L/MARCELLA	12943 W DESERT LN	SHD-RL-5	SHD-RO
50178009	HERNANDEZ AURORA M/ FLOOD IRMA HERNANDEZ	15844 N FACTORY ST	SHD-RL-5	SHD-RO
50118214	HERNANDEZ BIVIANA ANGEL/ MENDEZ LORENA DELGADO	16575 N KINGS DR	SHD-RL-5	SHD-RO
50123098	HERNANDEZ CAROLINE		SHD-RL-5	SHD-RO
50123107B	HERNANDEZ CAROLINE	15408 N EL MIRAGE RD	SHD-RL-5	SHD-RO
50123107E	HERNANDEZ CAROLINE		SHD-RL-5	SHD-RO
50181002H	HERNANDEZ DAVID H	16233 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50179068	HERNANDEZ GUADALUPE/VALENTE	16033 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50123106B	HERNANDEZ IGNACIO/LUPE		SHD-RL-5	SHD-RO
50123027	HERNANDEZ JEREMY RYAN	15432 N JERRY ST	SHD-RL-5	SHD-RO
50121004	HERNANDEZ JESSE GONZALES	15614 N SUNNY LN	SHD-RL-5	SHD-RO
50118119	HERNANDEZ JESUS R	16532 N MARYLAND AV	SHD-RL-5	SHD-RO
50118265	HERNANDEZ JESUS R	12730 W AMY DR	SHD-RH	SHD-RO
50118269	HERNANDEZ JESUS R	12717 W AMY DR	SHD-RH	SHD-RO
50118274	HERNANDEZ JESUS R	12741 W TASHA DR	SHD-RH	SHD-RO
50118276	HERNANDEZ JESUS R	16578 N NASH ST	SHD-RL-5	SHD-RO
50179033T	HERNANDEZ JOSEPHINE D	12644 W RIMROCK ST	SHD-RL-5	SHD-RO
50178053	HERNANDEZ JOSIE P	16027 N FACTORY ST	SHD-RL-5	SHD-RO
50181051	HERNANDEZ JUAN J & KATIE T	12520 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50123110E	HERNANDEZ MANUEL Q/MARIA R	15621 N JERRY ST	SHD-RL-5	SHD-RO
50121008	HERNANDEZ MIGUEL/DIAZ JULIA		SHD-RL-5	SHD-RO
50179060	HERNANDEZ RAMON O	16014 N VERDE ST	SHD-RL-5	SHD-RO
50118131	HERNANDEZ REDENTOR H/MARGARITA B	12821 W ELM ST	SHD-RL-5	SHD-RO
50118132	HERNANDEZ REDENTOR H/MARGARITA B	16772 N MARYLAND AV	SHD-RL-5	SHD-RO
50120037G	HERNANDEZ ROSALIO B JR & STELLA C		SHD-RL-5	SHD-RO
50120037G	HERNANDEZ ROSALIO B JR & STELLA C		SHD-RL-5	SHD-RO
50120037G	HERNANDEZ ROSALIO B JR & STELLA C	12709 W PARADISE LN	SHD-RL-5	SHD-RO
50118097	HERNANDEZ-RAMOS MANUEL/ HERNANDEZ ESTHER G	16591 N MARYLAND AV	SHD-RL-5	SHD-RO
50181001	HERRERA CUAHTEMOC	16245 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50181068	HERRERA CUAHUTEMOC	16571 N NASH ST	SHD-RL-5	SHD-RO

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50121018	HERRERA DANIEL	15608 N SUNNY LN	SHD-RL-5	SHD-RO
50121091	HERRERA DANIEL/JANET B	12914 W GREENWAY RD	SHD-RL-5	SHD-RO
50123071	HERRERA DANIEL/JANET B	15639 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50179001	HERRERA DANIEL/PATRICIA L	15801 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50123101D	HERRERA FREDI CUEVAS/ ALONSO SANDRA RIOS	12321 W GREENWAY RD	SHD-RL-5	SHD-RO
50119011	HERRERA LORENZO/AMELIA	12941 W CENTRAL ST	SHD-RL-5	SHD-RO
50122050D	HERRERA PEDRO S/DEBORAH L	12867 W MARKET ST	SHD-RL-5	SHD-RO
50118100	HESS PATRICIA	16550 N DESERT SAGE DR	SHD-RL-5	SHD-RO
50121058	HIGUERA ALMA/LOPEZ FRANCISCO	13010 W DESERT LN	SHD-RL-5	SHD-RO
50118148	HORTON DAVID/RENEE L	12832 W YOUNG ST	SHD-RL-5	SHD-RO
50118145	HOUSING AUTHORITY OF MARICOPA COUNTY	12814 W YOUNG ST	SHD-RL-5	SHD-RO
50118037G	HOUSING AUTHORITY OF MARICOPA COUNTY	12970 W POST DR	SHD-RL-5	SHD-RO
50118037H	HOUSING AUTHORITY OF MARICOPA COUNTY	12976 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50120010A	HOUSING AUTHORITY OF MARICOPA COUNTY	16015 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50181007A	HOUSING AUTHORITY OF MARICOPA COUNTY	16232 N FULCHER DR	SHD-RL-5	SHD-RO
50181041	HOWARD JOHN D & ROSE MARIE GARZA	12522 W STATLER ST	SHD-RL-5	SHD-RO
50118191	HUERTA ENEDINA C	12728 W YOUNG ST	SHD-RL-5	SHD-RO
50179048	HUERTA GUADALUPE L & YOLANDA S	16007 N VERDE ST	SHD-RL-5	SHD-RO
50179047	HUERTA GUADALUPE L/YOLANDA C TR	16001 N VERDE ST	SHD-RL-5	SHD-RO
50179014	HUERTA JESUS JOSE	15814 N VERDE ST	SHD-RL-5	SHD-RO
50179019	HUERTA JOSE LEYVA & JUANITA R	15815 N VERDE ST	SHD-RL-5	SHD-RO
50180036J	HUERTA PAULINO L & MARIA D	15613 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50181073	HUERTA PAULINO M	16632 N WUSICH ST	SHD-RL-5	SHD-RO
50118090	HUERTA SILVIA E	16431 N MARYLAND AV	SHD-RL-5	SHD-RO
50121020A	HUFFMAN KENNETH & CHERYL L	15657 N DYSART RD	SHD-RL-5	SHD-RO
50118112	HUNT EMMA D	16550 N CUMBIE LN	SHD-RL-5	SHD-RO
50178051	IBARRA BENJAMIN/ ZARAGOZA-ALVAREZ DE RIOS ANA	16015 N FACTORY ST	SHD-RL-5	SHD-RO
50179066	IBARRA BONIFACIO	16021 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50179015	IGLESIA DE DIOS PENTECOSTAL MI	15808 N VERDE ST	SHD-RL-5	SHD-RO
50181003F	IGLESIA EVANGELICA LUTHERANA PAN DE VIDA	16221 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50181003G	IGLESIA EVANGELICA LUTHERANA PAN DE VIDA		SHD-RL-5	SHD-RO
50178072B	IMMANUEL BAPTIST CH	16045 N JERRY ST	SHD-RL-5	SHD-RO
50123001A	JACOBSEN GERALD A/SHARON K	12482 W GREENWAY RD	SHD-RL-5	SHD-RO
50118463	JANOVITZ FRANCIS J/LINDA S	16322 N DESERT SAGE ST	SHD-RM	SHD-RO
50123110P	JERUSALEM MISSIONARY BAPTIST CHURCH	15631 N JERRY ST	SHD-RL-5	SHD-RO
50123110P	JERUSALEM MISSIONARY BAPTIST CHURCH	15631 N JERRY ST	SHD-RL-5	SHD-RO
50123110P	JERUSALEM MISSIONARY BAPTIST CHURCH	15631 N JERRY ST	SHD-RL-5	SHD-RO
50120034Y	JIMENEZ ALBERT P/MARIE C	15802 N NASH ST	SHD-RL-5	SHD-RO
50120015	JIMENEZ BLANCA	16045 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50120008B	JIMENEZ FAUSTINO/MARIA	16001 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50181108	JIMENEZ RAMON P/VIRGINIA C	12529 W STATLER ST	SHD-RL-5	SHD-RO
50179053	JIMENEZ RODOLFO & BLANCA	16039 N VERDE ST	SHD-RL-5	SHD-RO

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50118173	JOHNSON JAMES J/HELLA	16772 N CUMBIE LN	SHD-RL-5	SHD-RO
50123008	JOSEPH SHAMIRAN	15445 N GREASEWOOD ST	SHD-CN	SHD-RO
50181002F	JUAREZ BENITO	16229 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50123109D	JUAREZ JOSE MANUEL/IBARRA BONIFACIO	15607 N JERRY ST	SHD-RL-5	SHD-RO
50181030	JUAREZ MANUAL RIOS & GUADALUPE I	12531 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50118108	JUAREZ MANUEL RIOS/MARIA GUADALUPE	16501 N DESERT SAGE DR	SHD-RL-5	SHD-RO
50119013	JUAREZ PEDRO ESTRADA/ RAMOS VERONICA YANEZ	13009 W CENTRAL ST	SHD-RL-5	SHD-RO
50119013	JUAREZ PEDRO ESTRADA/ RAMOS VERONICA YANEZ	13009 W CENTRAL ST	SHD-RL-5	SHD-RO
50118275	KAUFFMAN JAMES A/BRENDA J	16598 N NASH ST	SHD-RL-5	SHD-RO
50118282	KAUFFMAN JAMES A/BRENDA J	16498 N NASH ST	SHD-RL-5	SHD-RO
50118246	KERN WALTER J/NUMILA G TR/BLANSKE VENTURES LP	16717 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50123067	KIM CHIN YONG	15615 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50121012B	L AND S DEVELOPMENT LLC		SHD-RL-5	SHD-RO
50180003	LA IGLESIA DEL VALLE DE LAS ASAMBLEAS DE DIOS	15414 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50120036	LABORIN DANA LOUISE	16026 N NASH ST	SHD-RL-5	SHD-RO
50181005Q	LABORIN GEORGE L & HELEN	12532 W PARADISE LN	SHD-RL-5	SHD-RO
50179058	LABORIN HERMINIA	16026 N VERDE ST	SHD-RL-5	SHD-RO
50181080	LANCER MICHAEL/REYES SANDY	16432 N WUSICH ST	SHD-RL-5	SHD-RO
50123070	LANDAVERDE RAQUEL HERNANDEZ	15633 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50180031	LARA DOMINGA L	15607 N VERDE ST	SHD-RL-5	SHD-RO
50118126	LARA FRANCISCO C/VERONICA C	12849 W ELM ST	SHD-RL-5	SHD-RO
50181039	LARA JOSE TRINIDAD/ADOLFO/ EUSEBIO/JOSE A	12530 W STATLER ST	SHD-RL-5	SHD-RO
50118117	LARA-PUGA JOSE A	16472 N MARYLAND AV	SHD-RL-5	SHD-RO
50120002C	LASHIER KEITH E/JAQUE D TR	15815 N DESERT SAGE ST	SHD-CC	SHD-RO
50180002	LATIN AMER DIST CNCL ASSEMBLIES OF GOD	15408 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50180001	LATIN AMERICAN DIST COUNCIL	15406 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50118151	LDT INVESTORS LLC	12845 W YOUNG ST	SHD-RL-5	SHD-RO
50119001	LDT INVESTORS LLC		SHD-RL-5	SHD-RO
50119002	LDT INVESTORS LLC	12903 W CENTRAL ST	SHD-RL-5	SHD-RO
50178008	LDT INVESTORS LLC	15845 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50118050C	LDT INVESTORS LLC		SHD-RL-5	SHD-RO
50180036Q	LDT INVESTORS LLC	15621 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50180036S	LEDESMA DIONICIO & LUPE H	15629 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50181040	LEDESMA JESSE/GUADALUPE I	12526 W STATLER ST	SHD-RL-5	SHD-RO
50178047	LEMUS GUDELIO/PENA DEBRA ANN	16006 N FACTORY ST	SHD-RL-5	SHD-RO
50118213	LETCHER LENNY G/TRACY L	12701 W ELM ST	SHD-RL-5	SHD-RO
50118465	LEVVA UBALDO/VERONICA	16350 N DESERT SAGE ST	SHD-RM	SHD-RO
50122055	LEX E ANDERSON TRUST	15601 N SUNNY LN	SHD-RL-5	SHD-RO
50118141	LEYVA ARTURO M & ELVA G	12833 W LUNDBERG ST	SHD-RL-5	SHD-RO
50123099A	LICANO GUADENCIO/BLANCA	15407 N JERRY ST	SHD-RL-5	SHD-RO
50179054	LICANO ISIDRO O/MARIA D	16045 N VERDE ST	SHD-RL-5	SHD-RO
50123077	LICANO ISIDRO O/NARUA D	15620 N FACTORY ST	SHD-RL-5	SHD-RO
50123012	LICANO ISIDRO/MARIA	15426 N FACTORY ST	SHD-RL-5	SHD-RO
50181110	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12302 W PICERNE DR	SHD-RL-5	SHD-RO
50181111	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12306 W PICERNE DR	SHD-RL-5	SHD-RO
50181112	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12310 W PICERNE DR	SHD-RL-5	SHD-RO

APN	OWNER NAME	ADDRESS	SHD ZONING DISTRICT	SHD ZONING OVERLAY
50181113	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12314 W PICERNE DR	SHD-RL-5	SHD-RO
50181114	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12318 W PICERNE DR	SHD-RL-5	SHD-RO
50181115	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12322 W PICERNE DR	SHD-RL-5	SHD-RO
50181116	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12326 W PICERNE DR	SHD-RL-5	SHD-RO
50181117	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12330 W PICERNE DR	SHD-RL-5	SHD-RO
50181118	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12334 W PICERNE DR	SHD-RL-5	SHD-RO
50181119	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12338 W PICERNE DR	SHD-RL-5	SHD-RO
50181120	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12342 W PICERNE DR	SHD-RL-5	SHD-RO
50181121	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12346 W PICERNE DR	SHD-RL-5	SHD-RO
50181122	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12350 W PICERNE DR	SHD-RL-5	SHD-RO
50181123	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12354 W PICERNE DR	SHD-RL-5	SHD-RO
50181124	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12358 W PICERNE DR	SHD-RL-5	SHD-RO
50181125	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12362 W PICERNE DR	SHD-RL-5	SHD-RO
50181126	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12366 W PICERNE DR	SHD-RL-5	SHD-RO
50181127	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16338 N FOX HILL DR	SHD-RL-5	SHD-RO
50181129	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16330 N FOX HILL DR	SHD-RL-5	SHD-RO
50181130	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16326 N FOX HILL DR	SHD-RL-5	SHD-RO
50181131	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16322 N FOX HILL DR	SHD-RL-5	SHD-RO
50181132	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16318 N FOX HILL DR	SHD-RL-5	SHD-RO
50181133	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16314 N FOX HILL DR	SHD-RL-5	SHD-RO
50181134	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16310 N FOX HILL DR	SHD-RL-5	SHD-RO
50181135	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16306 N FOX HILL DR	SHD-RL-5	SHD-RO
50181136	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16302 N FOX HILL DR	SHD-RL-5	SHD-RO
50181137	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16260 N FOX HILL DR	SHD-RL-5	SHD-RO
50181138	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16256 N FOX HILL DR	SHD-RL-5	SHD-RO
50181139	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16252 N FOX HILL DR	SHD-RL-5	SHD-RO
50181140	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16248 N FOX HILL DR	SHD-RL-5	SHD-RO
50181141	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16244 N FOX HILL DR	SHD-RL-5	SHD-RO
50181142	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16240 N FOX HILL DR	SHD-RL-5	SHD-RO
50181143	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16236 N FOX HILL DR	SHD-RL-5	SHD-RO
50181144	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16232 N FOX HILL DR	SHD-RL-5	SHD-RO
50181145	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16228 N FOX HILL DR	SHD-RL-5	SHD-RO
50181146	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16224 N FOX HILL DR	SHD-RL-5	SHD-RO
50181147	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16220 N FOX HILL DR	SHD-RL-5	SHD-RO
50181148	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16216 N FOX HILL DR	SHD-RL-5	SHD-RO
50181149	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16212 N FOX HILL DR	SHD-RL-5	SHD-RO
50181150	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16208 N FOX HILL DR	SHD-RL-5	SHD-RO
50181151	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16204 N FOX HILL DR	SHD-RL-5	SHD-RO
50181152	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16200 N FOX HILL DR	SHD-RL-5	SHD-RO
50181153	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16235 N FOX HILL DR	SHD-RL-5	SHD-RO
50181154	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16239 N FOX HILL DR	SHD-RL-5	SHD-RO
50181155	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16243 N FOX HILL DR	SHD-RL-5	SHD-RO
50181156	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16247 N FOX HILL DR	SHD-RL-5	SHD-RO
50181157	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16251 N FOX HILL DR	SHD-RL-5	SHD-RO
50181158	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16255 N FOX HILL DR	SHD-RL-5	SHD-RO
50181159	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16261 N FOX HILL DR	SHD-RL-5	SHD-RO
50181160	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16317 N FOX HILL DR	SHD-RL-5	SHD-RO
50181161	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16321 N FOX HILL DR	SHD-RL-5	SHD-RO
50181162	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12359 W PICERNE DR	SHD-RL-5	SHD-RO
50181163	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12355 W PICERNE DR	SHD-RL-5	SHD-RO
50181164	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12351 W PICERNE DR	SHD-RL-5	SHD-RO

APN	OWNER NAME	ADDRESS	SHD ZONING DISTRICT	SHD ZONING OVERLAY
50181165	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12347 W PICERNE DR	SHD-RL-5	SHD-RO
50181166	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12343 W PICERNE DR	SHD-RL-5	SHD-RO
50181167	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12339 W PICERNE DR	SHD-RL-5	SHD-RO
50181168	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12335 W PICERNE DR	SHD-RL-5	SHD-RO
50181169	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12331 W PICERNE DR	SHD-RL-5	SHD-RO
50181170	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12327 W PICERNE DR	SHD-RL-5	SHD-RO
50181171	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12323 W PICERNE DR	SHD-RL-5	SHD-RO
50181172	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12319 W PICERNE DR	SHD-RL-5	SHD-RO
50181173	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12315 W PICERNE DR	SHD-RL-5	SHD-RO
50181174	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12316 W TAMI LN	SHD-RL-5	SHD-RO
50181175	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12320 W TAMI LN	SHD-RL-5	SHD-RO
50181176	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12324 W TAMI LN	SHD-RL-5	SHD-RO
50181177	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12328 W TAMI LN	SHD-RL-5	SHD-RO
50181178	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12332 W TAMI LN	SHD-RL-5	SHD-RO
50181179	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12336 W TAMI LN	SHD-RL-5	SHD-RO
50181180	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12340 W TAMI LN	SHD-RL-5	SHD-RO
50181181	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12344 W TAMI LN	SHD-RL-5	SHD-RO
50181182	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12333 W TAMI LN	SHD-RL-5	SHD-RO
50181183	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12329 W TAMI LN	SHD-RL-5	SHD-RO
50181184	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12325 W TAMI LN	SHD-RL-5	SHD-RO
50181185	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12321 W TAMI LN	SHD-RL-5	SHD-RO
50181186	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	12317 W TAMI LN	SHD-RL-5	SHD-RO
50181187	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16246 N 123 DR	SHD-RL-5	SHD-RO
50181188	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16242 N 123 DR	SHD-RL-5	SHD-RO
50181189	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16238 N 123 DR	SHD-RL-5	SHD-RO
50181190	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16234 N 123 DR	SHD-RL-5	SHD-RO
50181191	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16230 N 123 DR	SHD-RL-5	SHD-RO
50181192	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16226 N 123 DR	SHD-RL-5	SHD-RO
50181193	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16222 N 123 DR	SHD-RL-5	SHD-RO
50181194	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16221 N 123 DR	SHD-RL-5	SHD-RO
50181195	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16225 N 123 DR	SHD-RL-5	SHD-RO
50181196	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16229 N 123 DR	SHD-RL-5	SHD-RO
50181197	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16233 N 123 DR	SHD-RL-5	SHD-RO
50181198	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16237 N 123 DR	SHD-RL-5	SHD-RO
50181199	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16241 N 123 DR	SHD-RL-5	SHD-RO
50181200	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16245 N 123 DR	SHD-RL-5	SHD-RO
50181201	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16303 N 123 DR	SHD-RL-5	SHD-RO
50181202	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16307 N 123 DR	SHD-RL-5	SHD-RO
50181203	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16311 N 123 DR	SHD-RL-5	SHD-RO
50181204	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16315 N 123 DR	SHD-RL-5	SHD-RO
50181205	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16319 N 123 DR	SHD-RL-5	SHD-RO
50181206	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16323 N 123 DR	SHD-RL-5	SHD-RO
50181207	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16327 N 123 DR	SHD-RL-5	SHD-RO
50181208	LILI RUBIN INVESTMENT PROPERTIES 2 LLC	16331 N 123 DR	SHD-RL-5	SHD-RO
50181209	LILI RUBIN INVESTMENT PROPERTIES 2 LLC		SHD-RL-5	SHD-RO
50181210	LILI RUBIN INVESTMENT PROPERTIES 2 LLC		SHD-RL-5	SHD-RO
50181211	LILI RUBIN INVESTMENT PROPERTIES 2 LLC		SHD-RL-5	SHD-RO
50181212	LILI RUBIN INVESTMENT PROPERTIES LLC		SHD-RL-5	SHD-RO
50181107C	LILI RUBIN INVESTMENT PROPERTIES LLC		SHD-RL-5	SHD-RO
50121051	LILIAS LIVING TRUST	13009 W DESERT LN	SHD-RL-5	SHD-RO
50118281	LIZARRAGA JOSE A/ELSIE J	16512 N NASH ST	SHD-RL-5	SHD-RO

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50118270	LMR INVESTING & HOLDINGS LLC	12707 W AMY DR	SHD-RH	SHD-RO
50118199	LOERA CRISTINA	12765 W YOUNG ST	SHD-RL-5	SHD-RO
50178059	LONGORIA LUPE	16032 N JERRY ST	SHD-RL-5	SHD-RO
50179002	LOPEZ ADAN GUTIERREZ/MARIA A	15807 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50181060	LOPEZ ALFRED E/HUGHES LUIS R	12651 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50120040A	LOPEZ BAYRON LEONEL VARGAS	16004 N NASH ST	SHD-CC	SHD-RO
50123109C	LOPEZ GERARDO	15443 N JERRY ST	SHD-RL-5	SHD-RO
50118467	LOPEZ MONICA	16342 N DESERT SAGE ST	SHD-RM	SHD-RO
50179023	LOPEZ NINFA S (LIFE ESTATE)	15839 N VERDE ST	SHD-RL-5	SHD-RO
50123086	LOPEZ YOLANDA H/ GUITERREZ M E/HEREDIA JOSE M	15633 N FACTORY ST	SHD-RL-5	SHD-RO
50181025A	LOZANO DIONICIO MARTINEZ	16244 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50118146	LOZANO JAIME RUIZ/SILVIA H	12820 W YOUNG ST	SHD-RL-5	SHD-RO
50179026	LUJAN AURORA D	15838 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50181006H	LUMMUS NICOLE	16427 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50118262	LUNDBERG ESTHER C/DELEON JUAN/MARIA		SHD-CC	SHD-RO
50118229	LUNDY DAVID A	16508 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50120014	LUZ ELISIA M/DE LA CRUZ PEDRO	16039 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50180036D	MAC & MAGGIE LLC	15601 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50118468	MADRID FRANCISCO J ORTIZ/ RAMIREZ DORA E	16338 N DESERT SAGE ST	SHD-RM	SHD-RO
50179033E	MALDONADO MARIA ISABEL MENDEZ	16020 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50118118	MALONE KEVIN G & KAREN E	16502 N MARYLAND AV	SHD-RL-5	SHD-RO
50120049	MARICHALAR EZEQUIEL M	15850 N SUNNY LN	SHD-RL-5	SHD-RO
50181072	MARICOPA COUNTY HOUSING AUTHORITY		SHD-RL-5	SHD-RO
50179006	MARIN JENARO	15833 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50118233	MARIN JOSE LUIS OLMEDO	16554 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50179005	MARQUEZ MANUEL	15827 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50178043	MARQUEZ MANUEL L & NATALIA M	16032 N FACTORY ST	SHD-RL-5	SHD-RO
50181005P	MARROQUIN JOSE ANDRES	12534 W PARADISE LN	SHD-RL-5	SHD-RO
50121062	MARROQUIN MARTA	12940 W DESERT LN	SHD-RL-5	SHD-RO
50178074B	MARSHALL ALICE	15807 N JERRY ST	SHD-RL-5	SHD-RO
50121064	MARSHALL BRIDGETTE	12926 W DESERT LN	SHD-RL-5	SHD-RO
50178075	MARSHALL CHARLIE D	15815 N JERRY ST	SHD-RL-5	SHD-RO
50178077E	MARSHALL DANIELLE/RENE		SHD-RL-5	SHD-RO
50123022	MARSHALL DOSSIE/SADALIA/NORRIS/CHARLIE/ETAL	15433 N FACTORY ST	SHD-RL-5	SHD-RO
50118298	MARTEL ANTOINE L	16401 N CUMBIE LN	SHD-RL-5	SHD-RO
50178048	MARTINEZ AMALIA DIAZ	16002 N FACTORY ST	SHD-RL-5	SHD-RO
50123081	MARTINEZ ELISA	15601 N FACTORY ST	SHD-RL-5	SHD-RO
50118154	MARTINEZ FLOR MARIA/RAMIRO		SHD-RL-5	SHD-RO
50118242	MARTINEZ IBARRA JOSE LUIS	16738 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50180019	MARTINEZ JANE/FERNANDEZ RAFAEL	15614 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50178049	MARTINEZ JESUS A/LOUTERIA MARIA	16001 N FACTORY ST	SHD-RL-5	SHD-RO
50123076	MARTINEZ JUAN	15626 N FACTORY ST	SHD-RL-5	SHD-RO
50118448	MARTINEZ KENTO/GARCIA ANA	16230 N DESERT SAGE ST	SHD-RM	SHD-RO
50181082	MARTINEZ LETICIA M	16401 N WUSICH ST	SHD-RL-5	SHD-RO
50118162	MARTINEZ LISA MARIE	12933 W ELM ST	SHD-RL-5	SHD-RO
50118177	MARTINEZ PEDRO/MANCELLA	12754 W LUNDBERG ST	SHD-RL-5	SHD-RO
50123025	MARTINEZ ROMAN/ANNA ELVA	15444 N JERRY ST	SHD-RL-5	SHD-RO
50118072	MARTINEZ ROY & SALLY M	12743 W POST DR	SHD-RL-5	SHD-RO

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50118234	MARTINEZ SERGIO/LAURIE	16576 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50178034	MARTINEZ-MCCRAY ESMERALDA	16007 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50178018	MATA ANEDINA S	15807 N FACTORY ST	SHD-RL-5	SHD-RO
50178046	MATAMOROS MARIA	16014 N FACTORY ST	SHD-RL-5	SHD-RO
50121049	MATAMOROS MIGUEL A/HENRIETTA	12949 W DESERT LN	SHD-RL-5	SHD-RO
50121050	MATAMOROS MIGUEL/HENRIETTA	12955 W DESERT LN	SHD-RL-5	SHD-RO
50123117	MAUGHAN EDSON/BONNIE	12326 W VESTA VIEW DR	SHD-RL-5	SHD-RO
50118486	MCGINNIS TIMOTHY JOSEPH/ LARISSA DAHN	16207 N DESERT SAGE ST	SHD-RM	SHD-RO
50123116	MEDRANO SANDRA	12334 W VESTA VIEW DR	SHD-RL-5	SHD-RO
50118175	MEJIA ALEJANDRA	12728 W LUNDBERG ST	SHD-RL-5	SHD-RO
50122053	MEJIA ANTONIO B ANIMAS		SHD-RL-5	SHD-RO
50123088	MELERO J F/PEIG-MELERO M/SAENZ M/TOMASA	15645 N FACTORY ST	SHD-RL-5	SHD-RO
50178057	MENDEZ ANTONIO M & BENITA G	16044 N JERRY ST	SHD-RL-5	SHD-RO
50181054	MENDEZ CARLOS A	12502 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50119057E	MENDEZ EDUARDO D/MARY SYLVIA	12932 W CENTRAL ST	SHD-RL-5	SHD-RO
50179042	MENDEZ MANUEL L JR & FRANCES Q	16026 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50118254	MENDEZ MIRIA G/EDUARDO/MARIA S	16553 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50118478	MENDEZ RUBEN GARCIA/GLORIA A	16313 N DESERT SAGE ST	SHD-RM	SHD-RO
50181052	MENDIVIL NORA	12514 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50181008D	MENDOZA BERTHA F		SHD-RL-5	SHD-RO
50178068A	MENDOZA CANDELARIO A/ SILVAS VERONICA	15839 N JERRY ST	SHD-RL-5	SHD-RO
50178068C	MENDOZA CANDELARIO A/ SILVAS VERONICA	15833 N JERRY ST	SHD-RL-5	SHD-RO
50178068D	MENDOZA CANDELARIO A/ SILVAS VERONICA		SHD-RL-5	SHD-RO
50178073A	MENDOZA CANDELARIO A/ SILVAS VERONICA	15845 N JERRY ST	SHD-RL-5	SHD-RO
50179043	MENDOZA ESPERANZA	16020 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50181076	MENDOZA PATRICIA	16532 N WUSICH ST	SHD-RL-5	SHD-RO
50118471	MENKUEIR LINO/MEYAN KAMILIA	16345 N DESERT SAGE ST	SHD-RM	SHD-RO
50121070	MERCADO JOSE M III	15441 N BLOSSOM LN	SHD-RL-5	SHD-RO
50121053A	MERCADO MARIA A	13021 W DESERT LN	SHD-RL-5	SHD-RO
50121065	MERCADO PATRICIA T/ENRIQUE JR	12920 W DESERT LN	SHD-RL-5	SHD-RO
50121046	MEZA CRUZ/LARA PANFILLO	12931 W DESERT LN	SHD-RL-5	SHD-RO
50122087A	MEZA RUBEN GARCIA	12704 W GREENWAY RD	SHD-RL-5	SHD-RO
50120033C	MI CASA MOBILE HOME-RV PARK LLC	16020 N CHURCH ST	SHD-CC	SHD-RO
50121027A	MILES CLYDE E ESTATE		SHD-RL-5	SHD-RO
50121027B	MILES DENNIS L	12932 W TARA LN	SHD-RL-5	SHD-RO
50180032	MILEY BRYAN	12540 W OCOTILLO ST	SHD-RL-5	SHD-RO
50181006B	MILLER DUANE/ALLEN	16401 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50181006D	MILLER DUANE/ALLEN	16415 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50181006F	MILLER DUANE/ALLEN	16421 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50179057	MILLER KENNETH	16032 N VERDE ST	SHD-RL-5	SHD-RO
50118477	MILLER RACHAEL ANN	16317 N DESERT SAGE ST	SHD-RM	SHD-RO
50121015A	MIRANDA-SOTELO CALIXTRO/ MIRANDA MARIA LOPEZ	12921 W TARA LN	SHD-RL-5	SHD-RO
50180051	MIRELES MERCEDES	15622 N VERDE ST	SHD-RL-5	SHD-RO
50123093	MOLINA MARTHA B	15620 N JERRY ST	SHD-RL-5	SHD-RO

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50178056	MOLINA PEDRO N JR	16045 N FACTORY ST	SHD-RL-5	SHD-RO
50181003B	MOLINA PEDRO/DAISY/PEDRO P III	12434 W PARADISE LN	SHD-RL-5	SHD-RO
50122056	MOLINA PEDRO/EMMA	15445 N SUNNY LN	SHD-RM	SHD-RO
50122057	MOLINA PEDRO/EMMA	15439 N SUNNY LN	SHD-CC	SHD-RO
50181071	MONREAL GLORIA ROSALES/ JUAN M/SYLVIA M ETAL	16631 N NASH ST	SHD-RL-5	SHD-RO
50121035A	MONREAL MARY ANASTASIA	15433 N DYSART RD	SHD-RL-5	SHD-RO
50123072	MONTANO SERVANDO	15645 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50121001C	MONTES ALICIA C	15463 N BLOSSOM LN	SHD-RL-5	SHD-RO
50121001D	MONTES VICTOR M/ALICIA C	15444 N SUNNY LN	SHD-RL-5	SHD-RO
50121075	MONTEZ SANTIAGO M	12955 W SAHUARO LN	SHD-RL-5	SHD-RO
50119049	MONTOYA ALEX G/GUADALUPE J	12977 W MARKET ST 100	SHD-RL-5	SHD-RO
50119057D	MONTOYA ALEX G/GUADALUPE J	12924 W CENTRAL ST	SHD-RL-5	SHD-RO
50181027	MONTOYA FRANCISCA	12519 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50120027	MONTOYA RUBEN B/MARIETTA D TR	15844 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50181037	MORA ESPERANZA V	12538 W STATLER ST	SHD-RL-5	SHD-RO
50178006	MORALES MANUELA FLORES TR/ROMAN	15833 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50179028	MORALES MANUELA FLORES TR/ROMAN	15826 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50180018	MORALES RAMONE/NORMA	15608 N GREASEWOOD ST	SHD-CN	SHD-RO
50118156	MORENO JACOVO RUEDAS/ RUEDAS SOCORRO		SHD-RL-5	SHD-RO
50122058	MORENO LORENZO JR/ANNA M	15433 N SUNNY LN	SHD-RL-5	SHD-RO
50118038A	MORGAN JAMES DEAN	16214 N NASH ST	SHD-RL-5	SHD-RO
50181049	MOSCOSOS FELIPE REYES	12532 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50118447	MOYA ANGELICA G	16234 N DESERT SAGE ST	SHD-RM	SHD-RO
50121026	MUNOZ AGUSTIN/ELISA	12938 W TARA LN	SHD-RL-5	SHD-RO
50118223	MUNOZ JULIA L	16399 N KINGS DR	SHD-RL-5	SHD-RO
50120054	MURILLO ANTONIO/MARGARITA	16021 N SUNNY LN	SHD-RL-5	SHD-RO
50180006	MURILLO JOSE & NELLIE	15432 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50181032	MURILLO RAFAEL G & DELIA L	12539 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50123007	MURILLO TERESO V & FRANCISCA L ETAL	15439 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50123084	MURRIETA ZULEMA ROPP/MARTIN E	15621 N FACTORY ST	SHD-RL-5	SHD-RO
50118135	N/A	12826 W LUNDBERG ST	SHD-RL-5	SHD-RO
50120051	NAVARRO ALBERTO A & FRANCISCA J	16051 N SUNNY LN	SHD-RL-5	SHD-RO
50121039D	NAVEL MARTIN/MARILU	13036 W GREENWAY RD	SHD-RL-5	SHD-RO
50118228	NICHOLS DONALD R & CATHERINE R	16482 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50118160	NIEMYJSKI ELZBIETA	16735 N MARYLAND AV	SHD-RL-5	SHD-RO
50123108C	NIETO ALEJANDRO LOA	15751 N JERRY ST	SHD-RL-5	SHD-RO
50178016	NIETO JUAN RAUL LOA/ MEDINA VIRGINIA TALAVERA	15802 N FACTORY ST	SHD-RL-5	SHD-RO
50178042	NOLASCO JUSTO H & GLORIA C	16038 N FACTORY ST	SHD-RL-5	SHD-RO
50121024	NORTHWEST FAM OUTREACH PENECOST CHURCH OF GOD	12944 W TARA LN	SHD-RL-5	SHD-RO
50180036U	NUNEZ ANDY & CARRIE L		SHD-RL-5	SHD-RO
50118038H	NUNEZ EVARISTO/JUANA/GARCIA ANTONIO		SHD-RM	SHD-RO
50118134	NUNEZ RICARDO HURTADO	12820 W LUNDBERG ST	SHD-RL-5	SHD-RO
50120035A	OCCHILINE JOE S	16020 N NASH ST	SHD-RL-5	SHD-RO
50120035C	OCCHILINE JOE S	16014 N NASH ST	SHD-RL-5	SHD-RO
50179037K	OCCHILINE TONY A	16027 N NASH ST	SHD-RL-5	SHD-RO
50123074	OCCHILINE WARD	15638 N FACTORY ST	SHD-CN	SHD-RO
50123075	OCCHILINE WARD	15632 N FACTORY ST	SHD-RL-5	SHD-RO

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50120038B	OCHOA MANUEL VENUSTIANO/ ROSIZELA CHRISTINA	16038 N NASH ST	SHD-RL-5	SHD-RO
50179037P	OCHOA ROSIZELA	16033 N NASH ST	SHD-RL-5	SHD-RO
50120042	OOSRR LLC	16025 N CHURCH ST	SHD-RL-5	SHD-RO
50120009F	ORDAZ CARRILLO JOSE LUIS	16007 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50120039A	ORDAZ CARRILLO RICARDO	16008 N NASH ST	SHD-RL-5	SHD-RO
50120061	ORENDER MAXINE	15790 N NASH ST	SHD-RL-5	SHD-RO
50178025	ORNELLAS ESTELLA VALESQUEZ	15844 N JERRY ST	SHD-RL-5	SHD-RO
50181008C	OROZCO AGUSTIN/HERNANDEZ BIVIANA		SHD-RL-5	SHD-RO
50181012E	OROZCO MARIA		SHD-RL-5	SHD-RO
50118284	OROZCO RUFINO	16505 N CUMBIE LN	SHD-RL-5	SHD-RO
50179055	OROZCO SALVADOR ETAL	16044 N VERDE ST	SHD-RL-5	SHD-RO
50180052	OROZCO SALVADOR JR/OROZCO SR	15626 N VERDE ST	SHD-RL-5	SHD-RO
50180026	OROZCO SALVADOR/ PASILLAS MARGARITA C	15639 N VERDE ST	SHD-RL-5	SHD-RO
50120019	ORTEGA ELIBERTO N SR/ERNESTINE C	16038 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50119058	ORTEGA ELIBERTO/ERNESTINE	12939 W MARKET ST	SHD-RL-5	SHD-RO
50178024	ORTIZ BENJAMIN P	15845 N FACTORY ST	SHD-RL-5	SHD-RO
50181031	ORTIZ JACQUELINE D	12535 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50179021	ORTIZ JESUS F & ESPERANZA H	15827 N VERDE ST	SHD-RL-5	SHD-RO
50118243	ORTIZ JOSE M/SANTOS VERGARA	16750 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50122051E	ORTIZ OFELIA A SR	15627 N SUNNY LN	SHD-RL-5	SHD-RO
50118485	ORTIZ SHERI	16211 N DESERT SAGE ST	SHD-RM	SHD-RO
50181109	OZUNA MARIO/JOSEFINA	12525 W STATLER ST	SHD-RL-5	SHD-RO
50180013	PACIFIC LATIN AMERICAN DISTRICT COUNCIL		SHD-RL-5	SHD-RO
50180014	PACIFIC LATIN AMERICAN DISTRICT COUNCIL		SHD-RL-5	SHD-RO
50180015	PACIFIC LATIN AMERICAN DISTRICT COUNCIL	12520 W GREENWAY RD	SHD-RL-5	SHD-RO
50180016	PACIFIC LATIN AMERICAN DISTRICT COUNCIL		SHD-RL-5	SHD-RO
50181053	PAMPEL RODNEY WILLIAM	12508 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50121035B	PARABOLA CACTUS L L C	15428 N CACTUS LN	SHD-RL-5	SHD-RO
50179033A	PARAVAR TARANEH	16001 N NASH ST	SHD-RL-5	SHD-RO
50120050	PARRA PATRICIA	15840 N SUNNY LN	SHD-RL-5	SHD-RO
50123018	PASILLAS FILIMON/MARIA	15407 N FACTORY ST	SHD-RL-5	SHD-RO
50181046	PASILLAS FRANCISCO C/ALBINA SOLIS DE	12550 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50123011	PASILLAS RICARDO C/VICTORIA S	15432 N FACTORY ST	SHD-RL-5	SHD-RO
50181006G	PASILLAS YNES C & ANTONIO C	16433 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50178065A	PEDROZA MARIA CECILIA	16007 N JERRY ST	SHD-RL-5	SHD-RO
50118002A	PENA FAMILY LIVING TRUST	12908 W COTTONWOOD ST	SHD-CC	SHD-RO
50122084A	PENA JOSE MORENO/SANTOS R	12720 W GREENWAY RD	SHD-RL-5	SHD-RO
50178021	PENA MARIA DE LOURDES HERNANDEZ	15827 N FACTORY ST	SHD-RL-5	SHD-RO
50178023	PENA OSCAR R	15839 N FACTORY ST	SHD-RL-5	SHD-RO
50178012	PENA RAMIRO C/DEBRA ANN	15826 N FACTORY ST	SHD-RL-5	SHD-RO
50178013	PENA RAMIRO C/DEBRA ANN	15820 N FACTORY ST	SHD-RL-5	SHD-RO
50118475	PENN KELLY D	16325 N DESERT SAGE ST	SHD-RM	SHD-RO
50121025	PENTECOSTAL CHURCH OF GOD	13002 W TARA LN	SHD-RL-5	SHD-RO
50121023B	PENTECOSTAL CHURCH OF GOD	13014 W TARA LN	SHD-RL-5	SHD-RO
50122085A	PEREZ ALFREDO	12714 W GREENWAY RD	SHD-RL-5	SHD-RO
50118489	PEREZ CARMEN	16195 N DESERT SAGE ST	SHD-RM	SHD-RO
50121089	PEREZ CRISPIN C & HERMELINDA C	12926 W GREENWAY RD	SHD-RL-5	SHD-RO
50178044	PEREZ FELIPE S & GLORIA L	16026 N FACTORY ST	SHD-RL-5	SHD-RO
50118088	PEREZ MANUEL D SR/SUSAN M	12803 W POST DR	SHD-RL-5	SHD-RO

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50178002	PEREZ ROLANDO & RITA	15807 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50121080	PETERS DANIEL	13028 W GREENWAY RD	SHD-RL-5	SHD-RO
50181005F	PINA RICHARD G/SHERRY R	12542 W PARADISE LN	SHD-RL-5	SHD-RO
50123028	PINEDO PAULA VILLARREAL	15426 N JERRY ST	SHD-RL-5	SHD-RO
50118193	PIZANO JOSE L/VILLESCAZ ROSA S	12754 W YOUNG ST	SHD-RL-5	SHD-RO
50123085	PLANCARTE MARIA M/WEBER CONNIE P	15627 N FACTORY ST	SHD-RL-5	SHD-RO
50118107	PORRAS SALVADOR D/MARIA L	16531 N DESERT SAGE DR	SHD-RL-5	SHD-RO
50181065	PORRAS SALVADOR D/MARIA L	16471 N NASH ST	SHD-RL-5	SHD-RO
50122045A	PORTER EDNA TR		SHD-RL-5	SHD-RO
50122040	PORTER EDNA M TR	15418 N FLETCHER ST	SHD-RL-5	SHD-RO
50118268	POWER HOUSE INVESTMENT GROUP LLC	12731 W AMY DR	SHD-RH	SHD-RO
50121069	POWER HOUSE INVESTMENT GROUP LLC	15440 N SUNNY LN	SHD-RL-5	SHD-RO
50120031F	POWER HOUSE INVESTMENT GROUP LLC	16039 N CHURCH ST	SHD-RL-5	SHD-RO
50181105C	PROGRESS RESIDENTIAL 2014-1 BORROWER LLC	12521 W STATLER ST	SHD-RL-5	SHD-RO
50121032D	PULIDO JOSE M	15646 N SUNNY LN	SHD-RL-5	SHD-RO
50118103	PULIDO JOSE S MENDEZ	16470 N DESERT SAGE DR	SHD-RL-5	SHD-RO
50179040B	PULIDO JUAN MANUEL VEGA	16038 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50178005	QUAN BICH NQOC THI	15827 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50178078C	QUINONES AL B	15851 N JERRY ST	SHD-RL-5	SHD-RO
50178061	QUINONES CARLOS B TR	16020 N JERRY ST	SHD-RL-5	SHD-RO
50178007	QUINTERO IGNACIO MORENO	15839 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50181013B	QUINTERO MARIA I	16213 N NASH ST	SHD-RL-5	SHD-RO
50179037M	RAHIM PARWIZ MOHAMAD/MARIA PETRA	16035 N NASH ST	SHD-RL-5	SHD-RO
50179010	RAMIREZ CARMELO/CARMEN B	15838 N VERDE ST	SHD-RL-5	SHD-RO
50118474	RAMIREZ CHRISTOPHER D/ GONGORA DESTANY S	16333 N DESERT SAGE ST	SHD-RM	SHD-RO
50120037H	RAMIREZ DELIA V	16044 N NASH ST 100	SHD-RL-5	SHD-RO
50118452	RAMIREZ GABRIEL/COVARRUBIO RUBY	16242 N DESERT SAGE ST	SHD-RM	SHD-RO
50118283	RAMIREZ HELEN	16481 N CUMBIE LN	SHD-RL-5	SHD-RO
50122035B	RAMIREZ JAVIER A/JOSIE		SHD-RL-5	SHD-RO
50122035C	RAMIREZ JAVIER R/JOSIE A	12819 W MARKET ST	SHD-RL-5	SHD-RO
50181002D	RAMIREZ LUIS C & TRINIDAD T CON	16239 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50118245	RAMIREZ MARY ANN	16737 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50122072	RAMIREZ OLIVIA A/CARDIEL ANGEL J	12749 W MARKET ST	SHD-RL-5	SHD-RO
50118266	RAMIRO RODRIGUEZ TRUST	12740 W AMY DR	SHD-RH	SHD-RO
50181005Y	RAMOS FRANK & AUDELIA P HERNANDEZ	12539 W STATLER ST	SHD-RL-5	SHD-RO
50179049	RAMOS GABRIELA	16015 N VERDE ST	SHD-RL-5	SHD-RO
50179033R	RAMOS JUAN R/ZARATE GLORIA	12620 W RIMROCK ST	SHD-RL-5	SHD-RO
50121092	RAMOS RICARDO/ELOISE	12902 W GREENWAY RD	SHD-RL-5	SHD-RO
50121029D	RAMOS-OCHOA THELMA	12926 W TARA LN 3	SHD-RL-5	SHD-RO
50118212	RANDELS HIDDEN ACRES WEST PHX LLC	16765 N CUMBIE LN	SHD-RL-5	SHD-RO
50181091	RATCLIFF LELAND S	16502 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50118091	REDWINE CAROLYN K	16451 N MARYLAND AV	SHD-RL-5	SHD-RO
50180017	REGALADO MIGUEL & TERESA	15602 N GREASEWOOD ST	SHD-CN	SHD-RO
50118458	REIGER MARIA	16266 N DESERT SAGE ST	SHD-RM	SHD-RO
50122043	RESENDES ADAN & LUCILLE M	15438 N FLETCHER ST	SHD-RL-5	SHD-RO
50121009D	RESENDES AGAPITO H & JULIANA C	15601 N DYSART RD	SHD-RL-5	SHD-RO
50121039C	RESENDES MARIA B	13042 W GREENWAY RD	SHD-RL-5	SHD-RO
50122080	RESENDES RAMON H & MARIA F	12727 W CARMEN DR	SHD-RL-5	SHD-RO
50122067	RESENDES RAMON H/MARIA F	15441 N FLETCHER ST	SHD-RL-5	SHD-RO

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50122044A	RESENDIZ OCTAVIO/HERNANDEZ NORMA L	12816 W GREENWAY RD	SHD-RL-5	SHD-RO
50119005	REYES ARNOLD R & LUCILLE	12919 W CENTRAL ST	SHD-RL-5	SHD-RO
50179046	REYES FAMILY TRUST	16002 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50179009	REYES MIGUEL A TR	15844 N VERDE ST	SHD-RL-5	SHD-RO
50181005T	REYES PAUL M/TOBER VERONICA	12536 W PARADISE LN	SHD-RL-5	SHD-RO
50120012	RICHARDSON HUGH/LISA	16027 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50120013	RICHARDSON HUGH/LISA	16033 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50118237	RICHARDSON ROSEMARY	16634 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50123068	RIDGWAY TRUST	15621 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50180020	RIDGWAY TRUST	15620 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50178028	RIOS ALBERTO	15826 N JERRY ST	SHD-RL-5	SHD-RO
50181034	RIOS ALBERTO	12547 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50123100A	RIOS ALBERTO/ZULIKEY	15405 N JERRY ST	SHD-RL-5	SHD-RO
50123105A	RIOS ALBERTO/ZULIKEY		SHD-RL-5	SHD-RO
50123105B	RIOS ALBERTO/ZULIKEY		SHD-RL-5	SHD-RO
50118192	RIOS EFRAIN/ CAMARILLO SANDRA IVETH CHAVEZ	12742 W YOUNG ST	SHD-RL-5	SHD-RO
50120031E	RIOS FRANK	12831 W PARDISE LN 100	SHD-RM	SHD-RO
50120022	RIOS FRANK M/LECTICA A	16020 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50118093	RIOS MARIA I	16501 N MARYLAND AV	SHD-RL-5	SHD-RO
50180035U	RIOS RALPH M	15432 N VERDE ST	SHD-RL-5	SHD-RO
50178064	RIOS RODRIGO/CATALINA	16002 N JERRY ST	SHD-RL-5	SHD-RO
50181042	RIOS SERGIO C/OLIVIA M	12518 W STATLER ST	SHD-RL-5	SHD-RO
50181083	RIOS SYLVIA/TOBER ELISA	16431 N WUSICH ST	SHD-RL-5	SHD-RO
50123113E	RIVAS DAVID/ANGEL TERESA C	15653 N JERRY ST	SHD-RL-5	SHD-RO
50123110M	RIVAS JUAN/MARIA		SHD-RL-5	SHD-RO
50179007	RIVAS MARIA GUADALUPE S/ FERNANDEZ PASQUEL	15839 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50118220	RIVAS SANTOS	16465 N KINGS DR	SHD-RL-5	SHD-RO
50118296	ROBBINS LIVING TRUST	16441 N CUMBIE LN	SHD-RL-5	SHD-RO
50120034Q	ROBERTS LIVING TRUST	12718 W SANTA FE DR	SHD-RL-5	SHD-RO
50118239	ROBLES FELIX JR/GUADALUPE I	16662 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50122049C	ROCHA FRANCISCO B/MARIA ANTONIA	12835 W MARKET ST	SHD-RL-5	SHD-RO
50121077	RODRIGUEZ FELIX/BARBARA	13017 W SAHUARO LN	SHD-RL-5	SHD-RO
50121085	RODRIGUEZ FRANCISCO L & MARIA R	12952 W GREENWAY RD	SHD-RL-5	SHD-RO
50181033	RODRIGUEZ GABRIEL/YVETTE L	12543 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50120034P	RODRIGUEZ IRENE E	15832 N NASH ST	SHD-RL-5	SHD-RO
50121079	RODRIGUEZ IRMA R/ MARISOL	13029 W SAHUARO LN	SHD-RL-5	SHD-RO
50121036A	RODRIGUEZ JESUS	15427 N DYSART RD	SHD-RL-5	SHD-RO
50179025	RODRIGUEZ JUAN MANUEL	15844 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50118075B	RODRIGUEZ LUIS O	16402 N NASH ST	SHD-RL-5	SHD-RO
50118075B	RODRIGUEZ LUIS O	16402 N NASH ST	SHD-RL-5	SHD-RO
50121068	RODRIGUEZ MARIA ELENA V	15434 N SUNNY LN	SHD-RL-5	SHD-RO
50123005	RODRIGUEZ RAFAEL	15427 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50123006	RODRIGUEZ RAFAEL	15433 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50120031G	RODRIGUEZ RAFAEL/RIOS JOE MARTIN	16037 N CHURCH ST	SHD-RL-5	SHD-RO
50123101F	RODRIGUEZ ROSALIO L/HURTADO ANABEL	12327 W GREENWAY RD	SHD-RL-5	SHD-RO
50181055	RODRIQUEZ JULIO C & MARY I	12601 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50118068L	ROGERS DOUGLAS M & LINDA M	12823 W COTTONWOOD ST	SHD-RM	SHD-RO
50120018	ROJAS CARLOS/AMANDA	16044 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50118138	ROJO EDWARD JOSEPH	12844 W LUNDBERG ST	SHD-RL-5	SHD-RO

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50118140	ROJO LUCIANO F	12839 W LUNDBERG ST	SHD-RL-5	SHD-RO
50123080	ROLFE NICHOLAS/NICHOLE	15602 N FACTORY ST	SHD-CN	SHD-RO
50121042	ROMERO ALFONSO & SOCORRO	15418 N SUNNY LN	SHD-RL-5	SHD-RO
50123107D	ROMERO CARLOS	12315 W GREENWAY RD	SHD-RL-5	SHD-RO
50123107A	ROMERO GILBERT	12305 W GREENWAY RD	SHD-RL-5	SHD-RO
50118258	ROSALES JOHN F	16507 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50121037	ROSALES JOHN F	15421 N DYSART RD	SHD-RL-5	SHD-RO
50121038	ROSALES JOHN F	15415 N DYSART RD	SHD-RL-5	SHD-RO
50121005	ROSALES JOHN F & MARGARITA V	15620 N SUNNY LN	SHD-RL-5	SHD-RO
50178019	ROSALES JOHN F/MARGARITA V	15815 N FACTORY ST	SHD-RL-5	SHD-RO
50118164A	ROSALES MARY H	12903 W ELM ST	SHD-RL-5	SHD-RO
50118260	ROUTON BOBBIE J	16465 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50121010B	ROY STEVENS	13028 W SAHUARO LN	SHD-RL-5	SHD-RO
50118280	RUFFCORN CHRIS C/RUSSELL ROCHELLE N	16516 N NASH ST	SHD-RL-5	SHD-RO
50181045A	RUIZ AGUILAR OSCAR EDUARDO/ KRYSTAL THERESA	12556 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50178027	RUIZ MARIA C	15832 N JERRY ST	SHD-RL-5	SHD-RO
50179003	RUIZ OSCAR/KRYSTAL	15815 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50179037D	RUIZ OSCAR/KRYSTAL	12671 W PARADISE LN	SHD-RL-5	SHD-RO
50123079	RUIZ PATRICIA/JOSE C	15608 N FACTORY ST	SHD-RL-5	SHD-RO
50180005	RUIZ SALVADOR/CONSUELO	15426 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50120016	RUIZ-AGUILAR OSCAR E/RUIZ KRYSTAL T	16051 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50118167	RUSSELL DAVID W	12789 W ELM ST	SHD-RL-5	SHD-RO
50118288	SADAGHIANIAVAL FARIBORZ/ YAUGO BRENDA L	16555 N CUMBIE LN	SHD-RL-5	SHD-RO
50181070	SAGASTA PETE G/NANCY P	16601 N NASH ST	SHD-RL-5	SHD-RO
50181084	SALAS JAVIER GARCIA/DORA E	16471 N WUSICH ST	SHD-RL-5	SHD-RO
50181005K	SALAS JOSEFINA U	12546 W PARADISE LN	SHD-RL-5	SHD-RO
50121019	SALAS XAVIER & DORA	15602 N SUNNY LN	SHD-RL-5	SHD-RO
50123109E	SALAZAR ENRIQUE M	15601 N JERRY ST	SHD-CC	SHD-RO
50180036G	SALAZAR FLAVIO LUNA	15609 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50122049D	SALAZAR JOSE A/EVA F	15645 N MARKET ST	SHD-RL-5	SHD-RO
50118165	SALDIVAR MARCELINA	12903 W ELM ST	SHD-RL-5	SHD-RO
50118285	SAMARRIPAS SANTOS S/PATRICIA	16515 N CUMBIE LN	SHD-RL-5	SHD-RO
50181105D	SANCHEZ ALEJANDRO/OLIVARES MINERVA	12517 W STATLER ST	SHD-RL-5	SHD-RO
50118278	SANDOVAL EURIDICE CHAVEZ	16548 N NASH ST	SHD-RL-5	SHD-RO
50181012D	SANDOVAL LUDIVINA	12606 W STATLER ST	SHD-RL-5	SHD-RO
50120053	SANDOVAL PABLO CORRALES	16031 N SUNNY LN	SHD-RL-5	SHD-RO
50118455	SANTACRUZ LUCILA	16254 N DESERT SAGE ST	SHD-RM	SHD-RO
50118205	SANTIAGO LIBORIO/LAUTINA R	16651 N CUMBIE LN	SHD-RL-5	SHD-RO
50118149	SANTIAGO RAYMUNDO/MARGARITA	12838 W YOUNG ST	SHD-RL-5	SHD-RO
50121072	SANTOY ADAM	12939 W SAHUARO LN	SHD-RL-5	SHD-RO
50118203	SARMIENTO GUILLERMO BARROSO	12701 W YOUNG ST	SHD-RL-5	SHD-RO
50179070	SAVALA PLASIDO & VIOLETA	16045 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50118250	SCHEIDER JOHN SCOTT/MYRTLE EVELYN	16633 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50123031	SCHEMBARI KENNETH II	15408 N JERRY ST	SHD-RL-5	SHD-RO
50118473	SCULL DONALD	16337 N DESERT SAGE ST	SHD-RM	SHD-RO
50123069	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	15627 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50122068	SEDANO PEDRO/TERESA	15437 N FLETCHER ST	SHD-RL-5	SHD-RO
50122069	SEDANO PEDRO/TERESA	15433 N FLETCHER ST	SHD-RL-5	SHD-RO

APN	OWNER NAME	ADDRESS	SHD ZONING DISTRICT	SHD ZONING OVERLAY
50122034B	SEDANO PEDRO/TERESA	15428 N FLETCHER ST	SHD-RL-5	SHD-RO
50181089	SEDONA ASSESTS	16552 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50118244	SELENE FINANCE LP	16751 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50118085	SERVICE FIRST RESIDENTIAL RENTAL CORPORATION	16411 N MARYLAND AV	SHD-RL-5	SHD-RO
50118263	SERVICE FIRST RESIDENTIAL RENTAL CORPORATION	12706 W AMY DR	SHD-RH	SHD-RO
50118272	SERVICE FIRST RESIDENTIAL RENTAL CORPORATION	12717 W TASHA DR	SHD-RH	SHD-RO
50123094	SERVICE FIRST RESIDENTIAL RENTAL CORPORATION	15614 N JERRY ST	SHD-RL-5	SHD-RO
50123115	SERVICE FIRST RESIDENTIAL RENTAL CORPORATION	12342 W VESTA VIEW DR	SHD-RL-5	SHD-RO
50118068N	SHARMA SANJAY	12827 W COTTONWOOD ST	SHD-RM	SHD-RO
50122074	SHAWLER TRACI M	12710 W CARMEN DR	SHD-RL-5	SHD-RO
50118456	SHOWALTER DORA A	16274 N DESERT SAGE ST	SHD-RM	SHD-RO
50118481	SILVA LUCIA MARIA	16231 N DESERT SAGE ST	SHD-RM	SHD-RO
50123004	SILVA LUIS C/ADELA A	15421 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50123003A	SILVA LUIS C/ADELA A	15415 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50118190	SIMMONS LARRY W/RETHA A	16672 N CUMBIE LN	SHD-RL-5	SHD-RO
50179033B	SIMMONS R/ASKEW L/ WAPPEL J/WINGATE N/ETAL	16007 N NASH ST	SHD-RL-5	SHD-RO
50179033C	SIMMONS SAMUEL P TR	16009 N NASH ST	SHD-RL-5	SHD-RO
50121013C	SIMMONS SAMUEL PASCAL		SHD-RL-5	SHD-RO
50121006A	SIVASUBRAMANIAM JEYARAJ		SHD-RL-5	SHD-RO
50121021A	SKAGGS BILLY JOE JR/JO ANN	13042 W TARA LN	SHD-RL-5	SHD-RO
50120028	SLOMBA ARKADIUSZ/ANNA	15838 N DESERT SAGE ST	SHD-CR	SHD-RO
50120029	SLOMBA ARKADIUSZ/ANNA	15832 N DESERT SAGE ST	SHD-CR	SHD-RO
50120030	SLOMBA ARKADIUSZ/ANNA	15826 N DESERT SAGE ST	SHD-CR	SHD-RO
50118249	SMITH ELDON J	16647 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50181057	SOBARZO CARMEN M TR/RAMON	12621 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50179020	SOLIS ALVINA/PASILLAS MARGARITA C	15821 N VERDE ST	SHD-RL-5	SHD-RO
50180035R	SOLIS ANASTACIO/MONICA	15444 N VERDE ST	SHD-RL-5	SHD-RO
50119010	SOLIS ANGEL Q/TERESA	12935 W CENTRAL ST	SHD-RL-5	SHD-RO
50118067B	SOLIS CONSEPCION/JERONIMO GOMEZ	16402 N MARYLAND AV	SHD-RL-5	SHD-RO
50180011	SOLIS CRUZ/ROSA M	15433 N VERDE ST	SHD-RL-5	SHD-RO
50122035A	SOLIS JOSE P/PETRITA	12827 W MARKET ST	SHD-RL-5	SHD-RO
50180047	SOLIS JUAN A/BEATRICE	15602 N VERDE ST	SHD-RL-5	SHD-RO
50123091	SOLIS ROSA/JUAN ANTONIO	15632 N JERRY ST	SHD-RL-5	SHD-RO
50119009	SOLIS TERESO	12933 W CENTRAL ST	SHD-RL-5	SHD-RO
50121028	SOLIS TERESO		SHD-RL-5	SHD-RO
50119003	SOLIZ ANGEL/TERESA	12907 W CENTRAL ST	SHD-RL-5	SHD-RO
50120037E	SOLORIO ANTONIO GARCIA/ NUNEZ MAGDALENA	12715 W PARADISE LN	SHD-RL-5	SHD-RO
50179037J	SOLORZANO JUANA	16045 N NASH ST	SHD-RL-5	SHD-RO
50118178	SOTELO ALEJANDRO DE LA CRUZ	12766 W LUNDBERG ST	SHD-RL-5	SHD-RO
50122046	SOTO EMMANUEL P	12851 W MARKET ST	SHD-RL-5	SHD-RO
50118224	SOTO JENARO O	16400 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50179050	SOTO MARCOS H SR	16021 N VERDE ST	SHD-RL-5	SHD-RO
50118286	SOTO-VERDUGO FRANCISCO/ LOPEZ-CARDENAS MARIA M	16535 N CUMBIE LN	SHD-RL-5	SHD-RO

APN	OWNER NAME	ADDRESS	SHD ZONING DISTRICT	SHD ZONING OVERLAY
50118168	SPILLER MATTHEW	12777 W ELM ST	SHD-RL-5	SHD-RO
50121036B	STARDOM PORTFOLIO 1 LLC	15426 N CACTUS LN	SHD-RL-5	SHD-RO
50181015B	STEVENS ROJELIO	16233 N NASH ST	SHD-RL-5	SHD-RO
50122071	STEVENS ROJELIO/CARRILLO JACQUELINE L	12724 W CARMEN DR	SHD-RL-5	SHD-RO
50121010C	STEVENS ROY		SHD-RL-5	SHD-RO
50118166	STONE VERNON D/CAROL ANN	12801 W ELM ST	SHD-RL-5	SHD-RO
50179033F	SUAREZ GERMAN/GARITA IVANNIA GARITA		SHD-RL-5	SHD-RO
50118490	SURPRISE CITY OF	16255 N DESERT SAGE ST	SHD-RM	SHD-RO
50123105C	SURPRISE CITY OF	12388 W GREENWAY RD	SHD-RL-5	SHD-RO
50178066B	SURPRISE CITY OF	16001 N JERRY ST	SHD-RL-5	SHD-RO
50181107B	SURPRISE CITY OF		SHD-RL-5	SHD-RO
50120056	SURPRISE O LLC	16001 N SUNNY LN	SHD-RL-5	SHD-RO
50118113	SURPRISE TOWN OF		SHD-RL-5	SHD-RO
50118267	SURPRISE TOWN OF		SHD-RM	SHD-RO
50121039E	SURPRISE TOWN OF		SHD-RL-5	SHD-RO
50178067A	SURPRISE TOWN OF	15825 N JERRY ST	SHD-RL-5	SHD-RO
50181007B	SURPRISE TOWN OF		SHD-RL-5	SHD-RO
50118462	TAMBURICH ROSE M	16318 N DESERT SAGE ST	SHD-RM	SHD-RO
50118451	TAPIA ACUNA JAIRO F	16218 N DESERT SAGE ST	SHD-RM	SHD-RO
50180049	TEJADA BERTHA SALIZAR	15612 N VERDE ST	SHD-RL-5	SHD-RO
50180050	TEJADA BERTHA SALIZAR	15618 N VERDE ST	SHD-RL-5	SHD-RO
50122049B	TEJADA GONZALO FELIX ETAL	12841 W MARKET ST	SHD-RL-5	SHD-RO
50180009	TEJADA JAMES S/EVA NELL D	15445 N VERDE ST	SHD-RL-5	SHD-RO
50122048B	TEJADA LYDIA S		SHD-RL-5	SHD-RO
50123009	TERRONES FAMILY TRUST	15444 N FACTORY ST	SHD-RL-5	SHD-RO
50118083	TERRONES LUCY D TR	12750 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50118037B	TERRONES LUCY D TR		SHD-RL-5	SHD-RO
50122070	THOMPSON DENNEST K/CAROLYN L	12730 W CARMEN DR	SHD-RL-5	SHD-RO
50181064	THOMPSON JAMES R & MABLE C	16431 N NASH ST	SHD-RL-5	SHD-RO
50118096	TNT PARTNERS LLC	16571 N MARYLAND AV	SHD-RL-5	SHD-RO
50118470	TOBAR LUIS A/BERNAL MERCEDES	16349 N DESERT SAGE ST	SHD-RM	SHD-RO
50181075	TOON JAMES F & LUPE E	16552 N WUSICH ST	SHD-RL-5	SHD-RO
50179024	TORRES ELIDIO Z	15845 N VERDE ST	SHD-RL-5	SHD-RO
50118479	TORRES JOSEFINA	16309 N DESERT SAGE ST	SHD-RM	SHD-RO
50180023	TORRES LUCILA GOMEZ/ MARTINEZ JUAN ADRIAN LARA	15638 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50118464	TORRES RUTH PATRICIA	16326 N DESERT SAGE ST	SHD-RM	SHD-RO
50181067	TORRES SUSAN R	16531 N NASH ST	SHD-RL-5	SHD-RO
50121012D	TOULIATOS JEROME A/FERREIRA DANIELA	12997 W TARA LN	SHD-RL-5	SHD-RO
50178030	TOVAR ESBEYDI G CEDENO	15814 N JERRY ST	SHD-RL-5	SHD-RO
50178014A	TREJO RUBEN ROSAS/ ROSAS RODRIGO DE JESUS	15814 N FACTORY ST	SHD-RL-5	SHD-RO
50118074	TREVINO JUAN N & REBECA	16471 N DESERT SAGE DR	SHD-RL-5	SHD-RO
50121012C	TRUJILLO ALFONSO M/ALMA E	13003 W TARA LN	SHD-RL-5	SHD-RO
50118222	TRUJILLO GULMARO M/LUZ D TR	16421 N KINGS DR	SHD-RL-5	SHD-RO
50121011	TRUJILLO GULMARO M/LUZ D TR	13015 W TARA LN	SHD-RL-5	SHD-RO
50179051	TRUJILLO GULMARO M/LUZ D TR	16027 N VERDE ST	SHD-RL-5	SHD-RO
50181213	TRUJILLO GULMARO M/LUZ D TR	12541 W STATLER ST	SHD-RL-5	SHD-RO
50118002B	UNIVERSITY BUILDING LLC	12838 W COTTONWOOD LN	SHD-CC	SHD-RO
50118050A	UNIVERSITY BUILDING LLC		SHD-CC	SHD-RO
50121014B	URENA MONICA	12936 W SAHUARO LN	SHD-RL-5	SHD-RO

APN	OWNER NAME	ADDRESS	SHD ZONING DISTRICT	SHD ZONING OVERLAY
50179036D	URSACHE VASILE	16044 N HOLLYHOCK ST	SHD-RL-5	SHD-RO
50181077	VALADEZ ADRIAN E/VALDEZ MARIA G	16502 N WUSICH ST	SHD-RL-5	SHD-RO
50118183	VALDEZ ANTONIO M/TERESA V	12789 W LUNDBERG ST	SHD-RL-5	SHD-RO
50121045	VALDEZ JESUS A & GUADALUPE T	12927 W DESERT LN	SHD-RL-5	SHD-RO
50181012G	VALDEZ RICHARD E	12604 W STATLER ST	SHD-RL-5	SHD-RO
50118225	VALDEZ ROSARIO	16422 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50181028	VALENCIA ELISA	12523 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50118076A	VALENCIA GILBERT M & DORA ANNA	16570 N CUMBIE LN	SHD-RL-5	SHD-RO
50118071A	VALENCIA GILBERT M/DORA A	12742 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50120005	VALENCIA GILBERT/DORA A	15839 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50118115	VALENCIA HERNANDO	16432 N MARYLAND AV	SHD-RL-5	SHD-RO
50118084	VALENTINE S TERRONES TRUST	12754 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50118143	VARGAS ERNEST G & KATHERINE	12821 W LUNDBERG ST	SHD-RL-5	SHD-RO
50118482	VASQUEZ MARTHA	16227 N DESERT SAGE ST	SHD-RM	SHD-RO
50118087	VASQUEZ RUDY G	12747 W POST DR	SHD-RL-5	SHD-RO
50118215	VAZQUEZ MELODY	16553 N KINGS DR	SHD-RL-5	SHD-RO
50123087	VEGA ISMEAL R & MARIE H	15639 N FACTORY ST	SHD-RL-5	SHD-RO
50118484	VEGA RAMON PUGA/ PUGA MARIA E PAREDES DE	16219 N DESERT SAGE ST	SHD-RM	SHD-RO
50118089	VEGA-PULIDO JUAN MANUEL	12809 W POST DR	SHD-RL-5	SHD-RO
50118101	VEJAR ARMANDO/MENDOZA-VEJAR ELSA	16530 N DESERT SAGE DR	SHD-RL-5	SHD-RO
50118071B	VELAZQUEZ CRUZ/ SALDANA JUANA ANABEL LUNA	12738 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50122042	VERA ROGACIANO/MARIA S	15444 N FLETCHER ST	SHD-RL-5	SHD-RO
50119012	VERDIN ADRIANA	13005 W CENTRAL ST	SHD-RL-5	SHD-RO
50120026	VILLANUEVA KIDS TRUST	15850 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50122031C	VILLANUEVA ROY F & RACHEL G	12692 W GREENWAY RD	SHD-RL-5	SHD-RO
50122076	VILLAREAL JOHN/CONNIE	12717 N MARKET ST	SHD-RL-5	SHD-RO
50118111	VILLARREAL EUFEMIA	16530 N CUMBIE LN	SHD-RL-5	SHD-RO
50181048	VILLARREAL JOSE V & YOLANDA C	12538 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50123024	VILLARREAL NICOLAS H SR/ADELAIDA V TR	15445 N FACTORY ST	SHD-RL-5	SHD-RO
50123017	VILLARREAL NICOLAS H/ADELAIDA V MTR	15401 N FACTORY ST	SHD-RL-5	SHD-RO
50123020	VILLARREAL NICOLAS H/ADELAIDA V TR	15421 N FACTORY ST	SHD-RL-5	SHD-RO
50123021	VILLARREAL NICOLAS H/ADELAIDA V TR	15427 N FACTORY ST	SHD-RL-5	SHD-RO
50123029	VILLARREAL NICOLAS H/ADELAIDA V TR	15420 N JERRY ST	SHD-RL-5	SHD-RO
50181047	VILLARREAL NICOLAS H/ADELAIDA V TR	12544 W COTTONWOOD ST	SHD-RL-5	SHD-RO
50118095	VILLARREAL RAUL & MARIA C	16551 N MARYLAND AV	SHD-RL-5	SHD-RO
50122075	VORIS KYLE	12725 W MARKET ST	SHD-RL-5	SHD-RO
50118488	WANDS MARK L	16199 N DESERT SAGE ST	SHD-RM	SHD-RO
50181074	WEEKLEY ROBERT JR & DONNA I	16602 N WUSICH ST	SHD-RL-5	SHD-RO
50181087	WHITSITT ROBERT L & BARBARA S	16531 N WUSICH ST	SHD-RL-5	SHD-RO
50123108B	WILLIAMS ESTELLENE	15647 N JERRY ST	SHD-RL-5	SHD-RO
50123090	WILLIAMS MINNIE LEE	15638 N JERRY ST	SHD-RL-5	SHD-RO
50178077A	WILLIAMS PAMELA	15801 N JERRY ST	SHD-RL-5	SHD-RO
50178033	WILSON GORDON R/BESSIE I	16001 N GREASEWOOD ST	SHD-RL-5	SHD-RO
50118444	WILSON LAURA ANN	16202 N DESERT SAGE ST	SHD-RM	SHD-RO
50118198	WILSON WALTER L JR	12795 W YOUNG ST	SHD-RL-5	SHD-RO
50118217	WOOD GARY W/TARPLEY BERTHA M	16523 N KINGS DR	SHD-RL-5	SHD-RO
50123089	WRIGHT ANDRANETTE	15644 N JERRY ST	SHD-RL-5	SHD-RO
50118256	WU YEE CHANG	16523 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50118082	YANES ANGELINA G	12746 W COTTONWOOD ST	SHD-RL-5	SHD-RO

APN	OWNER NAME	ADDRESS	SHD ZONING DISTRICT	SHD ZONING OVERLAY
50121060	YINGLING LOUIS/MYRTLE	12952 W DESERT LN	SHD-RL-5	SHD-RO
50120025	YOERNS DANIEL/ROSEMARY	16002 N DESERT SAGE ST	SHD-RL-5	SHD-RO
50121071	YOUKHANNA BASIL	15440 N BLOSSOM LN	SHD-RL-5	SHD-RO
50118241A	YOUNT JOANNA	16716 N QUEEN ESTHER DR	SHD-RL-5	SHD-RO
50179018	ZAVALA PLASIDO	15807 N VERDE ST	SHD-RL-5	SHD-RO

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: FS16-149 Surprise Heritage District

OVERALL PUBLIC INVOLVEMENT LEVEL:

This project began with interactive visioning sessions and surveys. Feedback was received from residents of the OTS. Staff made regular presentations at the monthly District 4 meetings with Councilwoman Villanueva.

IDENTIFY STAKEHOLDERS:

The Surprise Heritage Districts incorporates all properties within the Original Townsite. This includes residential, commercial, and municipal properties.

OBJECTIVES:

The purpose of this district is to enhance and protect the historic character of the residential core while providing infill opportunities and encouraging redevelopment for both residential and commercial areas that further reflect the historic character of the area.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) January 2015 - June 2016
Future Council Work Session/Meetings target dates June 21, 2016
Election dates (if applicable)
Project start/completion dates

Communication Tools and Technique options: (which do you plan to use?)

- ☑ Press releases
- ☑ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☑ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☑ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☐ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☑ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☑ Website updates

CITY OF SURPRISE
Planning and Zoning Commission

June 16, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 16, 2016	Contact Person:	Joshua Mike, Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action regarding a rezone to apply the proposed Commercial Overlay (SHD-CO) zone to 224 parcels within the Original Townsite.

Motion:

I move to recommend approval to City Council of the proposed rezoning action that will apply the Commercial Overlay (SHD-CO) zone to 224 parcels within the Original Townsite.

Background:

This rezoning action applies the allowed land uses, development standards, and development incentives that are identified within the Commercial Overlay (SHD-CO) zone of the Surprise Heritage District.

Financial Impact Statement:

None at this time; however, recommendations to City Council made during this public hearing could lead to future actions which may have a fiscal impact on city operations.

ATTACHMENTS:

Click to download

- 00 - FS16-149 SHD-CO rezone - PZ Staff Report 6.16.16
- 01 - FS16-149 - SHD CO Rezone - Boundary Map
- 02- FS16-149 SHD-CO Rezoning Parcel Table
- 03 - FS16-149 - SHD CO Rezone - Public Engagement Form

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Joshua Mike, Planner II
Eric Fitzer, Director

ZONING TEXT CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS16-149**
Project Name:	Rezoning Surprise Heritage District – Commercial Overlay
Council District:	District 4 – Mulberry
Meeting Date:	**June 16, 2016**
Planner:	Joshua Mike, 623.222.3134, joshua.mike@surpriseaz.gov

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Owner:	City of Surprise
Applicant:	City Initiated
Request:	Rezone specific properties within the Original Townsite effectively being rezoned to SHD-CO.
Site Location:	The Original Townsite; specifically the area bounded by Bell Road on the north, Greenway Road on the south, El Mirage on the east and Dysart Road on the west.
General Plan 2035:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	General feedback has been supportive.
Staff Analysis:	Should the Planning and Zoning Commission recommend approval of the zoning text amendment to adopt the Surprise Heritage District in the Surprise Unified Development Code, then Staff recommends the approval of rezoning the identified properties to SHD-CO within the Original Townsite.

Project Background:

The "Specific Plan for the Revitalization of the Original Townsite" (adopted under Resolution No 02-104 on May 23, 2002) is currently the central document for review and analysis of any development application or building permit within the OTS. The design guidelines and desired uses within these documents are the guiding factors for the use of developers, property owners, staff, the Planning and Zoning Commission, and City Council when considering projects.

The proposed Surprise Heritage District (SHD) rezone is the next step identified in order to further the efforts and objectives of this planning document. The key elements that make up this zoning district are founded in the OTS revitalization plan as well as public outreach with residents. It will be the new measures used in protecting the residential community and historical character of the neighborhood.

Two optional overlay zones are the components within the SHD used to regulate allowed land uses and developments standards such as setbacks, density, and buildings heights. The Residential Overlay (SHD-RO) that will focus on residential areas within the SHD to reinforce the desired standards and uses allowed within the neighborhood. The Commercial Overlay (SHD-CO) will be used to facilitate shopping for residents and visitors with appropriate consumer-oriented retail and service functions.

Project Description:

Overview

This action will apply regulations defined in Section 122-69.1 of the Surprise Unified Development Code by rezoning specific properties to the SHD-CO zone and will replace the previous zoning districts.

Inside the Surprise Unified Development Code

The proposed Commercial Overlay is an overlay zone under the proposed Surprise Heritage District and this action will apply the regulations to the commercial properties in the OTS.

Location with Surprise

The general boundary for the SHD-CO will be consistent with the existing commercial areas within the OTS. There are portions of the SHD-CO along the arterial roads that border the OTS as well as along Grand Ave. There are currently 224 parcels that make up SHD-CO rezoning action; land that is privately and publicly owned.

Development Incentives

All properties with the SHD zoning will have development incentives available that continue to encourage improvements to the area and/or help alleviate some of the non-conforming issues that hinder these properties. These incentives include:

1. A reduction in the front yard setback, for the front porch portion of the structure only, by five (5) feet.
2. The maximum square footage of an individual accessory structure shall be 800 square feet; with the total number of such structure(s) limited by the maximum lot coverage.

As part of the overall project to adopt and apply the regulations of the SHD and overlay zones, the current financial incentives that are available have some proposed changes. In order to be eligible, properties within the OTS will now be required to have one of the optional overlay zones, either SHD-RO or SHD-CO. If the property qualifies, the available incentive and procedure to obtain it will be determined by the type of project: residential or commercial.

The financial incentives may include waiving the fees associated with Surprise development impact fees, plan review and building permits, or business licenses.

Reviewing Agencies:

In addition to the standard internal city reviewing divisions, EPCOR Water, the Arizona Department of Transportation, Maricopa Water District, Luke AFB, USPS, the City of El Mirage, and the Maricopa Association of Governments were included in the routing of this request. Luke AFB is the only agency to provide a review of this project.

Luke AFB
Overall support was received from Luke AFB. Concern was expressed towards the allowed density up to 8 dwelling units/acre in the proposed SHD-RO text. According to the general policy in the graduated density concept, the maximum density to gain full support from Luke AFB for this area is 6 dwelling units/acre. This policy is directed towards any one property being too dense under the extended flight patterns.

As an area focusing on redevelopment and infill projects, there are no large properties that will conflict with the flight patterns around Luke AFB. Surprise will still achieve an overall density of less than 6 dwelling units/acre across the OTS will ensure that the area meets this policy.

Citizen Review:

Over the course of the past year, Community Development has been a guest and presenter at the monthly District 4 meetings hosted by Councilwoman Villanueva. Collaborative efforts with the residents have included presentations, an interactive workshop, visual surveys, and numerous discussions. This process has led to the proposed text for the Surprise Heritage District zoning district and two (2) accompanying zoning overlays.

Formal Citizen Review meetings were held on April 27 and May 11, 2016. These meetings resulted in 13 attendees. Concern was expressed over existing uses being

forced to stop as a result of this project. Staff explained that any legal use may be continue but may result in the property being evaluated as legal non-conforming after being rezoned. Staff also described the right of each property owner to opt-out, if they feel it is necessary to retain the previous zoning regulations. The group offered general support of this project.

Findings:

- The proposed zoning text amendment is consistent with the Surprise General Plan 2035
    - Land Use Element – Goal 1: Policy 2. The City shall coordinate with established neighborhoods to continue to foster stable households, while new development will provide options for future residents.
    - Land Use Element – Goal 1: Policy 5. The city shall proceed with the preparation of individual specific area plans for the identified sub areas and/or Commerce and Office character areas presented in the General Plan.
    - Land Use Element – Goal 7: Public Outreach. Promote public participation in the City's planning processes.
    - Conservation, Rehabilitation, & Redevelopment Element – Goal 2: Existing Dwellings. Preserve the quality of existing dwellings and neighborhoods so that people will find our community a healthy, safe, and attractive place to live.
- The proposed zoning text amendment will advance the goals of the City Council.

Next Steps:

Recommending approval of this request will:

1. advance this rezoning action to the City Council for consideration and action

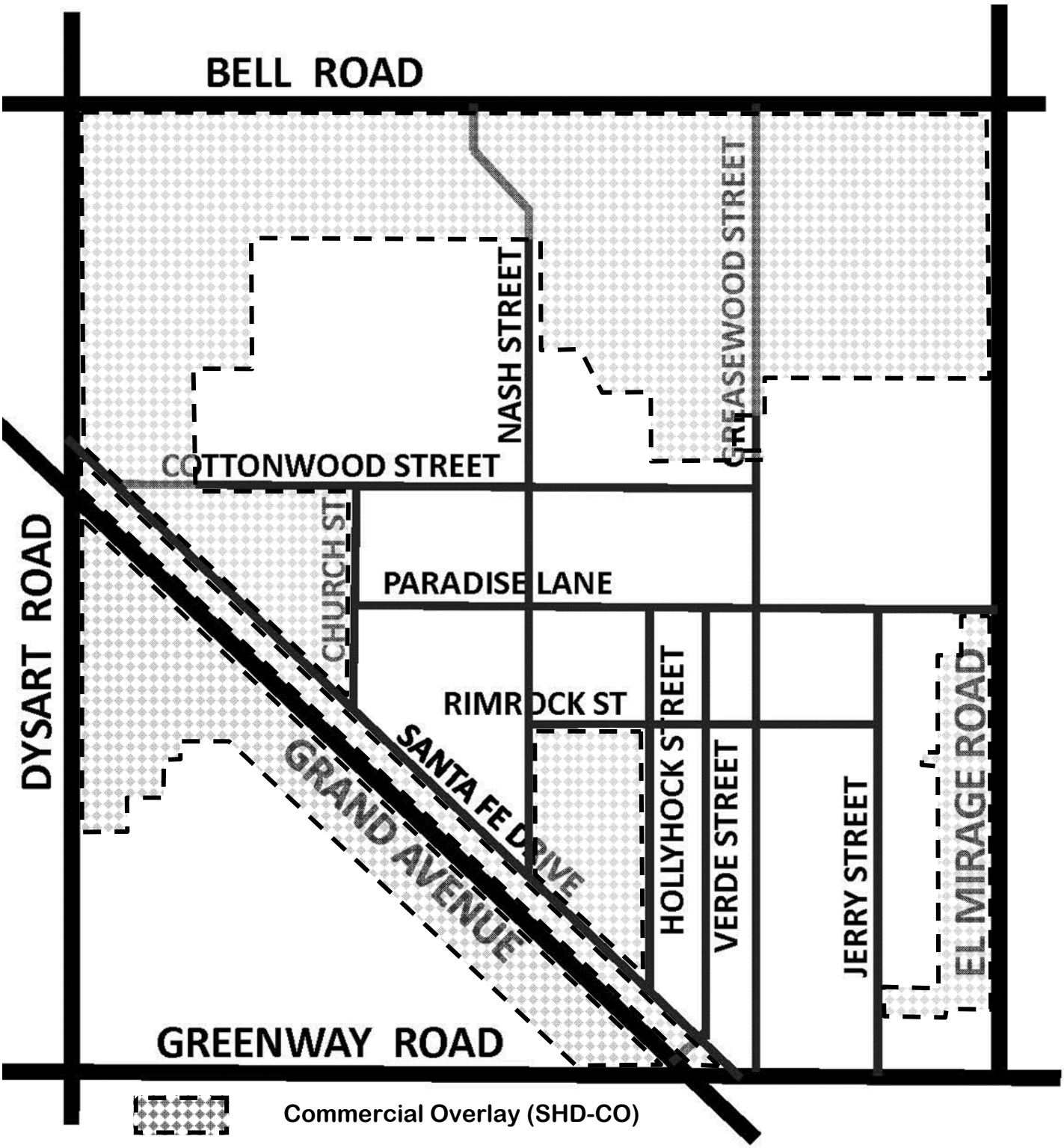
June 21, 2016: City Council Public Hearing - consideration and action

1. Zoning Text Amendment to create the Surprise Heritage District
2. Rezoning action to apply the Residential Overlay (SHD-RO) or Commercial Overlay (SHD-CO) to specific properties within the Original Townsite (OTS)
3. City Code Text Amendment to modify Chapter 109: Article III – Infill Incentive District

Attachments:

01 SHD-CO Boundary Map
02 SHD-CO Rezoning Parcel Table

Surprise Heritage District Boundary Map



June 16, 2016 PZ
Case: FS16-149

APN	OWNER NAME	ADDRESS	SHD ZONING DISTRICT	SHD ZONING OVERLAY
50181097F	12455 WEST BELL ROAD LLC	12455 W BELL RD	SHD-CC	SHD-CO
50118531	13112 W COTTONWOOD ST LLC	13040 W COTTONWOOD ST	SHD-CC	SHD-CO
50181100B	16685 N GREASEWOOD LLC	16685 N GREASEWOOD ST	SHD-CR	SHD-CO
50181100D	16685 N GREASEWOOD LLC		SHD-CR	SHD-CO
50118123	A T & S F		SHD-IP	SHD-CO
50119059	A T & S F		SHD-IP	SHD-CO
50120060	A T & S F		SHD-IP	SHD-CO
50122088	A T & S F		SHD-IP	SHD-CO
50180057	A T & S F		SHD-IP	SHD-CO
50122017A	AMB TRUST	12723 W GRAND AV	SHD-CC	SHD-CO
50181100C	ANISH LLC	16741 N GREASEWOOD ST	SHD-CC	SHD-CO
50119036	ARDELEAN AUREL	12935 W GRAND AV	SHD-CC	SHD-CO
50119040	ARDELEAN AUREL	12911 W GRAND AV	SHD-CC	SHD-CO
50119041	ARDELEAN AUREL	12909 W GRAND AV	SHD-CC	SHD-CO
50119046	ARISMENDEZ CYNTHIA	15802 N SUNNY LN	SHD-CC	SHD-CO
50122004A	ARISMENDEZ DENNIS R	12833 W GRAND AV	SHD-CC	SHD-CO
50122005A	ARISMENDEZ DENNIS R	12825 W GRAND AV	SHD-CC	SHD-CO
50122002	ARISMENDEZ SALLY R	12874 W MARKET ST	SHD-CC	SHD-CO
50118019A	ARIZONA STATE DEPT OF TRANSPORTATION	13009 W BELL RD	SHD-CC	SHD-CO
50180045B	ARIZONA STATE OF DEPT OF TRANS		SHD-CC	SHD-CO
50181221B	BELL MIRAGE BUSINESS GROUP LLC		SHD-CC	SHD-CO
50181220	BELL MIRAGE ESTATES LLC	16629 N GREASEWOOD ST	SHD-CC	SHD-CO
50118079E	BELL ROAD TOWNE CENTER LLC	12845 W BELL RD	SHD-CC	SHD-CO
50118079N	BELL ROAD TOWNE CENTER LLC	12770 W ELM ST	SHD-CC	SHD-CO
50118005A	BENDER ROGER J/THERESA ANN	12850 W ELM ST	SHD-CC	SHD-CO
50181232A	BJEJ LLC	12689 W BELL RD	SHD-CC	SHD-CO
50180034D	BLANKENSHIP RONALD GENE	15645 N NASH ST	SHD-RL-5	SHD-CO
50178071	BRISENO JOSE M/SABINA	15847 N EL MIRAGE RD	SHD-RL-5	SHD-CO
50123110G	BRISENO JOSE M/SABINA	15632 N EL MIRAGE RD	SHD-CC	SHD-CO
50122016	BROOKLYN BEDDING LLC	12731 W GRAND AV	SHD-CC	SHD-CO
50178078G	CARRANZA SAUL C/JUAN C		SHD-RL-5	SHD-CO
50122013C	CASTILLO BALVANEDO B/ CASTILLO GUADALUPE		SHD-CC	SHD-CO
50181099H	CDS PROFESSIONAL BUILDING LLC		SHD-CC	SHD-CO
50181099M	CDS PROFESSIONAL LLC		SHD-CC	SHD-CO
50118291	CHALLENGE FNDATION PROPRTS OF AZ-SURPRISE LLC		SHD-CC	SHD-CO
50118292	CHALLENGE FNDATION PROPRTS OF AZ-SURPRISE LLC		SHD-CC	SHD-CO
50118293	CHALLENGE FNDATION PROPRTS OF AZ-SURPRISE LLC		SHD-CC	SHD-CO
50118294	CHALLENGE FNDATION PROPRTS OF AZ-SURPRISE LLC		SHD-CC	SHD-CO
50118295	CHALLENGE FNDATION PROPRTS OF AZ-SURPRISE LLC	12985 W ELM ST	SHD-CC	SHD-CO
50118030A	CHALLENGE FNDATION PROPRTS OF AZ-SURPRISE LLC	16605 N DYSART RD	SHD-CC	SHD-CO
50122018A	CIRCLE K STORES INC	12707 W GRAND AV	SHD-CC	SHD-CO
50181237A	CP12551 LLC	12545 W BELL RD	SHD-CC	SHD-CO
50181242	CROSSROADS TOWNE CENTER PROPERTY ASSOCIATION C/O MSREA		SHD-CC	SHD-CO

APN	OWNER NAME	ADDRESS	SHD ZONING DISTRICT	SHD ZONING OVERLAY
50181243	CROSSROADS TOWNE CENTER PROPERTY ASSOCIATION C/O MSREA		SHD-CC	SHD-CO
50181244	CROSSROADS TOWNE CENTER PROPERTY ASSOCIATION C/O MSREA		SHD-CC	SHD-CO
50122024B	CTCSBC LLC	12653 W GRAND AV	SHD-CC	SHD-CO
50122025A	CTCSBC LLC	12645 W GRAND AV	SHD-CC	SHD-CO
50180041B	CTCSBC LLC	12637 W GRAND AV	SHD-CC	SHD-CO
50180042B	CTCSBC LLC	12629 W GRAND AV	SHD-CC	SHD-CO
50122013D	DAHSE MICHAEL T/SUSAN DELOVINO	12755 W GRAND AV	SHD-CC	SHD-CO
50119037	DAWSON SUSIE MAE	12927 W GRAND AV	SHD-CC	SHD-CO
50181221A	DESERT MIRAGE MEDICAL PLAZA LLC	12361 W BOLA DR	SHD-CC	SHD-CO
50180034A	DONORMA RV PARK LLC	15627 N NASH ST	SHD-CC	SHD-CO
50180038A	DONORMA RV PARK LLC	15637 N NORMA LN	SHD-CC	SHD-CO
50178076	DONOVAN DORIS	15814 N EL MIRAGE RD	SHD-RL-5	SHD-CO
50119048A	DYSART MINI STORAGE HOLDINGS LLC	15821 N DYSART RD	SHD-CC	SHD-CO
50181099J	DYST LLC	12301 W BELL RD A101	SHD-CC	SHD-CO
50181099K	DYST LLC	12301 W BELL RD B104	SHD-CC	SHD-CO
50178067B	EL MIRAGE TOWN OF		SHD-RL-5	SHD-CO
50122014	ESPARZA JUAN R/CLAUDIA A	12747 W GRAND AV	SHD-CC	SHD-CO
50122015	ESPARZA JUAN R/CLAUDIA A		SHD-CC	SHD-CO
50181233A	FAZNELL PROPERTIES LC	12675 W BELL RD	SHD-CC	SHD-CO
50122013B	FIGUEROA JESUS M SALCIDO	12810 W MARKET ST	SHD-CC	SHD-CO
50122021	FISHELL SCREEN PRODUCTS	12669 W GRAND AV	SHD-CC	SHD-CO
50122020	FISHELL SCREEN PRODUCTS INC	12677 W GRAND AV	SHD-CC	SHD-CO
50122022A	FISHELL SCREEN PRODUCTS INC	12661 W GRAND AV	SHD-CC	SHD-CO
50118003J	GONZALES MANUEL/EDILIA TR	13027 W ELM ST	SHD-RL-5	SHD-CO
50181097E	GOURSIG INVESTMENT TRUST	12483 W BELL RD	SHD-CC	SHD-CO
50118018P	GRADILLAS RAUL C/EVA M TR	16645 N DYSART RD	SHD-RL-5	SHD-CO
50118065	GS HOLDINGS LLC	12912 W SANATA FE DR	SHD-IP	SHD-CO
50118039H	GS HOLDINGS LLC	16226 N CHURCH ST	SHD-IP	SHD-CO
50181221C	HAM JANE/PAINTER JOE		SHD-CC	SHD-CO
50118003B	HARRIS LOIS A	16645 W DYSART RD	SHD-CC	SHD-CO
50180041C	HERNANDEZ ESMERALDA	12646 W MARKET ST	SHD-CC	SHD-CO
50119030A	HINES GARY A/BELINDA S TR	12983 W GRAND AV	SHD-CC	SHD-CO
50119026	HINES GARY A/BELINDA TR	13017 W GRAND AV	SHD-CR	SHD-CO
50119027	HINES GARY A/BELINDA TR	13009 W GRAND AV	SHD-CC	SHD-CO
50119028	HINES GARY A/BELINDA TR	13001 W GRAND AV	SHD-CC	SHD-CO
50118003R	HINES GARY A/BELINDA TR	16671 N DYSART RD	SHD-RL-5	SHD-CO
50118003S	HINES GARY A/BELINDA TR		SHD-RL-5	SHD-CO
50119024A	HTO DISTRIBUTION L.L.C.	13033 W GRAND AV	SHD-CC	SHD-CO
50119025A	HTO DISTRIBUTION L.L.C.		SHD-CR	SHD-CO
50119038	IGLESIA APOSTOLICA DE LA FE EN CRISTO JESUS	12936 W MARKET ST	SHD-CC	SHD-CO
50119050	IGLESIA RESTRUCTURADA DEL ESPIRITU SANTO ETAL	12987 W MARKET ST	SHD-RL-5	SHD-CO
50119052D	IGLESIA RESTRUCTURADA DEL ESPIRITU SANTO ETAL		SHD-RL-5	SHD-CO
50119031	J & J LEWIS LLC	12975 W GRAND AV	SHD-CC	SHD-CO
50122001	JAIME S AND SALLY R ARISMENDEZ TRUST	12849 W GRAND AV	SHD-CC	SHD-CO
50119021	JAYCOX TERRENCE F TR	13047 W GRAND AV	SHD-CC	SHD-CO
50119022	JAYCOX TERRENCE F TR	13060 W MARKET ST	SHD-CC	SHD-CO

APN	OWNER NAME	ADDRESS	SHD ZONING DISTRICT	SHD ZONING OVERLAY
50119023	JAYCOX TERRENCE F TR	13041 W GRAND AV	SHD-CC	SHD-CO
50118039J	JENNER DARVIN A/NANCY	16224 N CHURCH ST	SHD-IP	SHD-CO
50119042A	JENNINGS HOLDING COMPANY LLC	12881 W GRAND AV	SHD-CC	SHD-CO
50123102C	JMY PROPERTIES LLC		SHD-RH	SHD-CO
50123103A	JMY PROPERTIES LLC	15415 N JERRY ST	SHD-RL-5	SHD-CO
50118078	JRG GRAND BELL 1LLC/ET AL	16551 N DYSART RD	SHD-CC	SHD-CO
50118080	JRG GRAND BELL 1LLC/ET AL	16551 N DYSART RD 105	SHD-CC	SHD-CO
50118081B	JRG GRAND BELL 1LLC/ET AL	16551 N DYSART RD 112	SHD-CC	SHD-CO
50118081C	JRG GRAND BELL 1LLC/ET AL	16551 N DYSART RD 118	SHD-CC	SHD-CO
50118081D	JRG GRAND BELL 1LLC/ET AL	16407 W DYSART RD	SHD-CC	SHD-CO
50119045	KHAIRA DIVIS TR	12873 W GRAND AV	SHD-CC	SHD-CO
50180043A	LARA RUBEN		SHD-CC	SHD-CO
50118067C	LDT INVESTORS LLC	12946 W SANTA FE DR	SHD-IP	SHD-CO
50119016A	LDT INVESTORS LLC	15663 N DYSART RD	SHD-CC	SHD-CO
50123112	LIMONE DAVE/KIM SANDRA	15638 N EL MIRAGE RD	SHD-RL-5	SHD-CO
50181294	LOMAS LAND CO AZ INC/ GOMEZ M/RIVERA S ETAL		SHD-RL-5	SHD-CO
50181295	LOMAS LAND CO AZ INC/ GOMEZ M/RIVERA S ETAL		SHD-RL-5	SHD-CO
50181231	LOPEZ PROPERTIES L L C	12729 W BELL RD	SHD-CC	SHD-CO
50118039F	LYNAM NEVADA BUILDING LLC	12839 W COTTONWOOD ST	SHD-IP	SHD-CO
50181235	M E H INVESTMENTS INC	12601 W BELL RD	SHD-CC	SHD-CO
50181239	MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT	12535 W SMOKEY DR	SHD-CC	SHD-CO
50118019B	MARICOPA COUNTY OF	16825 N DYSART RD	SHD-CC	SHD-CO
50118051B	MARICOPA COUNTY OF		SHD-CC	SHD-CO
50178074D	MARSHALL ALICE	15808 N EL MIRAGE RD	SHD-CC	SHD-CO
50178077D	MARSHALL DOROTHY	15802 N EL MIRAGE RD	SHD-RL-5	SHD-CO
50178077F	MARSHALL STEVE/RONNIE/ERIC		SHD-RL-5	SHD-CO
50119035	MENDOZA YORDI	12942 W MARKET ST	SHD-CC	SHD-CO
50120033C	MI CASA MOBILE HOME-RV PARK LLC	16020 N CHURCH ST	SHD-CC	SHD-CO
50181238	NELLIS FAMILY INVESTMENTS LLC	12515 W BELL RD 100	SHD-CC	SHD-CO
50178069H	NITZ THOMAS	12311 W PARADISE LN	SHD-CR	SHD-CO
50123110H	OCEAN FRONT DEVELOPMENT LLC	15620 N EL MIRAGE RD	SHD-CR	SHD-CO
50181240	PALM COURT HOLDINGS INC	12545 W BELL RD	SHD-CC	SHD-CO
50181097A	PATEL PARTNERSHIP	12477 W BELL RD	SHD-CC	SHD-CO
50118034A	PENA FAMILY LIVING TRUST	12841 W COTTONWOOD ST	SHD-IP	SHD-CO
50118039D	PENA FAMILY LIVING TRUST		SHD-IP	SHD-CO
50118039E	PENA FAMILY LIVING TRUST		SHD-IP	SHD-CO
50122003	PENA GUADALUPE/NATIVIDAD	12841 W GRAND AV	SHD-CC	SHD-CO
50119017	PETERSON WILLIAM L	13073 W GRAND AV	SHD-CC	SHD-CO
50119018	PETERSON WILLIAM L		SHD-CC	SHD-CO
50119019	PETERSON WILLIAM L	13059 W GRAND AV	SHD-CC	SHD-CO
50119020	PETERSON WILLIAM L	13066 W MARKET ST	SHD-CC	SHD-CO
50119060	PREMIER REALTY HOLDINGS LP	13052 W CENTRAL ST	SHD-CR	SHD-CO
50181099L	QUILCEDA VILLA LIMITED PARTNERSHIP	12350 W BOLA DR 101	SHD-RH	SHD-CO
50118039K	RED EAGLE ENTERPRISES INC		SHD-IP	SHD-CO
50181297	RIVERA SYLVIA P		SHD-RL-5	SHD-CO
50181296	RIVERA SYLVIA P/ ENRIQUEZ MARIA MAGDALENA	16426 N GREASEWOOD ST	SHD-RL-5	SHD-CO
50122008	ROBERTS DONALD HENRY	12801 W GRAND AV	SHD-CC	SHD-CO

APN	OWNER NAME	ADDRESS	SHD ZONING DISTRICT	SHD ZONING OVERLAY
50122009	ROBERTS DONALD HENRY	12838 W MARKET ST	SHD-CC	SHD-CO
50123102D	SAGUARO HEIGHTS LTD PARTNERSHIP	15427 N JERRY ST	SHD-RH	SHD-CO
50123104D	SAGUARO HEIGHTS LTD PARTNERSHIP	15433 N JERRY ST	SHD-RH	SHD-CO
50181236	SANDPIPER RESTAURANTS OF AZ LMTD PART	12555 W BELL RD	SHD-CC	SHD-CO
50119061	SPEAR STREET EQUITIES LLC	13022 W CENTRAL ST	SHD-CR	SHD-CO
50119032	SQUIRES THOMAS W	12967 W GRAND AV	SHD-CC	SHD-CO
50119033	SQUIRES THOMAS W	12959 W GRAND AV	SHD-CC	SHD-CO
50119034	SQUIRES THOMAS W	12951 W GRAND AV	SHD-CC	SHD-CO
50119062	SUCCESS SCHOOL	16025 N DYSART RD	SHD-CC	SHD-CO
50181226	SUN CITY AREA INTERFAITH SERVICES INC	16752 N GREASEWOOD ST	PAD	SHD-CO
50181227	SUN CITY AREA INTERFAITH SERVICES INC		PAD	SHD-CO
50118003F	SUN RIDGE CONGREGATION OF JEHOVAHS WITNESS	13016 W ELM ST	SHD-RL-5	SHD-CO
50118018M	SUN RIDGE CONGREGATION OF JEHOVAHS WITNESS		SHD-RL-5	SHD-CO
50118018N	SUN RIDGE CONGREGATION OF JEHOVAHS WITNESS		SHD-RL-5	SHD-CO
50179034	SURPRISE CITY OF	15815 N NASH ST	SHD-RL-5	SHD-CO
50181228	SURPRISE CITY OF	12425 W BELL RD D	SHD-CC	SHD-CO
50181229	SURPRISE CITY OF	12425 W BELL RD D	SHD-CC	SHD-CO
50181230	SURPRISE CITY OF		SHD-CC	SHD-CO
50122024A	SURPRISE CITY OF	12662 W MARKET ST	SHD-CC	SHD-CO
50181107F	SURPRISE CITY OF	16752 N GREASEWOOD ST	PAD	SHD-CO
50181107G	SURPRISE CITY OF	16752 N GREASEWOOD ST	PAD	SHD-CO
50179039A	SURPRISE TOWN OF	15832 N HOLLYHOCK ST	SHD-CC	SHD-CO
50180038B	SURPRISE TOWN OF	15626 N HOLLYHOCK ST	SHD-CC	SHD-CO
50181020Y	SURPRISE TOWN OF	16705 N NASH ST	SHD-RL-5	SHD-CO
50181234	SWT ARIZONA INVESTMENTS LLC	12621 W BELL RD	SHD-CC	SHD-CO
50122006	TERRONES LUCY D TR	12817 W GRAND AV	SHD-CC	SHD-CO
50122007	TERRONES LUCY D TR	12809 W GRAND AV	SHD-CC	SHD-CO
50122011B	TERRONES LUCY D TR	12779 W GRAND AV	SHD-CC	SHD-CO
50123109L	TOWNSITE HOLDINGS LLC		SHD-CC	SHD-CO
50178065B	TRUJILLO GULMARO M/LUZ D TR		SHD-RL-5	SHD-CO
50178070D	TRUJILLO GULMARO M/LUZ D TR		SHD-CN	SHD-CO
50178078D	TUSCANY LLC		SHD-RL-5	SHD-CO
50178078E	TUSCANY LLC		SHD-RL-5	SHD-CO
50178078F	TUSCANY LLC	15844 N EL MIRAGE RD	SHD-RL-5	SHD-CO
50118018F	VASQUEZ ALFONSO/OLGA J	16643 N DYSART RD	SHD-RL-5	SHD-CO
50119039	VENCES ROGELIO MORALES	12919 W GRAND AV	SHD-CC	SHD-CO
50180034C	VERA SALVADOR G		SHD-RL-5	SHD-CO
50181245	WAM SURPRISE LP	12635 W SMOKEY DR 100	SHD-CC	SHD-CO
50181246	WAM SURPRISE LP	12635 W SMOKEY DR 101	SHD-CC	SHD-CO
50181247	WAM SURPRISE LP	12635 W SMOKEY DR 102	SHD-CC	SHD-CO
50181248	WAM SURPRISE LP	12635 W SMOKEY DR 103	SHD-CC	SHD-CO
50181249	WAM SURPRISE LP	12635 W SMOKEY DR 104	SHD-CC	SHD-CO
50181250	WAM SURPRISE LP	12635 W SMOKEY DR 105	SHD-CC	SHD-CO
50181251	WAM SURPRISE LP	12635 W SMOKEY DR 106	SHD-CC	SHD-CO
50181252	WAM SURPRISE LP	12635 W SMOKEY DR 107	SHD-CC	SHD-CO
50181253	WAM SURPRISE LP	12635 W SMOKEY DR 108	SHD-CC	SHD-CO
50181254	WAM SURPRISE LP	12635 W SMOKEY DR 109	SHD-CC	SHD-CO
50181255	WAM SURPRISE LP	12647 W SMOKEY DR 110	SHD-CC	SHD-CO

APN	OWNER NAME	ADDRESS	SHD ZONING DISTRICT	SHD ZONING OVERLAY
50181256	WAM SURPRISE LP	12647 W SMOKEY DR 111	SHD-CC	SHD-CO
50181257	WAM SURPRISE LP	12647 W SMOKEY DR 112	SHD-CC	SHD-CO
50181258	WAM SURPRISE LP	12647 W SMOKEY DR 113	SHD-CC	SHD-CO
50181259	WAM SURPRISE LP	12647 W SMOKEY DR 114	SHD-CC	SHD-CO
50181260	WAM SURPRISE LP	12647 W SMOKEY DR 115	SHD-CC	SHD-CO
50181261	WAM SURPRISE LP	12647 W SMOKEY DR 116	SHD-CC	SHD-CO
50181262	WAM SURPRISE LP	12647 W SMOKEY DR 117	SHD-CC	SHD-CO
50181263	WAM SURPRISE LP	12647 W SMOKEY DR 119	SHD-CC	SHD-CO
50181264	WAM SURPRISE LP	12675 W SMOKEY DR 120	SHD-CC	SHD-CO
50181265	WAM SURPRISE LP	12675 W SMOKEY DR 121	SHD-CC	SHD-CO
50181266	WAM SURPRISE LP	12675 W SMOKEY DR 122	SHD-CC	SHD-CO
50181267	WAM SURPRISE LP	12675 W SMOKEY DR 123	SHD-CC	SHD-CO
50181268	WAM SURPRISE LP	12675 W SMOKEY DR 124	SHD-CC	SHD-CO
50181269	WAM SURPRISE LP	12675 W SMOKEY DR 125	SHD-CC	SHD-CO
50181270	WAM SURPRISE LP	12691 W SMOKEY DR 126	SHD-CC	SHD-CO
50181271	WAM SURPRISE LP	12691 W SMOKEY DR 127	SHD-CC	SHD-CO
50181272	WAM SURPRISE LP	12691 W SMOKEY DR 128	SHD-CC	SHD-CO
50181273	WAM SURPRISE LP	12691 W SMOKEY DR 130	SHD-CC	SHD-CO
50181274	WAM SURPRISE LP	12691 W SMOKEY DR 131	SHD-CC	SHD-CO
50181275	WAM SURPRISE LP	12711 W SMOKEY DR 134	SHD-CC	SHD-CO
50181276	WAM SURPRISE LP	12711 W SMOKEY DR 135	SHD-CC	SHD-CO
50181277	WAM SURPRISE LP	12711 W SMOKEY DR 136	SHD-CC	SHD-CO
50181278	WAM SURPRISE LP	12711 W SMOKEY DR 137	SHD-CC	SHD-CO
50181279	WAM SURPRISE LP	12711 W SMOKEY DR 138	SHD-CC	SHD-CO
50181280	WAM SURPRISE LP	12711 W SMOKEY DR 139	SHD-CC	SHD-CO
50181281	WAM SURPRISE LP	12665 W SMOKEY DR 140	SHD-CC	SHD-CO
50181282	WAM SURPRISE LP	12665 W SMOKEY DR 141	SHD-CC	SHD-CO
50181283	WAM SURPRISE LP	12665 W SMOKEY DR 142	SHD-CC	SHD-CO
50181284	WAM SURPRISE LP	12665 W SMOKEY DR 143	SHD-CC	SHD-CO
50181285	WAM SURPRISE LP	12665 W SMOKEY DR 144	SHD-CC	SHD-CO
50181286	WAM SURPRISE LP	12665 W SMOKEY DR 145	SHD-CC	SHD-CO
50181287	WAM SURPRISE LP	12659 W SMOKEY DR 146	SHD-CC	SHD-CO
50181288	WAM SURPRISE LP	12659 W SMOKEY DR 147	SHD-CC	SHD-CO
50181289	WAM SURPRISE LP	12659 W SMOKEY DR 148	SHD-CC	SHD-CO
50181290	WAM SURPRISE LP	12659 W SMOKEY DR 149	SHD-CC	SHD-CO
50181291	WAM SURPRISE LP	12659 W SMOKEY DR 150	SHD-CC	SHD-CO
50181292	WAM SURPRISE LP	12659 W SMOKEY DR 151	SHD-CC	SHD-CO
50181293	WAM SURPRISE LP	12639 W SMOKEY DR	SHD-CC	SHD-CO
50123113B	WILLIAMS COREY L	15644 N EL MIRAGE RD	SHD-RL-5	SHD-CO
50118079C	ZA'HAV LLC	12775 W BELL RD 100	SHD-CC	SHD-CO

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: FS16-149 Surprise Heritage District

OVERALL PUBLIC INVOLVEMENT LEVEL:

This project began with interactive visioning sessions and surveys. Feedback was received from residents of the OTS. Staff made regular presentations at the monthly District 4 meetings with Councilwoman Villanueva.

IDENTIFY STAKEHOLDERS:

The Surprise Heritage Districts incorporates all properties within the Original Townsite. This includes residential, commercial, and municipal properties.

OBJECTIVES:

The purpose of this district is to enhance and protect the historic character of the residential core while providing infill opportunities and encouraging redevelopment for both residential and commercial areas that further reflect the historic character of the area.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) January 2015 - June 2016
Future Council Work Session/Meetings target dates June 21, 2016
Election dates (if applicable)
Project start/completion dates

Communication Tools and Technique options: (which do you plan to use?)

- ☑ Press releases
- ☑ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☑ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☑ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☐ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☑ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☑ Website updates

CITY OF SURPRISE
Planning and Zoning Commission

June 16, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 16, 2016	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Discussion pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):