

Conditional Use Permit Project Narrative
Ammo AZ Indoor Shooting Range
5350 W Bell Rd STE A115
Glendale AZ 85308
CUP24-11

My name is Lynz Durr and on behalf of Veerachart Murphy of MEOIH and Ammo AZ I am spearheading this project to secure a Conditional Use Permit for a shooting range to be built inside our firearms retail store. I will be the point of contact for this project and

managing the submissions, payment, document organization, ect. The property has legacy zoning of CSC (Community Shopping Center), which now must apply the requirements of the C-2 (General Commercial) zoning district. Under the C-2 zone, an Indoor Shooting Range requires approval of a Conditional Use Permit (CUP). Ammo AZ is located at 5350 W Bell Rd STE A115 Glendale AZ 85308 off of 53rd Avenue and Bell Road and can be accessed off of either 53rd Avenue or Bell Road.

Veerachart Murphy is the sole owner of MEOIH, the company that owns the building in which Ammo AZ (which he is also the owner of) is located inside of. Bailey Murphy is the Ammo AZ store manager and the project manager for the construction/logistics side of the range.

As previously mentioned, the request and reason for this project is to obtain a Conditional Use Permit to build and operate an indoor shooting range as an addition to our existing firearms retail store. Ammo AZ is a family business that started as a one man show in a garage in 2013 that has outgrown many retail spaces and led us to our forever home in Glendale. In our search we found 27,555 square feet of space on Bell Rd and 53rd Avenue that we knew would be perfect for our future plans. With our goals in mind, we knew owning our own space was imperative but the space we wanted was only for rent, unless we purchased the entire parcel. In the eleventh hour of 2023 the sale closed and Parcel 200-49-802D officially belongs to MEOIH. At the time of purchase, only 5 of the 10 suites were occupied. We are dedicated to rebuilding the plaza to help bring business to the City of Glendale and are proud to say that 9 out of 10 suites are now full. The last suite we have received a good amount of interest in but havent found the perfect fit to compliment the businesses that are already in the complex.

Our current retail store, which a suite located in the Desert Glen Shopping Center in between The Nail Box and Kandalucci Hair Salon, and south of an existing neighborhood, sells firearms and accessories Monday through Thursday from 9am to 5pm, Friday from 9am to 4pm and Saturdays from 10am to 3pm. With the addition of the 9680 square foot shooting range will also come expanded hours to be open 7 days a week 9am to 7pm. We do expect this addition to drive more traffic to the plaza but with the extension in hours, we are confident it will be spread out more evenly throughout the week and will not cause any negative congestion in the area.

The planned physical changes will all be internal to the suite we occupy. We are partnering with Rushing Ranges for this project due to their innovation in the space to not only build ranges that provide a better air filtration but do so more efficiently. In their words "Rushing Air is the safest, simplest, most efficient, most user-friendly and cost-effective system on the face of the planet. Period." We will be working closely with Rushing Ranges and our General Contractor to construct 22 indoor shooting lanes, safe entry/exits, highly rated backstop, encapsulated for safety and proper HVAC. Due to the nature of how Rushing Ranges builds and designs ranges, we do not foresee any additional noise or odors/emissions. We will be using the most tried and true method indoor ranges have been using for decades for a backstop which has never had a bullet

go through. Concrete block wall layered in front of a concrete block wall backfilled with concrete layered in front of angled steel that prevents penetration due to the slope layered with the rubber gravel trap. Bullets don't ever go past the first part of the rubber gravel trap which gets cleaned and pulled down; the angled steel behind gets inspected multiple times a year to confirm rounds are not reaching it. Also, we have another 2 extra concrete block walls in between us and the houses on the exterior of the building, along with over half a million dollars of electrical panels and equipment that we trust sitting behind the backstop. Baffles (steel plates) in the ceiling and walls are designed at angles to deflect bullets and noise. The baffles are installed so that at the angle the shooter shoots from, it is impossible for bullets to ricochet anywhere except inward toward the bullet trap. In addition to the safety measures added to the building, each person utilizing the range will have to complete safety training before they are allowed access. The plan is to also offer more in depth classes down the road.

Our goal is to be able to open our range to the public by Q4 of 2025. Including the 4 to 6 month permitting process and the estimated time from Rushing Ranges to design, order supplies, and build, we believe this to be a realistic timeline for this project.