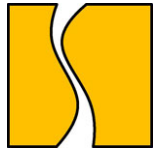


Synectic Design, Inc.

1111 W University Drive Suite 104
Tempe, Arizona 85281
P. (480) 948-9766
F. (480) 948-9211



June 16, 2023

City of Goodyear
Planning and Development Department
1900 N. Civic Square
Goodyear, Arizona 85395

RE: Avondale Moose Lodge
1572 S. Cotton Lane
Goodyear, Arizona 85338

To whom it may concern:

PROJECT NARRATIVE

The project consists of Demolition of an existing building and accessory structures for new ADOT annexation of Loop 303. New Construction includes Site Improvements and New Construction of a Private Lodge. Improvements include new driveway, asphalt parking lot, concrete curbing, walkways, trash enclosure, site walls, landscaping, and site lighting. Construction of a proposed 6,600 Sq. Ft. Private Lodge building with 1,762 Sq. Ft. Outdoor patio seating area. Building to include Meeting, Bar/ Restaurant, Kitchen, Offices, Restrooms and Storage Areas.

The Moose Lodge is open 7 days a week, Monday - Saturday 10am -2am, Sunday 7am-12am to members. The lodge hosts private and sponsored community events. Moose Lodge sponsored events are fundraising efforts to benefit the various local and national charities such as Mooseheart which provides services for children and teenagers in need. Moosehaven, provides senior care and services. Charities also include Big Brothers-Big Sisters, St. Jude, and the Salvation Army. Events include fundraising breakfasts, luncheons, dinners, live music performances, game nights, and local sport tournaments.

The use of the building is existing. Use is being relocated as part of the new 303 freeway. A Special Use permit is required Per Section 4-1-3 requires (1) Special Use Permit.

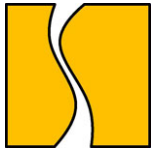
SPECIAL USE PERMIT REQUESTS

1) A Special Use Permit is requested for the use of a Private Club.

The use will not be detrimental to the surrounding properties or persons due to the Impact of the circulation of the adjacent neighborhood; Excessive noise or light generated from within the site; excessive scale or height in relationship to surrounding properties; hours of operation; Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties; Inconsistency with the development character or architecture of the adjacent properties.

Synectic Design, Inc.

1111 W University Drive Suite 104
Tempe, Arizona 85281
P. (480) 948-9766
F. (480) 948-9211



2) A Special Use Permit is requested for the use of an outdoor seating area as an Accessory Use.

The use will not be detrimental to the surrounding properties or persons due to the Impact of the circulation of the adjacent neighborhood; Excessive noise or light generated from within the site; excessive scale or height in relationship to surrounding properties; hours of operation; Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties; Inconsistency with the development character or architecture of the adjacent properties.

3) Special Use Permit request for the term of Established Use.

The Moose Lodge would like to request the period of established use be a term of 5 years, the request of a 5 year time period is to allow for A.D.O.T. and the Moose Lodge to complete construction. A.D.O.T. construction adjacent to the site directly affects the development of our site, with utility line relocation, limited access to our site, and A.D.O.T.'s construction timeline.

Please feel free to contact me if you should have any additional questions.

Sincerely,

Lance D. Baker, AIA
President, Synectic Design Incorporated