

GREENWAY TOWING
CONDITIONAL USE PERMIT APPLICATION
PROJECT NARRATIVE (REVISED)

Grenway Towing LLC

15030 N. 99th Avenue

Sun City, AZ 85351

602-561-8583 (Vincent Lopano – Owner)

480-282-1795 (Jared Urban – Owner)

This revision to our project narrative is in response to the following email/list received. Please see the bullet points below and the revisions to follow.

1. *Project Narrative (Revised)*

a. *Hours of Operation*

b. *Number of employees.*

c. *How much new traffic is this operation going to create?*

d. *Use of the existing module building on site.*

e. *Answer question #1, #2 & #6 from the attached memorandum.*

1. *The project address is listed in the application as 14118 N. Luna Street, but the County has this parcel listed as 11925 NW Grand Avenue. Which is correct.*

2. *The City does not specify the required number of parking spaces required for a towing operation. Per City Code, Section 154.104(G)(4), the applicant shall submit a Parking Demand Study to provide the recommended number of parking spaces required. The current site has 16 parking spaces available but there appears to be more than 16 vehicles parked on site, including within the drive aisle.*

6. *Will the existing building be used for this site? Does the existing building have sewer or water service?*

A. Greenway Towing will be open to the public to retrieve towed vehicles Monday – Friday between the hours of 8am – 5pm. We will however have drivers that tow vehicles into the yard 24 hours a day, 7 days a week. Please keep in mind that it might only be ever couple of evenings that a vehicle would be towed in “after hours” and not a regular daily occurrence.

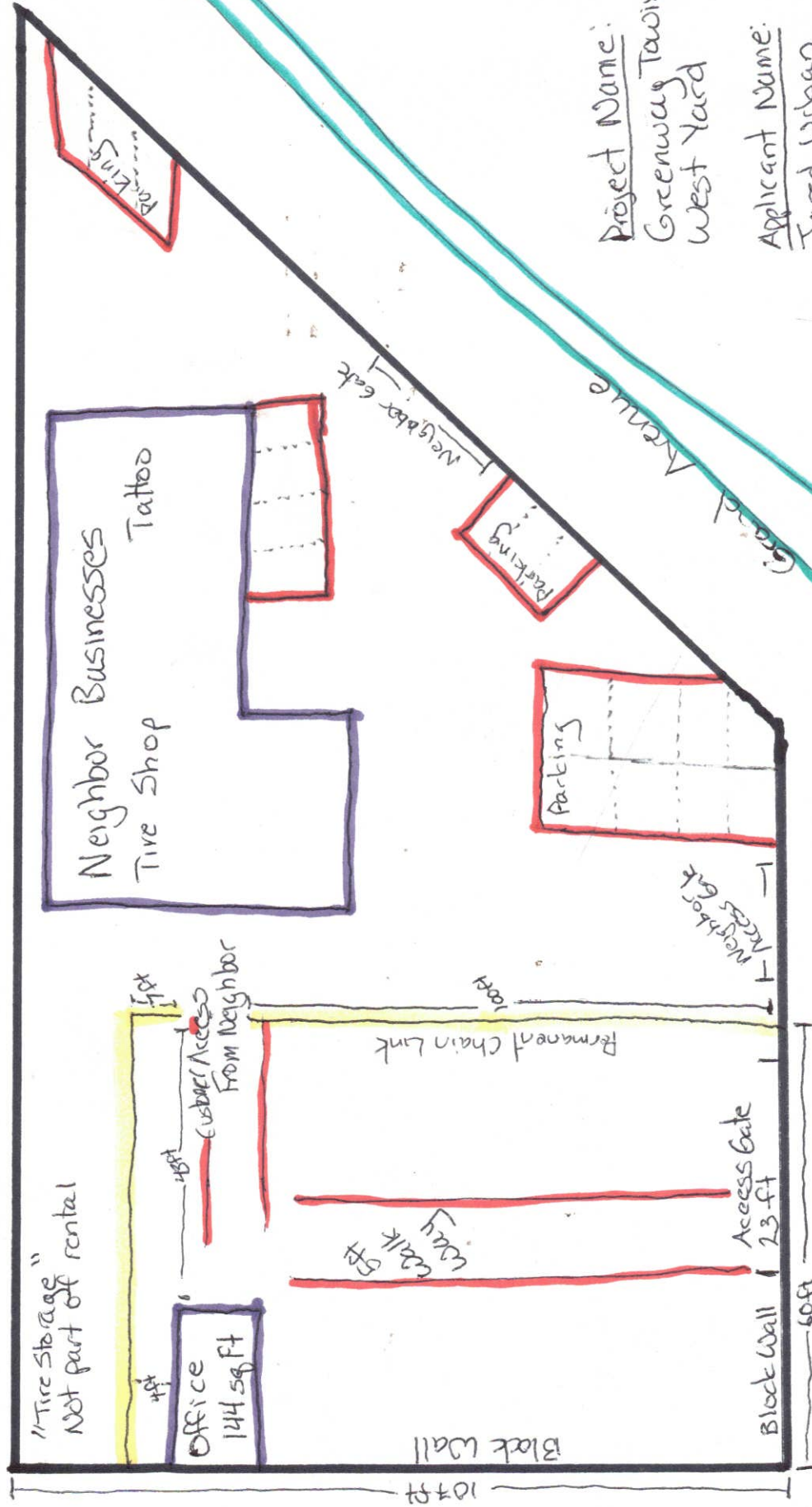
- B. Greenway Towing will have 1 – 2 employees onsite at any given point. Our drivers are contracted drivers and do not spend time at the facility unless they are dropping a vehicle off.
- C. The traffic that this location will generate will be light. There might be an average of 2 customers a day that come to retrieve their vehicles and typically there is only 1-2 vehicles towed into the yard per day.
- D. The use of the existing modular building will be just to house the 1 staff member onsite and to complete release paperwork for customers having their vehicles picked up.
- E. Answers to Attached Memorandum from Bryce Christo dated 09/23/2024
 - 1. The landlord provided us with the address of 14118 N. Luna Street, El Mirage, AZ 85335. But upon inspection by Dan Cargill on 9/25/2024, we will be utilizing the address of 11925 NW Grand Avenue F, El Mirage, AZ 85335.
 - 2. Being that this is a tow storage yard, most vehicles are required to be moved by tow truck and/or forklift as they are inoperable and/or wrecked. The parking lot is also not open to “public parking” as it needs to be a secured facility per our contracts with DPS and Surprise Police Department. We feel that the drive lane is not necessary since the vehicles are not able to be driven and must be moved with tow truck or other means. Furthermore, we did have a visit from Dan Cargill with El Mirage Fire Department and he did not mention an issue with the parking lot, but did require us to provide fire extinguishers, clearly marked and visible signage of address, and fire department access lock box, which are all being resolved.

We are asking that the City of El Mirage make an acceptance on parking requirements due to our unique situation of being a tow storage facility. Being that we are not open to the public to “physically” drive in and/or park, we feel that it is not necessary to have a 2-way drive aisle and a set number of parking spaces as the room required is not needed for people to freely move around, turn around, or park without damage. The vehicles stored onsite are moved by our staff and require tow trucks and other means moving them due to various reasons such as break downs, accidents, etc...

**if required by Fire Department, we can have a small drive aisle clear for access and utilize the 16 designated parking spots on each side of the drive aisle. Please note that the yard is not deep and there should be reasonable access to the farthest point of the yard from Luna Street should a fire situation occur.
 - 6. The existing building will be used for our staff member that releases vehicles. There is not water or sewer service as this building.

Site Plan: 11925 NW Grand Ave, Suite E, El Mirage, AZ 85335

Alley Way



Kenied Space for Greenway Towing

Project Name:
Greenway Towing
West Yard

Applicant Name:
Sared Urban
Vincent Lopano
15030 N. 99th Ave
Sun City, AZ 85351

Owner Name:
Yousif A. Yousif
11925 NW Grand Ave
El Mirage, AZ 85335

Lona Street

- *Parking available/shared with neighboring Business. Minimum 5 spots are available. Customers will have access to office through front gate and/or fence walk-way.
- *Any change of use or occupancy of any buildings including additions thereto requiring more parking, shall be not permitted until such additional parking spaces as required by this chapter are furnished.





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EMPIRE INK

714-266-7111
7625 5th St

TATTOO



