



# CITIZEN PARTICIPATION *FINAL* *REPORT*

for Crow Holdings, Luke Logistics  
Application Nos.: AN261 & ZON24-03

**COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL.**

The Citizen Participation Final Report was prepared in accordance with the City of Glendale Citizen Participation Ordinance (CPO). As prepared, the Final Report meets the City’s CPO requirements and the recommended notification area as identified by the Planning Department. In accordance with requirements of the CPO.

## SUMMARY / FINAL REPORT

<b>Total Individuals notified:</b>	<b>74</b>	<b>Total Participants:</b>	<b>2 residents</b>
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### CONCERNS, ISSUES, PROBLEMS EXPRESSED

There was a total of ten people in attendance at the neighborhood meeting, of which only two were neighbors. Christina Lavelle, Senior Planner, Taylor Earl, Attorney representing the property owners, Michael Buschbacher II, from the development team, Steve Shaul representing the property owner and developer, Martin Hazine representing the civil engineer, Tim Thielke, the project architect, Scott Schofield from the water provider and two contractors for a nearby project also attended the meeting. See attached Neighborhood Meeting Sign-In sheet.

The meeting format was an informal open house style meeting. Mr. Taylor Earl, the attorney representing the property owners, opened the neighborhood meeting with an introduction of the project then followed with individual conversations with the two neighbors in attendance. Informal discussion occurred amongst the group, more like a conversation, allowing attendees the opportunity to ask questions and learn more about the proposal.

Mr. Earl met or spoke with all of the attendees at the meeting. Mr. Earl discussed the project with Ms. Curtis describing the project as adding land to the existing approved light industrial development, through a PAD Amendment process.

Presentation boards were available for those in attendance to review the site plan, renderings and exhibits in more detail. Mr. Brodkorb noted that he was in support of the project and wanted to make sure his address was not confused with the properties being annexed into the City of Glendale.

Below is a summary of the questions received and responses provided during and following the presentation. Responses were provided by Mr. Earl and Mr. Buschbacher.

**APPROVED**  
13 AUG 2024  
ZON24-03  
City of Glendale  
Planning Division

Questions	Responses
<p>Mr. Brodkorb noted that his address is the same for the parcel to his north and wanted to make sure that his property is not included by mistake in the annexation and PAD Amendment. Mr. Brodkorb mentioned that he is in support of the project.</p>	<p>Mr. Buschbacher took note of Mr. Brodkorb's comment and advised we would let staff know at the city, so that there is no confusion. Upon further research it appears that both properties do have the same address as listed with the county assessor. This was noted and discussed with Ms. Lavelle. A follow-up email was also sent to both Ms. Lavelle and Ms. Eastman with addressing for the city, in both an email and phone call to Ms. Eastman.</p>
<p>Ms. Curtis advised us of her concern about construction occurring outside of allowed hours on another property that is not part of this project.</p>	<p>Mr. Buschbacher noted that construction has not started on the approved buildings within the Luke Logistics development. And that it is unfortunate that other developers have not honored the construction hours timeframe for doing work. Mr. Earl sympathized with Ms. Curtis also.</p>
<p>Ms. Curtis then said that she doesn't like industrial development coming into her neighborhood</p>	<p>Mr. Earl noted that the original PAD was approved prior to this current request and that this was only a request to add roughly 8 acres to the already approved 146 net acres to provide space for semi-truck and trailer parking.</p>
<p>Ms. Curtis said that her property value has gone down in value and said her property was valued at \$400K.</p>	<p>This was noted. A quick research on Zillow shows the property Zestimate to currently be \$393K for her property with a Zestimate value range of \$319K to \$468K as of May 30<sup>th</sup>, 2024.</p>
<p>Ms. Curtis said she has frustrations with all of the industrial development.</p>	<p>Mr. Earl said that he understands her frustration and that again this would only be to add a small amount of land to an already approved project.</p>
<p>Ms Curtis said that each building was supposed to be limited to only 60 people per Luke Airforce Bases rules for development.</p>	<p>Mr. Earl said that many of the industrial developments have to be designed to park a large amount of people but that the reality was that a lot of the labor has been automated in these warehouses and the number of actual workers in these facilities is much lower. Mr. Buschbacher did a review of the Arizona Military Regional Compatibility Project document issued in March of 2023 and the Luke Auxiliary Field #1 Joint Land Use Study of 2004 and did not find the requirement noted by Ms. Curtis. A review of ARS Title 28 Section 28-8481 also did not turn up a result that matched Ms. Curtis's claim.</p>
<p>Ms. Curtis said she was concerned about the amount of water that will be used in industrial developments is more than what is used on the nearby farms.</p>	<p>Mr. Earl noted that agricultural uses require a significantly larger amount of water than most industrial uses that could occur on this site.</p>
<p>Ms. Curtis said that she was concerned about the location of the signs for this meeting. Saying that nobody will ever read them and that they should be put in the ROW along her</p>	<p>Mr. Buschbacher showed photos and the location of five large signs that were placed for the meeting according to the City of Glendale's requirements for posting for a neighborhood meeting. A map of</p>

property where there is a grouping of mailboxes, located at Myrtle & Alsup.	locations approved by staff is included with this report.
Ms. Curtis said the sign locations were keeping others away from this meeting.	Mr. Buschbacher again noted that the process that the city required was complied with for posting the site and that these signs are not allowed within the right of way in locations that are not a part of the project. Mr. Earl also noted that 74 residents were sent a notice by first class mail with instructions on how to attend the neighborhood meeting.
We discussed the property on the SWC of Glendale and Alsup and Ms. Curtis said that it was previously owned by a friend of hers but that they sold it and someone else bought it and that she heard through the grapevine that a new owner was planning a retail use for contractor's supply store on the property. She also mentioned that there is no one currently living on that property.	Mr. Buschbacher thanked Ms. Curtis for the information about this adjacent property.
Ms. Curtis said that the other projects in the area were not respectful of the residents and that in one case a concrete truck broke down on Glendale Avenue and sat there for four months before it was towed away.	Mr. Buschbacher noted this irregularity and advised that the city would be notified and that while this occurred near our project that it could not have come from our project since construction on the Luke Logistics site and not has not started yet. Ms. Lavelle was made aware of this during the neighborhood meeting.
Ms. Curtis said that truck traffic could not make the turn south on Alsup at Bethany Home Road because it was too narrow for trucks.	Mr. Earl advised that if warranted by staff at the county, the road would be required to be widened and that the existing irrigation ditch could be tiled over to allow for a wider roadway width. Mr. Buschbacher asked Ms. Curtis if she had any other questions or comments.
Ms. Curtis provided a written statement, requesting signs be installed on Glendale Ave, Alsup Road and Sarival Ave., that say "Residential Area , No Through Trucks, Horseback Riders. She noted that the signs are necessary for the safety of our families, now that we have many more cars on our streets.	Mr. Buschbacher thanked Ms. Curtis for the note and captured a photo of it for the record. Ms. Lavelle was made aware of the request. It was noted to Ms. Curtis that Alsup Road is within the County's jurisdiction and that would need to be addressed with MCDOT. The other two sign requests are within the City of Glendale. The written statement is included below at the end of this report.
Ms. Curtis said that she has been there since 1989 and that as long as development stayed on the east side of Alsup that she had no problems with our project.	Mr. Buschbacher and Mr. Earl noted this comment and thanked Ms. Curtis for her candidness, valued comments and input in the citizen participation process.


**HOW CONCERNS WILL BE ADDRESSED?**

As detailed above, the property owner and applicant have addressed each of the concerns raised about the proposal. In addition, Mr. Buschbacher and Mr. Earl sent Ms. Curtis an email summarizing her concerns and how they were addressed and asked if there were any other issues or concerns about the PAD Amendment.

**CONCERNS APPLICANT IS UNWILLING TO ADDRESS**

The property owners understand the neighborhood’s comments and wants to be good neighbors. They also understand that there might be stipulations added and requirements which must be adhered to.

As detailed above, the property owner and applicant have addressed each of the concerns raised about the proposal.

**HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS**

As detailed above, the property owner and applicant have addressed each of the concerns raised about the proposal.

**APPLICANT SIGNATURE AND DATE**



**June 26<sup>th</sup>, 2024**

Between May 29th, 2024 and today’s date, June 26<sup>th</sup>, 2024, there have been no other concerns, issues or problems expressed by any of the participating individuals.

On June 7<sup>th</sup>, staff from the City of Glendale sent a response for Mr. Brodkorb noting that his address will not be included in the annexation and that the annexation is per the submitted legal description, which specifically describes only the parcels owned by Crow Holdings, APN’s 501-60-034 & 501-60-010F. This information was forwarded on the neighbor, who responded via email thanking us for resolving it and advising us that he is ready for us to break ground. This email is also attached to the end of this report.

Lastly, on June 11<sup>th</sup>, 2024 we received a phone call from Mr. Brodkorb's daughter, Stephanie Courtwright, who said that squatters had taken up residence recently in the abandoned structure on the subject property. City staff was notified via email. A quick phone call with Mr. Shaul of Crow Holdings was held to discuss the squatter issue. Mr. Shaul advised that they had begun the process to remove the squatters and would follow up with a demolition of the abandoned structure from the previous owner. Ms. Courtwright was contacted on June 26<sup>th</sup>, 2024 to advise of the follow-up on this issue. Signs for the neighborhood meeting were removed on June 14<sup>th</sup>, 2024 and an affidavit and photos to that effect are attached to the end of this report.

On June 27<sup>th</sup>, we reached back out to Ms. Curtis to make sure that her concerns were addressed. We thanked her and clarified issue she had raised and included in a written note that she prepared while at the neighborhood meeting. That note and the follow up and responses are included below in a copy of the email exchange. No other communications occurred and that concludes our outreach efforts.

The site was posted for the scheduled hearings on July 24, 2024. That affidavit and set of photos are also included at the bottom of this report.

Should any adjacent property owners and/or other interested individuals raise any concern between now and the hearings, the Project Team will make every effort to address those concerns in the appropriate manner, such as but not limited to, personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Glendale, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

This concludes the Citizen Participation Final Report for the proposed Luke Logistics PAD Amendment for the property located southwest corner of Glendale Avenue and Alsop Road.

**REQUIRED ATTACHMENTS:**

- ✓ NOTIFICATION AREA MAP
- ✓ NOTIFICATION LETTER AND SITE PLAN
- ✓ ANY OTHER NOTICES, MEETING INVITATIONS, SIGN-IN SHEETS.
- ✓ LIST OF PROPERTY OWNERS WITHIN NOTIFICATION AREA.
- ✓ "INTERESTED PARTIES" LIST PROVIDED BY PLANNING DIVISION.
- ✓ "ADDITIONAL NOTIFICATIONS" LIST PROVIDED BY PLANNING DIVISION.
- ✓ LIST OF HOMEOWNERS ASSOC., REGISTERED NEIGHBORHOODS; AND THEIR REPRESENTATIVES WHO WILL BE INCLUDED IN THE PLAN.
- ✓ NEIGHBORHOOD NOTIFICATION OF MAILING AFFIDAVIT.
- ✓ LIST OF ADDRESSES OF NEIGHBORHOOD NOTIFICATION LETTERS WHICH WERE RETURNED, AND IF POSSIBLE, THE REASON FOR THE RETURN.

WE THE RESIDENTS OF ALSUP AVE. + THE SURROUNDING COMMUNITY REQUEST THAT THE FOLLOWING SIGNS BE PUT UP.

SARIVAL AVE. - RESIDENTIAL AREA  
NO THROUGH TRUCKS  
HORSEBACK RIDERS

GLENDALE AVE - RESIDENTIAL AREA  
NO THROUGH TRUCKS  
HORSEBACK RIDERS

ALSUP AVE - NO THROUGH TRUCKS  
HORSEBACK RIDERS

THESE SIGNS ARE NECESSARY FOR THE SAFETY OF OUR FAMILIES, NOW THAT WE HAVE MANY MORE CARS ON OUR STREETS

NAME

ADDRESS

LAURA CURTIS

7202 N. ALSUP

*Laura Curtis*

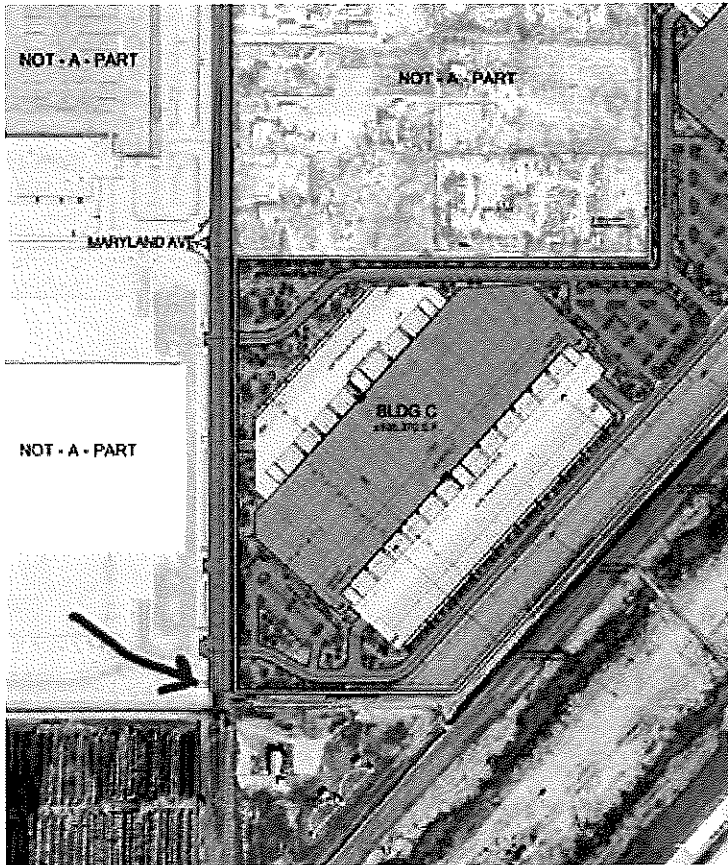
## Michael Buschbacher

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**From:** Michael Buschbacher  
**Sent:** Friday, June 28, 2024 11:33 AM  
**To:** L Z  
**Subject:** RE: Crow Holdings - Luke Logistics Neighborhood Meeting May 29th - follow up

Laura,

I just double checked, and our site plan does not envision developing that portion of roadway (See clip below). We stop about 800 feet before the first curve of that roadway at the corner.



Also, upon checking, it appears to be owned by the air force base, so we don't have the rights to revise that roadway. I believe that it is also within the jurisdiction of Maricopa County Department of Transportation.

**MARICOPA COUNTY**  
ASSESSOR'S OFFICE

Home    FAQ    Contact Us

Address of Intersection

W. Claremont St.

501-60-013

Clear ?

**501-60-013**

Owner Information

Owner Name: UNITED STATES OF AMERICA  
 In Care Of:  
 Property Address:  
 Mailing Address: 10 CAMPUS BLVD  
 NEWTOWN SQUARE PA  
 USA 19073  
 Deed Number: NOD-54166  
 Sale Date:  
 Sale Price: \$

Property Information

Lat/Long: 33.523186,  
 -112.401665  
 S/T/R: 7 2N 1W

W. CLAREMONT ST.  
 N. AUGUST RD.  
 W. BETHANY HOME RD.

Hope that helps clear up you concerns about the portion of roadway.

If you have any other questions, please feel free to reach out, I am glad to be of assistance.

Best regards,

**Michael S. Buschbacher II, AICP**

Principal Planner  
 Earl & Curley  
 (602) 265-0094  
 3101 N. Central Avenue  
 Suite 1000  
 Phoenix, Arizona 85012  
[www.earlcurley.com](http://www.earlcurley.com)



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**From:** L Z <[wwitch01@gmail.com](mailto:wwitch01@gmail.com)>  
**Sent:** Friday, June 28, 2024 7:20 AM  
**To:** Michael Buschbacher <[mbuschbacher@EarlCurley.com](mailto:mbuschbacher@EarlCurley.com)>  
**Subject:** Re: Crow Holdings - Luke Logistics Neighborhood Meeting May 29th - follow up

I appreciate you passing on my concerns about gas station on Camelback.

I would really like to see the curve on Alsup and Bethany Home left alone. There has been over four years of inconvenient road construction in this area. There are access roads from Sarival to Alsup. Alsup is only a two mile street and is still mostly residential. It will enefit no one to address the curves on Alsup to Bethany Home and probably very expensive.

I think someone in your department needs physically and visually access the area. I think it will make more sense to you then.

Thank you for taking the time to communicate with me.

Laura Curtis

On Thu, Jun 27, 2024, 5:06 PM Michael Buschbacher <[mbuschbacher@earlcurley.com](mailto:mbuschbacher@earlcurley.com)> wrote:

Glad to follow up. Just to be clear we are not associated with anything on Camelback Ave and our project is to only add parking to an already approved industrial project at Alsup & Glendale. But I will let staff know about your concern with the gas station on Camelback.

Let me know if you have any questions about our project. Just to reiterate, we will keep to our side (east) of Alsup as you mentioned in the meeting and our truck parking will be a very small portion of the ultimate development of our project.

Thank you for participating in the process, your input is greatly appreciated and important.

Best regards,

**Michael S. Buschbacher II, AICP**

Principal Planner

Earl & Curley

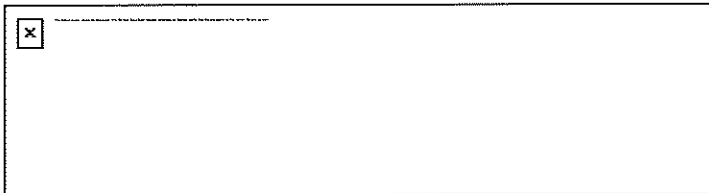
(602) 265-0094

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**From:** L Z <[wwitch01@gmail.com](mailto:wwitch01@gmail.com)>

**Sent:** Thursday, June 27, 2024 4:35 PM

**To:** Michael Buschbacher <[mbuschbacher@EarlCurley.com](mailto:mbuschbacher@EarlCurley.com)>

**Subject:** Re: Crow Holdings - Luke Logistics Neighborhood Meeting May 29th - follow up

I appreciate you following up with me.

Being a long time resident and supporter of Luke AFB, I am very concerned with the growth of this area .

I was grateful you actually heard what I was saying.

I do have to question the wisdom of allowing a gas station to be built on Camelback Ave. close to the south end of Luke's runways. I have lived here long enough for several crashes to have taken place in the area. Planes in trouble do not come down in any predictable pattern and the gas stations placement concerns me. I don't think it was a wise decision.

Please feel free to contact me again.

Thank you for your follow-up.

Laura Curtis

On Thu, Jun 27, 2024, 4:02 PM Michael Buschbacher <[mbuschbacher@earlcurley.com](mailto:mbuschbacher@earlcurley.com)> wrote:

Laura,

I'm following up with you following our neighborhood meeting last month. We appreciated learning more about the neighborhood and getting to know you better. I wanted to follow up with you on several of the issues that you raised.

Part of the process to save Luke Airforce Base was to limit the types of development that could be detrimental to operations for a military air force base, mostly to minimize potential damage if an accident or crash was to occur with the frequent and nearby air traffic.

As you know, one of the restrictions was to limit the number of people that could be in these accident potential zones near the runway. This in turn led to the revision of the general plan to encourage uses such as light industrial, which is becoming more and more automated each day. This reduces the number of people in these accident zones, as compared to other potential uses.

With the previous approval of the existing PAD for the site, 146 acres are already approved for light industrial, which is a very compatible use adjacent to the runway. Our request is only to add a truck parking lot. I just wanted to make sure we did a good job of explaining that we are not proposing to add any more industrial buildings.

We appreciate you letting us know that there were contractors on a different site that did not abide by the construction hours allowed by the city of Glendale. We have relayed that information back to staff to make sure that they address that in the future.

As for our water usage, because this is only a parking lot expansion, the amount of water that would be used would be very minor, just enough to drip irrigate landscaping.

Thank you for pointing out that most of your neighbors check for notices at the group mailboxes along the easement within the county road right of way. This is good to know, and we will pass this information along to staff at the city.

We also appreciate the information you gave us about broken down trucks sitting for weeks and months along the county and city roadways, even a cement truck, wow! We will let staff know about this also.

Thanks for your concerns about truck traffic not being able to make the turn to access Bethany Home Road at the intersection with Alsup. We will discuss that with staff at the city to see if further widening of the road and undergrounding of the irrigation canal is needed to allow for truck movements at that intersection. This is valuable information and we appreciate your on the ground knowledge of the area.

Thank you for coming to our meeting to learn more about our addition of a small amount of land to the existing approved development. Again, we appreciate the time you spent informing us of issues in the neighborhood.

Feel free to reach back out to myself or Taylor if you have any further questions.

Best regards,

**Michael S. Buschbacher II, AICP**  
Principal Planner  
Earl & Curley

(602) 265-0094  
3101 N. Central Avenue

Suite 1000

Phoenix, Arizona 85012

[www.earlcurley.com](http://www.earlcurley.com)

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# NOTIFICATION LETTER and SITE PLAN



Received May 2, 2024

Approved  
Planning- CLL

May 13th, 2024

## **Re: Neighborhood Meeting Invitation**

Re: Crow 303 AZ PAD – Annexation & PAD Amendment  
Case Number: ZON24-03 & AN261

Dear Neighbor,

We are sending you this letter to let you know that on behalf of our client we are applying for an annexation into the City of Glendale and a rezone from RR-45 to PAD for the small area of land outlined in gold in the map to the right. Adding this land will involve an amendment to the previously approved Crow 303 AZ Planned Area Development.

To be clear: the sole purpose of our rezoning and annexation requests is to add land to the *previously approved project* shown in the map to the right. This small addition would allow for additional truck parking. No other changes to the PAD are being requested, only to add land.

The city previously approved the surrounding industrial project in the Crow 303 AZ PAD, which covered approximately 8.65 acres located at the SEC of Alsup Avenue and the Ocotillo Road alignment. The address for the two properties is 6707 N Alsup Road and 15737 W Ocotillo Road Litchfield Park, AZ 85340.

At the time of the original rezoning for the Crow 303 AZ PAD, the property owners were still negotiating the purchase of this additional 8.65 acres. Crow Holdings has now completed the purchase of what is identified on the map as the Subject Site (identified by APNs: 501-60-034 & 501-60-010F) and seeks to add this land to the larger project.



This letter is being sent to all property owners within 780 feet of the property at the request of the City of Glendale as a part of the planning process. A copy of the proposed site is enclosed for your review. A neighborhood meeting has been planned as an in-person public gathering at the location noted below. The date, time and location of the meeting is below.

## **Neighborhood Meeting Information:**

**Crow 303 AZ (Luke Logistics) Planned Area Development Amendment & Annexation  
Wednesday, May 29th, 2024, from 6:00 PM - 7:00 PM (MST)  
Location: Luke Elementary School – Media Room  
7300 N Dysart Road, Glendale, AZ 85307**

You are invited to attend and provide any input you may have regarding this proposal. Our requests are subject to hearing review by the Glendale Planning Commission and Glendale City Council. This meeting is being held to take comments and provide answers in advance of those hearings. You will be notified of the hearings once they are scheduled with a follow-up mailing. Call 602-265-0094 and ask for Taylor or Michael or send an email to [mbuschbacher@earlcurley.com](mailto:mbuschbacher@earlcurley.com).

Christina LaVelle, a senior planner with the city, can be reached at 623-930-2553 or by email at [clavelle@GLENDALEAZ.com](mailto:clavelle@GLENDALEAZ.com) should you have any questions regarding the Citizen Participation process. Comments must be received by June 12<sup>th</sup>, 2024. If you have sold this property in the interim, please forward this correspondence to the new owner.

Once again, we would be happy to discuss this infill development with you, answer any questions, and receive your input and feedback. For additional details about this project or to be added to the Interested Parties mailing list, scan the QR code provided below.



Sincerely,

A handwritten signature in black ink that reads "Taylor Earl".

**Taylor Earl**  
o (602) 265-0094

Attachments(s): conceptual site plan,



NEIGHBORHOOD MEETING SIGN-IN SHEET

Annexation & Rezone (PAD Amendment)  
 Luke Logistics (AN261 & ZON24-03)  
 SEC Alsop & Glendale Ave  
 Neighborhood Meeting - May 29<sup>th</sup>, 2024 6-7p  
 Luke Elementary School

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
* Todd Brodtkorb	6707 N Alsop	Litchfield Park	602 693 2525 toddbrodtkorb@gmail.com
* LARISA CURTIS	7202 N Alsop	LITCHFIELD PK	602-999-0494 WORLTCHEM@GMAIL
Diana Neary	4808 N 24th St	Phoenix	dneary@sterlingand 480 206 7727 severson.com
TIM THIELKE	6225 N 24th Street #250 ST	PHOENIX, AZ	TTHIELKE@DIR.GOV.COM
ALLEN STORIE	3831 Camelback Rd #215	PHOENIX AZ	ASTORIEC@spaceandsonics.com
Scott Sheehy	16261 W Glendale Ave	Litchfield PE 85310	So.H.S@adammmaker.com
MARTIN HAZINE	10446 N. 74TH ST STE 140 SCOTTSDALE, AZ 85258.	SCOTTSDALE, AZ 85258	mhazine@NUMBERENGINEERING.COM
Christina Havelle		City of Glendale	602-930-2553

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**NEIGHBORHOOD NOTIFICATION AFFIDAVIT OF MAILING**



# Planning Division

**NEIGHBORHOOD NOTIFICATION LETTER**

**AFFIDAVIT OF MAILING**

Case No. (if available) ZON24-03 & AN261

Project Name: CROW 303 AZ PAD AMENDMENT

I, TAYLOR C. EARL certify that I am the authorized applicant /

representative to the City of Glendale for the above application and do hereby affirm that notice, as required for the case noted above, has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature:

*[Handwritten Signature]* FOR TAYLOR C. EARL

STATE OF ARIZONA

SS.

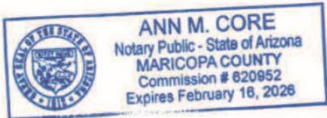
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 2024.

*[Handwritten Signature]*  
Notary Public

My Commission Expires:

2/16/2026



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**NEIGHBORHOOD MEETING AFFIDAVIT OF POSTING**



**PLANNING DIVISION**

**AFFIDAVIT OF POSTING**

Case No. ZON24-03 & AN261

Project Name: \_\_\_\_\_

- Planning Commission
- Glendale City Council

I, Patrick Anspaugh, being first duly sworn upon oath, state that  
 on 05/10/24 I posted 6 5x4 hearing  
 notice(s) for hearing date May 29, 2024.

Applicant/Representative Signature: *Patrick Anspaugh*

STATE OF ARIZONA  
 COUNTY OF MARICOPA SS.

Subscribed and sworn to before me 05/10/24



*Jesse Simpson*  
 Notary Public

My Commission Expires:  
5/31/27

**PUBLIC NOTICE**  
**NEIGHBORHOOD MEETING**

PROJECT #: ZON24-03 & AN261

PROJECT NAME: Crow 303 AZ (Luke Logistics)

PROJECT REQUEST: Planned Area Development  
Amendment & Annexation

NEIGHBORHOOD MEETING DATE/TIME:

May 29, 2024, from 6:00 PM - 7:00 PM (MST)

MEETING DETAILS: Luke Elementary School – Media  
Room 7300 N Dysart Road, Glendale, AZ 85307

APPLICANT CONTACT: Michael S. Buschbacher II, AICP,  
602-265-0094, mbuschbacher@earlcurley.com

CITY CONTACT: Christina LaVelle, 623-930-2553,  
clavelle@GLENDALEAZ.com

COMMENT PERIOD CUT OFF: June 12, 2024



May 10, 2024 at 8:47 AM  
6233 - 6287 N Alsup Ave  
Litchfield Park, AZ 85349  
United States



**PUBLIC NOTICE**  
**NEIGHBORHOOD MEETING**

PROJECT #: ZON24-03 & AN261

PROJECT NAME: Crow 303 AZ (Luke Logistics)

PROJECT REQUEST: Planned Area Development  
Amendment & Annexation

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APPLICANT CONTACT: Michael S. Buschbacher II, AICP,  
602-265-0094, mbuschbacher@earlcurley.com

CITY CONTACT: Christina LaVelle, 623-930-2553,  
clavelle@GLENDALEAZ.com

COMMENT PERIOD CUT OFF: June 12, 2024



May 10, 2024 at 9:19 AM  
15700 - 15898 W Maryland Ave  
Litchfield Park, AZ 85340  
United States

**PUBLIC NOTICE**  
**NEIGHBORHOOD MEETING**

**PROJECT #:** ZON24-03 & AN261

**PROJECT NAME:** Crow 303 AZ (Luke Logistics)

**PROJECT REQUEST:** Planned Area Development  
Amendment & Annexation

**NEIGHBORHOOD MEETING DATE/TIME:**

May 29, 2024, from 6:00 PM - 7:00 PM (MST)

**MEETING DETAILS:** Luke Elementary School – Media  
Room 7300 N Dysart Road, Glendale, AZ 85307

**APPLICANT CONTACT:** Michael S. Buschbacher II, AICP,  
602-265-0094, [mbuschbacher@earlcurley.com](mailto:mbuschbacher@earlcurley.com)

**CITY CONTACT:** Christina LaVelle, 623-930-2553,  
[clavelle@GLENDALEAZ.com](mailto:clavelle@GLENDALEAZ.com)



**COMMENT PERIOD CUT OFF:** June 12, 2024

May 10, 2024 at 9:44 AM  
6751 N Walsup Ave  
Litchfield Park, AZ 85340  
United States

**PUBLIC NOTICE**  
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COMMENT PERIOD CUT OFF: June 12, 2024

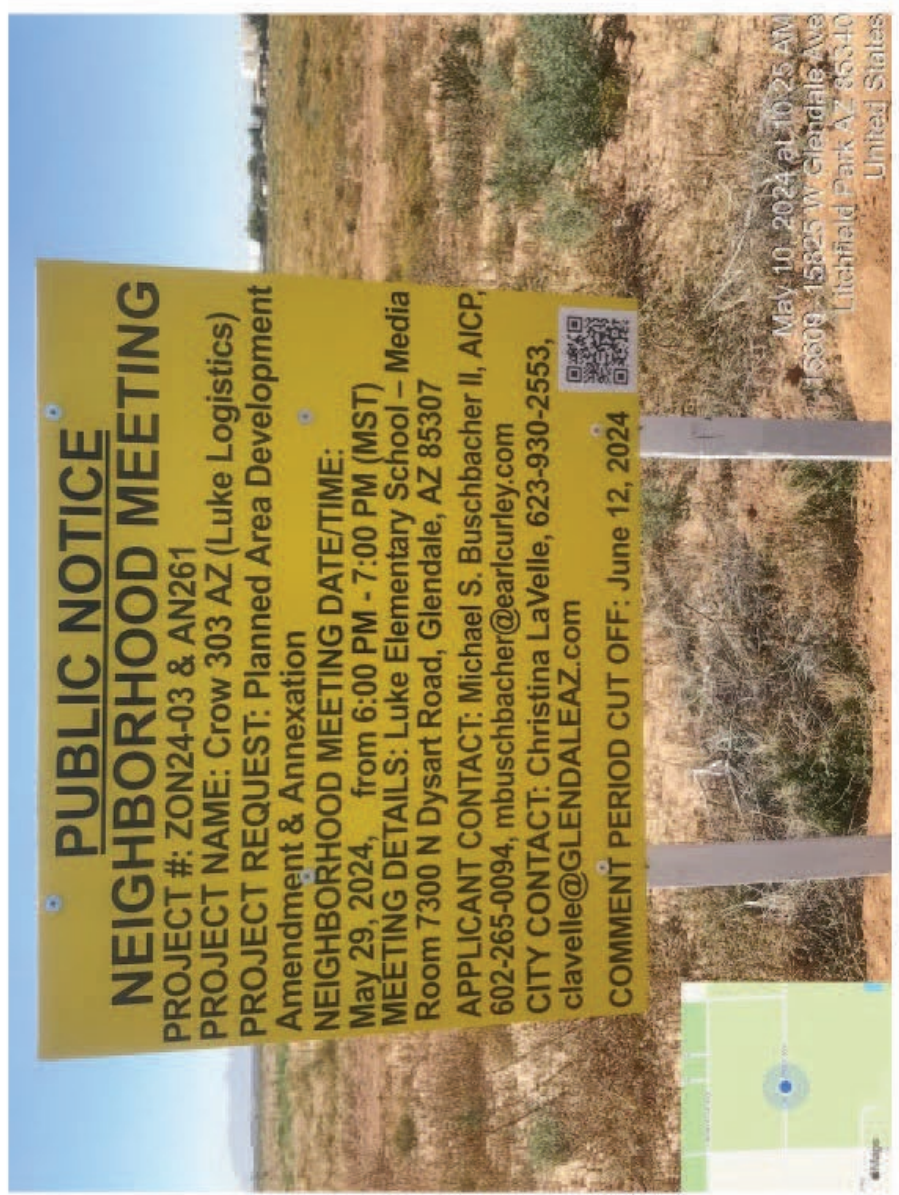
May 10, 2024 at 10:04 AM  
6903-6999 N Aislin Ave  
Litchfield Park AZ 85140  
United States

**PUBLIC NOTICE**  
**NEIGHBORHOOD MEETING**

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602-265-0094, mbuschbacher@earlcurley.com  
CITY CONTACT: Christina LaVelle, 623-930-2553,  
clavelle@GLENDALEAZ.com  
COMMENT PERIOD CUT OFF: June 12, 2024



May 10, 2024 at 10:25 AM  
15809 W Glendale Ave  
Litchfield Park AZ 85540  
United States



**PUBLIC NOTICE**  
**NEIGHBORHOOD MEETING**

PROJECT #: ZON24-03 & AN261

PROJECT NAME: Crow 303 AZ (Luke Logistics)

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Amendment & Annexation

NEIGHBORHOOD MEETING DATE/TIME:

May 29, 2024, from 6:00 PM - 7:00 PM (MST)

MEETING DETAILS: Luke Elementary School – Media  
Room 7300 N Dysart Road, Glendale, AZ 85307

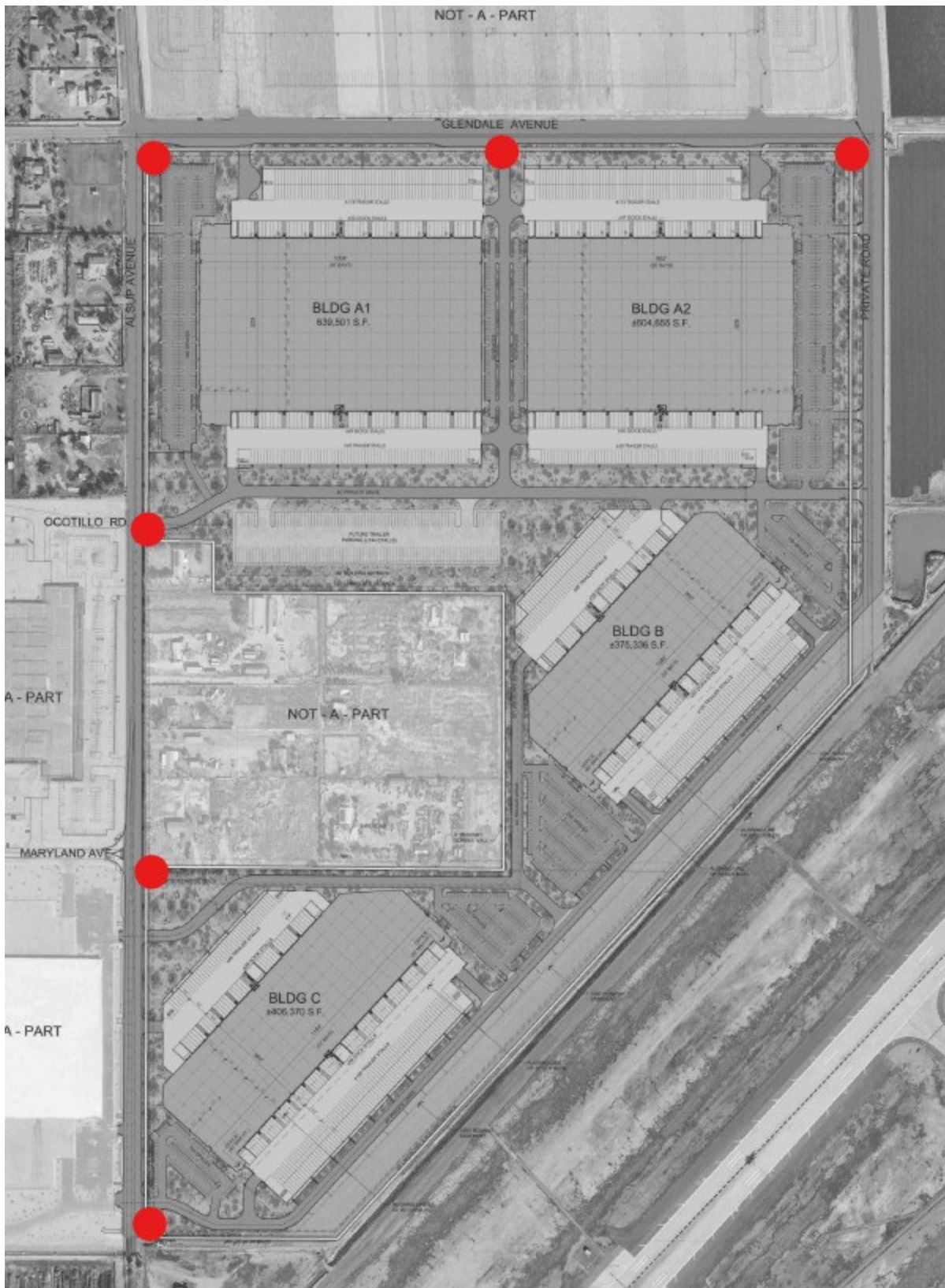
APPLICANT CONTACT: Michael S. Buschbacher II, AICP,  
602-265-0094, [mbuschbacher@earlcurley.com](mailto:mbuschbacher@earlcurley.com)

CITY CONTACT: Christina LaVelle, 623-930-2553,  
[clavelle@GLENDALEAZ.com](mailto:clavelle@GLENDALEAZ.com)

COMMENT PERIOD CUT OFF: June 12, 2024



May 10, 2024 at 10:44 AM  
15501–15607 W Glendale Ave  
Luke Air Force Base AZ 85340  
United States



RE: AN261 & ZON24-03 Address Issue with adjacent parcel



Eastman, Jessica <JEastman@GLENDALEAZ.com>  
To Michael Buschbacher; Lavelle, Christina

Reply Reply All Forward

Fri 6/7/2024 10:51 AM

Hi Michael & Tina,

I can verify that parcel 501-60-010Z is not included in the AN-261, as the legal description includes only the intended area which is APN 501-60-034. It is my recommendation that no address is used in the annexation documents and that only the APN number (501-60-034) is used, to avoid any further confusion. If a building is added to this parcel in the future, an address will be assigned then. After the annexation is effective, I will send an email to the county asking them to remove the property address from their data.

I noticed that both parcels have an 85340-zip code in the Maricopa County parcel viewer. Only the mailing address for 501-60-10Z is a different address with an 85355-zip code.

Please let me know if there are any further questions.

Best Wishes,  
Jessica Eastman

From: Michael Buschbacher <mbuschbacher@EarlCurley.com>  
Sent: Thursday, June 6, 2024 1:39 PM  
To: Lavelle, Christina <clavelle@GLENDALEAZ.com>  
Cc: Eastman, Jessica <JEastman@GLENDALEAZ.com>  
Subject: AN261 & ZON24-03 Address Issue with adjacent parcel

\*\*\*\*\*

Re: FW: AN261 & ZON24-03 Address Issue with adjacent parcel



Todd Brodkorb <todd.brodkrob@gmail.com>  
To Michael Buschbacher

Reply Reply All Forward

Tue 6/11/2024 4:44 PM



Thank you for clearing that up for me. Ready for you to break ground.

On Tue, Jun 11, 2024, 10:28 AM Michael Buschbacher <mbuschbacher@earlcurley.com> wrote:

FYI, please advise of receipt of this email, thank you.

Best regards,

**Michael S. Buschbacher II, AICP**  
Principal Planner  
Earl & Curley











# PLANNING DIVISION

## AFFIDAVIT OF POSTING

Case No. ZON24-03 & AN261

Project Name: \_\_\_\_\_

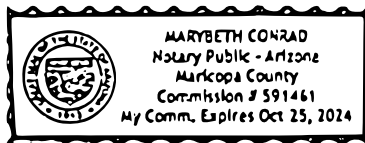
Planning Commission

Glendale City Council

I, **Meghan Liggett**, being first duly sworn upon oath, state that on 07/24/24 I posted 6 hearing notice(s) for hearing date 9/26/24; 8/13/24; 10/22/24.

Applicant/Representative Signature: *Meghan Liggett*

STATE OF ARIZONA  
SS.  
COUNTY OF MARICOPA



Subscribed and sworn to before me 07/24/24

*Marybeth Conrad*  
Notary Public

My Commission Expires:  
10-25-24

CITY OF GLENDALE  
PUBLIC NOTICE  
**ZONING HEARING**

PLANNING COMMISSION: **6:00 P.M. September 26, 2024**

CITY COUNCIL: **5:30 P.M. August 13, 2024**

CITY COUNCIL ADOPTION FOR ANNEXATION AND ZONING: **5:30 P.M. October 22, 2024**

REQUEST: Planned Area Development Amendment & Annexation

LOCATION: Convention Center (5750 West Glenn Drive Glendale, Arizona 85301)

**CASE NUMBER: ZON24-03 & AN261**

**APPLICANT CONTACT: Michael S. Buschbacher II, AICP, 602-265-0094,  
mbuschbacher@earlcurley.com**

**CITY CONTACT: Christina LaVelle, 623-930-2553,  
clavelle@GLENDALEAZ.com**

CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800

PENALTY FOR REMOVAL OR DEFACING PRIOR TO DATE OF LAST HEARING

POSTING DATE: 7/24/2024



July 24, 2024 at 7:34 AM  
+33.526573, -112.401055  
6201 - 6231 N Alsup Ave  
Litchfield Park AZ 85340  
United States

CITY OF GLENDALE  
PUBLIC NOTICE  
**ZONING HEARING**

PLANNING COMMISSION: 6:00 P.M. September 26, 2024

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clavelle@GLENDALEAZ.com**

POSTING DATE: 7/24/2024

CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800

PENALTY FOR REMOVAL OR DEFACING PRIOR TO DATE OF LAST HEARING



July 24, 2024 at 7:23 AM  
+33.529791,-112.401039  
6447-6497 N Alsup Ave  
Litchfield Park AZ 85340  
United States

CITY OF GLENDALE  
PUBLIC NOTICE  
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clavelle@GLENDALEAZ.com**

**POSTING DATE: 7/24/2024**

**CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800**

PENALTY FOR REMOVAL OR DEFACING PRIOR TO DATE OF LAST HEARING



July 24, 2024 at 7:14 AM  
+33.533726,-112.401030  
6751-6881 N Alsup Ave  
Litchfield Park AZ 85340  
United States

CITY OF GLENDALE  
PUBLIC NOTICE  
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clavelle@GLENDALEAZ.com**

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CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800  
PENALTY FOR REMOVAL OR DEFACING PRIOR TO DATE OF LAST HEARING



July 24, 2024 at 7:04 AM  
+33.537073,-112.401060  
6903-6999 N Alsup Ave  
Litchfield Park AZ 85340  
United States

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clavelle@GLENDALEAZ.com**

POSTING DATE: 7/24/2024

CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800

PENALTY FOR REMOVAL OR DEFACING PRIOR TO DATE OF LAST HEARING



July 24, 2024 at 6:55 AM  
+33.537180,-112.396699  
15609-15825 W Glendale Ave  
Litchfield Park AZ 85340  
United States

CITY OF GLENDALE  
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clavelle@GLENDALEAZ.com

POSTING DATE: 7/24/2024

CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800  
PENALTY FOR REMOVAL OR SPACING PRIOR TO DATE OF LAST HEARING



July 24, 2024 at 6:42 AM  
+33 537 153 -112 392766  
15501-15607 W Glendale Ave  
Luke Air Force Base AZ 85340  
United States