



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Addendum B**  
**Staff Report Z-86-18-2**  
**September 9, 2019**

<b><u>Deer Valley Village Planning Committee Meeting Date:</u></b>	September 19, 2019
<b><u>Planning Commission Hearing Date:</u></b>	October 3, 2019
<b>Request From:</b>	<u>S-1</u> (Ranch or Farm Residence) (18.13 acres)
<b>Request To:</b>	<u>CP / GCP</u> (Commerce Park / General Commerce Park) (18.13 acres)
<b>Proposed Use:</b>	Recreational Vehicle and Boat Storage Facility
<b>Location:</b>	Northeast and southeast corners of Black Canyon Highway and the Dynamite Boulevard alignment
<b>Owner:</b>	The Prescott Valley Company
<b>Applicant:</b>	Fortress RV Storage, LLC - Mark Temen
<b>Representative:</b>	Lazarus, Silvyn, & Bangs, PC
<b>Staff Recommendation:</b>	Approval, subject to stipulations

The purpose of this addendum is to address modifications made by the applicant to the size and application area, which subsequently resulted in changes to the provided site plan. In addition, the addendum incorporates stipulations that had been proposed prior to the hearing before the Phoenix City Council on July 3, 2019.

On July 3, the City Council held a public hearing on the request, but ultimately decided to remand the case back to the Deer Valley VPC and Planning Commission so that a formal recommendation could be made by the Deer Valley VPC.

The applicant has since updated their site plan and request area to include an additional 7.12 acres to the east for a total request of 18.13 acres. The updated site plan reconfigures the layout of the proposed development to move the majority of the proposed recreational vehicle and boat storage facility away from the multifamily residential development to the north. The most northern parcels remain in the rezoning request but are not included as part of the proposed recreational vehicle and boat

storage development, as shown on the updated site plans date stamped August 16, 2019 and September 9, 2019.

Staff has updated the stipulations for appropriateness with the revised plan. The proposed changes are as follows:

- a. Updated the date of the site plan in Stipulation No. 1 regarding general conformance to the site plan
- b. Eliminated Stipulation Nos. 5 and 6 regarding additional landscape setbacks because the proposed setbacks are included in the site plan stipulated to general conformance in Stipulation No. 1.
- c. Remove previous Stipulation Nos. 15 and 18 regarding hours of access to the northern portion of the site and dedication of public access along the southern portion of the property due to reconfiguration of proposed storage facility.
- d. Updated requirement for wall height adjacent to eastern property line in new Stipulation No. 14 due to site reconfiguration.
- e. Added a stipulation requiring the applicant to submit a site plan and building elevations for the northern portion of the site. The proposed language contained in Stipulation No. 16 requires review and approval through a public hearing process.

Prior to the City Council meeting on July 3, 2019, the applicant worked with nearby residents and requested an additional stipulation limiting operating hours. In addition, staff clarified the intent of a stipulation regarding maintenance facilities on the site. These modifications were included in the July 2, 2019 memo from the Planning and Development Director to the City Council and incorporated below in **BOLD** font below.

Further, this addendum contains additional letters of correspondence and a petition which is included as an exhibit to the addendum. Some of this correspondence was provided to the Deer Valley Village Planning Committee previously but was not formally included in the original staff report.

Staff recommends approval of the request subject to the stipulations below based on the revised request. These proposed revisions are shown in **RED BOLD** font for clarity

#### **Revised Stipulations:**

1. The development shall be in general conformance with the **MASTER** site plan **AND THE ZONING EXHIBITS WITH SETBACKS PLAN** date stamped ~~January 29, 2019, MARCH 8, 2019~~ **SEPTEMBER 9, 2019**, as modified by the following stipulations and as approved by the Planning and Development Department.
2. Drought tolerant, 3-inch caliper evergreen trees 20 feet on center or in equivalent groupings shall be provided in the landscape setback areas, as

approved by the Planning and Development Department.

3. All perimeter walls shall incorporate stone veneer, stonework, integral color CMU block or faux stone, and be compatible with the existing wall on the northern most property lines, as approved by the Planning and Development Department.
4. A minimum landscape setback of 30 feet shall be required along the west property lines, as approved by the Planning and Development Department.
5. ~~A minimum landscape setback of 20 feet shall be required along the north and south property lines, as approved by the Planning and Development Department.~~
6. ~~Minimum landscape setbacks shall be provided as follows along the eastern property line as depicted in the setback exhibit dated January 29, 2019 and as approved by the Planning and Development Department.~~
  - a. ~~A minimum setback of 20 feet for the northern 420 feet.~~
  - b. ~~A minimum setback of 15 feet for the middle 343 feet.~~
  - c. ~~A minimum setback of 10 feet for the southern 160 feet, terminating at the 20-foot landscape setback along the southern property line.~~
7. The developer shall coordinate access and frontage requirements with the Arizona Department of Transportation.
8. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.
9. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
10. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
11. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-

foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

- ~~42.~~ 10. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.
- ~~43.~~ 11. NO **MECHANICAL OR BODY REPAIR/MAINTENANCE** FACILITIES SHALL BE PERMITTED ON THE PREMISES **AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT**.
- ~~44.~~ 12. LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND DEFLECTORS TO REFLECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO A MAXIMUM OF ONE-HALF FOOT CANDLE AT THE NORTH AND EAST PROPERTY LINES.
- ~~45.~~ STORAGE ACCESS TO THE NORTH PORTION OF THE SITE, FOR PHASE II OF THE DEVELOPMENT, SHALL HAVE LIMITED HOURS FROM 7:00 A.M. TO 9:00 P.M.
- ~~46.~~ 13. **STORAGE ACCESS TO THE SOUTH PORTION OF THE SITE (APNS 205-01-001E, 205-01-011H AND 205-01-011X AS SHOWN ON THE ZONING EXHIBITS WITH SETBACKS PLAN DATE STAMPED SEPTEMBER 9, 2019), FOR PHASE I OF THE DEVELOPMENT, SHALL HAVE LIMITED HOURS FROM 5:00 A.M. TO 10:00 P.M.**
- ~~46.~~ 14. THE MINIMUM WALL HEIGHT ALONG THE SOUTH **PROPERTY LINES** AND **THE EAST PROPERTY LINES ADJACENT TO MULTIFAMILY RESIDENTIAL ZONING** SHALL BE NO LESS THAN 8 FEET.
- ~~48.~~ **A MINIMUM 25-FOOT PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG THE SOUTH PORTION OF THE SITE, TO ALLOW FOR UTILITIES AND ACCESS TO THE PROPERTIES TO THE SOUTH AND EAST AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- 15. FOR THE FUTURE GENERAL COMMERCE PARK OPTION DEVELOPMENT AREA (APNS 204-23-001A AND 204-23-009D AS SHOWN ON THE ZONING EXHIBITS WITH SETBACKS PLAN DATE STAMPED SEPTEMBER 9, 2019), A CONCEPTUAL SITE PLAN AND BUILDING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY THE PLANNING**



**HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

**Writer**

Nick Klimek

September 9, 2019

**Team Leader**

Samantha Keating

**Exhibits**

Updated Sketch Map

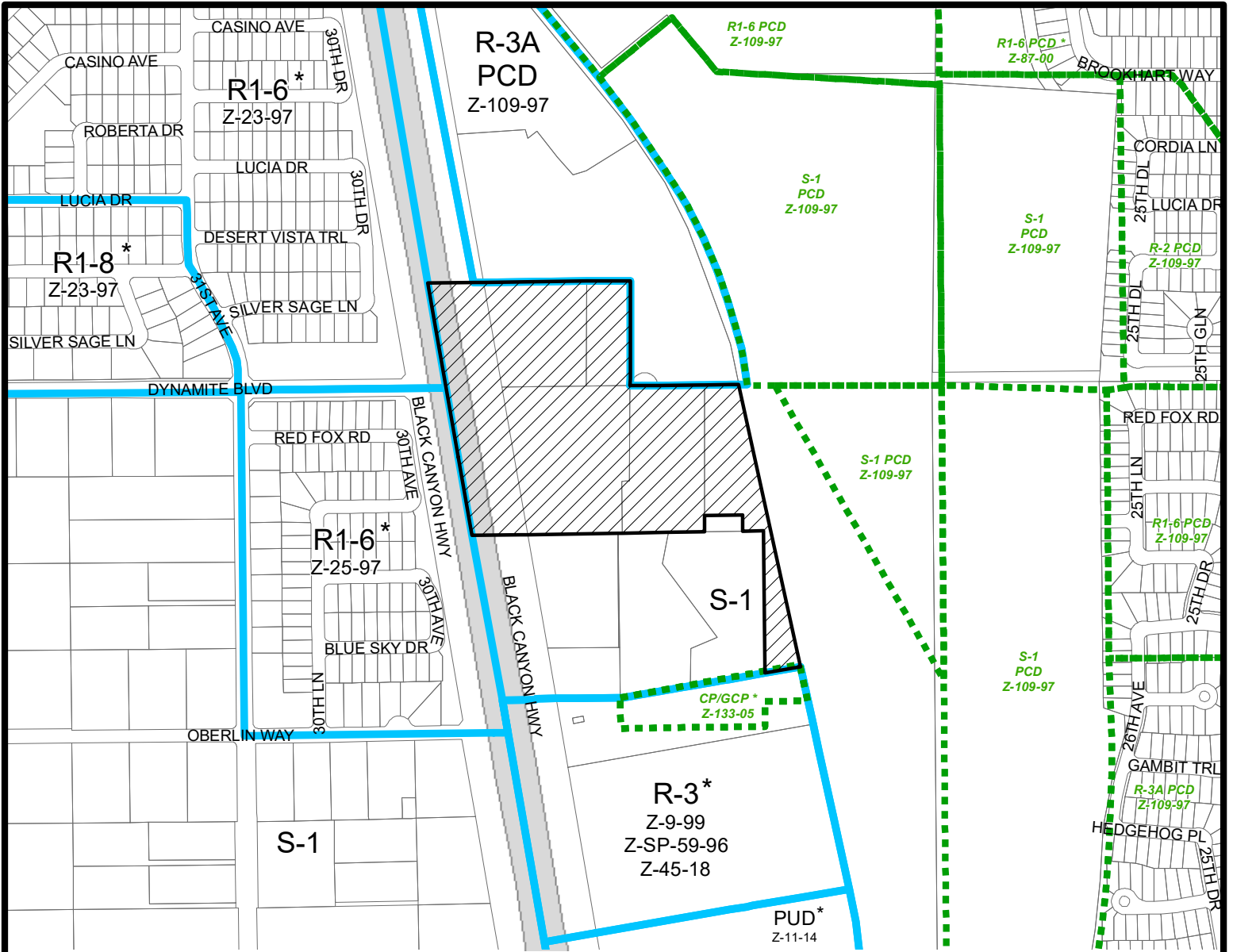
Updated Sketch Map Aerial

Master Site Plan and Zoning Exhibits with Setbacks Depicted Plan date stamped September 9, 2019 (2 pages)

Sales Office Floor Plan, Sales Office Exterior Elevations, RV Canopy & RV Garage Typical Elevations, Site Wall / Entry Elevations, Entry Gate Elevation and Landscape

Plan date stamped August 16, 2019 (7 pages)

Community Correspondence (169 pages)



Miles

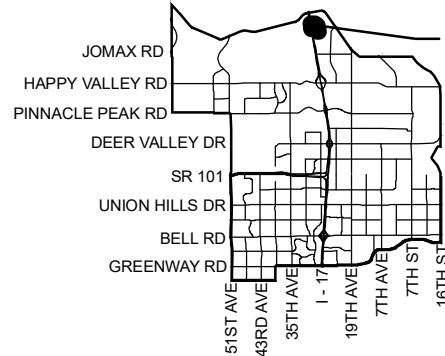
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**DEER VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 2



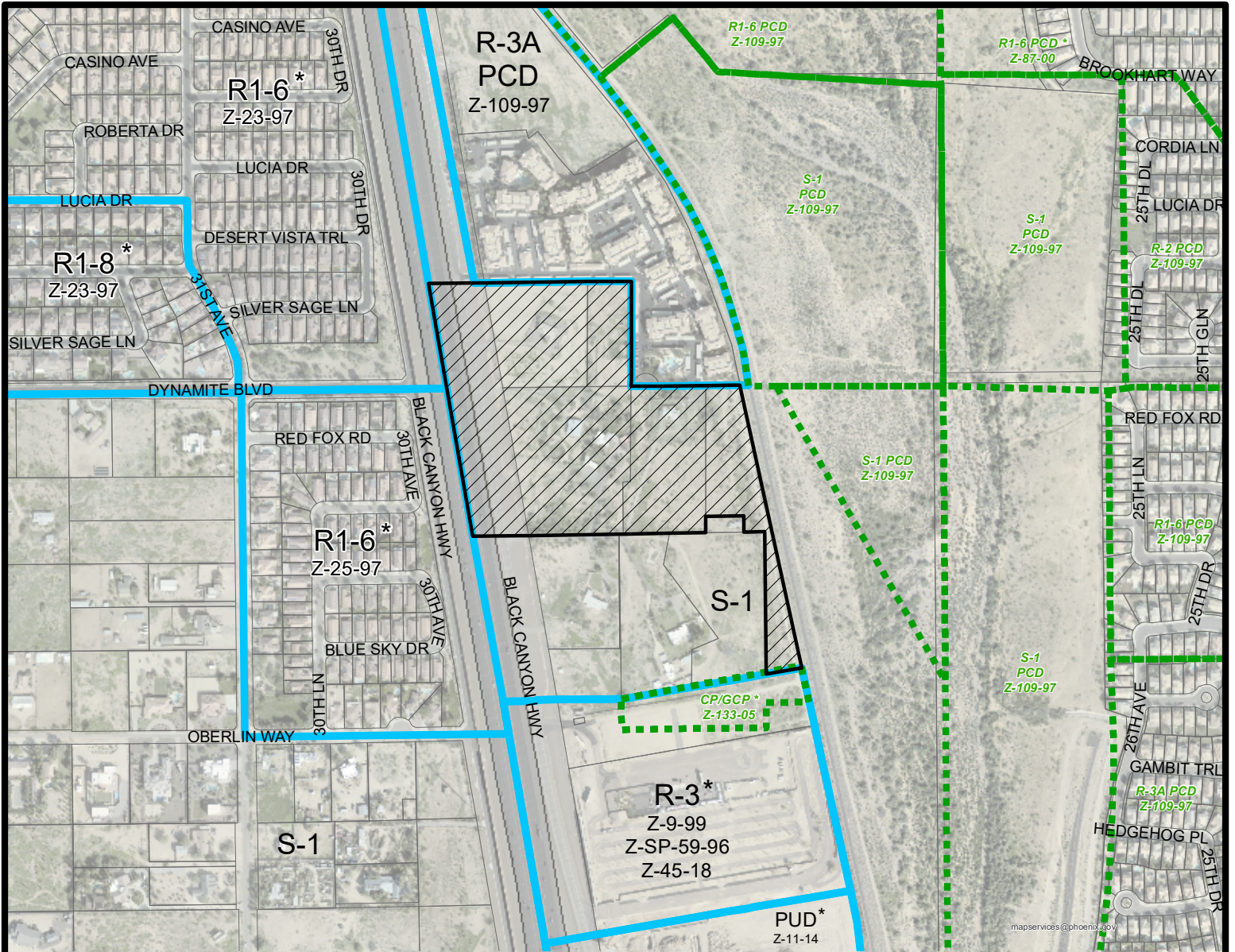
**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



Z-86-18

<b>APPLICANT'S NAME:</b> Fortress RV Storage LLC - Mark Temen		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-86-18		<b>FROM:</b> S-1 ( 18.13 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>18.13 Acres</b>		<b>TO:</b> CP/GCP ( 18.13 a.c.)	
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
S-1		N/A	
CP/GCP		N/A	
<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
S-1		18	
CP/GCP		N/A	

\* Maximum Units Allowed with P.R.D. Bonus



Miles

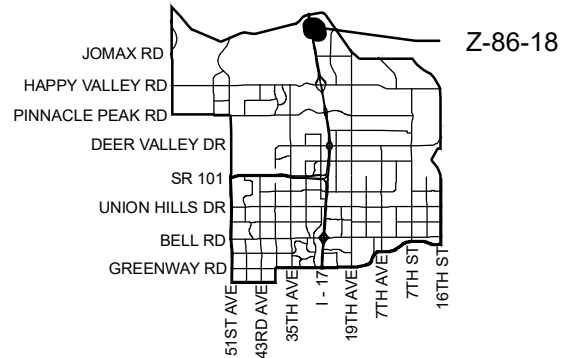
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**DEER VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 2



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Fortress RV Storage LLC - Mark Temen**

APPLICATION NO. **Z-86-18**

DATE: **12/21/2018**

8/22/2019

REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

**18.13 Acres**

AERIAL PHOTO & QUARTER SEC. NO.

**QS 51-22**

ZONING MAP

**P-7**

REQUESTED CHANGE:

FROM: **S-1 ( 18.13 a.c.)**

TO: **CP/GCP ( 18.13 a.c.)**

**MULTIPLES PERMITTED**

**S-1**

**CP/GCP**

**CONVENTIONAL OPTION**

**18**

**N/A**

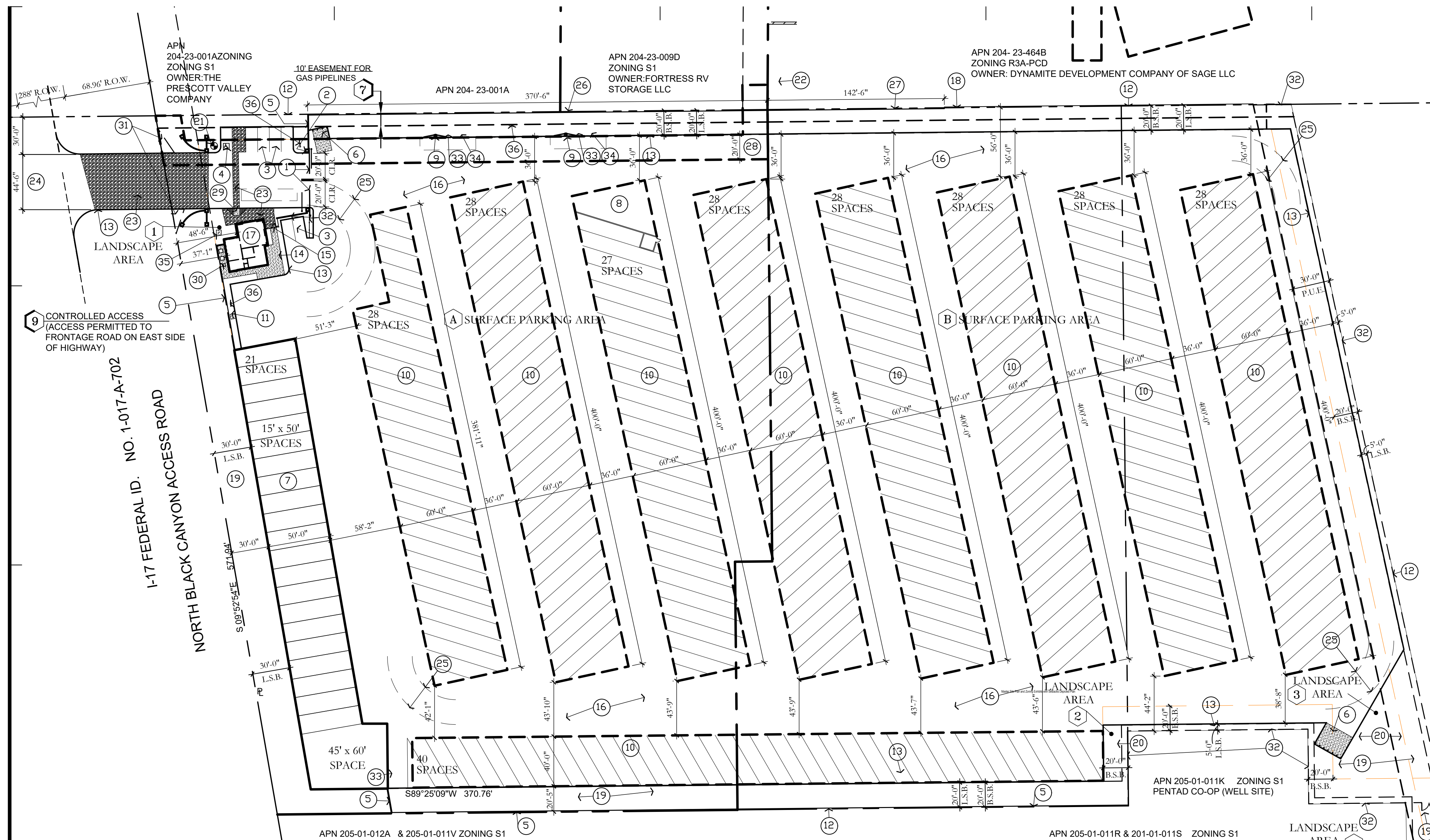
**\* UNITS P.R.D. OPTION**

**N/A**

**N/A**

\* Maximum Units Allowed with P.R.D. Bonus



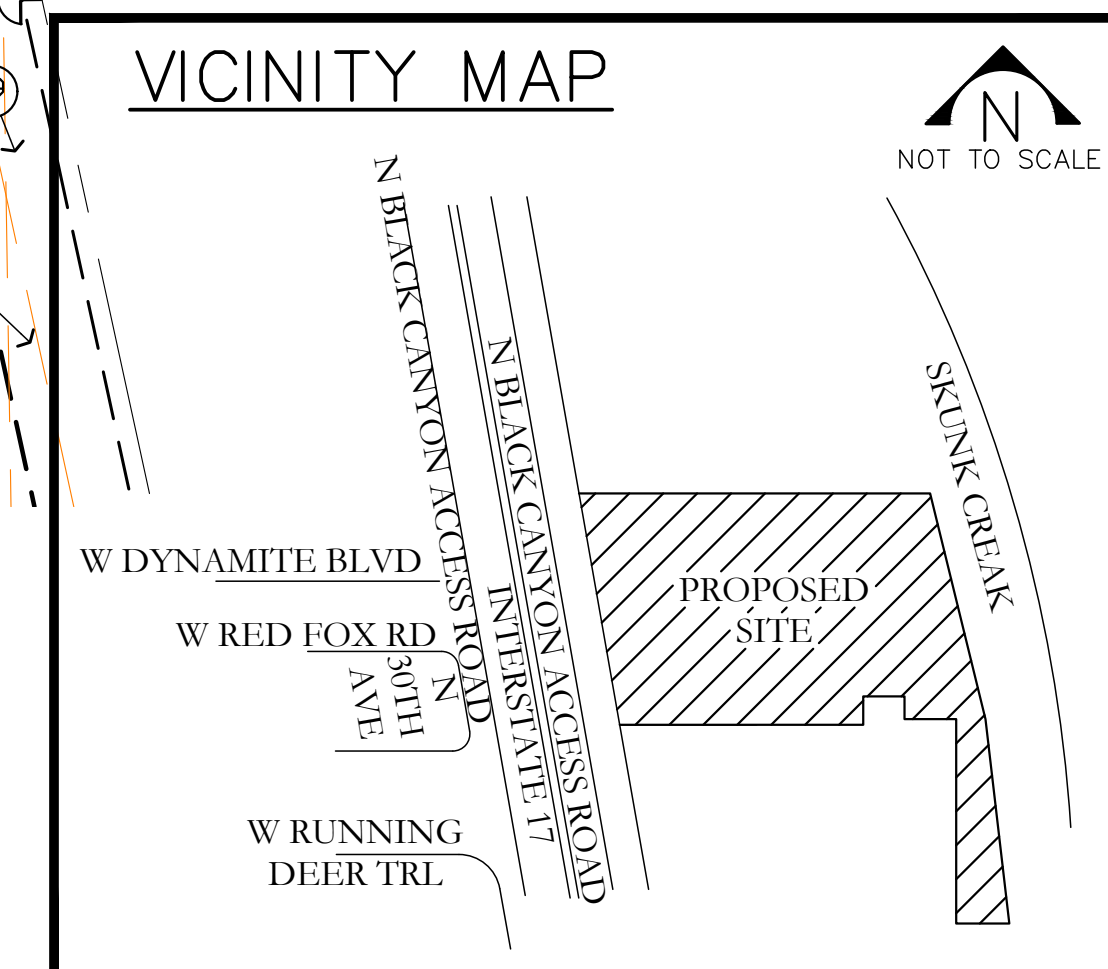


DEVELOPMENT STANDARDS	PROPOSED DEVELOPMENT STANDARDS	APPLICANT/ BUSINESS OWNER: FORTRESS RV STORAGE LLC MARK TEMEN 2211 EAST CAMELBACK ROAD UNIT 607 PHOENIX, ARIZONA 85016 CONTACT: MARK TEMEN P: 602-228-2826
BUILDING SETBACKS/ BUILD-TO-LINES	30' SETBACK ALONG I-17 FRONTAGE (STREET) 20' SETBACKS ALONG ALL OTHER INTERIOR PROPERTY LINES (NOT ON A STREET)	CIVIL ENGINEER: RPA PETE HEMINGWAY PE STEVE LEWIS, PE 5727 N. 7TH STREET SUITE 120 PHOENIX, AZ 85014
LANDSCAPE SETBACKS	30' SETBACK ALONG I-17 FRONTAGE 20' SETBACK ALONG THE NORTH 20' SETBACK ALONG THE SOUTH 5' SETBACK ALONG EAST & AROUND THE SHARED PROPERTY LINES OF THE WELL SITE	ARCHITECT: ON POINT ARCHITECTURE, LLC NICOLE POSTEN, RA 1341 E FAIRFIELD ST. MESA, AZ 85203 P: 480-227-5259
HEIGHT	HEIGHT OF UP TO 18' WITHIN 30' OF PERIMETER LOT LINE, WITH A 1' HEIGHT INCREASE PER EACH 3' OF ADDITIONAL SETBACK	PROPERTY LOCATION 28111 N. BLACK CANYON HWY PHOENIX, AZ 85009 ASSESSOR'S PARCEL NO.s: 205-01-001E, 205-01-011H, & 205-01-011X
AREA CALCULATIONS:	SALES OFFICE BUILDING: 1,103 SF COVERED RV PARKING: 211,040 SF RV GARAGES: 19,023 SF	LOT SIZE: APN 205-01-001E NET: 246,138.80 SF (5.65 AC) GROSS: 260,430.94 SF (5.98 AC) APN 205-01-011H NET: 166,778.93 SF (3.82 AC) GROSS: 166,778.93 SF (3.82 AC) APN 205-01-011X NET: 145,284.38 SF (3.33 AC) GROSS: 145,284.38 SF (3.33 AC) TOTAL: NET: 558,202.11 SF (12.81 AC) GROSS: 572,494.25 SF (13.14 AC)
LOT COVERAGES	BUILDING COVERAGE: 231,166 SF/558,202.11 SF= 41.4% INTERIOR LANDSCAPE AREA: 30,297 SF/ 424,696 SF= 7.1%	LOT SIZE: APN 205-01-001E NET: 246,138.80 SF (5.65 AC) GROSS: 260,430.94 SF (5.98 AC) APN 205-01-011H NET: 166,778.93 SF (3.82 AC) GROSS: 166,778.93 SF (3.82 AC) APN 205-01-011X NET: 145,284.38 SF (3.33 AC) GROSS: 145,284.38 SF (3.33 AC) TOTAL: NET: 558,202.11 SF (12.81 AC) GROSS: 572,494.25 SF (13.14 AC)
PARKING	REQUIRED: 1 SPACE PER 300 SF OF OFFICE= 1,103/300= 4 SPACES PROVIDED: 7 REGULAR SPACES 1 ACCESSIBLE SPACES	CURRENT ZONING: S1 PROPOSED ZONING: CP-GCP GENERAL COMMERCE PARK
<b>TOTALS:</b> SURFACE PARKING AREA: 424,696 SF INTERIOR LANDSCAPE AREA: 30,297 SF		
<b>PROJECT DESCRIPTION</b> THE APPLICANT PROPOSES TO CONSTRUCT (IN 2 PHASES) AND OPERATE AN RV AND BOAT STORAGE FACILITY, OFFERING BOTH ENCLOSED AND CANOPY STORAGE AREAS. VEHICULAR INGRESS AND EGRESS TO AND FROM THE FACILITY WILL OCCUR AT THE NORTH END ALONG THE PROPERTY'S WEST BOUNDARY THROUGH AN ENTRANCE GATE WHICH CONNECTS TO THE I-17 FRONTAGE ROAD. A PROpane STATION AND 2 RV WASTE STATIONS ARE ALSO PROPOSED. UPON RECEIVING REZONING APPROVAL, THE APPLICANT WILL OBTAIN THE NECESSARY USE PERMIT APPROVAL TO OPERATE A RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY IN ACCORDANCE WITH SECTION 626.F.2.Z OF THE ZONING ORDINANCE.		



7 EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: GAS PIPELINE  
RECORDING DATE: OCTOBER 21, 2000  
RECORDING NO: 2000-0638648  
(PLOTTABLE MATTERS SHOWN HEREON)

9 THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT, CONTROL, OR RESTRICT ACCESS TO INTERSTATE HIGHWAY 17, AS SET FORTH IN THE DOCUMENT  
RECORDING DATE: JUNE 27, 2008  
RECORDING NO: 20080572035



**CITY OF PHOENIX**  
SEP 9 2019  
Planning & Development  
Department

**LEGEND**

	Property Line
	Find Survey Monument (See Monument Table)
	Schedule "B" Item
	6 inch Concrete Curb
	Indicates Driveway (means of access)
	Concrete Surface
	Dirt Road
	Fence
	Wall
	Overhead Electric Line
	Down Guy Wire
	Fire Hydrant
	Gas Marker
	Gas Valve
	Guard Post or Gate Post
	Mail Box
	Underground Utility Vault
	Power Pole
	Power Pole W/ Underground Electric
	Sewer Clean Out
	TV Junction Box
	Water Valve
	See Reference Documents
	Measured

**CITY OF PHOENIX SITE PLAN NOTES:**

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

**KEY NOTES**

- ROLLING ENTRY GATE. (APP OPERATION)
- EMERGENCY OVERRIDE KEY PAD.
- TYPICAL 9.5' X 20' PARKING SPACE.
- 9.5' X 20' W/ 5 FOOT WIDE ACCESS: ACCESSIBLE PARKING SPACE.
- 6" MASONRY WALL.
- REFUSE BIN ON 6" X 10' WIDE X 20" DEEP CONC. PAD.
- ENCLOSED RV GARAGE STRUCTURE. 21- 15'X 50' SPACES, 1- 45'X60' SPACE
- RV WASH STATION.
- RV WASTE STATION. (TYPICAL OF 2)
- RV PARKING CANOPY. (263- 12' WIDE PARKING SPACES. 12' x 45' to 12' x 60')
- PROPANE GAS TANK. (FINAL LOCATION PER SITE PLAN REVIEW)
- PROPERTY LINE.
- CAST IN PLACE CONCRETE CURB.
- CONCRETE SIDEWALK.
- PEDESTRIAN GATE WITH KNOX BOX.
- ASPHALT DRIVEWAY.
- SALES OFFICE BUILDING- 1,103 SF
- EXISTING 11 FOOT HIGH SITE WALL ON ADJACENT PARCEL TO REMAIN.
- RETENTION BASIN. SEE CIVIL DRAWINGS.
- INTERIOR LANDSCAPE AREA.
- NEW FIRE HYDRANT.
- EXISTING FIRE HYDRANT.
- STAMPED INTEGRAL COLOR CONCRETE.
- ENTRY DRIVE PER CITY OF PHOENIX STANDARDS
- FIRE TRUCK TURNING RADIUS. 35 FOOT INTERIOR TIRE RADIUS. 55 FOOT EXTERIOR TIRE RADIUS
- 6'- 4-8-16 MASONRY WALL.
- 8'- 8-8-16 MASONRY WALL.
- PROPOSED 20 FOOT UTILITY EASEMENT.
- ADA RAMP.
- MECHANICAL UNIT YARD.
- 10 FOOT X 20 FOOT SIGHT VISIBILITY TRIANGLE.
- 6' WROUGHT IRON FENCE.
- HOSE BIB
- AIR COMPRESSOR
- FLAG POLE
- POLE MOUNTED LIGHT FIXTURE- 20' A.F.F. MOUNTING HEIGHT- TYP OF 3

**LEGAL DESCRIPTION (GROSS PROPERTY)**

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35 WHICH BEARS NORTH 89 DEGREES 25 MINUTES 09 SECONDS EAST A DISTANCE OF 2651.22 FEET FROM THE NORTH QUARTER CORNER THEREOF;  
THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 736.66 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 12 DEGREES 16 MINUTES 47 SECONDS EAST A DISTANCE OF 1102.56 FEET;  
THENCE SOUTH 79 DEGREES 59 MINUTES 08 SECONDS WEST A DISTANCE OF 135.80 FEET;  
THENCE NORTH 00 DEGREES 53 MINUTES 43 SECONDS WEST A DISTANCE OF 537.75 FEET;  
THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS WEST A DISTANCE OF 78.46 FEET;  
THENCE NORTH 00 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 60.13 FEET;  
THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS WEST A DISTANCE OF 145.00 FEET;  
THENCE SOUTH 00 DEGREES 35 MINUTES 34 SECONDS EAST A DISTANCE OF 60.13 FEET;  
THENCE NORTH 00 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 60.13 FEET;  
THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS WEST A DISTANCE OF 685.76 FEET;  
THENCE SOUTH 80 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 25.00 FEET;  
THENCE NORTH 9 DEGREES 52 MINUTES 54 SECONDS EAST A DISTANCE OF 571.69 FEET;  
THENCE NORTH 80 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 25.00 FEET;  
THENCE NORTH 89 DEGREES 25 MINUTES 09 SECONDS EAST A DISTANCE OF 914.98 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.14 ACRES, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS NORTH 89 DEGREES 25 MINUTES 09 SECONDS EAST FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA, AS CALCULATED FROM A RECORD OF SURVEY RECORDED IN BOOK 1385, PAGE 33, MARICOPA COUNTY RECORDS.

**ON POINT ARCHITECTURE**

WWW.ONPOINTARCHITECTURE.COM  
P. 480-227-5259 MESA, ARIZONA

REGISTERED ARCHITECT  
4851 NICOLEE POSTEN  
ARIZONA U.S.A.  
EXPIRES 9/30/2020

DATE	ITEM
11/26/18	ZONING SUBMITTAL 1
01/28/19	ZONING UPDATE
03/07/19	ZONING UPDATE
9/08/19	ZONING UPDATE

2019 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ON POINT ARCHITECTURE, LLC. ANY USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF ON POINT ARCHITECTURE, LLC IS PROHIBITED.  
DRAWING SCALES INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGN CONDITIONS. WRITTEN DIMENSIONS SHALL GOVERN.  
ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED.

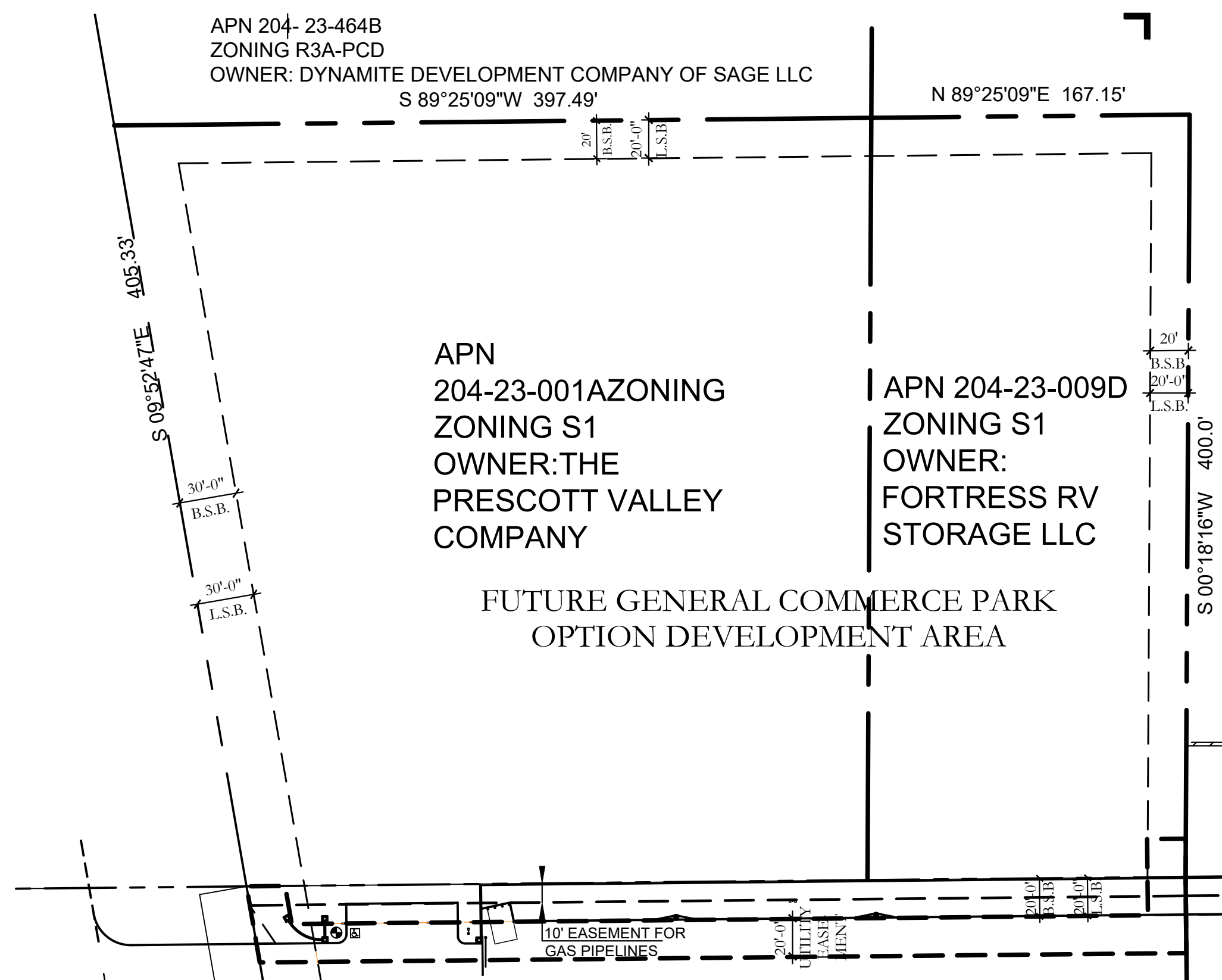
JOB #: 1814

**RV STORAGE FACILITY**  
for  
**FORTRESS RV STORAGE**

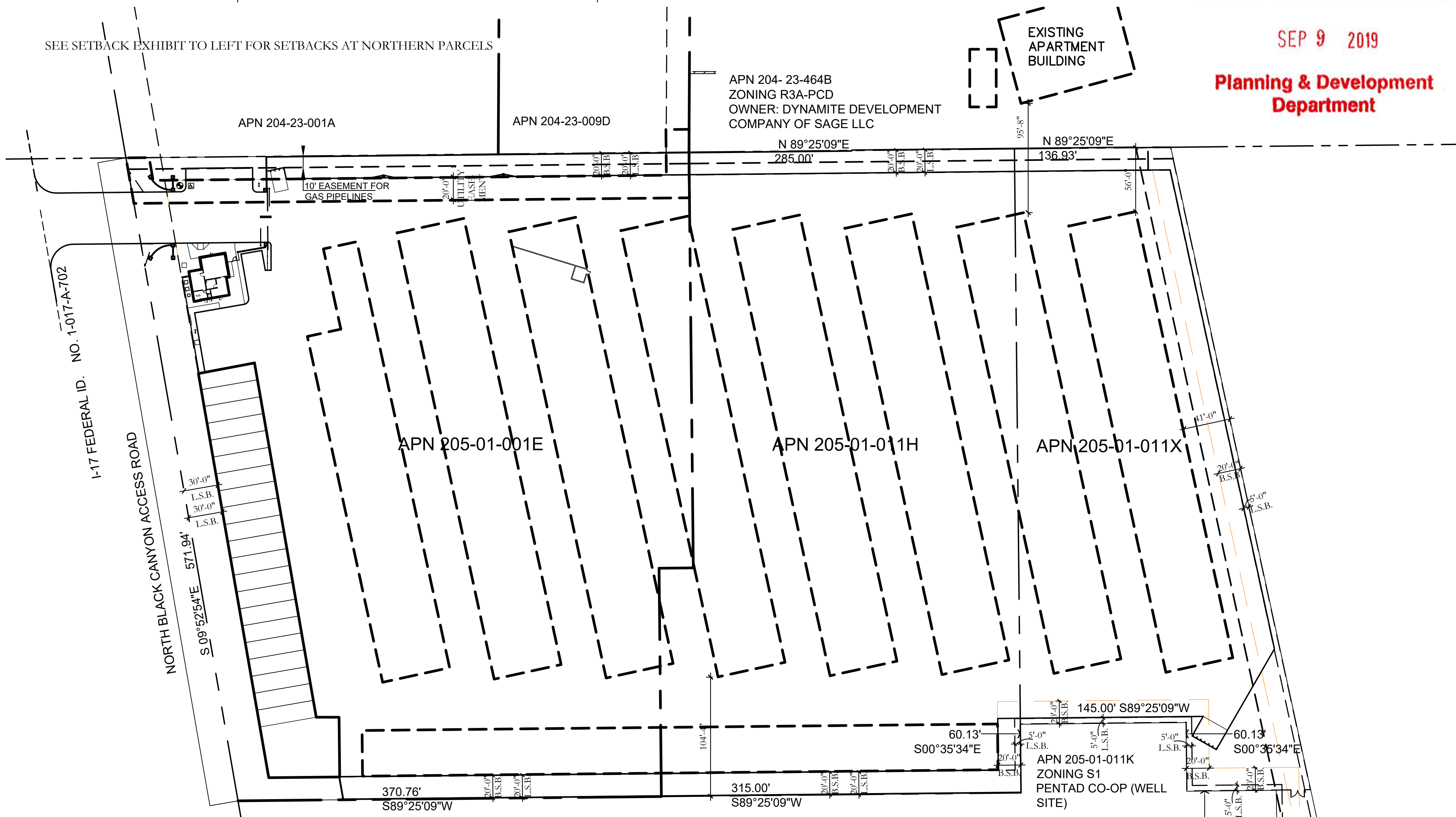
28111 N. BLACK CANYON HWY  
PHOENIX, ARIZONA 85085

DWG NAME: MASTER SITE PLAN  
DWG #: **A1.1**

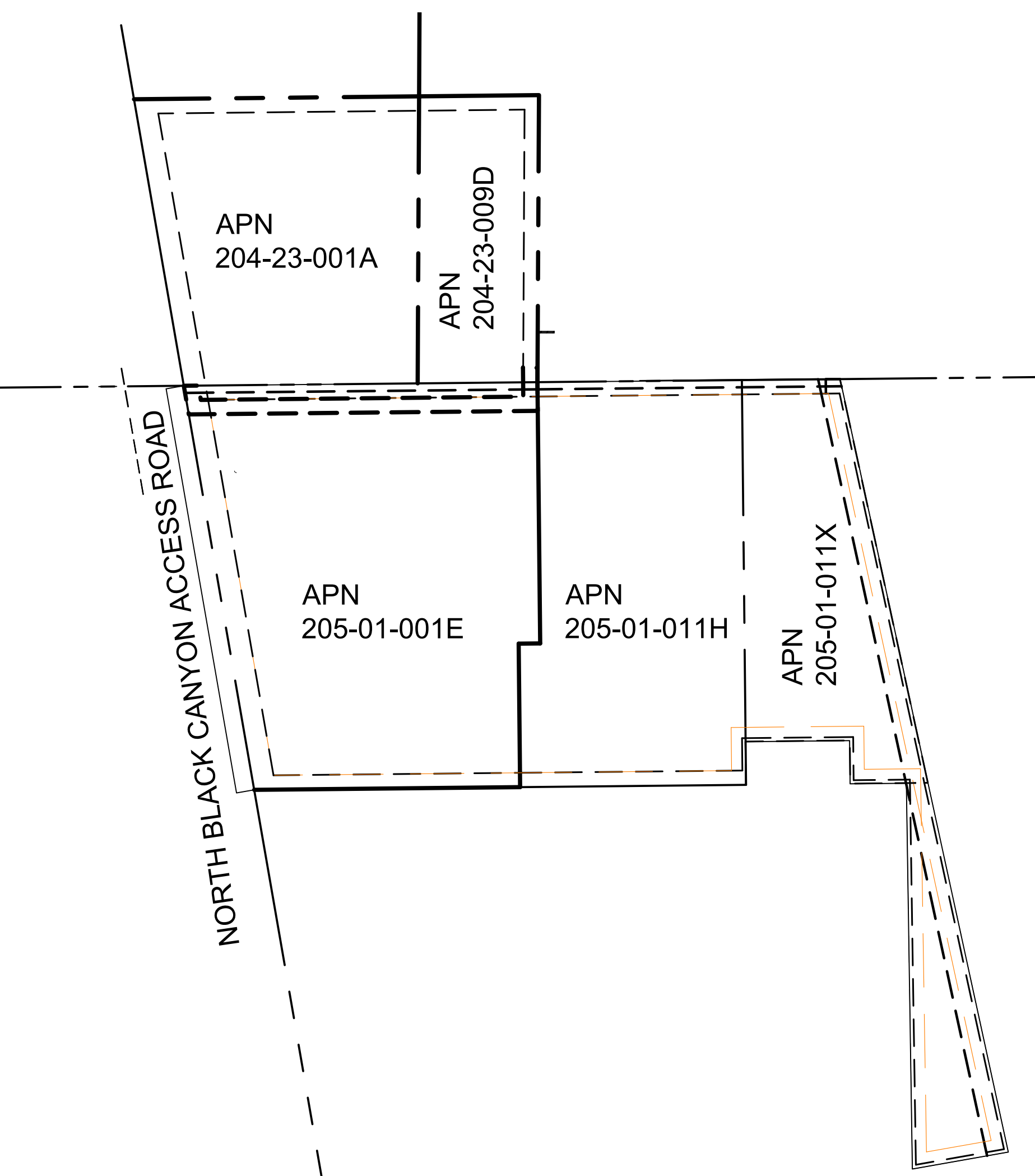




SETBACK EXHIBIT- cont.  
SCALE: 1" = 60'



REZONING EXHIBIT  
SCALE: 1" = 60'



REZONING EXHIBIT KEY MAP- ALL PARCELS  
SCALE: 1" = 150'

**LEGAL DESCRIPTION ALL 5 PARCELS**

**GROSS PROPERTY AREA**  
A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 35 AND A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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THENCE NORTH 9 DEGREES 52 MINUTES 54 SECONDS EAST A DISTANCE OF 571.69 FEET;

THENCE NORTH 9 DEGREES 52 MINUTES 07 SECONDS WEST A DISTANCE OF 405.32 FEET;

THENCE NORTH 80 DEGREES 07 MINUTES 53 SECONDS EAST A DISTANCE OF 25.00 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 09 SECONDS EAST A DISTANCE OF 564.64 FEET;

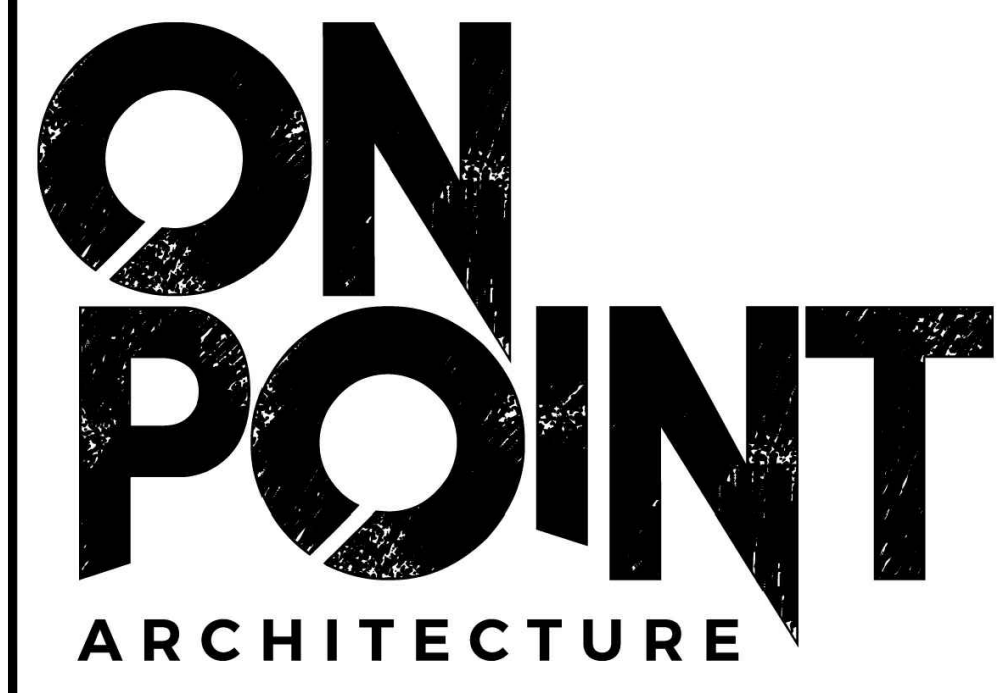
THENCE SOUTH 00 DEGREES 18 MINUTES 16 SECONDS WEST A DISTANCE OF 400.05 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 09 SECONDS EAST A DISTANCE OF 421.93 FEET TO THE POINT OF BEGINNING.

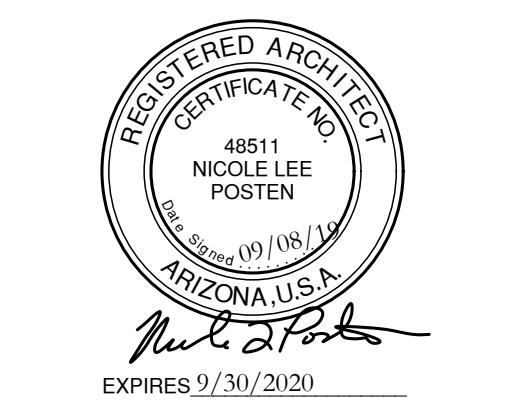
THE ABOVE DESCRIBED PARCEL CONTAINS 17.16 ACRES, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS NORTH 89 DEGREES 25 MINUTES 09 SECONDS EAST FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA, AS CALCULATED FROM A RECORD OF SURVEY RECORDED IN BOOK 1385, PAGE 33, MARICOPA COUNTY RECORDS.

APN NUMBERS		CURRENT ZONING: S1
APN 205-01-001E	APN 204-23-009D	PROPOSED ZONING: CP-GCP
NET: 246,138.80 SF (5.65 AC)	NET: 66,835.16 SF (1.53 AC)	GENERAL COMMERCE PARK
GROSS: 260,430.94 SF (5.98 AC)	GROSS: 66,835.16 SF (1.53 AC)	
APN 205-01-011H	APN 204-23-001A	
NET: 166,778.93 SF (3.82 AC)	NET: 144,701.93 SF (3.32 AC)	
GROSS: 166,778.93 SF (3.82 AC)	GROSS: 154,834.89 SF (3.55 AC)	
APN 205-01-011X	TOTAL:	
NET: 145,284.38 SF (3.33 AC)	NET: 769,739.19 SF (17.67 AC)	
GROSS: 145,284.38 SF (3.33 AC)	GROSS: 794,164.30 SF (18.23 AC)	



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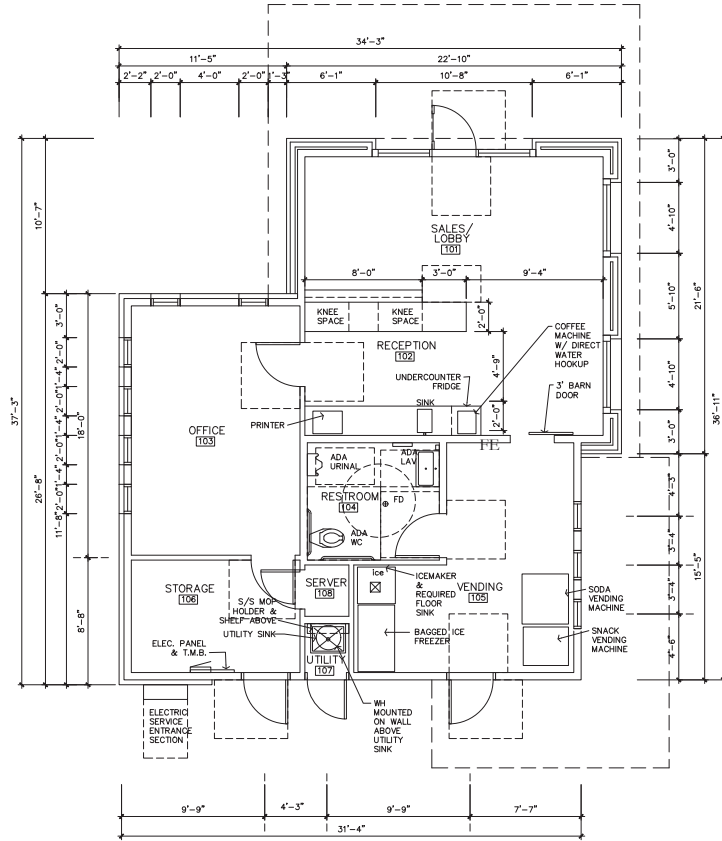


DATE	ITEM
8/15/19	ZONING UPDATE
9/08/19	ZONING UPDATE

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JOB #: 1814  
**RV STORAGE FACILITY**  
for  
**FORTRESS RV STORAGE**  
2811 N. BLACK CANYON HWY  
PHOENIX, ARIZONA 85085

DWG NAME: ZONING EXHIBITS WITH SETBACKS DEPICTED  
DWG #: **A0**



CITY OF PHOENIX  
 AUG 16 8 2018  
 Planning & Development  
 Department

**SALES OFFICE FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**WALL SCHEDULE:**

- TYPICAL EXTERIOR WALL: 6" STL STUDS @ 16" O.C. W/ R-19 BATT INSULATION FULL HEIGHT, 8-4-16 CMU WANSKOT UP TO 10'-8" HEIGHT, W/ ONE-KOTE STUCCO ON METAL LATH ON 2- LAYERS BUILDING WRAP ON 1" INSULATION BOARD ON WALL SHEATHING PER G.S.N. - 1/2" GYP BOARD INTERIOR FACE
- TYPICAL EXTERIOR WALL-MANUFACTURED STONE VENEER THIN SET ON METAL LATH ON 2- LAYERS BUILDING WRAP ON 1" INSULATION BOARD ON WALL SHEATHING PER G.S.N. ON 6" STL STUDS @ 16" O.C. W/ R-19 BATT INSULATION FULL HEIGHT, - 1/2" GYP BOARD INTERIOR FACE
- TYPICAL EXTERIOR WALL: 6" STL STUDS @ 16" O.C. W/ R-19 BATT INSULATION FULL HEIGHT, W/ ONE-KOTE STUCCO ON METAL LATH ON 2- LAYERS BUILDING WRAP ON 1" INSULATION BOARD ON WALL SHEATHING PER G.S.N. - 1/2" GYP BOARD INTERIOR FACE

PRINTED: 11/16/2018

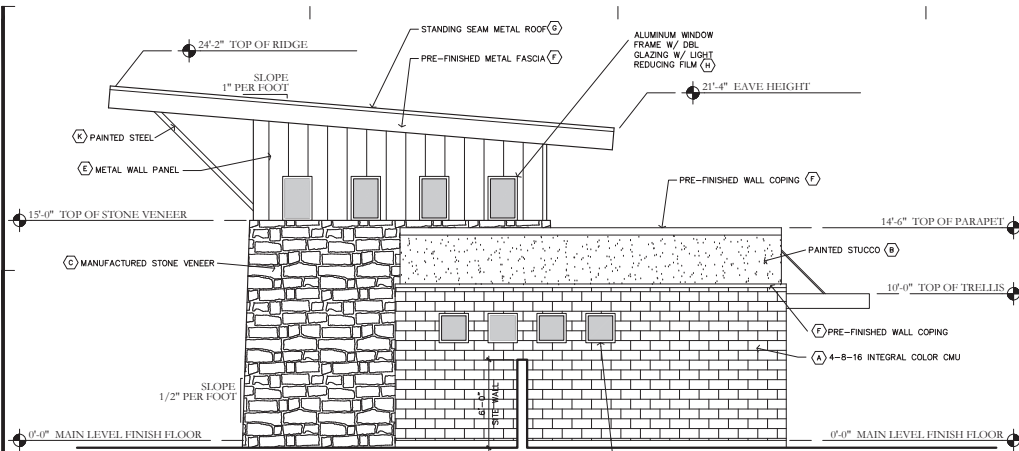


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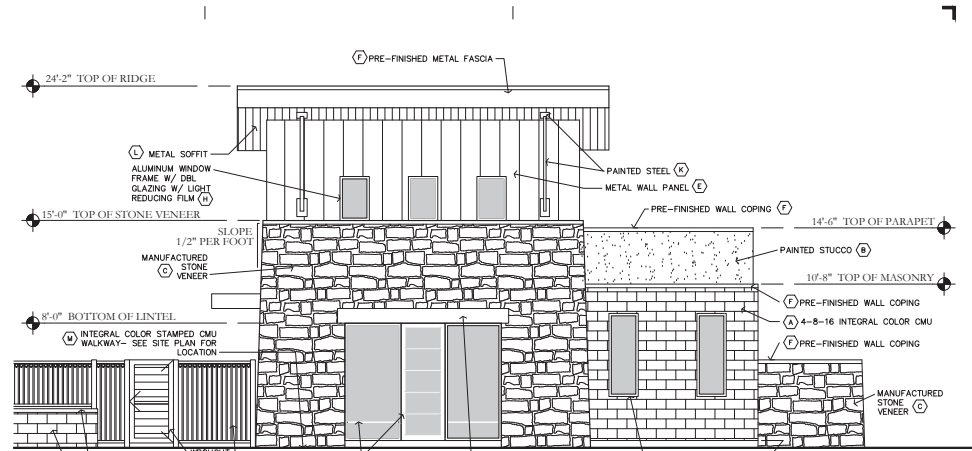
	JOB #: 1814 <b>RV STORAGE FACILITY</b> for <b>FORTRESS RV STORAGE</b>	
	28200 N 28TH AVENUE PHOENIX, ARIZONA 85085	
MADE: 11/20/18 ITEM: ZONING SUBMITTAL 1	DWG NAME: SALES OFFICE FLOOR PLAN	DWG #: <b>A2</b>

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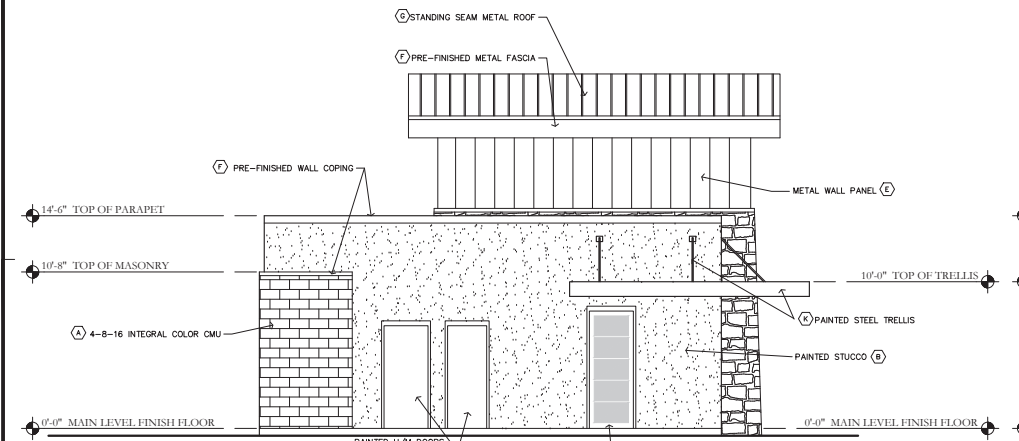




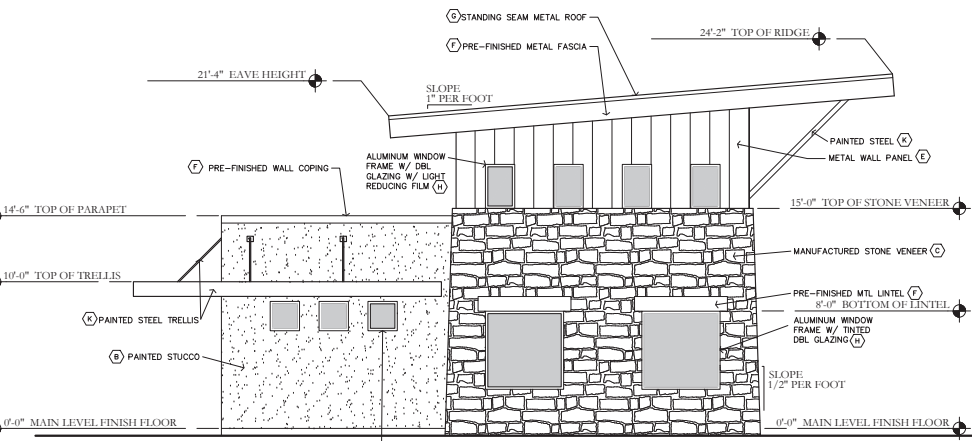
WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



EAST ELEVATION  
SCALE: 1/4" = 1'-0"

**CITY OF PHOENIX**  
AUG 14 2018  
Planning & Development  
Department

MATERIAL KEY	
(A) CMU, INTEGRAL COLOR:	PEBBLE BEACH, MESASTONE BY ECHELON
(B) PAINTED STUCCO:	MODERN GRAY, SW7632 BY SHERWIN WILLIAMS
(C) MANUFACTURED STONE VENEER:	OSAGE, DAKOTA BROWN BY CORONADO STONE
(D) CMU, INTEGRAL COLOR:	HOPI SANDSTONE BY SUPERLITE
(E) METAL WALL PANEL & TRIM:	DESIGNER SERIES FLAT, GALVALUME, BY MBCI
(F) PRE-FINISHED WALL COPING & FASCIA:	BURNISHED SLATE, BY MBCI
(G) STANDING SEAM METAL ROOF:	BURNISHED SLATE, CRAFTNAB SERIES- SMALL BATTEN, BY MBCI
(H) ALUMINUM WINDOW/ DOOR FRAMES:	DARK BRONZE ANODIZED ALUMINUM
(I) PAINTED H/M DOORS:	MODERN GRAY, SW7632 BY SHERWIN WILLIAMS
(J) PAINTED STEEL TRELLIS & SUPPORTS:	SEALSKIN, SW7675 BY SHERWIN WILLIAMS
(K) METAL SOFFIT:	BURNISHED SLATE, FLEXLOC BY MBCI
(L) STAMPED CONCRETE, INTEGRAL COLOR:	COCOA CC177/6, BY INCRETE SYSTEMS, PATTERN: COBBLE STONE



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REGISTERED ARCHITECT  
4801 NUGLEE POSTEN  
PHOENIX, ARIZONA 85018  
EXPIRES 12/31/2020

DATE: 11/20/18 ITEM: ZONING SUBMITTAL 1

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PRINTED: 11/16/2018

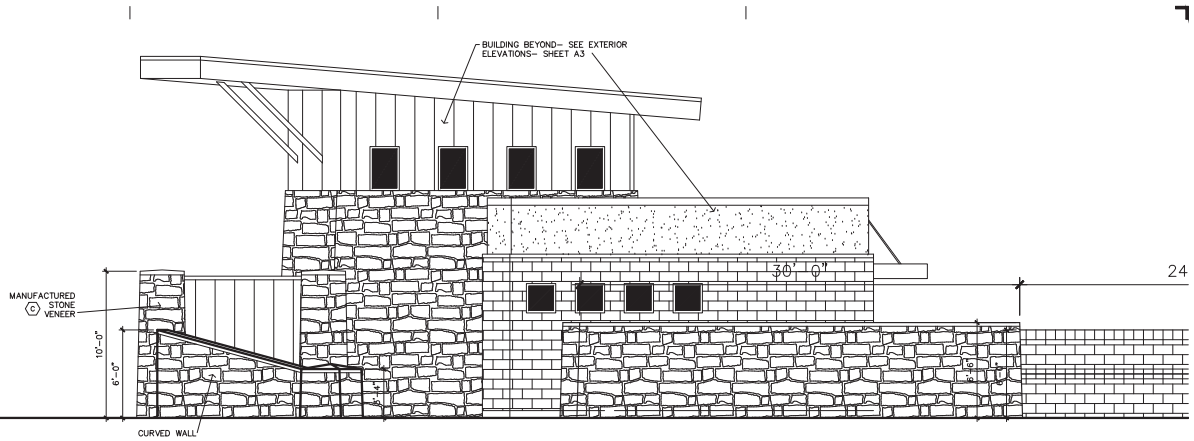
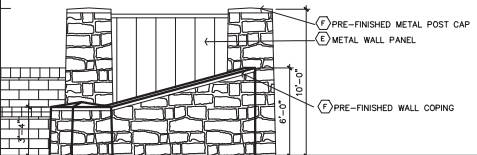
JOB #: 1814

**RV STORAGE FACILITY**  
for  
**FORTRESS RV STORAGE**

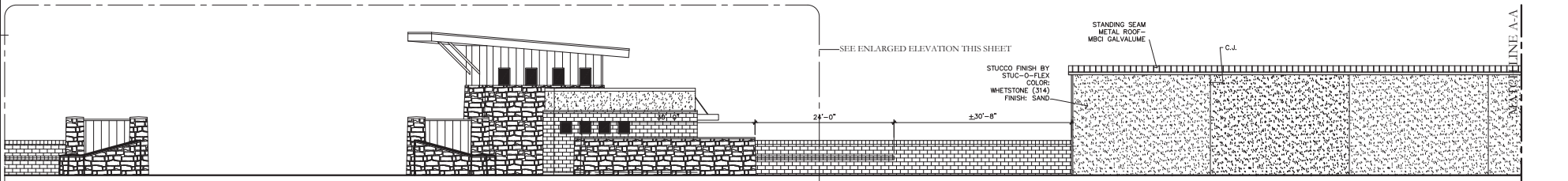
28020 N 28TH AVENUE  
PHOENIX, ARIZONA 85085

DWG NAME: SALES OFFICE EXTERIOR ELEVATIONS DWG #: A3

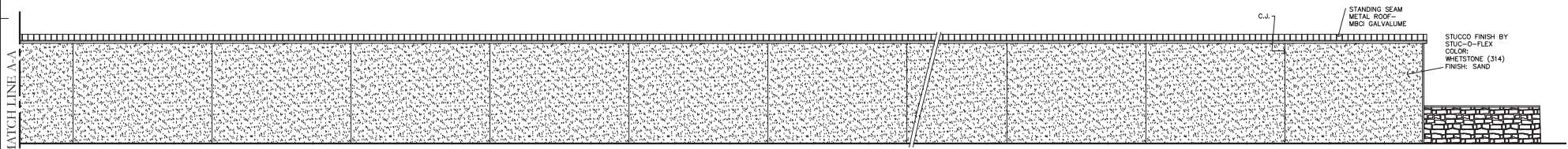
MATERIAL KEY	
(A) CMU, INTEGRAL COLOR:	PEBBLE BEACH, MESASTONE BY ECHELON
(B) PAINTED STUCCO:	MODERN GRAY, SW7632 BY SHERWIN WILLIAMS
(C) MANUFACTURED STONE VENEER:	OSAGE, DAKOTA BROWN BY CORONADO STONE
(D) CMU, INTEGRAL COLOR:	HOP! SANDSTONE BY SUPERLITE
(E) METAL WALL PANEL & TRIM:	DESIGNER SERIES FLAT, GALVALUME, BY MBCI
(F) PRE-FINISHED WALL COPING & FASCIA:	BURNISHED SLATE, BY MBCI
(G) STANDING SEAM METAL ROOF:	BURNISHED SLATE, CRAFTNAB SERIES- SMALL BATTEN, BY MBCI
(H) ALUMINUM WINDOW/ DOOR FRAMES:	DARK BRONZE ANODIZED ALUMINUM
(I) PAINTED H/M DOORS:	MODERN GRAY, SW7632 BY SHERWIN WILLIAMS
(J) PAINTED STEEL TRELLIS & SUPPORTS:	SEALSKIN, SW7675 BY SHERWIN WILLIAMS
(K) METAL SOFFIT:	BURNISHED SLATE, FLEXLOC BY MBCI
(L) STAMPED CONCRETE, INTEGRAL COLOR:	COODA CC177/8, BY INGRETE SYSTEMS, PATTERN: COBBLE STONE



STREET ENTRY ELEVATION- PARTIAL- ENLARGED  
SCALE: 1/4" = 1'-0"



STREET ENTRY ELEVATION- PARTIAL  
SCALE: 1/8" = 1'-0"



STREET ENTRY ELEVATION- PARTIAL  
SCALE: 1/8" = 1'-0"

CITY OF PHOENIX  
AUG 14 2019  
Planning & Development  
Department

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REGISTERED ARCHITECT  
4881 N. GIGGLE LEE POSTEN  
PHOENIX, ARIZONA 85018  
EXPIRES 12/31/2020

DATE: ITEM:  
11/20/18 ZONING SUBMITTAL 1  
2/14/19 ZONING UPDATE

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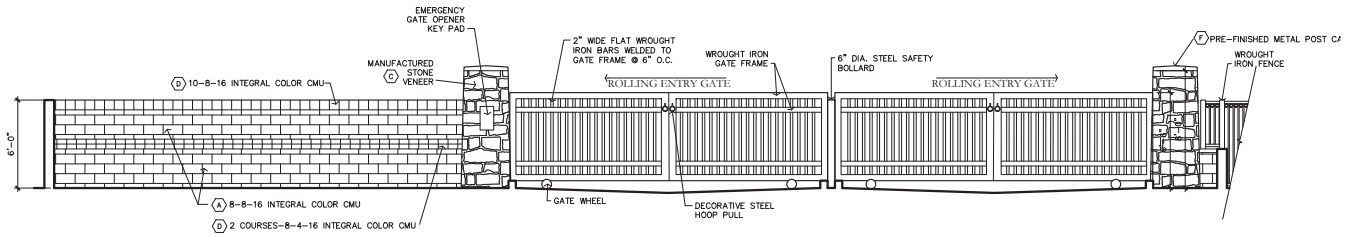
PRINTED: 8/14/19  
JOB #: 1814

RV STORAGE FACILITY  
for  
FORTRESS RV STORAGE

28111 N. BLACK CANYON HWY  
PHOENIX, ARIZONA 85085

DWG NAME: SITE WALL/ ENTRY ELEVATIONS  
DWG #: A3.1





ENTRY GATE ELEVATION- PARTIAL- ENLARGED  
SCALE: 1/4"= 1'-0"



STREET ENTRY ELEVATION- PARTIAL- ENLARGED (CUT THRU CURVED ENTRY WALL)  
SCALE: 1/4"= 1'-0"

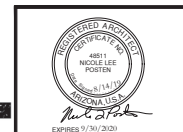
CITY OF PHOENIX  
AUG 14 2019  
Planning & Development  
Department

MATERIAL KEY	
(A) CMU, INTEGRAL COLOR:	PEBBLE BEACH, MESASTONE BY ECHELON
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(K) PAINTED STEEL TRELLIS & SUPPORTS:	SEALSKIN, SW7675 BY SHERWIN WILLIAMS
(L) METAL SOFFIT:	BURNISHED SLATE, FLEXLOC BY MBCI
(M) STAMPED CONCRETE, INTEGRAL COLOR:	COCOA CC177/6, BY INCRETE SYSTEMS, PATTERN: COBBLE STONE

PRINTED: 8/14/2019

JOB #: 1814

**ON POINT**  
ARCHITECTURE



DATE	ITEM
11/20/18	ZONING SUBMITTAL 1
2/14/19	ZONING UPDATE

RV STORAGE FACILITY  
for  
FORTRESS RV STORAGE  
  
28020 N 28TH AVENUE  
PHOENIX, ARIZONA 85085

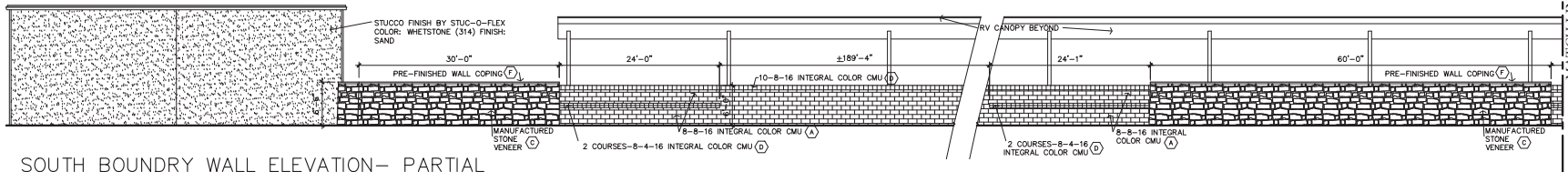
DWG NAME:  
ENTRY GATE ELEVATION

DWG #:  
**A3.2**

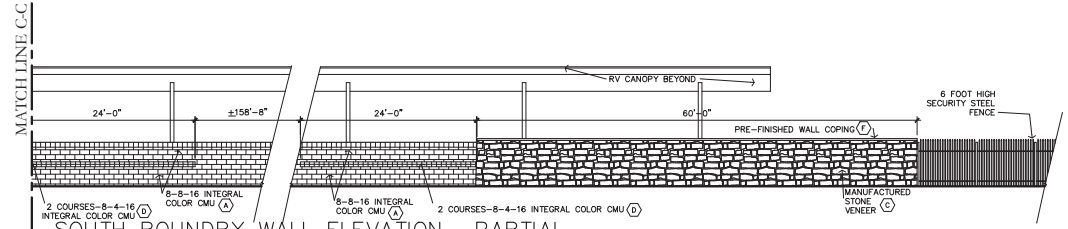
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MATERIAL KEY	
(A)	CMU, INTEGRAL COLOR: PEBBLE BEACH, MESASTONE BY ECHELON
(B)	PAINTED STUCCO: MODERN GRAY, SW7632 BY SHERWIN WILLIAMS
(C)	MANUFACTURED STONE VENEER: OSAGE, DAKOTA BROWN BY CORONADO STONE
(D)	CMU, INTEGRAL COLOR: HOPI SANDSTONE BY SUPERLITE
(E)	METAL WALL PANEL & TRIM: DESIGNER SERIES FLAT, GALVALUME, BY MBCI
(F)	PRE-FINISHED WALL COPING & FASCIA: BURNISHED SLATE, BY MBCI
(G)	STANDING SEAM METAL ROOF: BURNISHED SLATE, CRAFTNAB SERIES- SMALL BATTEN, BY MBCI
(H)	ALUMINUM WINDOW/ DOOR FRAMES: DARK BRONZE ANODIZED ALUMINUM
(I)	PAINTED H/M DOORS: MODERN GRAY, SW7632 BY SHERWIN WILLIAMS
(J)	PAINTED STEEL TRELLIS & SUPPORTS: SEALSKIN, SW7675 BY SHERWIN WILLIAMS
(K)	METAL SOFFIT: BURNISHED SLATE, FLEXLOC BY MBCI
(L)	STAMPED CONCRETE, INTEGRAL COLOR: COODA CC177/6, BY INCRETE SYSTEMS, PATTERN: COBBLE STONE



SOUTH BOUNDARY WALL ELEVATION- PARTIAL  
SCALE: 1/8" = 1'-0"



SOUTH BOUNDARY WALL ELEVATION- PARTIAL  
SCALE: 1/8" = 1'-0"

CITY OF PHOENIX  
AUG 14 2019  
Planning & Development  
Department

PRINTED: 8/14/2019

JOB #: 1814

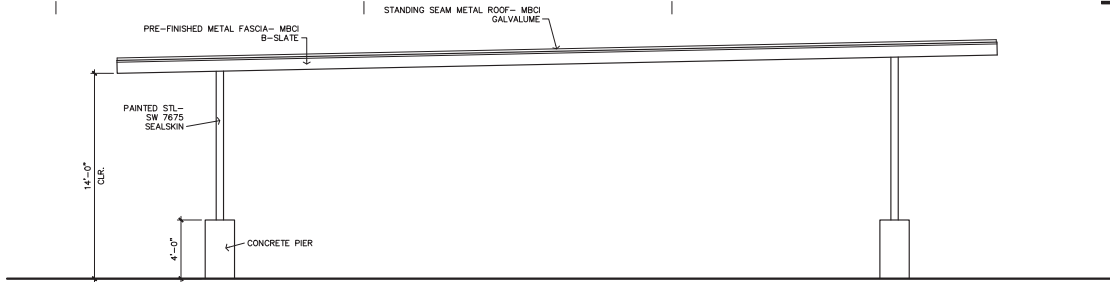


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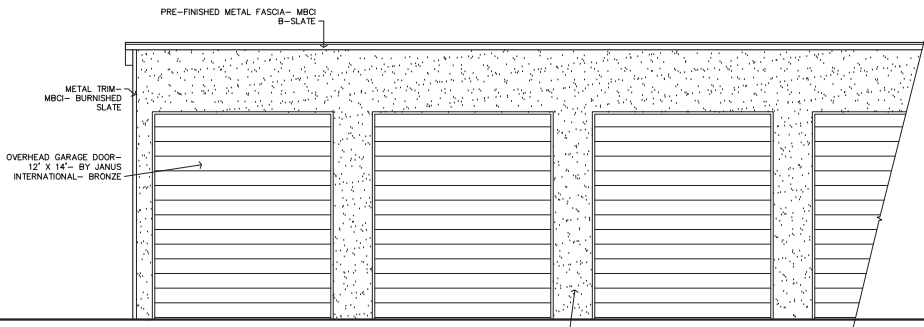
	<b>RV STORAGE FACILITY</b> for <b>FORTRESS RV STORAGE</b>	
	28020 N 28TH AVENUE PHOENIX, ARIZONA 85085	
DATE: 8/14/19 ITEM: ZONING SUBMITTAL 1 ZONING UPDATE	DWG NAME: SITE WALL/ ENTRY ELEVATIONS	DWG #: <b>A3.3</b>

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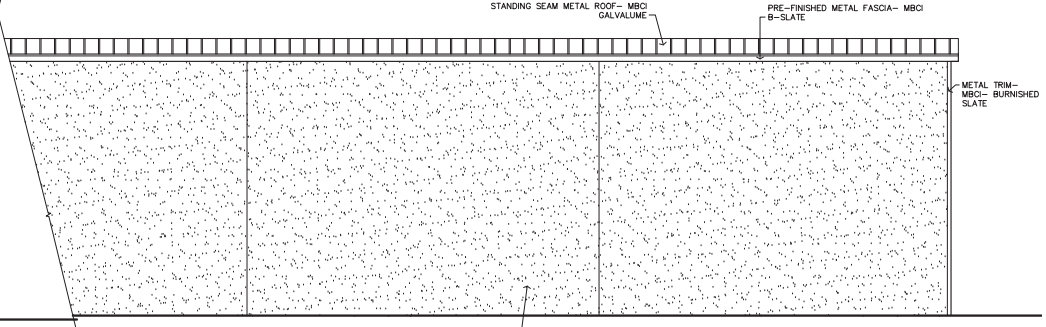
**CITY OF PHOENIX**  
**AUG 16 2019**  
**Planning & Development**  
**Department**



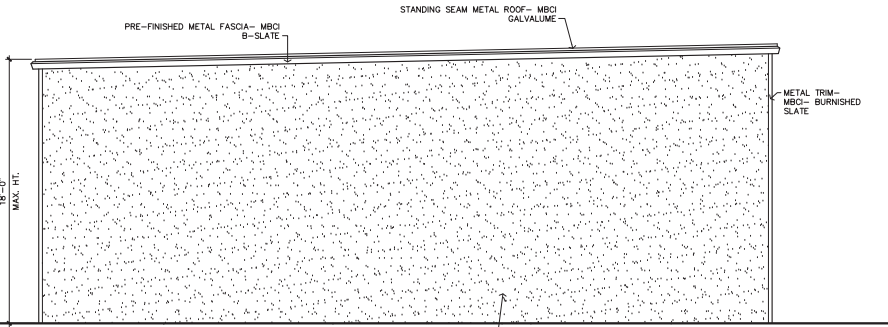
**RV PARKING CANOPY- TYPICAL END ELEVATION**  
 SCALE: 1/4" = 1'-0"



**RV GARAGE- TYPICAL FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**RV GARAGE- TYPICAL REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

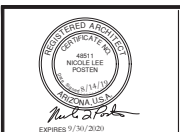


**RV GARAGE- TYPICAL END ELEVATION**  
 SCALE: 1/4" = 1'-0"

MATERIAL KEY- GARAGES	
(M) STANDING SEAM METAL ROOF:	GALVALUME, STANDING SEAM ULTRA-DEK, BY MBCI
(P) PRE-FINISHED FASCIA & WALL TRIM:	BURNISHED SLATE, BY MBCI
(R) OVERHEAD DOOR & FRAMES:	DARK BRONZE - BY JANUS INTERNATIONAL
(S) STUCCO:	WHETSTONE (314), SAND FINISH - BY STUC-O-FLEX

PRINTED: 8/15/2019

JOB #: 1814



**RV STORAGE FACILITY**  
 for  
**FORTRESS RV STORAGE**

28020 N 28TH AVENUE  
 PHOENIX, ARIZONA 85085

DATE:	ITEM:
11/20/18	ZONING SUBMITTAL 1
2/14/19	ZONING UPDATE

DWG NAME: RV CANOPY & RV GARAGE TYPICAL ELEVATIONS  
 DWG #:

**A3.4**

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To; Alan Stephenson, Director City of Phoenix Planning and Development Department  
From: Cliff Freedman, President of SCIA – Sonoran Citizens Improvement Association

Subject: Submittal of Letters of Support for Case number ~~ZA~~-86-18- RV & Boat Facility

Dear Mr. Stephenson

Please find attached 131 letters in support of the RV & Boat storage facility located on the Black Canyon Freeway and Dynamite Road.

Our community association along with several hundred homeowners see this use and a very valuable use for those of us live in the Sonoran Mountain Preserve. As you know we are all confronted with CC&R's that restrict and prohibit the storage and parking of RV's and Boats on our individual properties. Because of this along with the high demand for outdoor storage and low supply of storage spaces available we are in support of this valuable amenity.

We have worked tirelessly to canvass and speak with individual homeowners in the area adjacent to the site and have found this use to be well received by the Sonoran Mountain residents.

We have additionally worked with the developer to stipulate to conditions that would restrict the use of the site to Boat and RV storage only, improve the site plan with enhanced landscape, security, and screening. Additionally, the developer has agreed to restrict operating hours to 10:00PM.

We look forward to attending the hearing scheduled for July 3, 2019 at 10:00 am and would greatly appreciate it if you could distribute these letters of support to each City Council office.

Respectfully,

Cliff Freedman  
President of Sonoran Citizens Improvement Association

**CITY OF PHOENIX**  
JUL 01 2019  
Planning & Development  
Department







## STATEMENT OF SUPPORT

### STATEMENT OF SUPPORT:

By signing my name below, I acknowledge that I have met with representatives of the Fortress Development team; that I am a resident of Phoenix, Arizona; and that I support Fortress RV & Boat rezoning application, (Z-86-18) for the approximately 10.5 acre site at the northeast corner of Dynamite & Interstate 17.

The proposed project will include (1) Limiting height to 18' (2) Premier shaded and enclosed RV and Boat storage units only; (3) Enhanced landscaping; (4) Private Inward facing shaded and enclosed spaces; (5) Development of a vacant parcel with enhanced landscape and architectural features.

### THE FORTRESS RV & BOAT DEVELOPMENT WILL:

Be a welcome amenity to the I-17 corridor.  
Bring needed sales taxes and jobs to the City of Phoenix area.  
Bring premier and high-quality RV and Boat storage to the area.  
Develop a vacant parcel of land, with a compatible, high quality land use.

By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Berta Ford

Printed Name BERTA Ford

Street Address 2415 W. Blue Sky Dr

City Phoenix Zip Code 85085

Phone Number \_\_\_\_\_

Email bertiegal@cox.net

## STATEMENT OF SUPPORT

### STATEMENT OF SUPPORT:

By signing my name below, I acknowledge that I have met with representatives of the Fortress Development team; that I am a resident of Phoenix, Arizona; and that I support Fortress RV & Boat rezoning application, (Z-86-18) for the approximately 10.5 acre site at the northeast corner of Dynamite & Interstate 17.

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Bring needed sales taxes and jobs to the City of Phoenix area.  
Bring premier and high-quality RV and Boat storage to the area.  
Develop a vacant parcel of land, with a compatible, high quality land use.

**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Stephen Cowan

Street Address \_\_\_\_\_

28213 N. 25th Glen

City \_\_\_\_\_

Phoenix

Zip Code \_\_\_\_\_

85080

Phone Number \_\_\_\_\_

602-663-1131

Email \_\_\_\_\_

N/A

## STATEMENT OF SUPPORT

### STATEMENT OF SUPPORT:

By signing my name below, I acknowledge that I have met with representatives of the Fortress Development team; that I am a resident of Phoenix, Arizona; and that I support Fortress RV & Boat rezoning application, (Z-86-18) for the approximately 10.5 acre site at the northeast corner of Dynamite & Interstate 17.

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### THE FORTRESS RV & BOAT DEVELOPMENT WILL:

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- Bring needed sales taxes and jobs to the City of Phoenix area.
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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature



Printed Name

Danielle Delfino

Street Address

2431 W. Ruesky Dr.

City

Phoenix

Zip Code

85085

Phone Number

Email

danielledelfino@aol.com



## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Jessie Burke

Printed Name JESSICA BURKE

Street Address 2541 W MARK LN.

City PHX Zip Code 85085

Phone Number N/A

Email N/A

## STATEMENT OF SUPPORT

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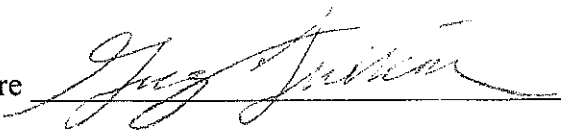
Bring needed sales taxes and jobs to the City of Phoenix area.

Bring premier and high-quality RV and Boat storage to the area.

Develop a vacant parcel of land, with a compatible, high quality land use.

**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature



Printed Name

Greg Sullivan

Street Address

28813 N. 15<sup>th</sup> Ave

City

phx

Zip Code

85085

Phone Number

400-227-4893

Email

N/A

## STATEMENT OF SUPPORT

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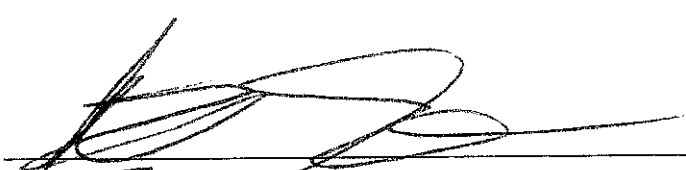
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**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature   
Printed Name Justin Satterlund  
Street Address 2532 W Lucia Dr  
City Phoenix Zip Code 85095  
Phone Number 602-361-9381  
Email J.satterlund@live.com

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_


Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

  
\_\_\_\_\_  
JASON BYLSMA  
\_\_\_\_\_  
2528 W RUNNING DEER TR.  
\_\_\_\_\_  
PHOENIX  
\_\_\_\_\_  
85085  
\_\_\_\_\_  
480-570-6463  
\_\_\_\_\_  
jabylsma@cox.net  
\_\_\_\_\_

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Signature Brooke Toussaint

Printed Name Brooke Toussaint

Street Address 2438 W White Feather Ln

City Phoenix Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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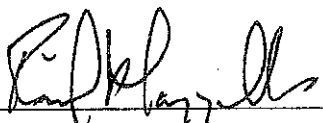
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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature 

Printed Name Rich Mazzella

Street Address 2416 W. NORTH BOATHCR

City PHOENIX Zip Code 85085

Phone Number 623-581-3251

Email RMZRMZRM77@YAHOO.COM

## STATEMENT OF SUPPORT

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**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature John P. Webb  
Printed Name John P. Webb  
Street Address 28037 N 23<sup>rd</sup> Dr  
City Phoenix Zip Code 85085  
Phone Number \_\_\_\_\_  
Email \_\_\_\_\_



## STATEMENT OF SUPPORT

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Signature  \_\_\_\_\_

Printed Name Chris Lazinbi \_\_\_\_\_

Street Address 2339 W Running Deer Trl \_\_\_\_\_

City Phoenix \_\_\_\_\_ Zip Code 85085 \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Mario Torres

Printed Name Mario Torres

Street Address 2023 W. Skinner Dr.

City Phoenix Zip Code ~~85~~ 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature Amber Sisk

Printed Name Amber Sisk

Street Address 2428 W Berlin way

City Phoenix Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature DA Strauss

Printed Name Deborah A. Strauss

Street Address 2416 W OBENCIN WAY

City PHOENIX Zip Code 85085

Phone Number (623) 517-1085

Email STRAUSSHAUSDAS@GMAIL.COM

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Michael Brunk

Printed Name Michael Brunk

Street Address 2918 W Gambit Tr.

City Phoenix Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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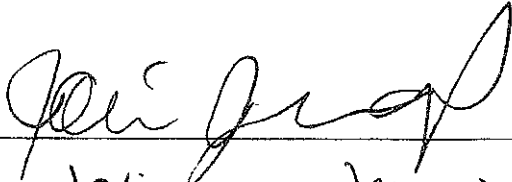
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Signature



Printed Name

Joline Jennings

Street Address

2444 W Blue Sky DR

City

Phx

Zip Code

85083

Phone Number

602 826 7757

Email

Joline.Jennings@yahoo.com

# STATEMENT OF SUPPORT

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Signature  \_\_\_\_\_

Printed Name Richard Malonw \_\_\_\_\_

Street Address 28026 N 25<sup>th</sup> Dr \_\_\_\_\_

City Phoenix Zip Code 85085 \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Christine Perez  
Printed Name Christine Perez  
Street Address 2519 W Blue Sky dr.  
City Phoenix Zip Code 85085  
Phone Number N/A  
Email N/A



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Printed Name

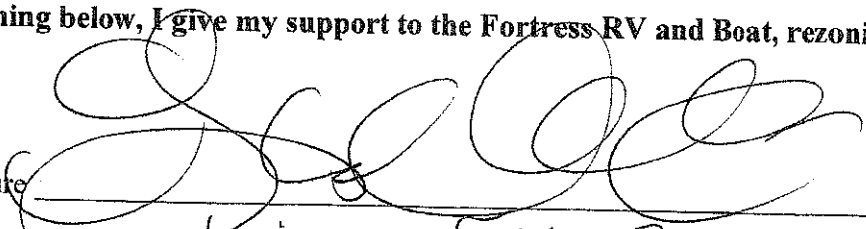
Street Address

City

Zip Code

Phone Number

Email

  
\_\_\_\_\_  
Gabrielle Eilafson  
\_\_\_\_\_  
2524 W Running Deer Tr  
\_\_\_\_\_  
Phoenix                      85085  
\_\_\_\_\_  
N/A  
\_\_\_\_\_  
N/A  
\_\_\_\_\_

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Peter Nitazon

Printed Name Peter Nitazon

Street Address 2616 W. Dale

City Phoenix Zip Code 85085

Phone Number N/A

Email N/A





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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature 

Printed Name Michael Stevens

Street Address 28424 N. 25th Dale

City Phoenix Zip Code 85085

Phone Number 602-~~677~~568-5008

Email Mike W Stevens@gmail.com

~~A~~

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Sara Stevens

Printed Name SARA STEVENS

Street Address 28424 N 25th Dale

City PHOENIX Zip Code 85085

Phone Number 602-677-9325

Email SARA.STEVENS@YAHOO.COM

## STATEMENT OF SUPPORT

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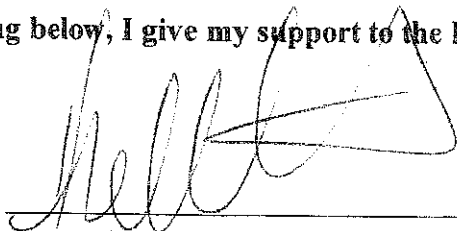
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Signature



Printed Name

Rebecca Nunes

Street Address

2539 W. Lucia Dr.

City

PHX

Zip Code

85085

Phone Number

602-421-8829

Email

barbelline@aol.com

## STATEMENT OF SUPPORT

### STATEMENT OF SUPPORT:

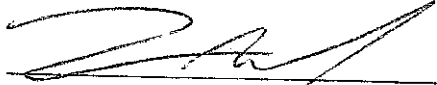
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- Bring needed sales taxes and jobs to the City of Phoenix area.
- Bring premier and high-quality RV and Boat storage to the area.
- Develop a vacant parcel of land, with a compatible, high quality land use.

By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature   
Printed Name Louis Snyder  
Street Address 28405 N. 23<sup>th</sup> Lane  
City Phoenix Zip Code 85085  
Phone Number 602-748-8543  
Email SnyderLouis18@gmail.com

\* 11

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Jay A Yoder

Printed Name Jay A Yoder

Street Address 3046 W Silver Sage Ln

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



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**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature DeAndre Williams

Printed Name DeAndre Williams

Street Address 3027 W Lucia Dr.

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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Signature

Printed Name

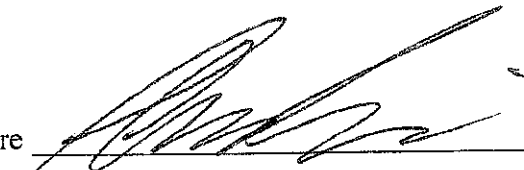
Street Address

City

Zip Code

Phone Number

Email

  
COLTON Chamberlain  
3107 W MARK LN  
Phoenix Zip Code 85083  
602-350-1243  
\_\_\_\_\_



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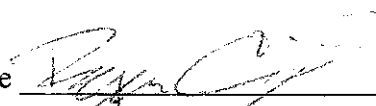
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Signature 

Printed Name Ryan Corby

Street Address 2526 W. Cordia Ln

City Phx Zip Code 85085

Phone Number 623 628 6928

Email RyanCorbydesigns@gmail.com

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Signature 

Printed Name Josh Iverson

Street Address 2574 West Cordia Lane

City Phoenix Zip Code 85085

Phone Number 602-505-6333

Email jiverson2222@gmail.com

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Signature 

Printed Name JASON Veltman

Street Address 2528 W Lucien Dr

City Phoenix Zip Code 85085

Phone Number 602-32-8626

Email \_\_\_\_\_

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Signature

Printed Name

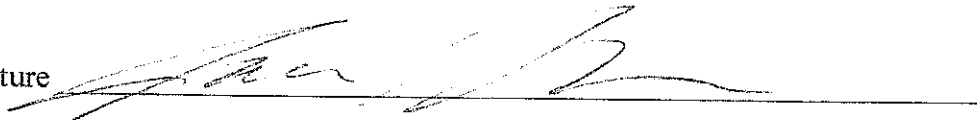
Street Address

City

Zip Code

Phone Number

Email



JOE NUNES

2539 W. Desert Vista Tr 1

PHX

85085

602-400-7109

joejr.nunes@gmail.com

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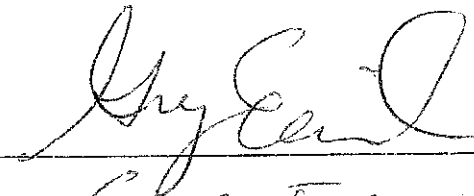
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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature



Printed Name

GREG ERICK

Street Address

2612 W. DARE LN

City

PHX

Zip Code

85085

Phone Number

760-224-5815

Email

gregerick@yahoo.com



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Signature Sherril Montgomery

Printed Name Sherril Montgomery

Street Address 2542 W Cordia LN

City Phx Zip Code 85085

Phone Number 602 558 7977

Email \_\_\_\_\_

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Signature

*S. Stephens*

Printed Name

Shell Stephens

Street Address

28722 N. 25th Ln

City

Phoenix

Zip Code

85085

Phone Number

480-815-6103

Email

huntisover3234@gmail.com

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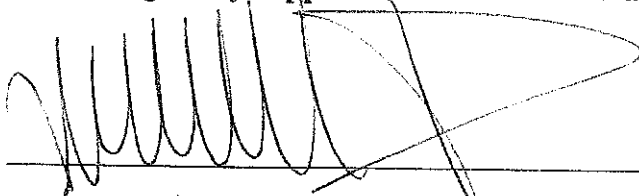
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Signature



Printed Name

Michael Fobas

Street Address

3723 W Mark

City

Phoenix

Zip Code

85083

Phone Number

248480 0011

Email

Mn.fobas@a@gmail.com

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Signature 

Printed Name Elizabeth Neher

Street Address 3103 W. Lucia Dr.

City Phoenix Zip Code AZ

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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Signature Melissa Trowbridge  
Printed Name MELISSA TROWBRIDGE  
Street Address 3218 W Silver Sage Ln  
City Phoenix Zip Code 85083  
Phone Number \_\_\_\_\_  
Email \_\_\_\_\_

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Signature

Tierra Lee

Printed Name

Tierra Lee

Street Address

3227 W Lucia Dr.

City

Phoenix

Zip Code

85083

Phone Number

Email

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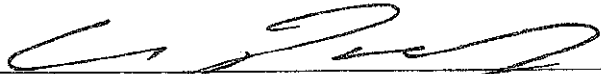
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Signature  \_\_\_\_\_

Printed Name Eric Daley \_\_\_\_\_

Street Address 3042 W. Lucia DR. \_\_\_\_\_

City Phoenix Zip Code 85083 \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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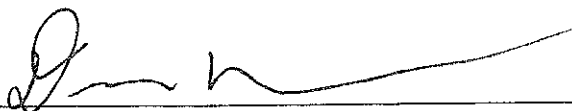
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Signature 

Printed Name DAN MARKS

Street Address 27818 N 30th Ln

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



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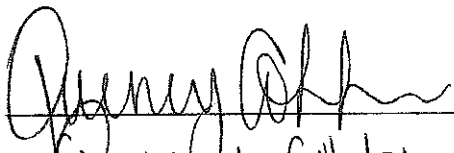
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Signature   
Printed Name Quincy Cobbin  
Street Address 3026 W. Lucia Dr  
City Phx Zip Code 85083  
Phone Number \_\_\_\_\_  
Email \_\_\_\_\_

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

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Signature

Printed Name

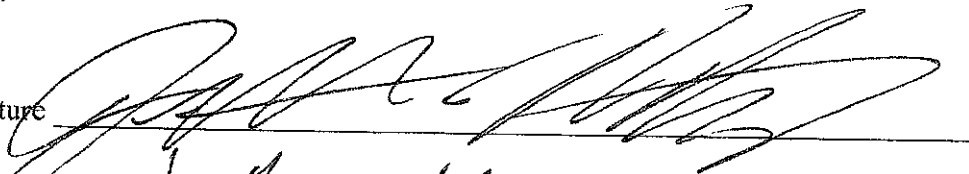
Street Address

City

Zip Code

Phone Number

Email



Jonathan Martinez

3001 W White Feather LN

Phx

85083

602 516 5523

jonnymartinez86@gmail.com

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Signature Glen Dever

Printed Name Glen Dever

Street Address 27014 N. 30<sup>TH</sup> LN

City PH Zip Code 85083

Phone Number N/A

Email N/A

## STATEMENT OF SUPPORT

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By signing my name below, I acknowledge that I have met with representatives of the Fortress Development team; that I am a resident of Phoenix, Arizona; and that I support Fortress RV & Boat rezoning application, (Z-86-18) for the approximately 10.5 acre site at the northeast corner of Dynamite & Interstate 17.

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### THE FORTRESS RV & BOAT DEVELOPMENT WILL:

- Be a welcome amenity to the I-17 corridor.
- Bring needed sales taxes and jobs to the City of Phoenix area.
- Bring premier and high-quality RV and Boat storage to the area.
- Develop a vacant parcel of land, with a compatible, high quality land use.

By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature 

Printed Name Charles P. [unclear]

Street Address 3213 W Lucia Dr.

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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Develop a vacant parcel of land, with a compatible, high quality land use.

**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature *Tom Zolotar*

Printed Name Tom Zolotar

Street Address 3045 W Desert Vista Trl

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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- Bring premier and high-quality RV and Boat storage to the area.
- Develop a vacant parcel of land, with a compatible, high quality land use.

By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Michelle Lang  
Printed Name Michelle Lang  
Street Address 3009 W Blue Sky Dr  
City Phx Zip Code 85083  
Phone Number 603-444-0749  
Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature \_\_\_\_\_



Printed Name \_\_\_\_\_

Katherine Hunt

Street Address \_\_\_\_\_

27830 N31ST Ave

City PHOENIX \_\_\_\_\_

Zip Code \_\_\_\_\_

85083

Phone Number \_\_\_\_\_

623 217 1419

Email \_\_\_\_\_

Katravent@ gmail.com



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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Sue Diwert  
Printed Name Sue Diwert  
Street Address 3215 W Mark Ln  
City Phoenix Zip Code 85085  
Phone Number 262-626-3202  
Email 

## STATEMENT OF SUPPORT

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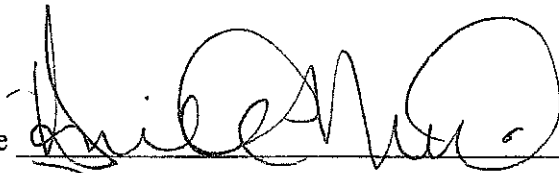
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Develop a vacant parcel of land, with a compatible, high quality land use.

By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature



Printed Name

Dani Mollica

Street Address

3118 W. MARK LN.

City

Phoenix

Zip Code

85083

Phone Number

623-516-0515

Email

Dani.Mollica@Yahoo.com.

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature

*Courtney Farrage*

Printed Name

Courtney Farrage

Street Address

3128 W. Mark Ln

City

Phx

Zip Code

85083

Phone Number

623 670 2557

Email

# STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email

*Paul Meisler*  
\_\_\_\_\_

3057 W CASINO AVE  
\_\_\_\_\_

Phoenix \_\_\_\_\_ Zip Code 85083 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Rachel E White

Printed Name Rachel White

Street Address 3026 V Casino Ave

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Cathy Green

Printed Name Cathy Green

Street Address 3047 W. Casino Ave

City Phx Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Jim

Printed Name MARIELE JIMON

Street Address 3027 W JYAMA CT

City PHOENIX Zip Code 85083

Phone Number 623 348 626

Email MARIELEU74@YAHOO.ES

## STATEMENT OF SUPPORT

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By signing my name below, I acknowledge that I have met with representatives of the Fortress Development team; that I am a resident of Phoenix, Arizona; and that I support Fortress RV & Boat rezoning application, (Z-86-18) for the approximately 10.5 acre site at the northeast corner of Dixileta & Interstate 17.

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature

*G. Matt Johnson*

Printed Name

G. Matt Johnson

Street Address

3029 W Silver Sage Ln

City

PHX

Zip Code

85083

Phone Number

480-861-5576

Email



## STATEMENT OF SUPPORT

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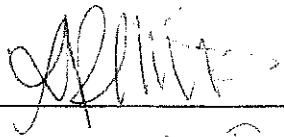
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**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature



Printed Name

Lauren Perratozzi

Street Address

3030 W. Lucia Dr.

City

Phoenix

Zip Code

85083

Phone Number

1

Email

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**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature Daniel Pate

Printed Name Daniel Pate

Street Address 3030 W ROBERTA DR

City PHOENIX Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature Andrew Griffith AS

Printed Name Andrew Griffith

Street Address 3042 W Roberta

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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Signature



Printed Name

Brad Johnson

Street Address

3052 W. Robertson Dr.

City

Phoenix

Zip Code

85083

Phone Number

Email

## STATEMENT OF SUPPORT

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**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature Samuel Ortega

Printed Name SAMUEL ORTEGA

Street Address 2051 W CASINO AVE

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature  \_\_\_\_\_

Printed Name Tom Raymond \_\_\_\_\_

Street Address 3050 W CLINTA JR \_\_\_\_\_

City PHX \_\_\_\_\_ Zip Code 85083 \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

### STATEMENT OF SUPPORT:

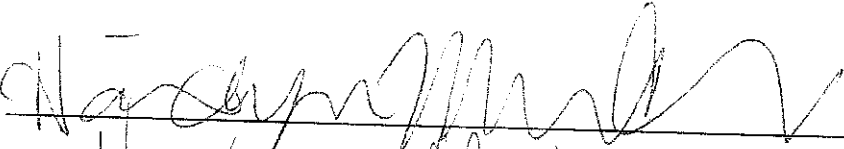
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**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature 

Printed Name Hayden Miller

Street Address 3040 W Desert Vista Rd

City PHX Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature Christine McKnight

Printed Name Christine McKnight

Street Address 3031 W Roberta Dr

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature  \_\_\_\_\_

Printed Name DURICA GAMBLE

Street Address 3209 W MARK LN

City PHOENIX Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Carie Burkhardt

Printed Name Carie Burkhardt

Street Address 3104 W Mark LN

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email burkhardt-carie@msn.com

## STATEMENT OF SUPPORT

### STATEMENT OF SUPPORT:

By signing my name below, I acknowledge that I have met with representatives of the Fortress Development team; that I am a resident of Phoenix, Arizona; and that I support Fortress RV & Boat rezoning application, (Z-86-18) for the approximately 10.5 acre site at the northeast corner of Dixileta & Interstate 17.

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### THE FORTRESS RV & BOAT DEVELOPMENT WILL:

- Be a welcome amenity to the I-17 corridor.
- Bring needed sales taxes and jobs to the City of Phoenix area.
- Bring premier and high-quality RV and Boat storage to the area.
- Develop a vacant parcel of land, with a compatible, high quality land use.

By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature  \_\_\_\_\_

Printed Name MICHAEL PHILLIPS

Street Address 3132 W. MARK

City PHX Zip Code 85083

Phone Number (623) 202-7936

Email \_\_\_\_\_

# STATEMENT OF SUPPORT

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## THE FORTRESS RV & BOAT DEVELOPMENT WILL:

Be a welcome amenity to the I-17 corridor.

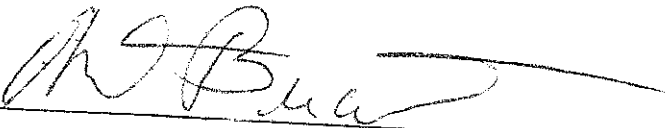
Bring needed sales taxes and jobs to the City of Phoenix area.

Bring premier and high-quality RV and Boat storage to the area.

Develop a vacant parcel of land, with a compatible, high quality land use.

By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature



Printed Name

"Anthony Benaitis"

Street Address

3024

City

PHX

Zip Code

85083

Phone Number

Email

paervalley098@gmail.com

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature



Printed Name

Brett Smith

Street Address

27816 N. 30th Ln

City

PHOENIX

Zip Code

85083

Phone Number

928 863 1812

Email

Brett.Smith@cox.com

# STATEMENT OF SUPPORT

## STATEMENT OF SUPPORT:

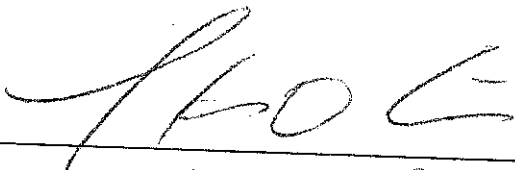
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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature   
Printed Name Thomas OKRZ  
Street Address 3038 W Robertson Dr  
City PHX Zip Code 85083  
Phone Number 480 266 2980  
Email tokr@ gmail.com



## STATEMENT OF SUPPORT

### STATEMENT OF SUPPORT:

By signing my name below, I acknowledge that I have met with representatives of the Fortress Development team; that I am a resident of Phoenix, Arizona; and that I support Fortress RV & Boat rezoning application, (Z-86-18) for the approximately 10.5 acre site at the northeast corner of Dixileta & Interstate 17.

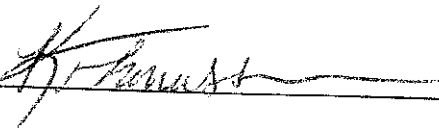
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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature



Printed Name

Kim Thomason

Street Address

3047 W Roberta Dr

City

Phoenix

Zip Code

85083

Phone Number

623 451-8334

Email

soocute471@hotmail.com

## STATEMENT OF SUPPORT

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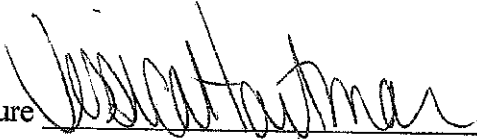
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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature



Printed Name

Jessica Hartman

Street Address

3045 W. Silver Sage LN

City

Phoenix

Zip Code

85083

Phone Number

Email

## STATEMENT OF SUPPORT

### STATEMENT OF SUPPORT:

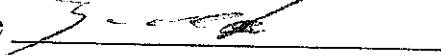
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**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature 

Printed Name FRANCIS J. QUINN

Street Address 28218 N. 31<sup>ST</sup> AVE

City PHX Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Shane Geyer

Printed Name Shane Geyer

Street Address 3110 W Silver Sage Lane

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature 

Printed Name Serina Rooki

Street Address 3034 W. Silver Sage Ln

City Phoenix Zip Code 85083

Phone Number 602-516-6220

Email SerinaRooki@gmail.com

STATEMENT OF SUPPORT

STATEMENT OF SUPPORT:

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Travis Lambert

Printed Name Travis Lambert

Street Address 3032 W Desert Vista TRC

City Phoenix Zip Code 85083

Phone Number 623 552 8820

Email zonadude@msn.com

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature 

Printed Name Mike Koch

Street Address 3048 W. Desert Vista Trl

City PHX Zip Code 85033

Phone Number 602 245 8585

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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Signature Bobby Golik

Printed Name Bobby Golik

Street Address 3033 W Desert Vista Trl.

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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Signature

Printed Name

Street Address

City

Zip Code

Phone Number

Email



MARCO S P. FARVAS

3008 W BLUE SKY DR

PHOENIX

AZ 85083

480-455-9530

STATEMENT OF SUPPORT

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Signature 

Printed Name Michael Jordan

Street Address 3020 Blue sky

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Tashia Dorsey  
Printed Name Tashia Dorsey  
Street Address 28518 N. 26<sup>th</sup> Ave  
City Phoenix Zip Code 85085  
Phone Number -4 N/A  
Email N/A

## STATEMENT OF SUPPORT

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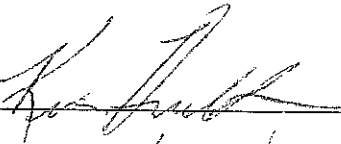
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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature



Printed Name

Kim Huntington

Street Address

2878 W. Mark Ln

City

Phoenix

Zip Code

85085

Phone Number

(520) 820-0435

Email

## STATEMENT OF SUPPORT

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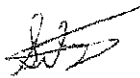
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Signature



Printed Name

SEAN LUIS TOLENTINO

Street Address

2517 W MARK LN

City

PHOENIX

Zip Code

85085

Phone Number

480 265 1977

Email

## STATEMENT OF SUPPORT

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Signature



Printed Name

Mark Wilson

Street Address

28709 N. 26<sup>th</sup> Dr

City

Phoenix

Zip Code

85085

Phone Number

602-391-4408

Email

Mark.Wilson152@gmail.com



## STATEMENT OF SUPPORT

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Signature

Printed Name

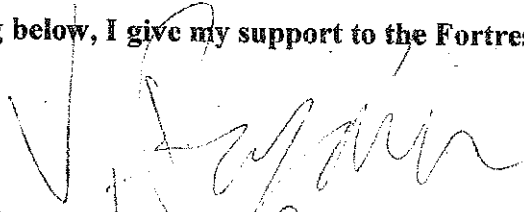
Street Address

City

Zip Code

Phone Number

Email



Vince Payan

26624 40 26th Dr

Phx

85065

602-460-4114

Vincepayan660@gmail.com

## STATEMENT OF SUPPORT

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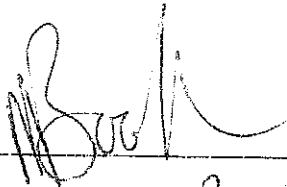
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Signature



Printed Name

Mike Boeh

Street Address

28616 N. 26<sup>th</sup> Dr

City

PHX

Zip Code

85085

Phone Number

480-980-4667

Email

MIKEFRNCTY@AOL.COM

## STATEMENT OF SUPPORT

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The proposed project will include (1) Limiting height to 18' (2) Premier shaded and enclosed RV and Boat storage units only; (3) Enhanced landscaping; (4) Private Inward facing shaded and enclosed spaces; (5) Development of a vacant parcel with enhanced landscape and architectural features.

### THE FORTRESS RV & BOAT DEVELOPMENT WILL:

- Be a welcome amenity to the I-17 corridor.
- Bring needed sales taxes and jobs to the City of Phoenix area.
- Bring premier and high-quality RV and Boat storage to the area.
- Develop a vacant parcel of land, with a compatible, high quality land use.

By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature 

Printed Name Colton Baudoin

Street Address 2535 W Broomhart Way

City Phoenix Zip Code 85035

Phone Number CSB27 5027@gmail.com

Email

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Michael G. Armador

Printed Name Michael G. Armador

Street Address 2540 W. Brookhurst Wy

City Phoenix Zip Code 85085

Phone Number 509-990-1238

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Patricia Sharpe

Printed Name Patricia Sharpe

Street Address 3032 W Blue Sky

City PHX Zip Code 85083

Phone Number 603-873-7462

Email tricio.lee.lee@yahoo.com

## STATEMENT OF SUPPORT

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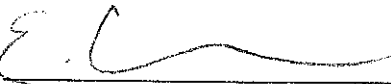
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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature



Printed Name

Elizabeth Glenn

Street Address

3074 W Red Fox Rd

City

Phoenix

Zip Code

85083

Phone Number

Email

## STATEMENT OF SUPPORT

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By signing my name below, I acknowledge that I have met with representatives of the Fortress Development team; that I am a resident of Phoenix, Arizona; and that I support Fortress RV & Boat rezoning application, (Z-86-18) for the approximately 10.5 acre site at the northeast corner of Dixileta & Interstate 17.

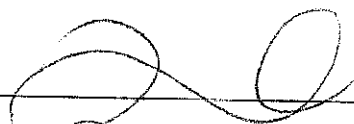
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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature



Printed Name

Dewa Helstrecht

Street Address

28022 N 30<sup>th</sup> Ave

City

PHX

Zip Code

85063

Phone Number

(602) 304 4501

Email

## STATEMENT OF SUPPORT

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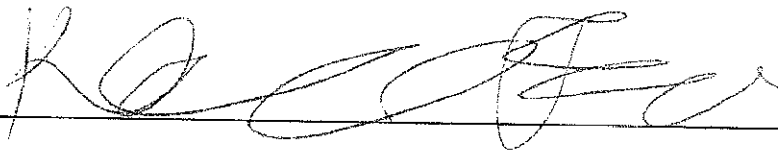
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Signature



Printed Name

KARL FURMANN

Street Address

3036 W. W. REDFOX RD.

City

PHX

Zip Code

85083

Phone Number

\_\_\_\_\_

Email

\_\_\_\_\_



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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature

*Tim Thurber*

Printed Name

Tim Thurber

Street Address

3009 W. Running Deer Trail

City

Phoenix

Zip Code

85083

Phone Number

Email

## STATEMENT OF SUPPORT

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Signature

*Robert J. Richter*

Printed Name

Robert J. Richter

Street Address

3012 W. White Feather

City

Phoenix

Zip Code

85083

Phone Number

Email

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature

*Richard Geltner*

Printed Name

Richard Geltner

Street Address

28250 N 32<sup>nd</sup> Ln

City

Phoenix

Zip Code

85083

Phone Number

n/a

Email

n/a

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature 

Printed Name Jacob Neely

Street Address 28234 N. 32<sup>nd</sup> Lane

City Phx Zip Code 85083

Phone Number (602) 909-2991

Email jacob.neely11@gmail.com

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature J. Austin

Printed Name Tacy Austin

Street Address 28411 N. 33<sup>rd</sup> Ave

City Phx Zip Code 85083

Phone Number 623-744-5891

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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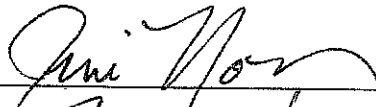
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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature   
Printed Name Jimmie Norman  
Street Address 3214 W Oberlin Way  
City Phoenix Zip Code 85083  
Phone Number NA  
Email NA

## STATEMENT OF SUPPORT

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Develop a vacant parcel of land, with a compatible, high quality land use.

**By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).**

Signature Rachel Stephen S  
Printed Name Rachel Stephen S  
Street Address 28416 N. 30<sup>th</sup> LN  
City DHX Zip Code 85083  
Phone Number 6024325183  
Email Rachel.sorkyl@gmail.com

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature M Shoemaker

Printed Name Mary "Liz" Shoemaker

Street Address 28428 N 32<sup>nd</sup> Ln

City Phx Zip Code 85083

Phone Number 480 650 4493

Email spfrk too@msn.com



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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature   
Printed Name Bebe Sprinzel  
Street Address 28240 N 32<sup>nd</sup> Ln  
City Phoenix Zip Code 85083  
Phone Number N/A  
Email N/A

## STATEMENT OF SUPPORT

### STATEMENT OF SUPPORT:

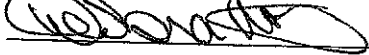
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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature 

Printed Name Debra A. Martinez

Street Address 28246 N. 32nd Ln

City DM Zip Code 85083

Phone Number 602-909-4861

Email debra@mt2realestate.com

## STATEMENT OF SUPPORT

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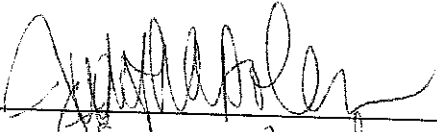
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Signature   
Printed Name Judy Adolan "Judy Adolan"  
Street Address 3017 Blue Sky  
City Phoenix Zip Code 85083  
Phone Number \_\_\_\_\_  
Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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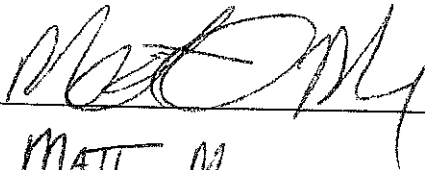
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Signature 

Printed Name MATT M.

Street Address 3001 WHITEFEATHER

City PHX Zip Code 85083

Phone Number 602-708-0894

Email \_\_\_\_\_

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature 

Printed Name LINDA BARBA

Street Address 3024 W. White Feather

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Marco Garcia L.

Printed Name Marco Garcia L.

Street Address 3009 W White Pheasant Ln

City Phoenix Zip Code 85083

Phone Number 623-755-2119

Email marco.garcia@glad.com

## STATEMENT OF SUPPORT

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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature Paul Ziecina

Printed Name Paul Ziecina

Street Address 3016 W RUNNING DEER TR.

City Phoenix Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

# STATEMENT OF SUPPORT

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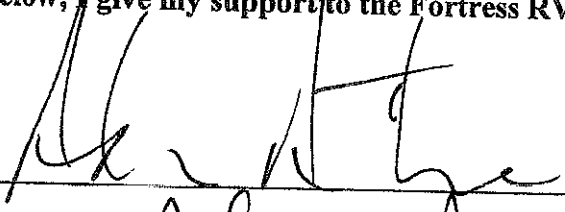
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By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature



Printed Name

Adam Augustina

Street Address

27842 N. 30th Lane

City

Phoenix

Zip Code

85083

Phone Number

Email



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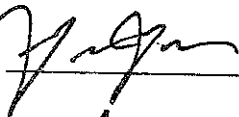
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- Develop a vacant parcel of land, with a compatible, high quality land use.

By signing below, I give my support to the Fortress RV and Boat, rezoning application (Z-86-18).

Signature



Printed Name

Greeman J Green

Street Address

3025 W Running Deer Trl

City

Phoenix

Zip Code

85083

Phone Number

Email

## STATEMENT OF SUPPORT

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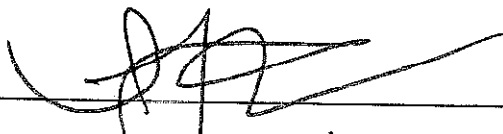
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Signature



Printed Name

Ashley Frederick

Street Address

3217 W. Desert Vista Trl

City

Phoenix

Zip Code

85083

Phone Number

623-680-3293

Email

ajfrederick12@gmail.com

## STATEMENT OF SUPPORT

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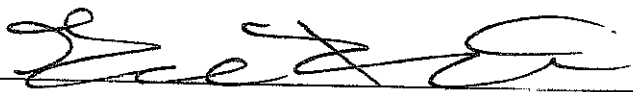
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Signature   
Printed Name George Bassett  
Street Address 3021 W. RUMMING DEPT. TR1.  
City PHX Zip Code 85083  
Phone Number 602-999-3807  
Email \_\_\_\_\_

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Signature



Printed Name

Robert D. Duce

Street Address

2834 N. 30th Ln

City

Phoenix

Zip Code

85034

Phone Number

Email

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Signature



Printed Name

Lindsay Hicks

Street Address

3114 W Desert Vista Trl.

City

Phoenix

Zip Code

85083

Phone Number

Email

## STATEMENT OF SUPPORT

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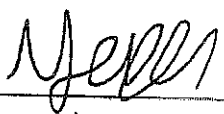
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Signature 

Printed Name Juligsa Obando

Street Address 3024 W Rinnigdeer r

City phx Zip Code 85083

Phone Number 213 281 6394

Email Jan0053000@gmail.com

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Signature

*Christina Bray*

Printed Name

Christina Bray

Street Address

3119 W. Lucia Dr

City

Phoenix

Zip Code

85083

Phone Number

Email

## STATEMENT OF SUPPORT

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Signature

Wayne Nakao

Printed Name

WAYNE NAKAO

Street Address

3226 W. Lucia Dr

City

PHX

Zip Code

85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



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Signature 

Printed Name Lihong Lin

Street Address 3217 W Lucia Dr

City Phoenix Zip Code 85034

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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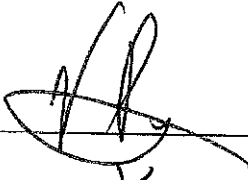
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Signature \_\_\_\_\_



Printed Name \_\_\_\_\_

Kevin Peak

Street Address \_\_\_\_\_

3108 W Desert Vista Tr

City \_\_\_\_\_

Phoenix

Zip Code \_\_\_\_\_

85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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Signature Kath Johnson

Printed Name Kathrine Johnson

Street Address 28212 N. 25TH Dale

City Phoenix Zip Code 85085

Phone Number 223-924-7719 (PLEASE DON'T CALL)

Email N/A

## STATEMENT OF SUPPORT

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Signature

Ravi

Printed Name

Ravichandra Pati

Street Address

2507 W White Feather Ln

City

Phoenix

Zip Code

85085

Phone Number

Email

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Signature



Printed Name

Kalina Lowe

Street Address

28228 N. 25<sup>th</sup> Dale

City

Phoenix

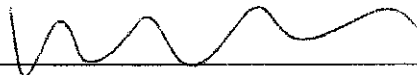
Zip Code

85085

Phone Number

602.442.9873

Email



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Signature Evelyn Burke

Printed Name Evelyn BURKE

Street Address 2519 W DESERT VISTA TRAIL

City PHX Zip Code AX

Phone Number N/A

Email Evie.mollie@yahoo.com

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Signature Michael Ruff

Printed Name Michael Ruff

Street Address 22115 W. Chesley P2

City Phoenix Zip Code 85065

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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Signature *Dacia Clark*

Printed Name Dacia Clark

Street Address 27907 N. Giddings Trail

City PHX Zip Code 85083

Phone Number \_\_\_\_\_

Email \_\_\_\_\_



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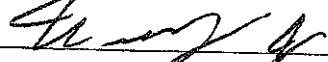
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Signature 

Printed Name William Swift

Street Address 27825 N. Gidigup Trail

City Phoenix Zip Code AZ

Phone Number 480-580-1043

Email bill\_swift@outlook.com

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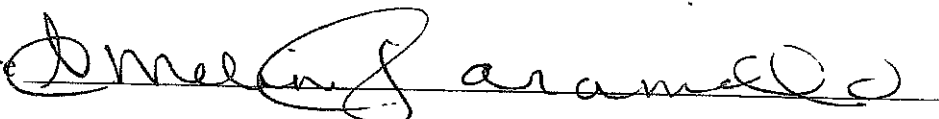
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Printed Name Amelcia Jaramillo

Street Address 2718 N Gadiyup Trk

City Phoenix Zip Code 85085

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

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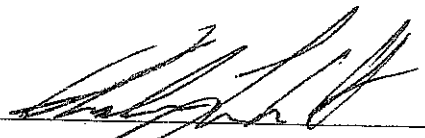
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Signature 

Printed Name Andrew Locketh

Street Address 2417 W Hedgehog Pl

City Phoenix Zip Code 85085

Phone Number 510 499 6986

Email Smoothad@yahoo.com

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Signature Jaime Gallardo

Printed Name JAIMÉ GALLARDO

Street Address 2469 W HEDG/HOG PL

City PHOENIX Zip Code 85085

Phone Number 602.478-1011

Email \_\_\_\_\_

# Community Correspondence

Opposition to Z-86-18 received 4/17/2019

Containing:

- 8 letters / emails of opposition (pages 1-15)
- Petition (pages 16-28)

# *Sage Luxury Apartment Homes*

*Dynamite Apartments 1 LLC, 31731 Northwestern Highway, Ste 250W, Farmington Hills, MI 48334 (248) 855-5400*

March 8, 2019 (revised from previous 2-13-19 letter)

City of Phoenix Planning and Development Department  
200 W. Washington Street, Second Floor, Phoenix, AZ 85003  
Attn: Nick Klimek - Planner for Deer Valley District

Re: Objection to Rezoning Case Z-86-18-2 on the Black Canyon Highway Service Drive at the Dynamite Boulevard Extension (revised from 2-13-19 letter)

Dear Mr. Klimek,

Please inform the Deer Valley Village Planners and City of Phoenix Planning Commissioners that, as a neighbor directly adjacent to the north and east, **we strongly object** to the proposed Rezoning of this property for use as an outdoor Boat & RV Storage Facility. We have reviewed the provided (and sometimes conflicting) information, and felt it important to voice our concerns. Before we identify specific concerns, it is important to note we have no record of being invited to any Neighborhood Meetings. We were, therefore, not present to participate in the public meeting discussion. As the neighbor most immediately impacted by this use, representing over 300 units and about 600 residents (not including phase 2 with 232 more units and maybe 500 more residents), we would have expected to be invited or at least received a call. The Developer has since informed us it was an error in label printing, and the Developer did provide us with information and answer questions in a recent conference call.

Our objections regarding the Use and Plan are as follows:

**City's goal of a balance between housing and jobs is not met.** The General Plan and Land Use Map envision Residences or Employment Centers for this area. Deer Valley's official brochure states that one of its principles is to balance housing and employment. A Commerce Park with businesses in a campus-like setting provides the opportunity for numerous well-paying jobs. Higher-density housing brings more residents (and their income) into the area. An outdoor storage facility with 24-hour keycard access will do neither. It will have at most few employees. This rezoning/development doesn't match the vision outlined by the General Plan. Has the Applicant provided information about the permanent jobs created by this project? Using generally conservative employment numbers of 25 people per acre for a suburban commerce park (upwards of 30 – 35 for light manufacturing and software/GIS), we estimate a commerce park on this site would employ approximately 275 people, 750 people total if it were expanded into the parcels whose road access this project will cut off. At 14.5 units/acre, a higher density residential development like the one recently proposed just south of this site, could provide 159 housing units, or up to 434 units if the adjacent 19 acres are included instead of being cut off from full access to the Service Drive. This proposed rezoning/development seems to go in the opposite direction of the goals set forth in the General Plan for Deer Valley, and at very least prevents the highest and best use of the remaining 19 acres of residentially zoned parcels.

**Boat and RV Storage is a special use for a reason.** Boat and RV Storage is listed in the Ordinance as a special use because it is not a reasonable use under most circumstances. It is only reasonable under certain circumstances. The Special Use category was made to protect area residents and property owners from development that is not suitable for the specific circumstances. Inserting a 24 hour a day outside business next to our development with 304 apartments with nearly 600 residents, including families with children, plus our future phase and the other adjacent residential uses with by eliminating a road extension and limiting the potential for adjacent development to whatever works with a only 20' access easement is not beneficial to the area. The rezoning for this development runs counter to all the protections the Ordinance puts in place.

**The plan attached to our notice is not the same plan as reviewed by the City.** The plans we've received are different and have different dates. We expect to be given accurate information when asked to comment on such an important subject. The information on the current (?) plans also does not match the information stated on the website advertising the Fall 2019 opening of this storage development. Regardless of which information is correct, this proposed development greatly impacts our residents, our business, and our high-end community, and jeopardizes the attractiveness of Sage Luxury Apartments.

**Why are the future road extensions no longer important?** The proposed development eliminates 2 future road extensions that would allow full development the acreage parcels east of this development. It eliminates the proposed Dynamite Boulevard extension and it leaves only a 20' easement for Oberlin Way along its south edge for access to this remaining acreage. This proposed outdoor storage development restricts future development of the rest of this area west of the Wash, by our calculations, upwards of 19 acres. When Sage Apartments was developed, we were required to leave room for a cul-de-sac for the Dynamite Blvd extension. We omitted some parking, added walls and 2 gates, and configured our pool area accordingly. Now the City appears unconcerned that road access that would have served our site (additional access and emergency access) plus provided access to undeveloped parcels is being eliminated. The 1/4 cul-de-sac shaped area that would be left vacant in the corner of our site will be costly and inefficient to reclaim.

This storage yard will be developed in phases, with the southerly parcel being developed first, the northerly parcel second and the office building developed third. If Phase 1 is completed and less successful than anticipated, then Phase 2 might not be developed for many years, if ever. The neighbors will be left with a bunch of storage canopies, a half-installed wall, no business office, no chance for a Dynamite Road extension, and the wasted potential for additional development on the remaining parcels to the east. Usually when a development includes a road that is supposed to extend through it, that road is extended through the development. At very least the developer dedicates the necessary land for the future r.o.w. and design their site accordingly. Nothing is dedicated for Dynamite Blvd and only 20' is dedicated to Oberlin Road. The smallest road r.o.w.s allowed by the City are 50' to 60' wide. Is the McDonald Trust, the property owner to the south, willing to dedicate 30' to 40' (10' to 20' more than the storage site) to preserve the other property owners' rights for access? Eliminating the potential for road access into these easterly parcels is denying the owners and neighbors of the benefits of the highest and best use of those parcels. Eliminating the Dynamite Blvd extension is not in the City's or the neighbors' or the public's best interest.

**The Applicant's Traffic Study starts with a disclaimer.** It states that they have no real data for Boat & RV Storage businesses. It is unreasonable to ask neighboring property owners and municipal officials to evaluate the impact of a specific site use, when one of the key topics, traffic impact, is estimated based on presumptions. The traffic study doesn't seem to take into account that many trips to this Site actual generates 2 trips through the northbound service drive's intersection with Jomax Road (see below). Also, without actual Boat & RV Storage data, the peak hours of a.m. and p.m. usage are unknown. Knowing when most of the traffic will occur would be necessary to truly determine the impacts and appropriate mitigation for this site.

**The applicant's stated decrease in traffic doesn't paint the whole picture.** It is likely true that the total amount of daily traffic will likely be less. The more importance fact is that people with fishing boats or ATVs will probably pick them up very early in the morning, on the way to the lake. They might pick their boat or RV up the day before, on their way home from work, during rush hour, or at night after they are done with dinner and the kid's homework. The point is they won't be picking up or dropping off their Boat or RV mid-day. They will be picking up or dropping off their Boat or RV at the lease convenient times for the adjacent residential uses. In addition, the applicant states that nearby RV resorts to the north is a reason for the placement of this storage facility. This highlights a larger issue. There is no on-ramp from the service drive to I-17 North at the Dixileta Overpass so traffic from this site cannot head directly north. There is a service drive and northbound on-ramp north of the 303 overpass, but there is a 0.7 mile gap in the service drive between Dixileta and the 303 overpass. North of the Dixileta Overpass, the service drive turns east and connects to North Valley Pkwy, but that part of the service drive is only for the City Transfer Station and Mine Traffic. All other traffic can be ticketed. To access I-17 North from properties on the east side of I-17 north of Jomax must drive north on service drive and cross over I-17 on the Dixileta Overpass, then drive south on service drive to cross over I-17 on the Jomax Overpass, then drive North on service drive to I-17 North on-ramp, for a round trip of about 4 miles. This trip requires a client of this proposed storage site to pass through the Jomax/northbound service drive intersection twice for every trip that continues north on I-17. The total trips associated with picking up an RV also increase if 2 people take a car to pick up a drivable RV, then both vehicles head back home to prepare the RV for a later trip.

**The applicant's narrative states there is a significant deficiency of demand over supply.** If there is a deficiency of demand over the amount of storage available, then this development is not necessary. If they mean there is a deficiency in supply, then they should indicate why the 426 vehicles current parked for free at home will be moved to a new facility that charges rent. Are every one of these 426 boats/rvs parked illegally?

**Conformance with and Support of the Core Values.** We do not recognize that outdoor storage celebrates a diverse community, and renting a storage space provides any strengthening of the local economy. We have read the statements provided. They are "a stretch". If anything, as proposed this development will weaken the economy by only providing a few jobs while greatly restricting the potential development on the adjacent properties (by eliminating the road extensions)

**The staff Report states it is compatible with adjacent residential uses.** A 24-hour business that involves 24-hour security lighting plus loading and unloading trailers in the morning and evenings is not compatible with residential uses adjacent and very close by. The proposed use will really be a nuisance for the area residents. Boat owners and ATV owners will start their motors to make sure they are running properly, and maybe even perform a tune-up before they head to the lake or trails,



adding new noise levels to the clanging and banging of trailers. Most of this noise will occur early in the morning or in the late afternoon/evening.

**The staff Report states it will generate little traffic.** We urge the City to carefully assess the real traffic impacts of a development like this. We acknowledge it will likely generate less total traffic than many other Uses, but we doubt the traffic it generates is spread out over the whole day, and there is probably little traffic during the normal business day when staff is onsite. Since this site deals in the storage of recreational vehicles of all sorts, its weekday traffic will likely be before and after work hours and its weekend traffic will be primarily late Friday evening or very early Saturday morning for pick-ups and very late Sunday evening for drop-offs. (See the above statement about traffic)

**The staff Report states the plan includes impact-mitigating features.** No features have been included to mitigate the impact to future development by eliminating Dynamite Boulevard and Oberlin Way. Also, has the lighting plan been studied as it relates to 24-hour lighting? Pole lights in an open parking lot reflecting off large vehicles will create a considerable amount of light, even if the light fixtures are top-shielded. If all the storage parking spaces are covered, then the light will be reflecting off of large and much taller galvanized metal roofs. Has a mitigation feature for loud sounds late at night or early in the morning been identified? Someone hooking up their boat early in the morning to go fishing will make louder-than-usual noise. Almost everyone who hooks up to their quadrunner trailer will start the engine(s) to be sure they run before heading to the desert. Finally, we've been told the storage garages will reduce the noise from I-17. That reduction will only be for the small distance they extend above the top of our wall (10'+ tall wall in that area). The garages will actually introduce a new source of noise much closer to the apartment residents.

**And a few general comments.**

- It is difficult to comment on the proposed site plan itself, as we just found out it is different from the one we were sent with the Meeting notice. We are told the accurate final storage space count is 230 units. The website announcing the opening of this development states there will be 350 spaces + 50 garages, and it offers the option of open, uncovered spaces.
- The applicant mentions nearby RV resorts for the placement of this storage facility. We find it unlikely that area residents will pack up their RV regularly for 15- to 30-mile trips. Long-term RV parks mean the RV's will be likely kept at the resort, not at this facility.
- No boat storage is identified on the plan. All the proposed types/locations of storage areas must be identified per the ordinance.
- Will the boat storage consist of individual boats on trailers, or will some boats be stored vertically on hoists?
- Will this facility allow storage of sandrails, waverunners and jet skis, quadrunners, motorcycles and other similar vehicles, or spare parts for the vehicles?
- Is there a development provision to prevent people from working on or testing/tuning up motors and engines on the site? How will it be enforced if staff is only on site 9am to 7pm?
- Will clients be allowed to store other outdoor equipment like tents, bikes, innertubes, fishing tackle, etc., (not contained within a primary vehicle) as long as it is on a licensed trailer?
- How often will units and/or covered trailers be inspected to be sure only permitted items are being stored?

- Will the hours of operation be limited to prevent late night or early morning noise between 9pm and 7 am?
- Why is the effluent waste pumping area close to the residences? Can it be moved farther away?
- Why are garage and carport heights dimensioned to the lowest side of the structure? What are their maximum heights?
- The landscape plan does not include heights of the plant materials.
- Will this site also store sailboats? If so, will masts be required to be folded down and stored flat? Will fixed-mast boats be allowed? How will screening for fixed masts be accomplished?
- There are existing apartments, existing single family homes on big parcels and recently approved attached housing surrounding this site. Putting a storage facility into the middle of all these residential uses will be disruptive to all the adjacent owners. Eliminating the potential for development of the remaining large parcels is incredibly short-sighted.

We have made a significant investment in Sage Luxury Apartments, including a large investment to bring water and sewer to the site, sized to consider future development of this area as the business parks and employment centers or residences. Under-developing this area by eliminating roads, restricting future development and building an incompatible Boat & RV Storage site goes in the opposite direction envisioned by the General Plan, and ignores our infrastructure investment not only for our site but for future development, which causes Sage and the other impacted property owners harm.

We hope the City agrees that the proposed rezoning is not consistent with the General Plan and would be detrimental to all neighboring properties, and to all the Deer Valley goals associated with this development district. We respectfully request this Rezoning request and development be denied, and we thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Highlen', with a long horizontal flourish extending to the right.

Mark Highlen, agent for Dynamite Apartments 1 LLC  
Owner of Sage Luxury Apartment Homes  
28425 N. Black Canyon Highway  
Phoenix, AZ 85085

**From:** [Fred Bishop](#)  
**To:** [Nick Klimek](#)  
**Subject:** Zoning Case Z-86-18-2 - RV Storage  
**Date:** Thursday, March 07, 2019 9:43:03 PM

Mr. Klimek,

The city should not approve RV Storage at properties 204-23-001A, 204-23-009D and 205-01-001E.

Rather than RV Storage, retail, offices, commercial, residential or multifamily would be consistent with the existing development in the immediate area. For example, given that approximately 600 residences are being built to the south, at 205-01-010L, 205-01-010J, 205-01-010G and 205-4-002, a commercial complex, including grocery and retail, would be more appropriate. With Sage Apartments, there will likely be more than 800 residences in the immediate area.

RV Storage would very likely provide limited options to the city for the development of the properties to the east, as future uses will be severely limited behind a large RV Storage facility with 24 by 7 access. Activities such as customers testing boat engines and pumping sewage waste will negatively impact development of adjacent properties. It's likely the sewage collection facility will be placed as far as possible from the existing Sage Apartments, which will impact future development of the properties to the east and south. It would also be very difficult for Fortress RV Storage to prevent testing of boat and RV engines, as much of the times the facility will be unattended.

I would like to confirm my previous communication of the importance that the city of Phoenix provides dedicated street access to the properties to the east of the proposed Fortress RV Storage facility.

Without dedicated access, financing would be unavailable for the 15 acres to the East; 205-01-011H, 205-01-001X, 205-01-011S and 205-01-011R and these properties could be prevented from being developed. With street dedication for Oberlin and Dynamite, developers would understand access and be able to begin the planning and zoning process with confidence. Without that confidence it is very possible the properties to the east will not develop or it will be a very poor usage.

Street dedication by the city of Phoenix for Oberlin and Dynamite allows the city to influence development of these properties for the best usage. The city of Phoenix Street and Planning Design Guidelines, dated December 1, 2009, indicates that the width for a local street is a full right of way of 50 feet, making 40 feet inadequate. A local street dedication is appropriate for both Dynamite and Oberlin.

The site plan for Fortress RV Storage shows an easement of 20 feet at the Oberlin alignment, which would provide a private road, 10 feet of which crosses the south edge of the Fortress RV Storage property. However, a submitted site plan is only conceptual. The 10 feet could be removed during the building approval process; dedicating the Oberlin and Dynamite is the only effective way for the city to protect the ability to develop the properties to the east and provide adequate access.

Along the Dynamite road alignment, on the south side of the alignment, there is a large natural gas line that services the KB homes to the west, crossing under the highway, which prevents building any structures. This is also the appropriate location for the easement to bring water to the properties being developed for Fortress RV, as an existing water line easement extends for some distance to the west along the south edge of the Sage Apartment property. To support further development, the Dynamite alignment should be brought as far east as possible. Original Sage Apartments site plans showed a Dynamite alignment, and Sage Apartments may be depending on that road for further expansion.

Oberlin would be also logical access for the eastern properties and should also be dedicated. The existing narrow, private road is temporary access for the current S-1 zoning for very large residential lots, until the remaining properties are developed under a more appropriate zoning such as CP/GCP,

residential or multi-family. If the site plan is changed and ultimately access is not aligned at the southern edge of Fortress RV Storage, and is fully on the southern property, 205-01-012A, it will put a high burden on that property by requiring a much larger reduction in developable footage. Access to the east wholly on 2015-01-012A, would be an unacceptably large burden to a single property.

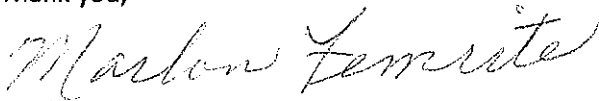
In addition, the number of existing and future residences between Jomax and Dixileta will create a tremendous amount of pressure on the access road, given that all northbound traffic must crossover the freeway at Dixileta, proceed south to Jomax and then cross over Jomax to go north. It would be an appropriate time to add the north bound access road at Dixileta.

Regards,  
Fred Bishop

To Whom It May Concern,

I understand you are wanting to zone the land next to Sage Apartments as an RV Storage lot. I do not think this is a good idea. I moved to this community because the location was quiet and peaceful. This Storage lot would bring a great deal of traffic at all hours of the day and night. It will also take away from the beauty of the land around us as it will need to be lit up at all times. I do not welcome the added congestion or disruption this would bring to my current lifestyle. I would ask that you respectfully reconsider.

Thank you,

A handwritten signature in cursive script that reads "Marlon Femrite".

Marlon Femrite

28425 N Black Canyon Hwy

Apt 1087

Phoenix AZ 85085

480-2997-7437

To Whom It May Concern,

My name is Jeff Taylor and am a current resident of the Sage Apartment complex.

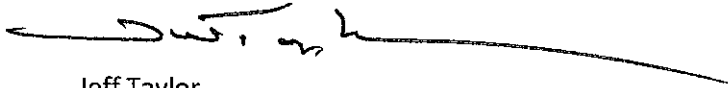
I have lived here for over 1 year and enjoy the peace and quiet here.

I oppose the implementation of a Storage Facility on the adjacent property because it would increase traffic and noise in the area, and additional lighting would be needed, which would affect the residents on the opposite side of the wall.

I also have concerns as far as security for the residents on that side of the wall, as I live in a unit on the other side of that adjoining wall.

Please vote against allowing a storage facility on the proposed site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Taylor', written over a horizontal line.

Jeff Taylor

Resident of Sage Apartments

## Sage Leasing Manager

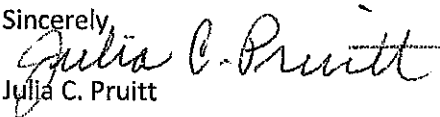
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**From:** Sage Leasing  
**Sent:** Saturday, February 16, 2019 3:13 PM  
**To:** Sage Leasing  
**Subject:** To Whom it May Concern:

To Whom it May Concern:

I have heard that there are plans to build a Storage Facility on I-17 and Jomax. These type of facilities always have flood lights everywhere for security. Since I have resided in the adjacent Sage Apartments, I find this impossible to accept. Having the "illumination" event right next to my apartment proved more than inconvenient. This will be much worse. I will strongly protest any movement towards this ill-conceived plan. I have lived here almost since the beginning of these units being built. I want my voice to be heard.

Sincerely,

  
Julia C. Pruitt

## Sage Assistant Manager

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**From:** Astrid <tweekersbambi@gmail.com>  
**Sent:** Wednesday, February 13, 2019 10:22 PM  
**To:** Sage Assistant Manager  
**Subject:** New storage construction

I recently found out there's a plan to build a storage facility right next to the Sage apt homes, I vehemently disapprove of this project, as I feel it will add to our traffic woes, noise, and pollution, which is already being threatened with construction of Union Park development ....

I chose to live here and commute to Scottsdale for work to enjoy the beauty, peace and quiet of my surroundings which would definitely be impacted negatively should this project move forward.

Regards  
Resident of Sage

Sent from my iPhone

*Astrid Soblet*  
Unit 1064



## Sage Property Manager

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**From:** Michael Allan Tarver <Michael.A.Tarver@aexp.com>  
**Sent:** Tuesday, February 19, 2019 9:49 AM  
**To:** Sage Property Manager  
**Subject:** TownHall Letter - Rezoning Notice

To whom it may concern –

I am writing this letter, as I am a current resident at Sage opposed the rezoning.

It has come to my attention that the property nearest our housing is looking to be commercialized. Based on the level of traffic already—provided USAA and during the winter season, Illumination—causes a major disruption in the ability to commute to any necessary destination. This is merely the initial disruption. In addition, the additional traffic on I-17, the noise that will be caused from a storage/RV facility that may be open with 24/7 accessibility, debris and the lighting nuisance caused as a result from the impacted traffic.

In order to create a commercialized foundation, based on the particular location and accessibility through transportation, an access route would need to be implemented to provide multiple directional options before we can increase the level of traffic. The Department of Transportation needs to be involved in order to ensure optimum level of efficiency during implementation.

Thank you for your time,  
Michael

Michael Allan Tarver | Analyst - Strategic Planning | Policy & Compliance - Global Acquisitions Capabilities  
American Express Co. | Global Merchant & Network Services  
Email: [Michael.A.Tarver@aexp.com](mailto:Michael.A.Tarver@aexp.com)



*DON'T do business WITHOUT IT*

American Express made the following annotations

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2/17/19

TO WHOM IT CONCERNS,

I HAVE RECENTLY BEEN MADE AWARE OF THE POSSIBILITY OF THE BUILDING OF A STORAGE FACILITY IN THIS IMMEDIATE AREA. I RESIDE IN THE APARTMENT COMPLEX, "SAGE LUXURY APARTMENTS", AND I HOPE THIS IS NOT TRUE. I'VE LIVED HERE QUITE A WHILE AND OBVIOUSLY HAVE ENJOYED MY STAY, BUT I BELIEVE A STORAGE FACILITY, WHICH CAN BE BUILT SOMEWHERE ELSE, WILL DEFINITELY HAVE A NEGATIVE IMPACT ON THE QUALITY LIFE HERE, JUST LIKE "ILLUMINATION" DOES DURING THE XMAS SEASON. THERE IS ONLY ONE WAY HOME HERE, AND ANYTHING THAT WOULD AFFECT THAT, WOULD BE EXTREMELY HARMFUL. SO I AM ASKING ALL INVOLVED IN THE DECISION MAKING, TO CONSIDER THE IMPACT ON OUR LIVES, AND NOT ON THEIR POCKETS

CURRENT HAPPY  
RESIDENT

Darren  
Darrell Douglas Apt 3020

Feb. 12, 2019

To Whom It May Concern,

I am a resident of the Sage Apartment Homes. I am writing this letter to voice my concern about building an R.V. Park next door to our apartments.

Access to our apartment is a 2 lane road. The traffic from an RV park will create congestion for us.

The people who use RV parks are not staying in the area full time they have no vested interest in the community.

Crime and drugs are a huge problem also in RV parks.

I am concerned that some of the residents will come into the apartment property + use the pool and amenities which is the property of the Sage Apartment renters. Vandalism is a huge possibility because of trespassers.

Having an RV park will bring down the property value for the homes that surround this property as well as the apartment homes and future homes.

I have mentioned this RV park to my

family and friends and all of them  
frown on them building anything  
like this here. No one wants this  
to be built here.

Yours Truly,  
Belinda Dover

BELINDA DOVER

APT 1063



Petition to **OPPOSE** the Rezoning application Z-86-18 from S-1 to CP/GCP at Northeast and Southeast corners of Black Canyon Highway & Dynamite Blvd Alignment, Phoenix, AZ.

Date	Name	Address	Signature
2/20/19	Merri Barnett	28425 N. Black Canyon Hwy <sup>Unit</sup> 1076	<i>Merri Barnett</i>
2/20/19	Christine Canill	912 E. Tangwood trail PHX AZ 85085	<i>Christine Canill</i>
2/20/19	Saeed Tehrani	28425 N. Black Canyon Hwy 2059	<i>Saeed Tehrani</i>
2/20/19	Richard Smith	218425 N. Black Canyon Hwy 1036	<i>Richard Smith</i>
2/20/19	Miguel Cano	3825 W ANTHEM WAY unit 2099	<i>Miguel Cano</i>
2/26/19	Ric Kumar	218425 N. Black Canyon Hwy	<i>Ric Kumar</i>
2/20/19	Kimberly Fox	28425 N. Black Canyon Hwy <sup>#2007</sup>	<i>Kimberly Fox</i>
2/20/19	Monica Puccia	28425 N Black Canyon Hwy <sup>#2074</sup>	<i>Monica Puccia</i>
2/20/19	Marc Davis	28425 N Black Canyon Hwy <sup>#2606</sup>	<i>Marc Davis</i>
2/20/19	Douglas French	28425 N Black Canyon Hwy <sup>#3055</sup>	<i>Douglas French</i>
	Ray Walsh	" #2058	<i>Ray Walsh</i>
	Victoria Vacca	#3056	<i>Victoria Vacca</i>
	Janet Adams	#3051	<i>Janet Adams</i>
2/21/19	Abigail M. Stach	28425 N Black Canyon Hwy <sup>#1166</sup>	<i>Abigail M. Stach</i>
2/26/19	Charlotte Trevil	28425 N Black Canyon Hwy <sup>#1166</sup> 3076	<i>Charlotte Trevil</i>

Petition to **OPPOSE** the Rezoning application Z-86-18 from S-1 to CP/GCP at Northeast and Southeast corners of Black Canyon Highway & Dynamite Blvd Alignment, Phoenix, AZ.

Date	Name	Address	Signature
2/27/19	VERONICA N BURNS	28425 N. Black Canyon Hwy #1024 PHX, AZ 85085	Veronica N Burns
2/28/19	Kaitlyn Kauffmann	28425 N Black Canyon Hwy #2035	Kaitlyn Kauffmann
2/28/19	Ashley Marino	28425 N Black Canyon Hwy #3026	Ashley Marino
3/1/19	Julia C. Pruitt	28425 N. Black Canyon Hwy 1023	Julia C. Pruitt
3/1/2019	Jamieson Marino	28425 N Black canyon Hwy #3026	Jamieson Marino
3/2/2019	BELINDA DOVER	2842 N BLACK CANYON HWY #1063	Belinda Dover
3/2/2019	Cristian Salazar	12701 W Redfield Rd	Cristian Salazar
3/4/2019	Amber Goe	28425 N. Black Canyon Hwy #3004	Amber Goe
3/5/2019	RICHARD GAZLEY	" " " #1082	Richard Gazley
3/8/2019	Martha Ness	" " " #2030	Martha Ness
3/8/2019	Heather Williams	" " " #1055	Heather Williams
3/8/2019	Heather Williams	" " " #1058	Heather Williams
3/8/19	Briana Johnson	" " " #1012	Briana Johnson
3/8/19	Stephanie Dominguez	" " " #2039	Stephanie Dominguez
3/8/19	Gregory Gaddam	" " " #3006	Gregory Gaddam

Petition to **OPPOSE** the Rezoning application Z-86-18 from S-1 to CP/GCP at Northeast and Southeast corners of Black Canyon Highway & Dynamite Blvd Alignment, Phoenix, AZ.


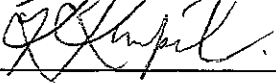
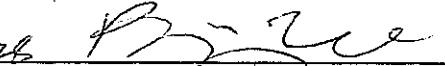
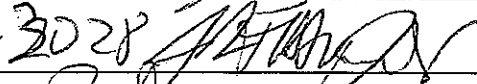
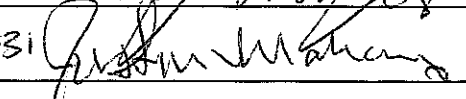
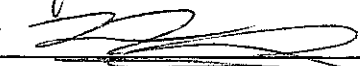
Date	Name	Address	Signature
3/8/19	Patrol M.	28425 N Black Canyon Hwy # 2039	
3/8/19	Stacy Tindler	28425 N. Black Canyon Hwy 3049	
3/8/19	Richard Feldt	28425 N. Black Canyon 1071	
3/9/19	Megan Jones	28425 N. Black Canyon 2063	Megan Jones
3/9/19	Katie Webb	28425 N. Black Canyon 2003	
3/9/19	Stephan Smith	28425 N. Black Canyon	
3/9/19	Amber Essig	28425 N. Black Canyon 2064	
3/10/19	LEYDIA E. NESS	28425 N. Black Canyon 2030	
3/10/19	Erica Thango	28425 N. Black Canyon <sup>Apt 2091</sup>	Erica Thango
3/10/19	NASIA MOORE	28425 N. BLACK CANYON <sup>Apt. 2091</sup>	NASIA MOORE
3/10/19	Brian Bradley	28425 N Black Canyon <sup>ATT 2067</sup>	
3/10/19	Sasha Sypkens	28425 N Black Canyon Hwy Apt 3017	
3/10/2019	Nicolas Stowers	28425 N Black Canyon Hwy <sup>Apt</sup> 3017	
3/10/2019	Paul Stang	28425 N Black Canyon Hwy <sup>#1062</sup>	
3/10/19	Pam Quinn	28425 N. Black Canyon	Pamela Quinn



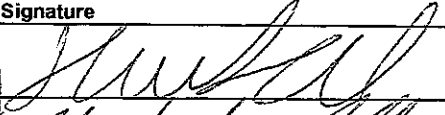
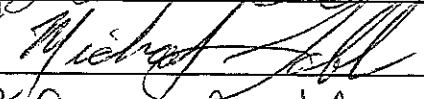

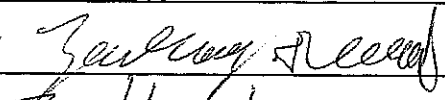
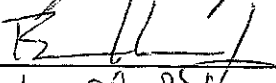
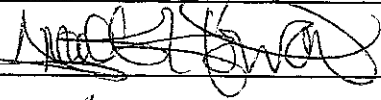
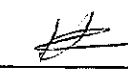
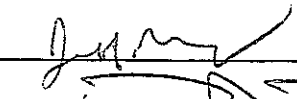


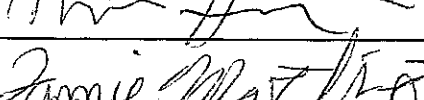
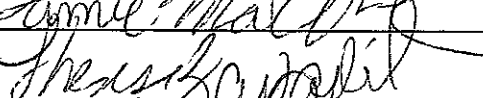
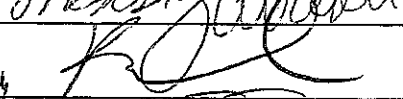
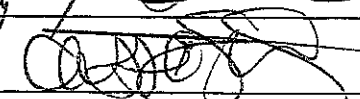

Petition to **OPPOSE** the Rezoning applicaztion Z-86-18 from S-1 to CP/GCP at Northeast and Southeast corners of Black Canyon Highway & Dynamite Blvd Alignment, Phoenix, AZ.

Date	Name	Address	Signature
3/10/19	Diana Sweeney	28425 N. Bl. Canyon Hwy # 2002	Diana Sweeney
3/10/19	Hai Nunn	28425 N. Bl. Canyon Hwy #1008	Laurel A. Nunn
3/10/19	Patricia Lee	28425 N. Bl. Canyon Hwy #1008	Patricia Lee
3/10/19	Shonda Hodge	28425 N. Black Canyon Hwy #1009	Shonda M. Hodge
3/10/19	Michael PARI	28425 N. Black Canyon Hwy #300	Michael P. PARI
3-10-19	Mark Cassel	28425 N. Black Canyon Hwy #2014	Mark Cassel
3/10	Scott Collins	APT 2016	Scott Collins
3/10	Leah Miller	APT 2016	Leah Miller
3/10	Cameron Diaz	APT 2015	Cameron Diaz
3/10/19	Alyss Ponce	APT 2015	Alyss Ponce
3/10/19	Cheryl Sutton	APT 2020	Cheryl Sutton
3-10-19	Darrek Douglas	APT 3020	Darrek Douglas
3.10.19	Latarsha Brady	#2017	Latarsha Brady
3-10-19	Collette Beck	28425 N. Black Canyon Hwy #104	Collette Beck
3-10-2019	Annett Alexander	28425 N Black Canyon Hwy Unit 1000	Annett Alexander

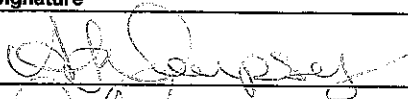

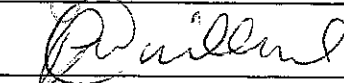
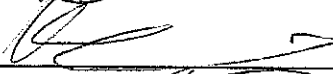

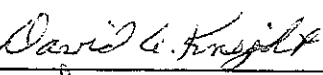


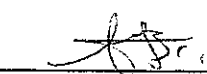






Petition to **OPPOSE** the Rezoning application Z-86-18 from S-1 to CP/GCP at Northeast and Southeast corners of Black Canyon Highway & Dynamite Blvd Alignment, Phoenix, AZ.

Date	Name	Address	Signature
3/10/19	Carol White	<del>28425</del> 28425 N BCH #3027	Carol White
3/10/19	JAYNE SLOAN	28425 N. #1027	Jayne Sloan
3/10/19	Tim Kunkel	28425 N. Black Canyon Hwy #1028	
3/10/19	Kath Kunkel	28425 N. Black Canyon Hwy #1028	
3/10/19	Phil Wilcox	28425 N Black Canyon Hwy #1028	
3-10-19	BRIAN DEJAN	28425 N Black Canyon Hwy #3028	
3-10-19	Justin Mahoney	28425 N Black Canyon Hwy #1031	
3-10-19	NESTOR MORALES	28425 N BLACK CANYON HWY 3029	
3-10-19	Alyssa Meyer	28425 n black canyon hwy 3032	Alyssa Meyer
3-10-19	Celia Gebauer	28425 N Black Canyon Hwy #1032	Celia Gebauer
3-10-19	Jessica Smith	28425 N. Black Canyon Hwy #1033	Jessica Smith
3-10-19	Dawn Reich	28425 N Black Canyon Hwy #1035	Dawn Reich
3/10/19	Ashley Walter	28425 N Black Canyon Hwy #3030	Ashley Walter
3/10/19	David Stewart	28425 N Black Canyon Hwy #3036	David Stewart
3-10-19	Cheryl Cox	28425 N Black Canyon Hwy #1040	Cheryl Cox

Petition to **OPPOSE** the Rezoning application Z-86-18 from S-1 to CP/GCP at Northeast and Southeast corners of Black Canyon Highway & Dynamite Blvd Alignment, Phoenix, AZ.

Date	Name	Address	Signature
3/10	Haleiah Harrel	28425 N Black Canyon Hwy	
3/10	Michael Gable	28425 N Black Canyon Hwy #1042	
3/10	Dana Gable	28425 N. Black Canyon Hwy #1042	
3/10	Zachary Freund	28425 N. Black Canyon Hwy #200	
3/10	Brian Howard	28425 N. Black Canyon Hwy #1001	
3/10	Annelle HOWARD	28425 N Black Canyon Hwy	
3/10	Hounatale Taloa	28425 N Black Canyon Hwy #1061	
3/10	SEFF DALRY	28425 N Black canyon Hwy	
3/10	Robert Zwick	28425 N Black Canyon Hwy	
3/10	SARA WOODEN	28425 N Black Canyon #2017 Con	
3/10	Michael Harrel	28425 N Black Canyon Hwy #2017	
3/10	Jamie Martinez	28425 N. Black Canyon #1017	
3/10	Theresa Zouvalil	28425 N Black Canyon #2012	
3/10	Kathryn O'Neil	28425 N. Black Canyon Hwy #2025	
3/11	Cassandra Stauffer	28425 N. Black Canyon Hwy #2034	

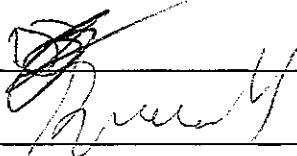
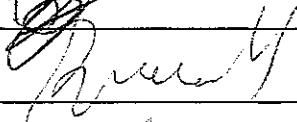
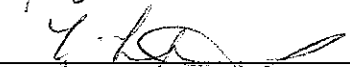
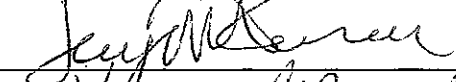
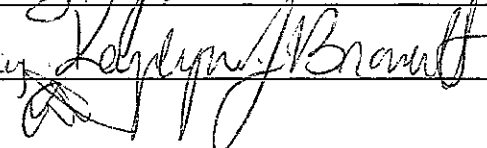

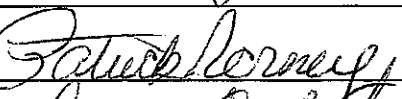
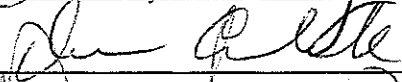
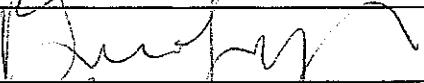


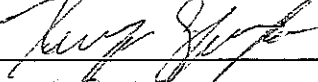
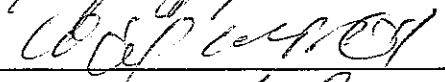
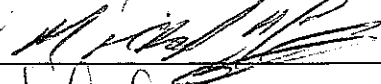
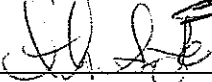
Petition to **OPPOSE** the Rezoning applicaztion Z-86-18 from S-1 to CP/GCP at Northeast and Southeast corners of Black Canyon Highway & Dynamite Blvd Alignment, Phoenix, AZ.

Date	Name	Address	Signature
3/10/18	Amanda Dampsey	28425 N Blackcy Hwy <sup>APT 1032</sup>	
3/10/18	Joshua Prince	28425 N Blackcy Hwy <sup>APT 1032</sup>	
3/11/19	Roy Willard	28425 N. Black Canyon Hwy. <sup>1889</sup>	
3/11/19	Gydia Teagalee	28425 N Black canyon Hwy <sup>#1323</sup>	
3/11/19	Nicholas Lanz	28425 N BLACK CANYON HWY <sup>3030</sup>	
3/11/19	David Knight	3061 N BLACK CANYON HWY	
3-11-19	Ioyd Ingram	28425 N-Black Canyon Hwy <sup>#1039</sup>	
3-11/19	Tommy Renda	28425 N Black canyon Hwy <sup>2065</sup>	
3-11-19	Ana Baehmann	28425 N. Black Canyon Hwy <sup>#2096</sup>	
3-11-19	Selma Bijedic	28425 N Black Canyon Hwy <sup>#2052</sup>	
3-11-19	Amina Bijedic	Same	
3-11-19	Danielle Pinyan	28425 N Black Canyon Hwy <sup>#3081</sup>	
3-12-19	VERNA MERO	#2081	
3-12-19	Nathaniel Williams	28425 N BIK. Canyon Hwy <sup>#3004</sup>	
3/12/19	Kirsten Persampiere	28425 N Black Canyon Hwy	

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Date	Name	Address	Signature
3/12/19	Florence Lee	Apt. 1058	Florence L. Lee
3/12/19	RICHARD RILEY	APT. 1075	Richard Riley
3/12/19	KISHORE SIMBHU	APT. 3055	Kishore Simbhu
3/12/19	SHARICE IVGRAM	#1039	Sharice Ivgram
3/12/19	Laura Sardone	# 1070	Laura Sardone
3/13/19	Wilson P. Williams	# 1057	Wilson P. Williams
3/13/19	Shae Sibley	# 2057	Shae Sibley
3/13/19	JEFF HEATH	# 1052	Jeff Heath
3/13/19	Mark Cornell	# 2052	Mark Cornell
3/13/19	<sup>maria cornell</sup> U. Baizer	#3052	U. Baizer
3/13/19	John Miller	3052	John P. Miller
3/13/19	Giovanni Jeffries	#3052	Giovanni Jeffries
3/13/19	Marc Wilbani	1073	Marc Wilbani
3/13/19	Trevor Henry	1074	Trevor Henry
3/13/19	Stephanie Henry	1074	Stephanie Henry

Petition to **OPPOSE** the Rezoning application Z-86-18 from S-1 to CP/GCP at Northeast and Southeast corners of Black Canyon Highway & Dynamite Blvd Alignment, Phoenix, AZ.

Date	Name	Address	Signature
3/13/19	Donovan Barrett	28425 N Black Canyon <sup>#1076</sup>	
3/13/19	BOBANA JANKOVIC	28425 N Black Canyon 3074	
03/13/19	Swapne Yelanandi	28425 N Black Canyon 3073	
3/13/18	Jayne Yurzen	28425 N Black Canyon 3078	
3/13/18	Kaylynn Brandt	28425 N. Black Canyon Highway <sup>3078</sup>	
3/13/19	Jason Meier	7832 W. Dynam	
3/13/19	Patrick Varney	28425 N Black Canyon <sup>3082</sup>	
3/13/19	Dave Carlock	28425 N. Black Canyon 2088	
3/13/19	Damans Lopez	28425 N Black Canyon Hwy 2085	
3/13/19	MIKE O'CONNOR	28425 N. B/LK Canyon Hwy <sup>#2092</sup>	
3/13/19	Cynthia Perez	28425 N. B/LK Canyon Hwy <sup>#3091</sup>	
3/13/19	Kennia Springer	28425 N. B/LK Canyon Hwy	
3/13/19	Wendy Wright	28425 N Black Canyon Hwy	
3/13/19	M. del Campo	28425 N Black Canyon Hwy <sup>#3095</sup>	
3-13-19	Shaylene Soto	28425 N Black Canyon Hwy <sup>#3095</sup>	

Petition to **OPPOSE** the Rezoning applicaztion Z-86-18 from S-1 to CP/GCP at Northeast and Southeast corners of Black Canyon Highway & Dynamite Blvd Alignment, Phoenix, AZ.

Date	Name	Address	Signature
3/13	Taylor Luens	28425 N Black Canyon Hwy APT 3093	T Luens
3/13	Elyse Yelton	28425 N Black Canyon Hwy	Elyse Yelton
3/13	Brian Reisman	28425 N Black Canyon Apt. 3096	Brian Reisman
3/13	Preet Sandhu	28425 N Black Canyon Apt 3103	Preet Sandhu
3/13	ERIK CAULFIELD	28425 N BLACK CANYON APT 3104 1104	Erik Caulfield
3/13	Cory Osburn	28425 N Black Canyon Hwy	Cory Osburn
3/13	Gouri Sivudu	28425 N Black Canyon Hwy	Gouri Sivudu
3/13	Anthony Miller	28425 N Black Canyon Hwy	Anthony Miller
3/13/19	Aki Washibi	28425 N Black Canyon Hwy 2059	Aki Washibi
3-13-19	Elea Hayes	28425 N Black Canyon Hwy #1092	Elea Hayes
3/13/19	HAYLEN ANGEI	28425 N. BLACK CANYON HWY	Haylen Angei
3/13/19	Nicolas Le Renard	28425 N Black Canyon Hwy 2037	Nicolas Le Renard
3/13/19	MARIETTA Mc CABE	28425 N. BLACK CANYON HWY	Marietta McCabe
3/13/19	Lorna Whitton Williams	28425 N Black Canyon unit 1057	Lorna Williams
3/12/19	DONNA WEAVER	28425 N BLACK CANYON 1047	Donna Weaver





