



City Council Regular Meeting

City Hall - Council Chambers

1900 N. Civic Square

Goodyear, AZ 85395

Monday, February 26, 2024

5:00 PM

Mayor
Joe Pizzillo

Vice Mayor
Laura Kaino

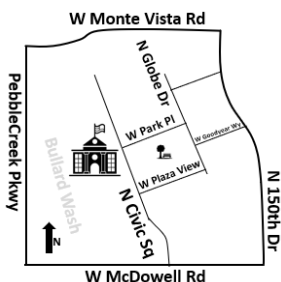
Councilmember
Sheri Lauritano

Councilmember
Wally Campbell

Councilmember
Bill Stipp

Councilmember
Brannon Hampton

Councilmember
Vicki Gillis



CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

Please complete a speaker card and submit it to the City Clerk prior to the meeting being convened, if possible. Each speaker is limited to three (3) minutes. Once the City Clerk has called your name, step up to the lectern and begin by clearly stating your name for the record and whether you are a Goodyear resident.

NON-AGENDA ITEMS

Members of the public may address the City Council regarding any non-agenda item within the jurisdiction of the City Council. The City Council will listen to comments and may take any of the following actions:

- Respond to criticism.
- Request that staff investigate and report on the matter.
- Request that the matter be scheduled on a future agenda.

AGENDA ITEMS

Members of the public may address the City Council regarding any item on the Consent, Public Hearing and/or Business portions of the agenda. Each speaker's name will be called in turn once the item has been reached and after City staff have completed their presentation.

PROCEDURES

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Goodyear City Council and to the general public that the Council of the city of Goodyear will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication. The Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A)(3), which will not be open to the public, to discuss certain matters. Meetings are conducted in accordance with the City Council Meetings Council Rules of Procedure adopted by Resolution No.2018-1879.



City Clerk's Office: 1900 N. Civic Square, Goodyear, AZ 85395 (623) 882-7830

www.goodyearaz.gov/cityclerk

City Council Meeting Live Broadcast: <https://www.facebook.com/goodyearazgov/videos>

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER CAMPBELL****CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR****CONSENT****1. APPROVAL OF MINUTES
RECOMMENDATION**

Approve the draft minutes from the Regular Meeting held on February 12, 2024. (Darcie McCracken, City Clerk)

**2. AMENDMENT TO THE 2024 CALL OF ELECTIONS
RECOMMENDATION**

ADOPT RESOLUTION NO. 2024-2390 PROVIDING NOTICE OF A PRIMARY ELECTION ON JULY 30, 2024 AND A GENERAL ELECTION NOVEMBER 5, 2024, IF NECESSARY; DESIGNATING THE PLACE TO OBTAIN CANDIDATE PACKETS; DESIGNATING THE DATES FOR CANDIDATES TO FILE NOMINATION PAPERS; DESIGNATING THE DATES THAT VOTER REGISTRATION CLOSES; AUTHORIZING THE CITY MANAGER, OR HER DESIGNEE, TO ENTER INTO ALL AGREEMENTS TO EFFECTUATE ELECTION SERVICES; ORDERING THE CITY CLERK TO PUBLISH THIS CALL OF ELECTION; AND REPEALING RESOLUTION NO. 2024-2385. (Darcie McCracken, City Clerk)

**3. APPROVAL OF NEW SERIES 7 (BEER AND WINE BAR) LIQUOR LICENSE FOR
SIP AT THE RANCH
RECOMMENDATION**

Recommend approval to the Arizona Department of Liquor Licenses and Control (DLLC) of Application No. 273140, a request by Jeffrey Thomas Inglin, agent of Sip at the Ranch, for a new series 7 liquor license. Sip at the Ranch is located at 17650 W Elliot Road, Ste A-105, Goodyear, AZ 85395. (Darcie McCracken, City Clerk)

**4. APPROVAL OF NEW SERIES 10 (BEER AND WINE STORE) LIQUOR LICENSE
FOR VALLEY CRAFT
RECOMMENDATION**

Recommend approval to the Arizona Department of Liquor Licenses and Control (DLLC) of Application No. 279129, a request by Que Anthony Desean Quinn, agent of Valley Craft, for a new series 10 liquor license. Valley Craft is located at 15671 W Roosevelt Street, Ste 102, Goodyear, AZ 85338. (Darcie McCracken, City Clerk)

5. **APPROVAL OF NEW SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR WEST VALLEY SOCIAL CLUB**

RECOMMENDATION

Recommend approval to the Arizona Department of Liquor Licenses and Control (DLLC) of Application No. 278334, a request by Ryan Anthony Chonka, owner of West Valley Social Club, for a new series 12 liquor license. West Valley Social Club is located at 633 S Estrella Parkway #105, Goodyear, AZ 85338. (Darcie McCracken, City Clerk)

6. **FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2**

RECOMMENDATION

Approve the Final Plat of Goodyear Civic Square Lot 1 and 2 subdividing approximately 12.33 acres into ten lots and right-of-way, subject to stipulations. (Marty Crossland, Deputy Director of Engineering Development)

PUBLIC HEARINGS

The following actions will take place for each public hearing item:

- A. Open the Public Hearing
- B. Staff Presentation
- C. Applicant Presentation (if applicable)
- D. Receive Public Comment
- E. Close the Public Hearing

7. **REZONE APPROXIMATELY 137.77 ACRES LOCATED NORTHEAST OF VAN BUREN STREET AND LITCHFIELD ROAD FROM PLANNED AREA DEVELOPMENT (PAD) TO PAD, BY ADOPTING THE "PALM VALLEY CROSSING 5TH AMENDED AND RESTATED PLANNED AREA DEVELOPMENT," WHICH AMENDS THE LAND USE DESIGNATION OF LOT 3**

RECOMMENDATION

ADOPT ORDINANCE NO. 2024-1599 CONDITIONALLY REZONING APPROXIMATELY 137.77 GROSS ACRES LOCATED AT THE NORTHEAST CORNER OF VAN BUREN STREET AND LITCHFIELD ROAD TO PALM VALLEY CROSSING 5TH AMENDED AND RESTATED PLANNED AREA DEVELOPMENT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (David Williams, Contract Planner)

8. **AMENDMENT TO ZONING ORDINANCE REGULATIONS RELATED TO CHURCHES**

RECOMMENDATION

ADOPT ORDINANCE NO. 2024-1600, AMENDING GOODYEAR ZONING ORDINANCE ARTICLE 2-2 (DEFINITIONS) TO REVISE THE DEFINITION OF "CHURCH;" AMENDING GOODYEAR ZONING ORDINANCE ARTICLE 3 (ZONING DISTRICTS) ARTICLE 3-3 (COMMERCIAL DISTRICTS) BY REVISING THE PRINCIPAL PERMITTED USES IN PARAGRAPH A OF SECTION 3-3-1 (COMMERCIAL OFFICE DISTRICT) TO DELETE "CHURCHES;" CHANGING THE TITLE OF GOODYEAR ZONING ORDINANCE TITLE 4 TO "REGULATION OF PARTICULAR USES;" AMENDING GOODYEAR ZONING ORDINANCE ARTICLE 4 (NOW REGULATION OF PARTICULAR USES) ARTICLE 4-2 (USES REQUIRING ADDITIONAL EVALUATION) BY ADDING NEW SECTION 4-2-19 (CHURCHES) TO ALLOW CHURCHES AS A PRIMARY PERMITTED USE IN ALL ZONING DISTRICTS; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (Christian M. Williams, AICP, Interim Planning Manager)

INFORMATION ITEMS

Comments, commendations, report on current events and presentations by Mayor, Councilmembers, staff or members of the public. The Council may not propose, discuss, deliberate or take any legal action on the information presented, pursuant to A.R.S. § 38-431.02.

- Reports from the Mayor and City Council
This may include current events and activities as well as requests for information or future agenda items.
- Report from the City Manager
This may include updates from events, staff summary, update of legislative issues, clarification on items being requested by City Council and Manager's update on Council Related Matters.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

March 4, 2024

Council Meeting

5:00 p.m.

ADJOURNMENT

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

For Non-English assistance please contact the City Clerk at (623) 882-7830.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (623) 882-7830.

POSTING VERIFICATION

This agenda was posted on 2/21/2024 at 4:51 p.m. by VM.

ITEM #: 1.
DATE: 02/26/2024
AI #:1909



APPROVAL OF MINUTES

SUBJECT

APPROVAL OF MINUTES

RECOMMENDATION

Approve the draft minutes from the Regular Meeting held on February 12, 2024. (Darcie McCracken, City Clerk)

Attachments

February 12, 2024 Draft Regular Meeting minutes

City Council Regular Meeting
City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395



Monday, February 12, 2024

5:00 p.m.

Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the Regular Meeting to order at 5:00 p.m.

ROLL CALL

Present: **Mayor Joe Pizzillo; Vice Mayor Laura Kaino; Councilmember Sheri Lauritano; Councilmember Wally Campbell; Councilmember Bill Stipp; Councilmember Brannon Hampton; Councilmember Vicki Gillis**

Staff Present: City Manager Wynette Reed; City Attorney Roric Massey; City Clerk Darcie McCracken

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER LAURITANO

COMMUNICATIONS

1. SPRING TRAINING 2024 PREVIEW

Deputy Director of Parks and Recreation Bruce Kessman presented an overview of the 2024 Spring Training schedule, and introduced the ballpark's mascot named Ace.

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

James Gordon, Goodyear resident, expressed concerns with the continued flight paths over the Palm Valley community.

Paul Wegeman, Goodyear resident, expressed safety concerns regarding flight paths from United Aviate Academy.

Ava Taddei and Emma Queller, representing the Sounds of Autism program, shared information about the successful walk-a-thon hosted at the Goodyear Ballpark and thanked Council for their support.

CONSENT

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Bill Stipp to APPROVE Consent Agenda Items 2 through 8. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed - Unanimously

2. APPROVAL OF MINUTES

Approve the draft minutes from the Regular Meeting held on January 29, 2024. (Darcie McCracken, City Clerk)

3. APPROVE BUDGET AMENDMENTS & RELATED EXPENDITURE AUTHORITY

RECOMMENDATION

Approve budget amendments and related expenditure authority. (Ryan Bittle, Finance Manager)

4. AUTHORIZATION OF EXPENDITURE OF DESIGN FUNDS FOR APPROVED CIP PROJECT #42026 - ESTRELLA PARKWAY - VINEYARD AVENUE TO MC85 (ESTRELLA BRIDGE)

RECOMMENDATION

Authorize the expenditure of design funds up to \$5,500,000 for Capital Improvement Program (CIP) Project #42026 – Estrella Parkway – Vineyard Avenue to MC85 (Estrella Bridge). (Allan Smolko, Senior Project Manager)

5. TRAFFIC SIGNAL INSTALLATION AT VAN BUREN AND 152ND AVE

RECOMMENDATION

Approve and accept two (2) Public Utility and Sidewalk Easements from Centerra Homeowners Association (HOA). (Kimberly Romero, Real Estate Coordinator)

6. CONVEYANCE OF LEASED PROPERTY TO ARIZONA HEALTHCARE PROPERTIES PURSUANT TO LEASE TERMS

RECOMMENDATION

ADOPT RESOLUTION NO. 2024-2389, WAIVING TERM OF LEASE BETWEEN THE CITY AND ARIZONA HEALTHCARE PROPERTIES LLC AND PROVIDING AUTHORIZATION AND DIRECTION TO CITY MANAGER AND STAFF RELATED TO ARIZONA HEALTHCARE PROPERTIES EXERCISE OF ITS RIGHT TO PURCHASE PROPERTY LEASED TO IT BY THE CITY OF GOODYEAR. (Sarah Chilton, Deputy City Attorney)

7. APPROVAL OF FINAL PLAT FOR LA PRIVADA PARCELS 3 & 7 PHASE 1

RECOMMENDATION

Approve the Final Plat for La Privada Parcels 3 & 7 Phase 1 previously approved on January 23, 2023, subject to compliance with the Stipulations set forth in the council action report approving the final plat. (Marty Crossland, Deputy Director of Development Engineering)

8. **AMENDING "POLICY 600 ATTENDANCE AND LEAVE"**

RECOMMENDATION

ADOPT RESOLUTION NO. 2024-2388 AMENDING "POLICY 600 ATTENDANCE AND LEAVE" AS AN AMENDMENT TO THE "CITY OF GOODYEAR POLICY AND ADMINISTRATIVE GUIDELINES MANUAL." (Lyman Locket, Human Resources Director)

INFORMATION ITEMS

There were no information items.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

February 26, 2024

Council Meeting

5:00 p.m.

EXECUTIVE SESSION

A VOTE MAY BE HELD TO CALL AN EXECUTIVE SESSION FOR THE FOLLOWING:

9. Pursuant to A.R.S. §38-431.03(A)(3): Discussion and consultation for legal advice with the city's attorney regarding Sober Living Homes.
10. Pursuant to A.R.S. §38-431.03(A)(3): Discussion and consultation for legal advice with the city's attorney regarding City Council compensation and benefits.
11. Pursuant to A.R.S. §38-431.03(A)(9): Discussion and consultation with designated representatives of the public body in order to discuss security plans, procedures, assessments, measures or systems relating to, or having an impact on, the security or safety of buildings, facilities, operations, critical infrastructure information and information technology maintained by the public body.

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Bill Stipp to CONVENE an Executive Session. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed - Unanimously

Council moved into Executive Session at 5:22 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned the Executive Session at 7:21 p.m.

RECONVENE REGULAR MEETING

Mayor Pizzillo reconvened the Regular Meeting at 7:21 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 7:21 p.m.

Darcie McCracken, City Clerk

Joe Pizzillo, Mayor

Date: _____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the CITY COUNCIL REGULAR MEETING of the city of Goodyear, Arizona, held on February 12, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2024.

SEAL:

Darcie McCracken, City Clerk

ITEM #: 2.
DATE: 02/26/2024
AI #:1925



CITY COUNCIL ACTION REPORT

SUBJECT: AMENDMENT TO THE 2024 CALL OF ELECTIONS

STAFF PRESENTER(S): Darcie McCracken, City Clerk

SUMMARY

This repeals the resolution adopted on January 29, 2024, and updates the call of election information to comply with House Bill (HB) 2785.

STRATEGIC PLAN ALIGNMENT



Quality of Life



Fiscal Resource
Management



Economic
Vitality



Sense of
Community

RECOMMENDATION

ADOPT RESOLUTION NO. 2024-2390 PROVIDING NOTICE OF A PRIMARY ELECTION ON JULY 30, 2024 AND A GENERAL ELECTION NOVEMBER 5, 2024, IF NECESSARY; DESIGNATING THE PLACE TO OBTAIN CANDIDATE PACKETS; DESIGNATING THE DATES FOR CANDIDATES TO FILE NOMINATION PAPERS; DESIGNATING THE DATES THAT VOTER REGISTRATION CLOSES; AUTHORIZING THE CITY MANAGER, OR HER DESIGNEE, TO ENTER INTO ALL AGREEMENTS TO EFFECTUATE ELECTION SERVICES; ORDERING THE CITY CLERK TO PUBLISH THIS CALL OF ELECTION; AND REPEALING RESOLUTION NO. 2024-2385. (Darcie McCracken, City Clerk)

FISCAL IMPACT

Election costs will be budgeted in the Fiscal Year 2024-25 budget for the City Clerk's Office.

BACKGROUND AND PREVIOUS ACTIONS

In 2019, voters approved moving the regular candidate elections for the city of Goodyear to the fall of even years to coincide with the state's elections. Terms for the then current members of Council were extended with those terms ending in 2023 being extended to December 31, 2024. There are currently three council seats to fill.

On January 29, 2024, the City Council adopted Resolution No. 2024-2385 providing notice of a primary election on August 6, 2024, and a general election on November 5, 2024, if necessary.

On February 9, 2024, Governor Hobbs signed HB 2785 into law which moved the primary election from August 6, 2024, to July 30, 2024, to avoid missing federal deadlines to send ballots to military and overseas voters and for the State of Arizona to send its votes to the electoral college for President of the United States. Additionally, this bill amended candidate and voter deadlines.

STAFF ANALYSIS

This action will repeal Resolution No. 2024-2385, and amend the call of election to reflect the new dates. This will assist in providing information and notification to the public of the upcoming election. Additional opportunities to share the information will take place with the publication of the resolution, updated city's election website and social media posts. A communication plan will be established to provide regular updates to voters, especially as the election date gets closer.

Attachments

Resolution No. 2024-2390

RESOLUTION NO. 2024-2390

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, PROVIDING NOTICE OF A PRIMARY ELECTION ON JULY 30, 2024 AND A GENERAL ELECTION NOVEMBER 5, 2024, IF NECESSARY; DESIGNATING THE PLACE TO OBTAIN CANDIDATE PACKETS; DESIGNATING THE DATES FOR CANDIDATES TO FILE NOMINATION PAPERS; DESIGNATING THE DATES THAT VOTER REGISTRATION CLOSES; AUTHORIZING THE CITY MANAGER, OR HER DESIGNEE, TO ENTER INTO ALL AGREEMENTS TO EFFECTUATE ELECTION SERVICES; ORDERING THE CITY CLERK TO PUBLISH THIS CALL OF ELECTION; AND REPEALING RESOLUTION NO. 2024-2385.

WHEREAS, City Charter requires Council seats be filled in the Fall of even years;

WHEREAS, the City Charter provides that if a candidate receives a majority of the vote, then they shall be declared elected at the primary and no additional election is required;

WHEREAS, the terms of three (3) Councilmembers will expire on December 31, 2024;

WHEREAS, on January 29, 2024, the City Council adopted Resolution No. 2024-2385 providing notice of a Primary Election on August 6, 2024, and, if necessary, a General Election on November 5, 2024;

WHEREAS, on February 9, 2024, the Governor of the State of Arizona signed House Bill (HB) 2785.

WHEREAS, HB 2785 is emergency legislation, effective on February 9, 2024, that moves up the primary election from August 6, 2024, to July 30, 2024, to avoid missing federal deadlines to send ballots to military and overseas voters and for the State of Arizona to send its votes to the electoral college for President of the United States;

WHEREAS, the new 2024 primary election date of July 30, 2024, also moves deadlines for candidates and voters; and

WHEREAS, this amended Call of Election outlines the new dates for candidate filing and voter registration that are impacted by the new July 30, 2024 primary election date.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESIGNATION OF PRIMARY ELECTION DATE AS JULY 30, 2024 AND GENERAL ELECTION DATE AS NOVEMBER 5, 2024, IF NECESSARY, TO CONDUCT A CANDIDATE ELECTIONS

A Primary Election is set to fill three (3) seats on the City Council, and a General Election is set if three candidates for Council are not able to be declared elected by receiving a majority of all votes cast for the respective seats.

SECTION 2. CANDIDATE PACKETS AND FILING DEADLINES

The candidates seeking municipal office may obtain nomination papers and other materials at the City Clerk's Office, 1900 N. Civic Square, Goodyear, AZ

85395. The first day to file nomination petitions is March 2, 2024; the last day to file the completed forms is by 5:00 p.m. on April 1, 2024, at the City Clerk's Office, 1900 N. Civic Square, Goodyear, AZ 85395.

SECTION 3. DESIGNATING VOTER REGISTRATION DEADLINES

Voters have until July 1, 2024, to register to vote or to change information on their voter registration for the Primary Election. Voters have until October 7, 2024, to register to vote or to change information on their voter registration for the General Election.

SECTION 4. AUTHORIZING THE CITY MANAGER TO ENTER INTO ALL AGREEMENTS TO EFFECTUATE ELECTION SERVICES

Authorizing the City Manager, or her designee, to enter into all agreements to effectuate election services.

SECTION 5. PUBLICATION OF CALL OF ELECTION

The City Clerk shall publish this resolution at least twice in the Arizona Republic not less than one week apart during the six calendar weeks preceding 150 days before the election in accordance with A.R.S.§16-227.

SECTION 6. EFFECTIVE

Resolution No. 2024-2385 is hereby repealed. This Resolution shall be effective upon the date of its adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this 26 day of February, 2024.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Darcie McCracken, City Clerk

Roric Massey, City Attorney

ITEM #: 3.
DATE: 02/26/2024
AI #:1901



CITY COUNCIL ACTION REPORT

**SUBJECT: APPROVAL OF NEW SERIES 7 (BEER AND WINE BAR)
LIQUOR LICENSE FOR SIP AT THE RANCH**

STAFF PRESENTER(S): Darcie McCracken, City Clerk

OTHER PRESENTER(S):

Jeffrey Thomas Inglin, Agent

SUMMARY

The applicant is requesting a recommendation of approval for a new Series 7 (Beer and Wine Bar) liquor license.

STRATEGIC PLAN ALIGNMENT



Sense of
Community

RECOMMENDATION

Recommend approval to the Arizona Department of Liquor Licenses and Control (DLLC) of Application No. 273140, a request by Jeffrey Thomas Inglin, agent of Sip at the Ranch, for a new series 7 liquor license. Sip at the Ranch is located at 17650 W Elliot Road, Ste A-105, Goodyear, AZ 85395. (Darcie McCracken, City Clerk)

FISCAL IMPACT

The applicant paid the \$635 application fee for the liquor license per the Goodyear Municipal User Fee Schedule. The business will also contribute to the tax base of the community.

BACKGROUND AND PREVIOUS ACTIONS

Mr. Inglin has applied for a new Series 7 liquor license for Sip at the Ranch which is set to open April 1st, 2024.

The City Clerk's office received the application from the DLLC on January 24th, 2024, and the Public Hearing notice was posted on January 25th, 2024 to comply with Arizona Revised Statutes §4-201(b). No petitions or protests from qualified persons were received during the comment period.

The application was routed to the Police Department and the Development Services Department (Planning & Zoning and Building Safety), and the departments had no comments.

STAFF ANALYSIS

A Series 7 liquor license has limited off-sale ("to go") privileges. Liquor may be delivered off of the licensed premises in connection with a retail sale. Payment must be made no later than the time of delivery. Off-sale ("To Go") package sales of spirituous liquor can be made on the bar premises as long as the area of off-sale operation does not utilize a separate entrance and exit from the ones provided for the bar. The total of all off-sale liquor sales shall not exceed 30% of on-sale retail liquor sales per license/location (A.R.S. § 4-206.01(F)).

The DLLC requires license owners, agents, and managers actively involved in the day-to-day operations of the business to complete a state-approved management training course prior to the issuance of a liquor license. The manager has taken the Title 4 Basic & Management training. In addition to completing the required training, a manager will be on site during all business hours. The bar's training procedures call for carding anyone who appears to be 35 or under.

There are no licensed childcare facilities or K-12 schools within 300 feet of the location. The City Council's recommendation of "Approval", "Disapproval" or "No Recommendation" will be forwarded to the DLLC for consideration during their licensing review process.

Attachments

DLLC Local Governing Body Report
One Mile Report and Evaluation Map

State of Arizona
Department of Liquor Licenses and Control

Created 01/24/2024 @ 01:19:59 PM

Local Governing Body Report

LICENSE

Number:	07070477	Type:	007 BEER AND WINE BAR
Name:	SIP AT THE RANCH		
State:	Pending		
Issue Date:		Expiration Date:	02/29/2024
Original Issue Date:	11/12/1981		
Location:	17650 W ELLIOTT ROAD STE A-105 GOODYEAR, AZ 85338 USA		
Mailing Address:	12392 S 181ST DRIVE GOODYEAR, AZ 85338 USA		
Phone:	(623)518-0818		
Alt. Phone:			
Email:	JEFFINGLIN.BTG@GMAIL.COM		

Currently, this license has pending applications.

AGENT

Name:	JEFFREY THOMAS INGLIN
Gender:	Male
Correspondence Address:	12392 S 181ST DRIVE GOODYEAR, AZ 85338 USA
Phone:	(623)518-0818
Alt. Phone:	
Email:	JEFFINGLIN.BTG@GMAIL.COM

OWNER

Name:	INGLIN HOLDINGS LLC		
Contact Name:	JEFFREY THOMAS INGLIN		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	23551091	State of Incorporation:	AZ
Incorporation Date:	07/04/2023		
Correspondence Address:	12392 S 181ST DRIVE GOODYEAR, AZ 85338 USA		
Phone:	(623)518-0818		
Alt. Phone:			
Email:	JEFFINGLIN.BTG@GMAIL.COM		

Officers / Stockholders

Name:	Title:	% Interest:
JEFFREY THOMAS INGLIN	Mgr-Member	100.00

INGLIN HOLDINGS LLC - Mgr-Member

Name:	JEFFREY THOMAS INGLIN
Gender:	Male
Correspondence Address:	12392 S 181ST DRIVE GOODYEAR, AZ 85338 USA
Phone:	(623)518-0818
Alt. Phone:	
Email:	JEFFINGLIN.BTG@GMAIL.COM

APPLICATION INFORMATION

Application Number: 273140
Application Type: Location / Owner Transfer
Created Date: 12/19/2023

QUESTIONS & ANSWERS

007 Beer and Wine Bar

- 1) Are you applying for an Interim Permit (INP)?
No
- 4) Does the Business location address have a street address for a City or Town but is actually in the boundaries of another City, Town or Tribal Reservation?
No
- 10) Provide name, address, and distance of nearest school. (If less than one (1) mile note footage)
ESTRELLA MOUNTAIN ELEMENTARY SCHOOL 10301 S SAN MIGUEL GOODYEAR,
AZ 85338 1.1 MILES
- 11) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
PROPERTY TENANT
- 12) Is there a penalty if lease is not fulfilled?
Yes
What is the penalty?
REMAINDER OF RENT DUE
- 13) What is the total money borrowed for the business not including the lease?
Please list lenders/people owed money for the business.
ZERO
- 14) Is there a drive through window on the premises?
No
- 15) If there is a patio please indicate contiguous or non-contiguous within 30 feet.
CONTIGUOUS PATIO
- 16) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
Yes
If yes, what is your estimated completion date?
02/01/2024
- 17) Total Price paid for Series 6 Bar, Series 7 Beer & Wine Bar or Series 9 Liquor Store (license only)
\$53,750.00

BATHROOM

(N)

Exit

24 JAN 11 Lique. Lic. AM11:19

TOT SQ FT
1358

BATHROOM

Floor
Serving

K
i
t
c
h
e
n

Camera

SEATING

Wine/Beer
Storage

69-

AMENDMENT

BOOTH

SEATING

Table

table

Table

Table

BAR

wine
storage

Bum
AREA

Wine Storage

Top

table

table

camera

Exit

19'7"

Camera

BATH Room

(N)

BACK DOOR Exit

Camera

23 DEC 18 PM 2:09 AZD LLC

BATH Room

Kitchen

Hall

Sectional

Wine Storage

OO

SOFFIT

← 63' →

(W)

Wine Storage

(E)

B
A
R

← 18' →

BAR ← 10' →

HT

HT

HT

HT

Camera

High Tops

HT

Camera

Patio

Front door Entry

← 19' 7" →

Parking lot

(S)

LC:
Amount:

*24 JAN 11 11:47. LIC. RM1116



AGENT/CONTROLLING PERSON QUESTIONNAIRE

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY

Job #: 273140

Date Accepted: 01-24-2024

CSR: SW

Type or Print with Black Ink

805-488

License Number: 07070477

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information will be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED ACCORDINGLY AND SUBMITTED TO THE DEPARTMENT WITH A BLUE OR BLACK LINED FINGERPRINT CARD AND \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE.

1. Check the
Appropriate
Box →



Agent



Controlling Person

2. Name: Inglis Jeffrey Thomas Birth Date: [REDACTED] (NOT a public record)

3. Social Security #: [REDACTED] Drivers License #: [REDACTED] State Issued: AZ

4. Place of birth: Petaluma CA USA Height: 5'10" Weight: 200 Eyes: BLU Hair: BLN

5. Name of current/most recent spouse: _____ Birth Date: ____/____/____ (NOT a public record)

6. Are you a bonafide resident of Arizona? Yes ☒ No ☒ If yes, what is your date of residency? 03/2022

7. Daytime telephone number: 623 518 0818 Email address: Jeff Inglis BTG@gmail.com

8. Premises Name: Sip at The Ranch Business Phone: TBD

9. Premises Address: 17650 WELLOT Rd A-105 goodgen AZ Maricopa 85338

10. List your employment or type of business during the past five (5) years, if unemployed, retired, or student, list place of residence address. (ATTACH ADDITIONAL SHEET IF NECESSARY)

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
01/2014	CURRENT	Partner	SEARED STEAK 170 Pet BLVD Petaluma CA
01/2019	current	Partner	Beyond The glory 1371 N McDowell St Suite 130
01/2015	current	Partner	Athletic Edge 260 Water St Pet, CA 94952
01/2015	current	owner	Inglis Landscaping 441 E 14th St, CA 94954

11. Provide your residence address information for the last five (5) years A.R.S. §4-202(D) (ATTACH ADDITIONAL SHEET IF NECESSARY)

FROM Month/Year	To Month/Year	Street	City	State	Zip
03/2022	CURRENT				
05/2022	03/2022				
01/2019	05/2022				

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As an Agent or Controlling Person, will you be managing the day to day operation of the licensed premises? If you answered YES, then answer #13 below. If NO, skip to #14 Yes ☒ No ☐
13. Have you attended a DLLC approved Basic and Management Liquor Law Training Course within the past 3 years? **MUST** attach copies of both training certificates. Yes ☒ No ☐
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? Yes ☐ No ☒
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summons pending against you? (Do not include civil traffic tickets) A.R.S. §4-202, 4-210 Yes ☐ No ☒
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes ☐ No ☒
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) Yes ☐ No ☒
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) Yes ☐ No ☒

If you answered "YES" to any Question 14 through 18 **YOU MUST** attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

I, (Print Full Name) Jeffrey Inglis hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature: [Signature] Date: 1/10/24



ALIEN STATUS

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with **Black Ink**

Title IV of the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (the "Act"), 8 U.S.C. § 1621, provides that, with certain exceptions, only United States citizens, United States non-citizen nationals, non-exempt "qualified aliens" (and sometimes only particular categories of qualified aliens), nonimmigrant, and certain aliens paroled into the United States are eligible to receive state, or local public benefits. With certain exceptions, a professional license and commercial license issued by a State agency is a State public benefit.

Arizona Revised Statutes § 41-1080 requires, in general, that a person applying for a license must submit documentation to the license agency that satisfactorily demonstrates the applicant's presence in the United States is authorized under federal law.

Directions: All applicants must complete Sections I, II, and IV. Applicants who are not U.S. citizens or nationals must also complete Section III.

Submit this completed form and a copy of one or more document(s) from the attached "Evidence of U.S. Citizenship, U.S. National Status, or Alien Status" with your application for license or renewal. If the document you submit does not contain a photograph, you must also provide a government issued document that contains your photograph. You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

SECTION I – APPLICANT INFORMATION

APPLICANT NAME (Print or type)

Jeffrey Thomas Inglin

SECTION II – CITIZENSHIP OR NATIONAL STATUS DECLARATION

Are you a citizen or national of the United States? ☒ Yes ☐ No - If **yes**, indicate place of birth:

City Petalum State CA COUNTRY USA

If you answered **Yes, 1)** Attach a legible copy of a document from the list below.

2) Name of document: DL

If you answered **No**, you must complete Sections III.

EVIDENCE OF U.S. CITIZENSHIP, U.S. NATIONAL STATUS, OR ALIEN STATUS

'23 DEC 18 PM 2:09 AZDLLC

You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

Evidence showing authorized presence in the United State includes the following:

1. An Arizona driver license issued after 1996 or an Arizona non-operating identification card.
2. A driver license issued by a state that verifies lawful presence in the United States.
3. A birth certificate or delayed birth certificate showing birth in one of the 50 states, the District of Columbia, Puerto Rico (on or after Jan. 13, 1941), Guam, the U.S. Virgin Islands (on or after January 17, 1917), American Samoa, or the Northern Mariana Islands (on or after November 4, 1986, Northern Mariana Islands local time)
4. A United States certificate of birth abroad.
5. A United States passport. ***Passport must be signed***
6. A foreign passport with a United States visa.
7. An I-94 form with a photograph.
8. A United States citizenship and immigration services employment authorization document or refugee travel document.
9. A United States certificate of naturalization.
10. A United States certificate of citizenship.
11. A tribal certificate of Indian blood.
12. A tribal or bureau of Indian affairs affidavit of birth.
13. Any other license that is issued by the federal government, any other state government, an agency of this state or a political subdivision of this state that requires proof of citizenship or lawful alien status before issuing the license.

SECTION III – QUALIFIED ALIEN DECLARATION

Applicants who are not citizens or nationals of the United States. Please indicate alien status by checking the appropriate box. Attach a legible copy of a document from the attached list or other document as evidence of your status.

DL

Name of document provided

Qualified Alien Status (8 U.S.C. §§ 1621(a)(1)–1641(b) and (c))

- ☐ 1. An alien lawfully admitted for permanent residence under the Immigration and Nationality Act (INA).
- ☐ 2. An alien who is granted asylum under Section 208 of the INA.
- ☐ 3. A refugee admitted to the United States under Section 207 of the INA.
- ☐ 4. An alien paroled into the United States for at least one year under Section 212(d)(5) of the INA.
- ☐ 5. An alien whose deportation is being withheld under Section 243(h) of the INA.
- ☐ 6. An alien granted conditional entry under Section 203(a)(7) of the INA as in effect prior to April 1, 1980.
- ☐ 7. An alien who is a Cuban/Haitian entrant.
- ☐ 8. An alien who has, or whose child or child's parent is a "battered alien" or an alien subject to extreme cruelty in the United States.

Nonimmigrant Status (8 U.S.C. § 1621(a)(2))

- 9. A nonimmigrant under the Immigration and Nationality Act (8 U.S.C. § 1101 et seq.) Non-immigrants are persons who have temporary status for a specific purpose. See 8 U.S.C. § 1101(a)(15).

Alien Paroled into the United States for Less Than One Year (8 U.S.C. § 1621(a)(3))

- 10. An alien paroled into the United States for less than one year under Section 212(d)(5) of the INA.

Other Persons (8 U.S.C. § 1621(c)(2)(A) and (C))

- 11. A nonimmigrant whose visa for entry is related to employment in the United States, or
- 12. A citizen of a freely associated state, if section 141 of the applicable compact of free association approved in Public Law 99-239 or 99-658 (or a successor provision) is in effect (Freely Associated States include the Republic of the Marshall Islands, Republic of Palau and the Federate States of Micronesia. 48 U.S.C. § 1901 et seq.);
- 13. A foreign national not physically present in the United States.
- 14. **Otherwise Lawfully Present**
- 15. A person not described in categories 1–13 who is otherwise lawfully present in the United States.

AMENDMENT

PLEASE NOTE: The federal Personal Responsibility and Work Opportunity Reconciliation Act may make persons who fall into this category ineligible for licensure. See 8 U.S.C. §



Jeff Inglis

Print Name

[Signature]

Signature

1/12/24

Date

723 DEC 18 PM 2:03 AZDLLC

SECTION III – QUALIFIED ALIEN DECLARATION

Applicants who are not citizens or nationals of the United States. Please indicate alien status by checking the appropriate box. Attach a legible copy of a document from the attached list or other document as evidence of your status.

Name of document provided

Qualified Alien Status (8 U.S.C. §§ 1621(a)(1), -1641(b) and (c))

- ☐ 1. An alien lawfully admitted for permanent residence under the Immigration and Nationality Act (INA)
- ☐ 2. An alien who is granted asylum under Section 208 of the INA.
- ☐ 3. A refugee admitted to the United States under Section 207 of the INA.
- ☐ 4. An alien paroled into the United States for at least one year under Section 212(d)(5) of the INA.
- ☐ 5. An alien whose deportation is being withheld under Section 243(h) of the INA.
- ☐ 6. An alien granted conditional entry under Section 203(a)(7) of the INA as in effect prior to April 1, 1980.
- ☐ 7. An alien who is a Cuban/Haitian entrant.
- ☐ 8. An alien who has, or whose child or child's parent is a "battered alien" or an alien subject to extreme cruelty in the United States

Nonimmigrant Status (8 U.S.C. § 1621(a)(2))

- 9. A nonimmigrant under the Immigration and Nationality Act [8 U.S.C § 1101 et seq.] Non-immigrants are persons who have temporary status for a specific purpose. See 8 U.S.C § 1101(a)(15).

Alien Paroled into the United States for Less Than One Year (8 U.S.C. § 1621(a)(3))

- 10. An alien paroled into the United States for less than one year under Section 212(d)(5) of the INA

Other Persons (8 U.S.C § 1621(c)(2)(A) and (C))

- 11. A nonimmigrant whose visa for entry is related to employment in the United States, or
- 12. A citizen of a freely associated state, if section 141 of the applicable compact of free association approved in Public Law 99-239 or 99-658 (or a successor provision) is in effect [Freely Associated States include the Republic of the Marshall Islands, Republic of Palau and the Federate States of Micronesia, 48 U.S.C. § 1901 et seq.];
- 13. A foreign national not physically present in the United States.
- 14. **Otherwise Lawfully Present**
- 15. A person not described in categories 1-13 who is otherwise lawfully present in the United States.

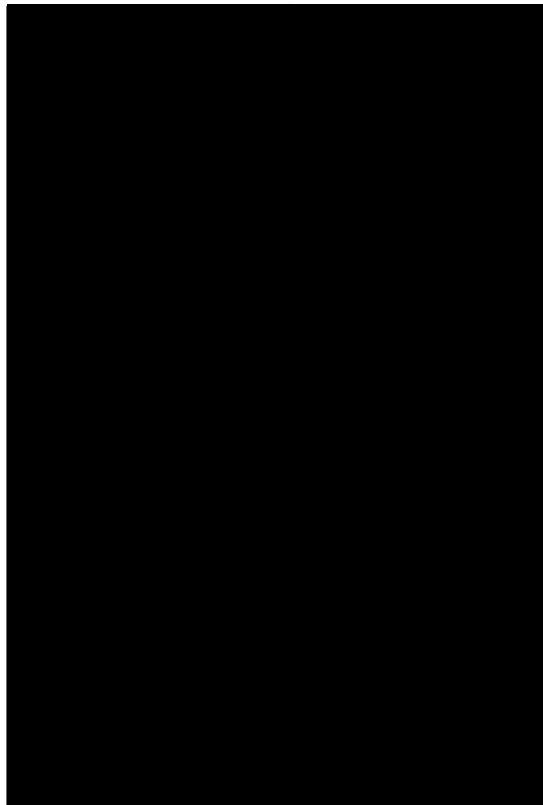
PLEASE NOTE: The federal Personal Responsibility and Work Opportunity Reconciliation Act may make persons who fall into this category ineligible for licensure. See 8 U.S.C. §

Print Name

Signature

Date

'24 JAN 11 11:16 AM



24 JAN 11 Lir. Lic. AM1119

Certificate # ON-LINE

Certificate of Completion For Title 4 BASIC Liquor Law Training

☐ On-sale
☐ Off-sale
☒ On- and off-sale

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Jeffrey Inglin

Full Name (please print)

[Signature]
Signature

01/10/2024

Training Completion Date

01/10/2027

Certificate Expiration Date
(three years from completion date)

Training Provider Information

US Liquor Laws

Company Name

P.O. Box 6965, Chandler, Arizona 85246

Mailing Address

(480) 709-8900

Daytime Contact Phone Number

I, Jared Repinski, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 BASIC Training in accordance with A.R.S. 54-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

[Signature]
Instructor Signature

01 / 10 / 2024
Mo Date Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

Certificate # ON-LINE

'24 JAN 11 LIQ. LIC. AM1116

Certificate of Completion
For
Title 4 MANAGEMENT Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Jeffrey Inglin

Full Name (please print)

Signature

12/05/2023

Training Completion Date

12/05/2026

Certificate Expiration Date
(three years from completion date)

Training Provider Information

US Liquor Laws

Company Name

P.O. Box 6965 Chandler, Arizona 85246

Mailing Address

(480) 709-8900

Daytime Contact Phone Number

I, Jared Repinski, certify that the above named individual did successfully complete

Instructor Name (please print)

Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Signature

Instructor Signature

12 / 05 / 2023

Mo Date Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

AMENDMENT

Certificate # ON-LINE

Certificate of Completion

23 DEC 18 PM 2:10 AZDILLC

For

Title 4 MANAGEMENT Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Jeffrey Inglin

Full Name (please print)

Signature

12/05/2023

Training Completion Date

12/05/2026

Certificate Expiration Date
(three years from completion date)

Training Provider Information

US Liquor Laws

Company Name

P.O. Box 6965 Chandler, Arizona 85246

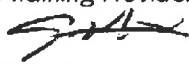
Mailing Address

(480) 709-8900

Daytime Contact Phone Number

I, Jared Repinski, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).



Instructor Signature

12 / 05 / 2023

Mo Date Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013



FINGERPRINT VERIFICATION FORM

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY

Job #:	273140
Date Accepted:	01-24-2024
CSR:	SV

ATTENTION FINGERPRINT TECHNICIAN:

Please follow the instructions below for fingerprinting this applicant.

1. Please fill out or ensure that the applicant has filled out all the required boxes on the fingerprint card prior to taking the fingerprints.
2. Request a valid, unexpired government-issued photo ID from the applicant and compare the physical descriptors on the applicant's photo ID to the applicant and to the information on the fingerprint card.
3. Fill out the information in the boxes below. **Please print clearly.**
4. Once the prints have been taken, place the fingerprint card and this form into the envelope and seal it. Please write your name or identification across the edge of the seal. Return the sealed envelope to the applicant.
Do not give the applicant the fingerprint card without first sealing it inside the envelope.
5. **Write applicants name on front of sealed envelope.**

PRINT the following information:

Date 12/5/23	Name of Applicant: Jeffrey Thomas Inglin	
Name of Fingerprint Technician: Jenna A.		
Fingerprint technician's Signature: 		
Fingerprint technician's Agency/company Name: UPS Store 4740 - AZLiveScan		Phone Number: 623-925-4759
Type of Photo ID Provided (check one):		
☒ Driver's License ☐ Passport ☐ Other (Please specify)		

BILL OF SALE

IN CONSIDERATION OF THE SUM OF:

24 JAN 11 11:19 AM 11:19

TEN DOLLARS AND NO CENTSlawful currency of the United States of America, and other valuable consideration, receipt of which is hereby acknowledged.

This BILL OF SALE (this "Agreement"), dated as of December 1, 2023 is by and among Darlene A. Pope (Seller), and Inglin Holdings AZ LLC, an Arizona Limited Liability Company (Buyer).

RECITALS

A. Seller and Buyer are parties to a Liquor License Purchase Agreement executed November 13, 2023 (the "Purchase Agreement"), pursuant to which, among other things, Buyer has agreed to purchase certain assets of Seller upon the terms and conditions specified therein.

B. This Agreement is being executed and delivered in order to affect the transfer to Buyer of such assets as set forth in the Purchase Agreement.

AGREEMENTS

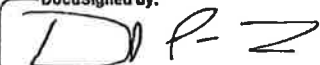
In consideration of the premises and the mutual covenants and agreements set forth in the Purchase Agreement, the parties hereby agree as follows:

1. **Definitions.** Capitalized terms used in this Agreement and not otherwise defined herein shall have the meaning ascribed thereto in the Purchase Agreement.
2. **Sale of Assets.** Seller, in accordance with and subject to the terms of the Purchase Agreement, hereby sells, conveys, assigns, transfers and delivers to Buyer, and Buyer, in accordance with and subject to the Purchase Agreement, hereby purchases and acquires from Seller, all of Seller's right, title and interest of every kind and nature, that certain **State of Arizona Liquor License #07070477** FURTHERMORE, Seller warrants that he, she or they are the lawful owner of said personal property and hereby certifies, under oath, that he, she or they have good right to sell the same as aforesaid, and that the above described property is free and clear of all claims, liens and other encumbrances whatsoever, EXCEPT, as specified herein. Seller further agrees to warrant and defend same against the lawful claims and demands of all persons whomsoever.
3. **Counterparts.** This Agreement is executed pursuant to the Purchase Agreement and may be executed in two counterparts, each of which as so executed shall be deemed to be an original but both of which together shall constitute one and the same instrument. A facsimile signature shall be acceptable as an original for all purposes.
4. **Binding Effect.** This Agreement shall inure to the benefit of and be binding upon Buyer and Seller, and their respective successors and assigns, but shall not create any right of subrogation or other right on the part of any other person.
5. **Amendment, Waiver or Termination.** This Agreement cannot be amended, waived or terminated except by a writing signed by the parties hereto.
6. **Governing Law.** THIS AGREEMENT SHALL BE CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF ARIZONA.

IN WITNESS WHEREOF, Buyer and Seller have caused this Bill of Sale to be executed individually or in their respective corporate names by their respective proper officers thereunto duly authorized, as of the date first written above. 124 JAN 11 11:47. Lic. RM11

Dated: December 1, 2023

SELLER:

DocuSigned by:

qCB5A0013881D4CC...
Darlene A. Pope

BUYER:

Inglin Holdings AZ LLC, an Arizona
Limited Liability Company

DocuSigned by:

13727E2FF61D487...
Jeffrey Thomas Inglin, Manager

BILL OF SALE

IN CONSIDERATION OF THE SUM OF:

TEN DOLLARS AND NO CENTSlawful currency of the United States of America, and other valuable consideration, receipt of which is hereby acknowledged.

This BILL OF SALE (this "Agreement"), dated as of June 23, 2023 is by and among Douglas Curt Gabbard (Seller), and Darlene A. Pope (Buyer).

RECITALS

A. Seller and Buyer are parties to a Liquor License Purchase Agreement executed June 4, 2023 (the "Purchase Agreement"), pursuant to which, among other things, Buyer has agreed to purchase certain assets of Seller upon the terms and conditions specified therein.

B. This Agreement is being executed and delivered in order to affect the transfer to Buyer of such assets as set forth in the Purchase Agreement.

AGREEMENTS

In consideration of the premises and the mutual covenants and agreements set forth in the Purchase Agreement, the parties hereby agree as follows:

1. **Definitions.** Capitalized terms used in this Agreement and not otherwise defined herein shall have the meaning ascribed thereto in the Purchase Agreement.
2. **Sale of Assets.** Seller, in accordance with and subject to the terms of the Purchase Agreement, hereby sells, conveys, assigns, transfers and delivers to Buyer, and Buyer, in accordance with and subject to the Purchase Agreement, hereby purchases and acquires from Seller, all of Seller's right, title and interest of every kind and nature, that certain **State of Arizona Liquor License #07070477**. FURTHERMORE, Seller warrants that he, she or they are the lawful owner of said personal property and hereby certifies, under oath, that he, she or they have good right to sell the same as aforesaid, and that the above described property is free and clear of all claims, liens and other encumbrances whatsoever, EXCEPT, as specified herein. Seller further agrees to warrant and defend same against the lawful claims and demands of all persons whomsoever.
3. **Counterparts.** This Agreement is executed pursuant to the Purchase Agreement and may be executed in two counterparts, each of which as so executed shall be deemed to be an original but both of which together shall constitute one and the same instrument. A facsimile signature shall be acceptable as an original for all purposes.
4. **Binding Effect.** This Agreement shall inure to the benefit of and be binding upon Buyer and Seller, and their respective successors and assigns, but shall not create any right of subrogation or other right on the part of any other person.
5. **Amendment, Waiver or Termination.** This Agreement cannot be amended, waived or terminated except by a writing signed by the parties hereto.
6. **Governing Law.** THIS AGREEMENT SHALL BE CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF ARIZONA.

IN WITNESS WHEREOF, Buyer and Seller have caused this Bill of Sale to be executed individually or in their respective corporate names by their respective proper officers thereunto duly authorized, as of the date first written above.

Dated: June 23, 2023

SELLER:

BUYER:


Douglas Curt Gabbard

DocuSigned by:

6CBA0012881D4CC...
Darlene A. Pope

State of Arizona)
)
County of Maricopa)

On 26th day of June, 2023, before me, the undersigned Notary Public, personally appeared Douglas Curt Gabbard personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 7/30/2024


Notary Public



Liquor Licenses within One Mile – Sip at the Ranch

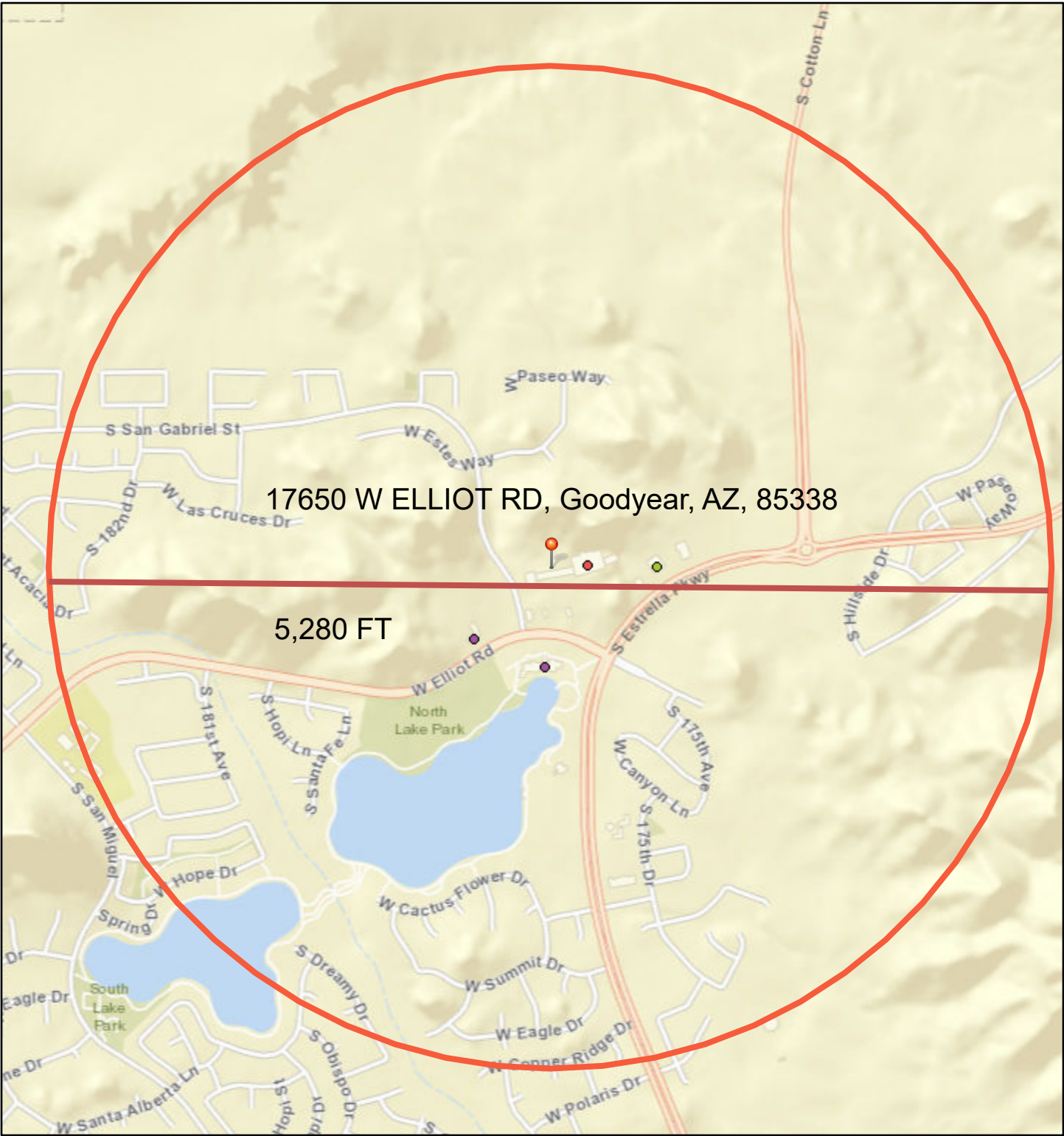
Applicant Address: 17650 W ELLIOT RD, Goodyear, AZ, 85338

Business Name	Address	Distance from Applicant Address	License Series
Liquor Establishments			
SAFEWAY #3151	9890 S ESTRELLA PKWY	400.05 ft	9
SAFEWAY #3151	9890 S ESTRELLA PKWY	400.05 ft	09S
LAKESIDE GRILL @ ESTRELLA	17665 W ELLIOT RD	974.34 ft	12
ELLIOT MARKET	17750 W ELLIOT RD	1,067.16 ft	10
A TASTE OF ITALY PIZZA & RESTAURANT	17750 W ELLIOT RD	1,067.16 ft	12
WALGREENS #12386	9800 S ESTRELLA PKWY	1,124.2 ft	10

Series Legend:

Alternating Proprietorship (20)
Bar (6)
Beer & Wine Bar (7)
Beer & Wine Store (10)
Beer & Wine Store (10) with Sampling Privileges
Private Club (14)
Conveyance (8)
Craft Distiller (18)
Custom Crush (21)
Direct Shipment (17W)
Government (5)
Hotel (11)
Producer: In State (1)
Producer: Out of State (2)
Producer: Limited out of State (2L)
Producer: Out of State Winery (2W)
Producer: Out of State Microbrewery (2M)
Liquor Store (9)
Liquor Store (9) with Sampling Privileges
Microbrewery (3)
Restaurant (12)
Restaurant (12) with Growler Privileges
Special Event Contractor (SEC)
Wholesaler (4)
Winery (13)
Tasting Room (19)

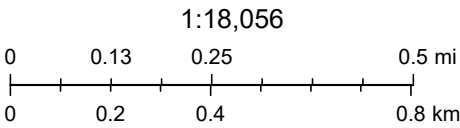
Liquor License Evaluation - Sip at the Ranch



2/9/2024, 11:29:10 AM

October 2022 Liquor Licenses

- Beer and Wine Store
- Liquor Store
- Liquor Store Sampling Beer and Wine Store
- Restaurant



City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, City of Goodyear

ITEM #: 4.
DATE: 02/26/2024
AI #:1900



CITY COUNCIL ACTION REPORT

**SUBJECT: APPROVAL OF NEW SERIES 10 (BEER AND WINE STORE)
LIQUOR LICENSE FOR VALLEY CRAFT**

STAFF PRESENTER(S): Darcie McCracken, City Clerk

OTHER PRESENTER(S):

Que Anthony Desean Quinn, Agent

SUMMARY

The applicant is requesting a recommendation of approval for a new Series 10 (Beer and Wine Store) liquor license.

STRATEGIC PLAN ALIGNMENT



Sense of
Community

RECOMMENDATION

Recommend approval to the Arizona Department of Liquor Licenses and Control (DLLC) of Application No. 279129, a request by Que Anthony Desean Quinn, agent of Valley Craft, for a new series 10 liquor license. Valley Craft is located at 15671 W Roosevelt Street, Ste 102, Goodyear, AZ 85338. (Darcie McCracken, City Clerk)

FISCAL IMPACT

The applicant paid the \$635 application fee for the liquor license per the Goodyear Municipal User Fee Schedule. The business will also contribute to the tax base of the community.

BACKGROUND AND PREVIOUS ACTIONS

Mr Quinn has applied for a new Series 10 liquor license for Valley Craft which is set to open in March of 2024.

The City Clerk's office received the application from the DLLC on January 25th, 2024, and the Public Hearing notice was posted on the same day to comply with Arizona Revised Statutes §4-201(b). No petitions or protests from qualified persons were received during the comment period.

The application was routed to the Police Department and the Development Services Department (Planning & Zoning and Building Safety), and the departments had no comments.

STAFF ANALYSIS

A Series 10 liquor license is a non-transferable, off-sale retail privileges liquor license that allows a retail store to sell beer and wine (no other spirituous liquors), only in the original unbroken package, to be taken away from the premises of the retailer and consumed off the premises. A retailer with off-sale privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. Payment must be made no later than the time of delivery. A series 10 license may fill and sell "growlers". Reference A.R.S. § 4-244(32).

The DLLC requires license owners, agents, and managers actively involved in the day-to-day operations of the business to complete a state-approved management training course prior to the issuance of a liquor license. The owners and manager have taken the Title 4 Basic & Management training. In addition to completing the required training, a manager will be on site during all business hours. The bar's training procedures call for checking IDs for anyone purchasing liquor and who appears to be underage.

There are no licensed childcare facilities or K-12 schools within 300 feet of the location. The City Council's recommendation of "Approval", "Disapproval" or "No Recommendation" will be forwarded to the DLLC for consideration during their licensing review process.

Attachments

DLLC Local Governing Body Report
One Mile Report and Evaluation Map

State of Arizona
Department of Liquor Licenses and Control

Created 01/25/2024 @ 08:58:38 AM

Local Governing Body Report

LICENSE

Number:		Type:	010 BEER AND WINE STORE
Name:	VALLEY CRAFT		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	15671 W ROOSEVELT STREET STE 102 GOODYEAR, AZ 85338 USA		
Mailing Address:	15671 W ROOSEVELT STREET STE 102 GOODYEAR, AZ 85338 USA		
Phone:	(480)580-3996		
Alt. Phone:			
Email:	QUEQUINNII@GMAIL.COM		

AGENT

Name:	QUE ANTHONY DESEAN QUINN
Gender:	Male
Correspondence Address:	15671 W ROOSEVELT STREET STE 102 GOODYEAR, AZ 85338 USA
Phone:	(480)580-3996
Alt. Phone:	
Email:	QUEQUINNII@GMAIL.COM

OWNER

Name: WQ DISTRIBUTION INC
Contact Name: QUE ANTHONY DESEAN QUINN
Type: CORPORATION
AZ CC File Number: 23590396 State of Incorporation: AZ
Incorporation Date: 10/16/2023
Correspondence Address: 15671 W ROOSEVELT STREET
STE 102
GOODYEAR, AZ 85338
USA
Phone: (623)377-0825
Alt. Phone:
Email: QUEQUINNII@GMAIL.COM

Officers / Stockholders

Name:	Title:	% Interest:
WILLIAM BARRY FOX	CEO	50.00
QUE ANTHONY DESEAN QUINN	Director	50.00

WQ DISTRIBUTION INC - CEO

Name: WILLIAM BARRY FOX
Gender: Male
Correspondence Address: 15671 W ROOSEVELT STREET
STE 102
GOODYEAR, AZ 85338
USA
Phone: (623)377-0825
Alt. Phone:
Email: WILLIAMFOX.JR@YAHOO.COM

WQ DISTRIBUTION INC - Director

Name: QUE ANTHONY DESEAN QUINN
Gender: Male
Correspondence Address: 15671 W ROOSEVELT STREET
STE 102
GOODYEAR, AZ 85338
USA
Phone: (480)580-3996
Alt. Phone:
Email: QUEQUINNII@GMAIL.COM

APPLICATION INFORMATION

Application Number: 279129
Application Type: New Application
Created Date: 01/24/2024

QUESTIONS & ANSWERS

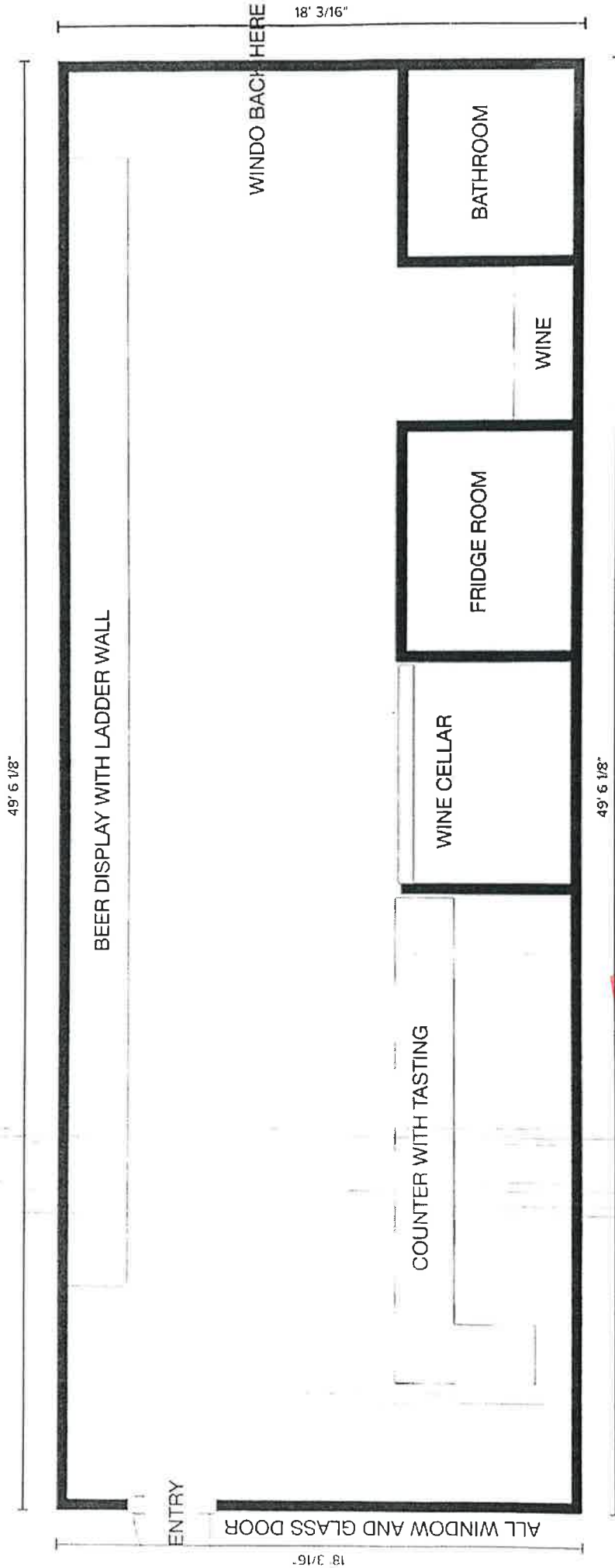
010 Beer and Wine Store

- 1) Are you applying for an Interim Permit (INP)?
No
- 2) Provide name, address, and distance of nearest school.
(If less than one (1) mile note footage)
PALM VALLEY MONTESSORI 629 N SARIVAL AVE GOODYEAR, AZ 85338 1.5 MILES
- 3) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
PROPERTY TENANT
- 4) Is there a penalty if lease is not fulfilled?
No
- 5) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 6) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
ZERO
- 7) Are there walk-up or drive-through windows on the premises?
No
- 8) Does the establishment have a patio?
No
- 9) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No

10S Beer and Wine Store Sampling

- 1) Have you uploaded a sampling privileges form?
Yes

24 JAN 16 LIQ. LIC. PM 1 40



AMENDMENT

TOTAL USABLE SQ. FT. = 1340

FRONT STION
"Valley CRAFT"

6:10 PM
FRONT DOOR - ENTRY / EXIT
NO PATIO

FRONT DOOR -
REMAINS LOCKED



SAMPLE SERVING
ID OF ALL PATRONS

REST ROOM

SKINSON
CARROLLAS

1,340 SQUARE FEET

23 DEC 19 04 11 40 AZDILC

23 DEC 19 AM 11:40 AZD LLC



CSR:

Amount:

23 DEC 19 AM 11:41 AZD LLC



SAMPLING PRIVILEGE APPLICATION SERIES 9 AND 10 ONLY

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY

Job #:	279129
Date Accepted:	01/25/2024
☐ Liquor Store (series 9)	
☒ Beer and Wine Store (series 10)	
CSR:	sg

Type or Print with Black Ink

License #: _____

Applicant's Name: ☒ Agent ☐ Sole Proprietor Quinn Quinn Anthony Desean
Last First Middle

Premises Name: VALLEY CRAFT

Premises Address: 15671 W ROOSEVELT ST STE 102 GOODYEAR AZ 85338
Street Address City State County Zip Code

Mailing Address: 15671 W Roosevelt st Ste 102 Goodyear AZ Maricopa 85338
Street Address City State County Zip Code

Business Phone #: 623-377-0825 Daytime Contact #: 480-580-3996 Email Address: VALLEY CRAFT AZ @ GMAIL.COM

Series #10 Beer and Wine Store Only

I declare that my business qualifies as a

☐ Premises that is 5,000 square feet or larger

☒ Premises that has at least 75% of shelf space dedicated to beer and wine

SIGNATURE

Declaration:

I, (Print Name) Quinn Quinn, declare under penalty of perjury that I am authorized to submit this application. I have read the contents of this application, and to the best of my knowledge believe all statements made on this application to be true, correct and complete.

[Signature]
Signature

LOCAL GOVERNING BOARD

I, _____ recommend ☐ APPROVAL ☐ DISAPPROVAL
(Government Official Signature) (Title)

on behalf of _____
(City, Town, County) Phone Date

DLLC USE ONLY

Investigation Recommendation: ☐ Approval ☐ Disapproval by: _____ Date: ____/____/____

Director Signature required for Disapprovals: _____ Date: ____/____/____

LC:

Amount:

23 DEC 19 AM 11:41 AZD LLC



AGENT/CONTROLLING PERSON QUESTIONNAIRE

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLIC USE ONLY

Job #: 279129

Date Accepted: 01/25/2024

CSR: sg

Type or Print with **Black Ink**

License Number:

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information will be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED ACCORDINGLY AND SUBMITTED TO THE DEPARTMENT WITH A **BLUE OR BLACK LINED FINGERPRINT CARD AND \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE.**

1. Check the
Appropriate
Box



Agent



Controlling Person

2. Name: Quinn Que anthony DeSean Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Drivers License #: [REDACTED] State Issued: AZ

4. Place of birth: PHX AZ USA Height: 6'1 Weight: 178 Eyes: B Hair: B
City State COUNTRY

5. Name of current/most recent spouse: _____ Birth Date: ____/____/____
Last First Middle (NOT a public record)

6. Are you a bonafide resident of Arizona? Yes ☒ No ☐ If yes, what is your date of residency? 03-02-1988

7. Daytime telephone number: 480 580 3996 Email address: quequinnia@gmail.com

8. Premises Name: Valley Craft Business Phone: 623 377 0825

9. Premises Address: 15671 W. Roosevelt St Goodyear AZ Maricopa
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years, if unemployed, retired, or student, list place of residence address. (ATTACH ADDITIONAL SHEET IF NECESSARY)

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
3/2016	CURRENT	Owner	88z Management 214 Central Ave PHX 85004 A

11. Provide your residence address information for the last five (5) years A.R.S. §4-202(D) (ATTACH ADDITIONAL SHEET IF NECESSARY)

FROM Month/Year	To Month/Year	Street	City	State	Zip
	CURRENT				

AMENDMENT

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As an Agent or Controlling Person, will you be managing the day to day operation of the licensed premises? If you answered YES, then answer #13 below. If NO, skip to #14 Yes ☐ No ☐
13. Have you attended a DLLC approved Basic and Management Liquor Law Training Course within the past 3 years? **MUST** attach copies of both training certificates. Yes ☐ No ☐
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? Yes ☐ No ☐
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summons pending against you? (Do not include civil traffic tickets) A.R.S. §4-202, 4-210 Yes ☐ No ☐
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes ☐ No ☐
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) Yes ☐ No ☐
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) Yes ☐ No ☐

If you answered "YES" to any Question 14 through 18 **YOU MUST** attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

I, (Print Full Name) Chae Quinn hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature: [Signature] Date: 1/07/24

10. List your employment or type of business during the past five (5) years, if unemployed, retired, or student, list place of residence address. (ATTACH ADDITIONAL SHEET IF NECESSARY)

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
03/2011	CURRENT	Owner	88z Management

11. Provide your residence address information for the last five (5) years A.R.S. §4-202(D) (ATTACH ADDITIONAL SHEET IF NECESSARY)

FROM Month/Year	To Month/Year	Street	City	State	Zip
1/2013	CURRENT				

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As an Agent or Controlling Person, will you be managing the day to day operation of the licensed premises? If you answered YES, then answer #13 below. If NO, skip to #14 Yes ☒ No ☐
13. Have you attended a DLLC approved Basic and Management Liquor Law Training Course within the past 3 years? **MUST** attach copies of both training certificates. Yes ☒ No ☐
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? Yes ☐ No ☒
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summons pending against you? (Do not include civil traffic tickets) A.R.S. §4-202, 4-210 Yes ☐ No ☒
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes ☐ No ☒
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) Yes ☐ No ☒
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) Yes ☐ No ☒

If you answered "YES" to any Question 14 through 18 **YOU MUST** attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

I, (Print Full Name) Quinn Quinn hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature: [Signature] Date: 12/13/23



FINGERPRINT VERIFICATION FORM

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY

Job #: 279129

Date Accepted: 01/25/2024

CSR: sg

ATTENTION FINGERPRINT TECHNICIAN:

Please follow the instructions below for fingerprinting this applicant.

1. Please fill out or ensure that the applicant has filled out all the required boxes on the fingerprint card prior to taking the fingerprints.
2. Request a valid, unexpired government-issued photo ID from the applicant and compare the physical descriptors on the applicant's photo ID to the applicant and to the information on the fingerprint card.
3. Fill out the information in the boxes below. **Please print clearly.**
4. Once the prints have been taken, place the fingerprint card and this form into the envelope and seal it. Please write your name or identification across the edge of the seal. Return the sealed envelope to the applicant.
Do not give the applicant the fingerprint card without first sealing it inside the envelope.
5. **Write applicants name on front of sealed envelope.**

PRINT the following information:

Date 12/13/2023	Name of Applicant: Arl Quinn Anthony Desean
Name of Fingerprint Technician: Jasper Williams	
Fingerprint technician's Signature: JW	
Fingerprint technician's Agency/company Name: The ups store 4740	Phone Number: (623) 925-4759
Type of Photo ID Provided (check one):	
☒ Driver's License ☐ Passport ☐ Other (Please specify)	



ALIEN STATUS

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

Title IV of the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (the "Act"), 8 U.S.C. § 1621, provides that, with certain exceptions, only United States citizens, United States non-citizen nationals, non-exempt "qualified aliens" (and sometimes only particular categories of qualified aliens), nonimmigrant, and certain aliens paroled into the United States are eligible to receive state, or local public benefits. With certain exceptions, a professional license and commercial license issued by a State agency is a State public benefit.

Arizona Revised Statutes § 41-1080 requires, in general, that a person applying for a license must submit documentation to the license agency that satisfactorily demonstrates the applicant's presence in the United States is authorized under federal law.

Directions: All applicants must complete Sections I, II, and IV. Applicants who are not U.S. citizens or nationals must also complete Section III.

Submit this completed form and a copy of one or more document(s) from the attached "Evidence of U.S. Citizenship, U.S. National Status, or Alien Status" with your application for license or renewal. If the document you submit does not contain a photograph, you must also provide a government issued document that contains your photograph. You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

SECTION I – APPLICANT INFORMATION

APPLICANT NAME (Print or type)

Que Anthony Desean Quinn

SECTION II – CITIZENSHIP OR NATIONAL STATUS DECLARATION

Are you a citizen or national of the United States? ☒ Yes ☐ No - If **yes**, indicate place of birth:

City Phoenix State Arizona COUNTRY USA
Mexico

If you answered **Yes, 1)** Attach a legible copy of a document from the list below.

2) Name of document:

AZ License

If you answered **No**, you must complete Sections III.

23DEC19AM1141 AZDLIC

SECTION III – QUALIFIED ALIEN DECLARATION

Applicants who are not citizens or nationals of the United States. Please indicate alien status by checking the appropriate box. Attach a legible copy of a document from the attached list or other document as evidence of your status.

Name of document provided

Qualified Alien Status (8 U.S.C. §§ 1621(a)(1), -1641(b) and (c))

- ☐ 1. An alien lawfully admitted for permanent residence under the Immigration and Nationality Act (INA)
- ☐ 2. An alien who is granted asylum under Section 208 of the INA.
- ☐ 3. A refugee admitted to the United States under Section 207 of the INA.
- ☐ 4. An alien paroled into the United States for at least one year under Section 212(d)(5) of the INA.
- ☐ 5. An alien whose deportation is being withheld under Section 243(h) of the INA.
- ☐ 6. An alien granted conditional entry under Section 203(a)(7) of the INA as in effect prior to April 1, 1980.
- ☐ 7. An alien who is a Cuban/Haitian entrant.
- ☐ 8. An alien who has, or whose child or child's parent is a "battered alien" or an alien subject to extreme cruelty in the United States

Nonimmigrant Status (8 U.S.C. § 1621(a)(2))

- 9. A nonimmigrant under the Immigration and Nationality Act [8 U.S.C § 1101 et seq.] Non-immigrants are persons who have temporary status for a specific purpose. See 8 U.S.C § 1101(a)(15).

Alien Paroled into the United States for Less Than One Year (8 U.S.C. § 1621(a)(3))

- 10. An alien paroled into the United States for less than one year under Section 212(d)(5) of the INA

Other Persons (8 U.S.C § 1621(c)(2)(A) and (C))

- 11. A nonimmigrant whose visa for entry is related to employment in the United States, or
- 12. A citizen of a freely associated state, if section 141 of the applicable compact of free association approved in Public Law 99-239 or 99-658 (or a successor provision) is in effect [Freely Associated States include the Republic of the Marshall Islands, Republic of Palau and the Federate States of Micronesia, 48 U.S.C. § 1901 et seq.];
- 13. A foreign national not physically present in the United States.
- 14. **Otherwise Lawfully Present**
- 15. A person not described in categories 1-13 who is otherwise lawfully present in the United States.

PLEASE NOTE: The federal Personal Responsibility and Work Opportunity Reconciliation Act may make persons who fall into this category ineligible for licensure. See 8 U.S.C. §

Que Anthony Desean [Signature] 12/13/23
Print Name Signature Date
Quinn

09
08
07
06
05
04
03
02
01

Certificate #527453

Certificate of Completion
For
Title 4 **BASIC** Liquor Law Training

☐ On-sale
☐ Off-sale
☒ On- and off-sale

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Que Quinn

Full Name (please print)

Signature

07-24-2021

Training Completion Date

07-23-2024

Certificate Expiration Date
(three years from completion date)

Training Provider Information

Professional Server Certification Corporation (PSCC)

Company Name

P.O. Box 192, Madison, South Dakota 57042

Mailing Address

1- (800) 247-7737

Daytime Contact Phone Number

Robert Graham

Instructor Name (please print)

I, Robert Graham, certify that the above named individual did successfully complete Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Robert Graham

Instructor Signature

24 / 07 / 2021
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

Certificate of Completion For Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Que Quinn

Full Name (please print)

[Signature]

Signature

07-24-2021

Training Completion Date

07-23-2024

Certificate Expiration Date
(three years from completion date)

Training Provider Information

Professional Server Certification Corporation (PSCC)

Company Name

P.O. Box 192, Madison, South Dakota 57042

Mailing Address

1- (800) 247-7737

Daytime Contact Phone Number

I, Robert Graham, certify that the above named individual did successfully complete

Instructor Name (please print)

Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.) R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

[Signature]

Instructor Signature

24 / 07 / 2021
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

LC:

Amount:

'24 JAN 16 Lir. Lic. PM 1 40



AGENT/CONTROLLING PERSON QUESTIONNAIRE

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

DLLC USE ONLY

Job #: 279129

Date Accepted: 01/25/2024

CSR: sg

License Number:

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information will be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED ACCORDINGLY AND SUBMITTED TO THE DEPARTMENT WITH A BLUE OR BLACK LINED FINGERPRINT CARD AND \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE.

1. Check the
Appropriate
Box →



Agent



Controlling Person

2. Name: Fox William Barry Birth Date: [REDACTED] (NOT a public record)
Last First Middle
3. Social Security #: [REDACTED] Drivers License #: [REDACTED] State Issued: AZ
4. Place of birth: Cleveland OH USA Height: 6'1 Weight: 260 Eyes: BLU Hair: BLD
City State COUNTRY
5. Name of current/most recent spouse: Fox Victoria Sen Birth Date: [REDACTED] (NOT a public record)
Last First Middle
6. Are you a bonafide resident of Arizona? Yes ☒ No ☐ If yes, what is your date of residency? May 1985
7. Daytime telephone number: [REDACTED] Email address: williamfox.jr@yahoo.com
8. Premises Name: Valley Craft Business Phone: / /
9. Premises Address: 15671 W Roosevelt #102 Goodyear AZ Maricopa 85037
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years, if not employed, retired, or student, list place of residence address. (ATTACH ADDITIONAL SHEET IF NECESSARY)

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
Jan/2022	CURRENT	Owner	Northstar Recovery 19590 W San Miguel Ave Litchfield Park AZ 85340
Oct/2018	Jan/2022	Provider	Intensive Treatment Systems 4136 W 75th Ave Phoenix AZ 85033

11. Provide your residence address information for the last five (5) years A.R.S. §4-202(D) (ATTACH ADDITIONAL SHEET IF NECESSARY)

FROM Month/Year	To Month/Year	Street	City	State	Zip
APR/2022	CURRENT				
Jan/2018	APR/2022				

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As an Agent or Controlling Person, will you be managing the day to day operation of the licensed premises? If you answered YES, then answer #13 below. If NO, skip to #14 Yes ☒ No ☐
13. Have you attended a DLLC approved Basic and Management Liquor Law Training Course within the past 3 years? **MUST** attach copies of both training certificates. Yes ☒ No ☐
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? Yes ☐ No ☒
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summons pending against you? (Do not include civil traffic tickets) A.R.S. §4-202,4-210 Yes ☐ No ☒
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes ☐ No ☒
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) Yes ☐ No ☒
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) Yes ☐ No ☒

If you answered "YES" to any Question 14 through 18 **YOU MUST** attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

I, (Print Full Name) William Barry Fox JR hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature: [Signature]

Date: 01/15/2024



FINGERPRINT VERIFICATION FORM

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY

Job #: 279129

Date Accepted: 01/25/2024

CSR: sg

ATTENTION FINGERPRINT TECHNICIAN:

Please follow the instructions below for fingerprinting this applicant.

1. Please fill out or ensure that the applicant has filled out all the required boxes on the fingerprint card prior to taking the fingerprints.
2. Request a valid, unexpired government-issued photo ID from the applicant and compare the physical descriptors on the applicant's photo ID to the applicant and to the information on the fingerprint card.
3. Fill out the information in the boxes below. **Please print clearly.**
4. Once the prints have been taken, place the fingerprint card and this form into the envelope and seal it. Please write your name or identification across the edge of the seal. Return the sealed envelope to the applicant.
Do not give the applicant the fingerprint card without first sealing it inside the envelope.
5. **Write applicants name on front of sealed envelope.**

PRINT the following information:

Date <i>12.15.2023</i>	Name of Applicant: <i>WILLIAM FOX</i>	
Name of Fingerprint Technician: <i>Elisa Kissi</i>		
Fingerprint technician's Signature: <i>[Signature]</i>		
Fingerprint technician's Agency/company Name: <i>The UPS Store 4740</i>		Phone Number: <i>603 925 4759</i>
Type of Photo ID Provided (check one):		
☐ Driver's License ☒ Passport ☐ Other (Please specify)		

Liquor Licenses within One Mile – Valley Craft

Applicant Address: 15671 W Roosevelt St. Goodyear, AZ 85338

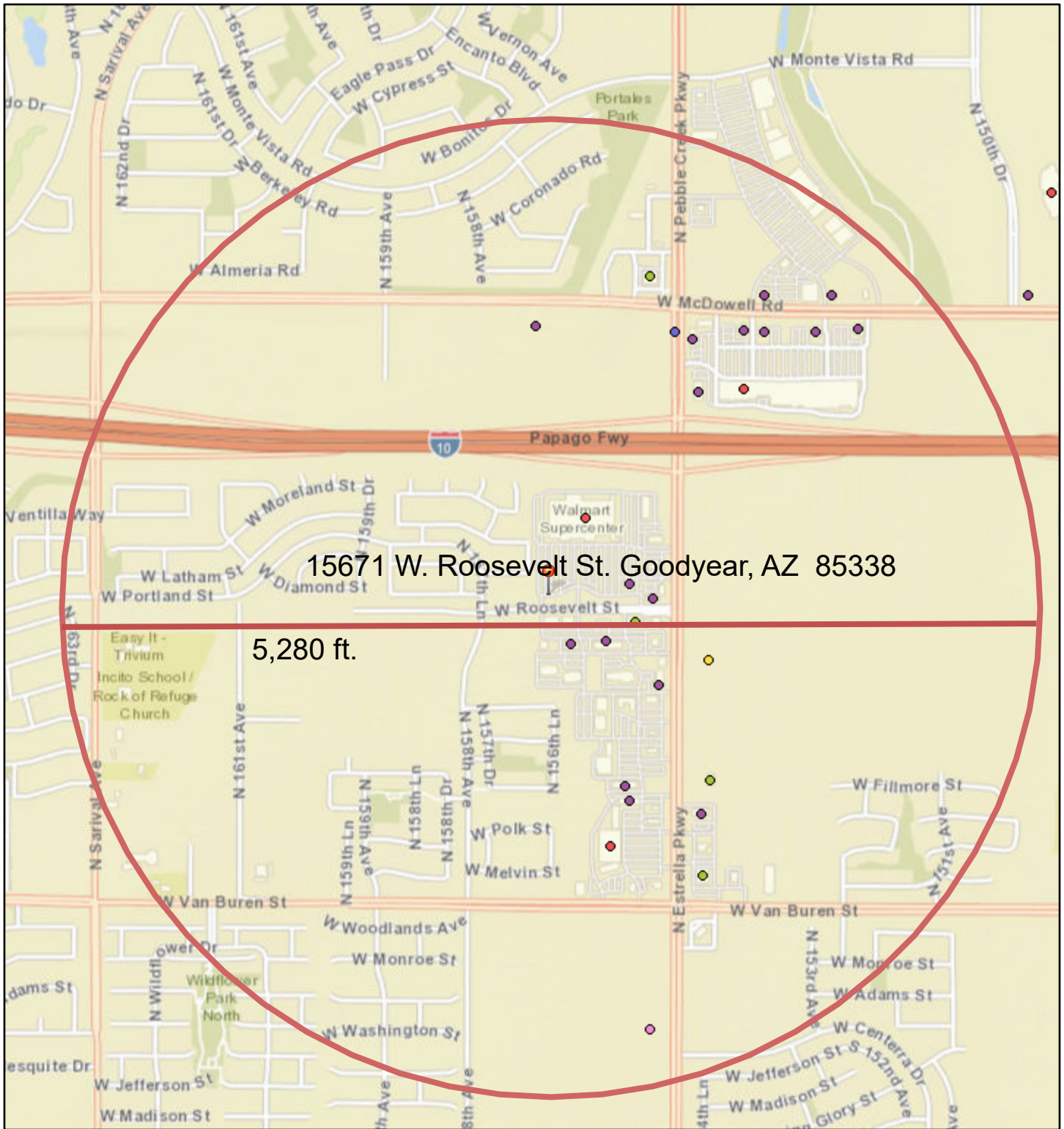
Business Name	Address	Distance from Applicant Address	License Series
Liquor Establishments			
SADDLE MOUNTAIN BREWING COMPANY	15651 W ROOSEVELT ST	346.78 ft	3
SADDLE MOUNTAIN BREWING COMPANY	15651 W ROOSEVELT ST	346.78 ft	12
AUGIE'S SPORTS GRILL	15605 W ROOSEVELT ST	629.48 ft	12
PIZZA HUT #27007	15557 W ROOSEVELT ST	897.66 ft	10
WOK WEI ASIAN CUISINE	15560 W ROOSEVELT ST	922.46 ft	12
ARIZONA PIZZA COMPANY	15530 W ROOSEVELT ST	1,114.15 ft	12
WAL MART SUPERCENTER #5369	1100 N ESTRELLA PKWY	1,142.73 ft	9
WAL MART SUPERCENTER #5369	1100 N ESTRELLA PKWY	1,142.73 ft	9S
EL TATAKI SUSHI FUSION EXPRESS	790 N ESTRELLA PKWY	1,347.99 ft	12
ALDI #161	845 N ESTRELLA PKWY	1,741.03 ft	10
ALDI #161	845 N ESTRELLA PKWY	1,741.03 ft	10S
TACO REDEMPCION	560 N ESTRELLA PKWY	1,956.21 ft	12
HENRYS HAWAIIAN GRILL	560 N ESTRELLA PKWY	1,956.21 ft	12
TAILGATERS SPORTS GRILL & IL PRIMO PIZZA & WINGS	530 N ESTRELLA PKWY	2,122.01 ft	12
QUIKTRIP #1401	575 N ESTRELLA PKWY	2,413.98 ft	10
SAFEWAY #2618	440 N ESTRELLA PKWY	2,510.56 ft	9
SAFEWAY #2618	440 N ESTRELLA PKWY	2,510.56 ft	9S
SEÑOR TACO	525 N ESTRELLA PKWY	2,632.84 ft	12
AH-SO SUSHI & STEAK	15475 W MCDOWELL RD	2,896.92 ft	12
BARRO'S PIZZA	15475 W MCDOWELL RD	2,896.92 ft	12
BABBO ITALIAN EATERY	15705 W MCDOWELL RD	3,132.49 ft	12
WALGREENS #02243	387 N ESTRELLA PKWY	3,185.96 ft	10
BEVMO	15405 W MCDOWELL RD	3,209.01 ft	9
BEVMO	15405 W MCDOWELL RD	3,209.01 ft	9S
CIRCLE K STORE #9528	1550 N PEBBLE CREEK PKWY	3,353.74 ft	9
RUBIOS FRESH MEXICAN GRILL #225	15479 W MCDOWELL RD	3,358 ft	12
OLIVE GARDEN ITALIAN RESTAURANT #1773	15411 W MCDOWELL RD	3,715.73 ft	12
WALGREENS #12334	1654 N PEBBLE CREEK PKWY	3,807.95 ft	10
CANTINA GUEROS GOODYEAR	15375 W MCDOWELL RD	3,825.58 ft	12
ARRIBA MEXICAN GRILL	15370 W MCDOWELL RD	4,154.53 ft	12
RED LOBSTER #6342	15311 W MCDOWELL RD	4,185.15 ft	12
SOMBURROS	50 N ESTRELLA PKWY	4,504.95 ft	12
SOMBURROS	50 N ESTRELLA PKWY	4,504.95 ft	CTG
TEXAS RDHOUSE	15255 W MCDOWELL RD	4,518.44 ft	12
OREGANO'S PIZZA BISTRO	15280 W MCDOWELL RD	4,582.87 ft	12

Schools		
INCITO SCHOOLS	877 N SARIVAL AVE	4,637.93 ft
PALM VALLEY MONTESSORI	629 N SARIVAL AVE	4,708.71 ft
WEST VALLEY CHRISTIAN SCHOOL	16260 W VAN BUREN ST	5,257.44 ft

Series Legend:

Alternating Proprietorship (20)
 Bar (6)
 Beer & Wine Bar (7)
 Beer & Wine Store (10)
 Beer & Wine Store (10) with Sampling Privileges
 Private Club (14)
 Conveyance (8)
 Craft Distiller (18)
 Custom Crush (21)
 Direct Shipment (17W)
 Government (5)
 Hotel (11)
 Producer: In State (1)
 Producer: Out of State (2)
 Producer: Limited out of State (2L)
 Producer: Out of State Winery (2W)
 Producer: Out of State Microbrewery (2M)
 Liquor Store (9)
 Liquor Store (9) with Sampling Privileges
 Microbrewery (3)
 Restaurant (12)
 Restaurant (12) with Growler Privileges
 Special Event Contractor (SEC)
 Wholesaler (4)
 Winery (13)
 Tasting Room (19)

Liquor License Evaluation - Valley Craft



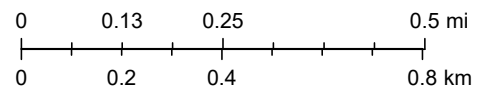
2/12/2024, 3:51:13 PM

1:18,056

October 2022 Liquor Licenses

- Bar
- Beer and Wine Store
- Cocktails To Go
- Liquor Store

- Liquor Store Sampling Beer and Wine Store
- Microbrewery
- Restaurant
- Sampling



City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, City of Goodyear

ITEM #: 5.
DATE: 02/26/2024
AI #:1899



CITY COUNCIL ACTION REPORT

**SUBJECT: APPROVAL OF NEW SERIES 12 (RESTAURANT) LIQUOR
LICENSE FOR WEST VALLEY SOCIAL CLUB**

STAFF PRESENTER(S): Darcie McCracken, City Clerk

OTHER PRESENTER(S):

Ryan Anthony Chonka, Owner

SUMMARY

The applicant is requesting a recommendation of approval for a new Series 12 (Restaurant) liquor license.

STRATEGIC PLAN ALIGNMENT



Sense of
Community

RECOMMENDATION

Recommend approval to the Arizona Department of Liquor Licenses and Control (DLLC) of Application No. 278334, a request by Ryan Anthony Chonka, owner of West Valley Social Club, for a new series 12 liquor license. West Valley Social Club is located at 633 S Estrella Parkway #105, Goodyear, AZ 85338. (Darcie McCracken, City Clerk)

FISCAL IMPACT

The applicant paid the \$635 application fee for the liquor license per the Goodyear Municipal User Fee Schedule. The business will also contribute to the tax base of the community.

BACKGROUND AND PREVIOUS ACTIONS

Mr. Chonka has applied for a new Series 12 liquor license for West Valley Social Club, which opened for business on February 1st, 2024 and is currently operating under an Interim Liquor Permit.

The City Clerk's office received the application from the DLLC on January 24th, 2024, and the Public Hearing notice was posted on January 25th, 2024 to comply with Arizona Revised Statutes §4-201(b). No petitions or protests from qualified persons were received during the

comment period.

The application was routed to the Police Department and the Development Services Department (Planning & Zoning and Building Safety), and the departments had no comments.

STAFF ANALYSIS

A Series 12 license is for a restaurant and is non-transferrable. This on-sale retail privileges liquor license allows the holder to sell and serve all types of spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its gross revenue from the sale of food.

The DLLC requires license owners, agents, and managers actively involved in the day-to-day operations of the business to complete a state-approved management training course prior to the issuance of a liquor license. The manager has taken the Title 4 Basic & Management training. In addition to completing the required training, a manager will be on site during all business hours. The bar's training procedures call for carding anyone purchasing liquor.

There are no licensed childcare facilities or K-12 schools within 300 feet of the location. The City Council's recommendation of "Approval", "Disapproval" or "No Recommendation" will be forwarded to the DLLC for consideration during their licensing review process.

Attachments

DLLC Local Governing Body Report
One Mile Report and Evaluation Map

State of Arizona
Department of Liquor Licenses and Control

Created 01/24/2024 @ 11:36:37 AM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	WEST VALLEY SOCIAL CLUB		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	633 S ESTRELLA PARKWAY #105 GOODYEAR, AZ 85338 USA		
Mailing Address:	633 S ESTRELLA PARKWAY #105 GOODYEAR, AZ 85338 USA		
Phone:	(623)703-4909		
Alt. Phone:	(717)434-2866		
Email:	WESTVALLEYSOCIALCLUB@GMAIL.COM		

AGENT

Name:	RYAN ANTHONY CHONKA
Gender:	Male
Correspondence Address:	633 S ESTRELLA PARKWAY #105 GOODYEAR, AZ 85338 USA
Phone:	(605)591-8488
Alt. Phone:	(623)703-4909
Email:	RYANCHONKA@HOTMAIL.COM

OWNER

Name: WEST VALLEY SOCIAL CLUB LLC
Contact Name: RYAN ANTHONY CHONKA
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 23601048 State of Incorporation: AZ
Incorporation Date: 10/31/2023
Correspondence Address: 633 S ESTRELLA PARKWAY
#105
GOODYEAR, AZ 85338
USA
Phone: (605)591-9488
Alt. Phone:
Email: WESTVALLEYSOCIALCLUB@GMAIL.COM

Officers / Stockholders

Name:	Title:	% Interest:
RYAN ANTHONY CHONKA	Mgr-Member	100.00

WEST VALLEY SOCIAL CLUB LLC - Mgr-Member

Name: RYAN ANTHONY CHONKA
Gender: Male
Correspondence Address: 633 S ESTRELLA PARKWAY
#105
GOODYEAR, AZ 85338
USA
Phone: (605)591-9488
Alt. Phone:
Email: RYANCHONKA@HOTMAIL.COM

MANAGERS

Name: AUSTIN L BUNNER
Gender: Male
Correspondence Address: 633 S ESTRELLA PARKWAY
#105
GOODYEAR, AZ 85338
USA
Phone: (717)434-2868
Alt. Phone: (623)703-4909
Email: BUNNER14@MSN.COM

APPLICATION INFORMATION

Application Number: 278334
Application Type: New Application
Created Date: 01/17/2024

QUESTIONS & ANSWERS

012 Restaurant

- 1) Are you applying for an Interim Permit (INP)?
Yes
A Document of type INTERIM PERMIT (INP) NOTARY PAGE is required.
- 2) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
PROPERTY TENANT
- 3) Is there a penalty if lease is not fulfilled?
Yes
What is the penalty?
LOSS OF DEPOSIT AND LOCK OUT/POTENTIAL LITIGATION
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 5) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
ZERO
- 6) Are there walk-up or drive-through windows on the premises?
No
- 7) Does the establishment have a patio?
No
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No
- 9) What type of business will this license be used for?
RESTAURANT

IP

State of Arizona
Department of Liquor Licenses and Control

Created 01/24/2024 @ 11:36:49 AM

Local Governing Body Report

LICENSE

Number:	INP070026716	Type:	INP INTERIM PERMIT
Name:	WEST VALLEY SOCIAL CLUB		
State:	Active		
Issue Date:	01/24/2024	Expiration Date:	05/08/2024
Original Issue Date:	01/24/2024		
Location:	633 S ESTRELLA PARKWAY #105 GOODYEAR, AZ 85338 USA		
Mailing Address:	633 S ESTRELLA PARKWAY #105 GOODYEAR, AZ 85338 USA		
Phone:	(623)703-4909		
Alt. Phone:	(717)434-2866		
Email:	WESTVALLEYSOCIALCLUB@GMAIL.COM		

AGENT

Name:	RYAN ANTHONY CHONKA
Gender:	Male
Correspondence Address:	633 S ESTRELLA PARKWAY #105 GOODYEAR, AZ 85338 USA
Phone:	(605)591-8488
Alt. Phone:	(623)703-4909
Email:	RYANCHONKA@HOTMAIL.COM

OWNER

Name: WEST VALLEY SOCIAL CLUB LLC
Contact Name: RYAN ANTHONY CHONKA
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 23601048 State of Incorporation: AZ
Incorporation Date: 10/31/2023
Correspondence Address: 633 S ESTRELLA PARKWAY
#105
GOODYEAR, AZ 85338
USA
Phone: (605)591-9488
Alt. Phone:
Email: WESTVALLEYSOCIALCLUB@GMAIL.COM

Officers / Stockholders

Name:	Title:	% Interest:
RYAN ANTHONY CHONKA	Mgr-Member	100.00

WEST VALLEY SOCIAL CLUB LLC - Mgr-Member

Name: RYAN ANTHONY CHONKA
Gender: Male
Correspondence Address: 633 S ESTRELLA PARKWAY
#105
GOODYEAR, AZ 85338
USA
Phone: (605)591-9488
Alt. Phone:
Email: RYANCHONKA@HOTMAIL.COM

MANAGERS

Name: AUSTIN L BUNNER
Gender: Male
Correspondence Address: 633 S ESTRELLA PARKWAY
#105
GOODYEAR, AZ 85338
USA
Phone: (717)434-2868
Alt. Phone: (623)703-4909
Email: BUNNER14@MSN.COM

APPLICATION INFORMATION

Application Number: 278335
Application Type: New Application
Created Date: 01/17/2024

QUESTIONS & ANSWERS

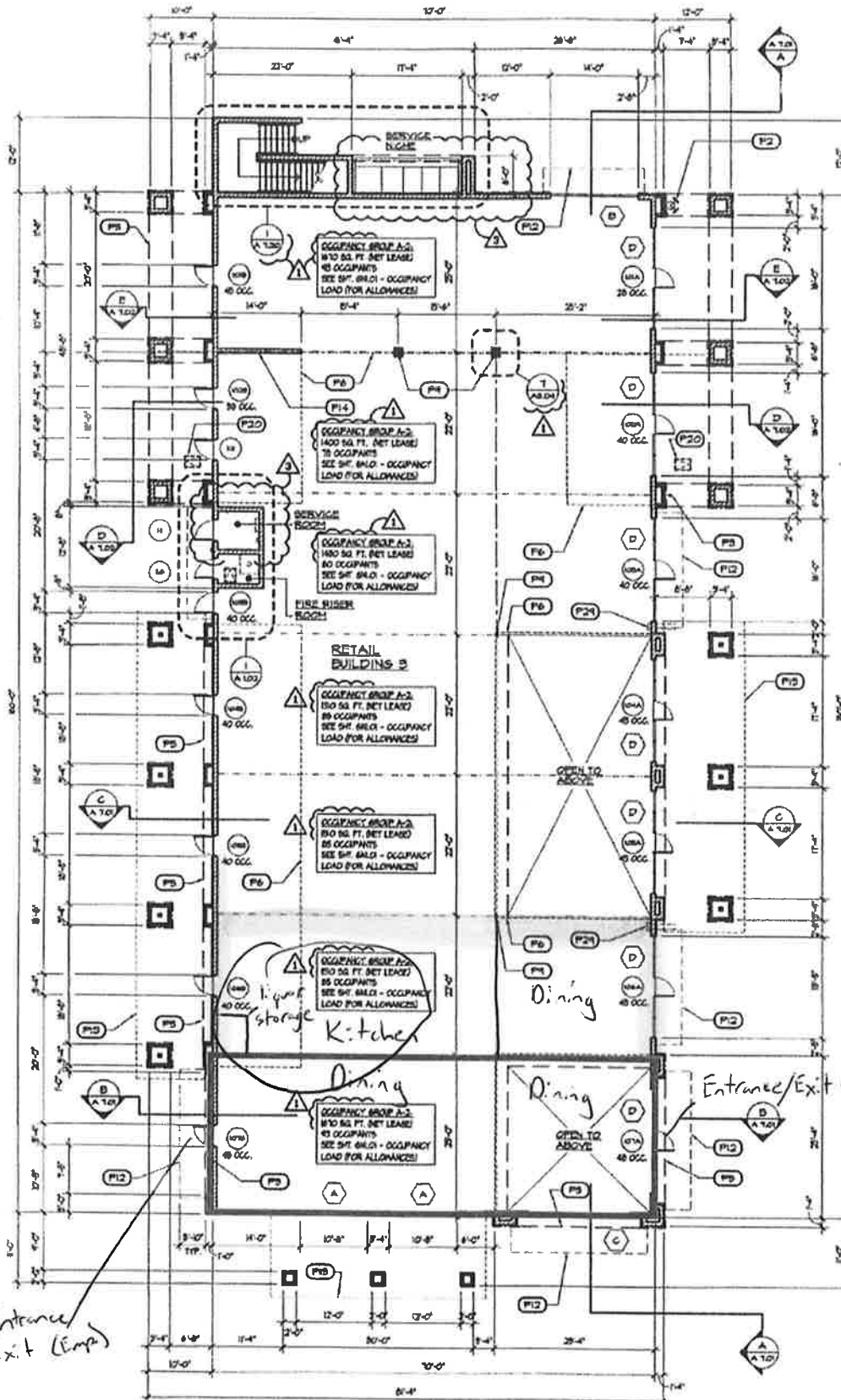
INP Interim Permit

- 1) Enter License Number currently at location
012070003631
- 2) Is the license currently in use?
Yes
- 3) Will you please submit section 5, page 6, of the license application when you reach the upload page?
Yes
A Document of type INTERIM NOTARY PAGE is required.

24 JAN 17 PM 2:41 AZD LLC

Exhibit A
Suite 3-105
3,740 SF

N Dub Pizza Pub
West Valley Social Club



BUILDING 3 - 1ST FLOOR PLAN

SCALE: 3/32" = 1'-0"

304071-FLOOR-BLD3

1

Entrance/Exit (Public)
3,740 sq. ft.

W

AS



RESTAURANT/HOTEL/MOTEL OPERATION PLAN

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

1. Name of restaurant (Please print): West Valley Social Club

2. Must indicate the equipment below by Make, Model, and Capacity:

LIST ONLY THE FOLLOWING - NO ATTACHMENTS

Grill	Lang (Flattop)
Oven	Lincoln x2 - Conveyors
Freezer	True T-49 Two-Door 49 cu. ft.
Refrigerator	True T-49 Two-Door 49 cu. ft.
Sink	3 section
Dish Washing Facilities	4 sections, 2 drying racks, 2 faucet + spray hose
Food Preparation Counter (Dimensions)	30 ft long x 4 ft wide (stainless steel)
Other	

3. Attach a copy of your FULL menu with pricing **INCLUDING NON-ALCOHOLIC BEVERAGES**

4. What percentage of your public premises is used primarily for restaurant dining?

(Do not include kitchen, bar, hi-top tables, or game area.) 50 %

5. Does your restaurant have a bar area that is distinct and separate from the dining area? ☐ YES ☒ No

(If yes, what percentage of the public floor space does this area cover?) N/A %

6. List the **seating capacity** for:

a) Restaurant dining area of your premises: [137]

(DO NOT INCLUDE PATIO SEATING)

b) Bar area [+ 12]

TOTAL [= 149]

7. What type of dinnerware is primarily used in your restaurant? ☒ Reusable ☐ Disposable ☐ Both

8. Does your restaurant contain any **games, televisions, or any other entertainment**? ☒ YES ☐ No

If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

8 TV's

1 Pool Table

9. Do you have live entertainment or dancing? ☒ YES ☐ No

If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

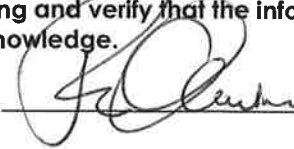
Trivia 2x/month

Live Music 2x/month

10. List number of employees for each position:

Position	How many
Cooks	6
Bartenders	6
Hostesses	2
Managers	2
Servers	6
Other (<u>Busser/Dish</u>)	2
Other ()	
Other ()	

I, (Print Full Name) RYAN ANTHONY CROMER, hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: 

MENU



Tini-bites:

- > **Street Corn** - two half pieces of 'mexican style' street corn 7
- > **Deviled Eggs** - 6 old bag deviled deviled eggs with bacon 9
- > **"Hanging" Bacon** - 4 hanging thick cut candied maple bacon slices 14
- > **Charcuterie Board** - chef's choice of delicious meats and cheeses 22
- > **Shrimp Ceviche** - Fresh and delicious mix served w corn chips 15
- > **Cauliflower Bites** - Tossed in Sweet Thai Chili or Buffalo 9
- > **Pretzel Bites** - Pretzel nuggets served w dijon and beer cheese 10
- > **Boneless Wings** - 10 pieces of blanched then fried chicken 12

Not-So-Tini:

- > **Mushroom Ravioli** - wild mushroom ravioli served with carrots over sweet pea puree 21
- > **Blackened Shrimp Skewers** - skewered blackened line shrimp with rice 18
- > **Bougie Ramen Bowl** - served w hardboiled egg, chives and crispy pork belly 19
- > **Street Tacos** - your choice of steak, brisket, or shrimp w chips & salsa 17
- > **Not-Tini burgers** - 1 marked mini beef cheeseburger slider 15
- > **Flat Iron Steak** - 6 oz flat iron steak served w garlic butter and potatoes au gratin 22
- > **Choice Salad** - Choice of House or Caesar 7

Drinks



Liquor:

- **Well Drink** - vodka, rum, gin, tequila, whiskey 7
- **Wine** - Cabernet, Pinot Noir, Merlot, Chardonnay, Pinot Grigio, Sauvignon Blanc 6
- **Top Shelf** - Grey Goose, Captain Morgan, Hendricks, Casamigos 12
- **Draft Beer** - Blue Moon, Michelob Ultra, Hop Knot IPA, Amberbock, Sam Adams 7
- **Bottled Beer** - Bud Light, Corona, Coors Light, Budweiser, Dos Equis Modelo, Pacifico 6

N/A Drinks:

- **Iced Tea/Coffee** 2.00
- **Juice** - OJ, Cranberry, Grapefruit 4.00
- **Soda** - Coke, Dr. Pepper, Ginger Ale, Sprite, Root Beer, Tonic, Soda Water 2.50
- **N/A Beer** - Odell's 6
- **Perrier** - Sparkling, Still 4.00



RECORDS REQUIRED FOR AUDIT RESTAURANT/HOTEL/MOTEL

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

In the event of an audit, you will be asked to provide to the Department any documents necessary to determine Compliance with A.R.S. §4-205.02(G). Such documents requested may include however, are not limited to:

1. Name of restaurant (Please print): West Valley Social Club
2. All invoices and receipts for the purchase of food and spirituous liquor for the licensed premises.
3. A list of **all** food and liquor vendors
4. The restaurant menu used during the audit period
5. A price list for alcoholic beverages during the audit period
6. Mark-up figures on food and alcoholic products during the audit period
7. A recent, **accurate** inventory of food and liquor (taken within two weeks of the Audit Interview Appointment)
8. Monthly Inventory Figures - beginning and ending figures for food and liquor
9. Chart of accounts (copy)
10. Financial Statements-Income Statements-Balance Sheets
11. **General Ledger**
 - A. Sales Journals/Monthly Sales Schedules
 - 1) Daily sales Reports (to include the name of each waitress/waiter, bartender, etc. with sales for that day)
 - 2) Daily Cash Register Tapes - Journal Tapes and Z-tapes
 - 3) Dated Guest Checks
 - 4) Coupons/Specials/Discounts
 - 5) Any other evidence to support income from food and liquor sales
 - B. Cash Receipts/Disbursement Journals
 - 1) Daily Bank Deposit Slips
 - 2) Bank Statements and canceled checks

12. **Tax Records**

- A. Transaction Privilege Sales, Use and Severance Tax Return (copies)
- B. Income Tax Return - city, state and federal (copies)
- C. Any supporting books, records, schedules or documents used in preparation of tax returns

13. Payroll Records

*24 JAN 17 PM 2:42 AZD LLC

- A. Copies of all reports required by the State and Federal Government
- B. Employee Log (A.R.S. §4-119)
- C. Employee time cards (actual document used to sign in and out each work day)
- D. Payroll records for all employees showing hours worked each week and hourly wages

14. Off-site Catering Records (must be complete and separate from restaurant records)

- A. All documents which support the income derived from the sale of food off the license premises.
- B. All documents which support purchases made for food to be sold off the licensed premises.
- C. All coupons/specials/discounts

The sophistication of record keeping varies from establishment to establishment. Regardless of each licensee's accounting methods, the amount of gross revenue derived from the sale of food and liquor must be substantially documented.

**REVOCATION OF YOUR LIQUOR LICENSE MAY OCCUR IF YOU FAIL TO COMPLY WITH
A.R.S. §4-210(A)7 AND A.R.S. §4-205.02(G).**

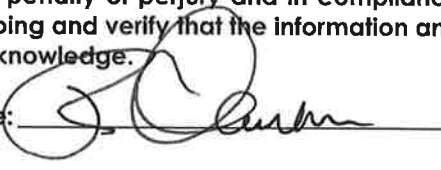
A.R.S. §4-210(A)7

The licensee fails to keep for two years and make available to the department upon reasonable request all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of spirituous liquors and, in the case of a restaurant or hotel-motel licensee, all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of food.

A.R.S. §4-205.02(G)

For the purpose of this section:

- 1. "Restaurant" means an establishment which derives **at least forty percent (40%)** of its gross revenue from the sale of food
- 2. "Gross revenue" means the revenue derived from all sales of food and spirituous liquor on the licensed premises regardless of whether the sales of spirituous liquor are made under a restaurant license issued pursuant to this section or under any other license that has been issued for the premises pursuant to this article.

ANTHONY I, (Print Full Name) <u>RYAN CHONKA</u>, hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge. Applicant Signature: 
--

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH RECORDS REQUIRED BY THE STATE

LC:

Amount:

24 JAN 17 PM 2:41 AZD LLC



AGENT/CONTROLLING PERSON QUESTIONNAIRE

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY

Job #:	278334
Date Accepted:	01-24-2024
CSR:	SG

Type or Print with Black Ink

805-488

License Number:

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information will be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED ACCORDINGLY AND SUBMITTED TO THE DEPARTMENT WITH A BLUE OR BLACK LINED FINGERPRINT CARD AND \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE.

1. Check the
Appropriate
Box →



Agent



Controlling Person

2. Name: CHONKA Ryan ANTHONY Birth Date: [REDACTED]
Last First Middle (NOT a public record)

3. Social Security #: [REDACTED] Drivers License #: [REDACTED] State Issued: AZ

4. Place of birth: PANORAMA CITY CA US Height: 5'9" Weight: 150 Eyes: HALE Hair: BROWN
City State COUNTRY

5. Name of current/most recent spouse: _____ Birth Date: ____/____/____
Last First Middle (NOT a public record)

6. Are you a bonafide resident of Arizona? Yes ☒ No ☐ If yes, what is your date of residency? 2/15/2011

7. Daytime telephone number: 605 591-9408 Email address: RYAN.CHONKA@HOTMAIL.COM

8. Premises Name: WEST VALLEY SOCIAL CLUB Business Phone: 623/703/4909

9. Premises Address: 633 S. ESTRELA PKWY. SUITE 100 GOODYEAR AZ MARICOPA 85350
Street (do not use PO Box) City State County Zip

10. List your employment or type of business during the past five (5) years, if unemployed, retired, or student, list place of residence address. (ATTACH ADDITIONAL SHEET IF NECESSARY)

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
12/2014	CURRENT	Owner/Consultant/President	ALLIED Consulting 645 W Jackson Blvd Spearfish, SD 57783

11. Provide your residence address information for the last five (5) years A.R.S. §4-202(D) (ATTACH ADDITIONAL SHEET IF NECESSARY)

FROM Month/Year	To Month/Year	Street	City	State	Zip
02/2011	CURRENT				

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As an Agent or Controlling Person, will you be managing the day to day operation of the licensed premises? If you answered YES, then answer #13 below. If NO, skip to #14 Yes ☐ No ☒
13. Have you attended a DLLC approved Basic and Management Liquor Law Training Course within the past 3 years? **MUST** attach copies of both training certificates. Yes ☐ No ☒
14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? Yes ☐ No ☒
15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summons pending against you? (Do not include civil traffic tickets) A.R.S. §4-202, 4-210 Yes ☐ No ☒
16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes ☐ No ☒
17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) Yes ☐ No ☒
18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) Yes ☐ No ☒

If you answered "YES" to any Question 14 through 18 **YOU MUST** attach a signed statement. Give complete details including dates, agencies involved and dispositions. **CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED**

I, (Print Full Name) RYAN CHONKA, Anthony hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature: [Signature] Date: 1/17/24



ALIEN STATUS

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with **Black Ink**

Title IV of the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (the "Act"), 8 U.S.C. § 1621, provides that, with certain exceptions, only United States citizens, United States non-citizen nationals, non-exempt "qualified aliens" (and sometimes only particular categories of qualified aliens), nonimmigrant, and certain aliens paroled into the United States are eligible to receive state, or local public benefits. With certain exceptions, a professional license and commercial license issued by a State agency is a State public benefit.

Arizona Revised Statutes § 41-1080 requires, in general, that a person applying for a license must submit documentation to the license agency that satisfactorily demonstrates the applicant's presence in the United States is authorized under federal law.

Directions: All applicants must complete Sections I, II, and IV. Applicants who are not U.S. citizens or nationals must also complete Section III.

Submit this completed form and a copy of one or more document(s) from the attached "Evidence of U.S. Citizenship, U.S. National Status, or Alien Status" with your application for license or renewal. If the document you submit does not contain a photograph, you must also provide a government issued document that contains your photograph. You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

SECTION I – APPLICANT INFORMATION

APPLICANT NAME (Print or type) Ryan Anthony Chonka

SECTION II – CITIZENSHIP OR NATIONAL STATUS DECLARATION

Are you a citizen or national of the United States? ☒ Yes ☐ No - If **yes**, indicate place of birth:

City Goodyear State AZ COUNTRY USA

If you answered **Yes, 1)** Attach a legible copy of a document from the list below.

2) Name of document: Passport (U.S.)

If you answered **No**, you must complete Sections III.

EVIDENCE OF U.S. CITIZENSHIP, U.S. NATIONAL STATUS, OR ALIEN STATUS

You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

Evidence showing authorized presence in the United State includes the following:

1. An Arizona driver license issued after 1996 or an Arizona non-operating identification card.
2. A driver license issued by a state that verifies lawful presence in the United States.
3. A birth certificate or delayed birth certificate showing birth in one of the 50 states, the District of Columbia, Puerto Rico (on or after Jan. 13, 1941), Guam, the U.S. Virgin Islands (on or after January 17, 1917), American Samoa, or the Northern Mariana Islands (on or after November 4, 1986, Northern Mariana Islands local time)
4. A United States certificate of birth abroad.
5. A United States passport. ***Passport must be signed***
6. A foreign passport with a United States visa.
7. An I-94 form with a photograph.
8. A United States citizenship and immigration services employment authorization document or refugee travel document.
9. A United States certificate of naturalization.
10. A United States certificate of citizenship.
11. A tribal certificate of Indian blood.
12. A tribal or bureau of Indian affairs affidavit of birth.
13. Any other license that is issued by the federal government, any other state government, an agency of this state or a political subdivision of this state that requires proof of citizenship or lawful alien status before issuing the license.

SECTION III – QUALIFIED ALIEN DECLARATION

Applicants who are not citizens or nationals of the United States. Please indicate alien status by checking the appropriate box. Attach a legible copy of a document from the attached list or other document as evidence of your status.

Name of document provided

Qualified Alien Status (8 U.S.C. §§ 1621(a)(1), -1641(b) and (c))

- ☐ 1. An alien lawfully admitted for permanent residence under the Immigration and Nationality Act (INA)
- ☐ 2. An alien who is granted asylum under Section 208 of the INA.
- ☐ 3. A refugee admitted to the United States under Section 207 of the INA.
- ☐ 4. An alien paroled into the United States for at least one year under Section 212(d)(5) of the INA.
- ☐ 5. An alien whose deportation is being withheld under Section 243(h) of the INA.
- ☐ 6. An alien granted conditional entry under Section 203(a)(7) of the INA as in effect prior to April 1, 1980.
- ☐ 7. An alien who is a Cuban/Haitian entrant.
- ☐ 8. An alien who has, or whose child or child's parent is a "battered alien" or an alien subject to extreme cruelty in the United States

Nonimmigrant Status (8 U.S.C. § 1621(a)(2))

- 9. A nonimmigrant under the Immigration and Nationality Act [8 U.S.C § 1101 et seq.] Non-immigrants are persons who have temporary status for a specific purpose. See 8 U.S.C § 1101(a)(15).

Alien Paroled into the United States for Less Than One Year (8 U.S.C. § 1621(a)(3))

- 10. An alien paroled into the United States for less than one year under Section 212(d)(5) of the INA

Other Persons (8 U.S.C § 1621(c)(2)(A) and (C))

- 11. A nonimmigrant whose visa for entry is related to employment in the United States, or
- 12. A citizen of a freely associated state, if section 141 of the applicable compact of free association approved in Public Law 99-239 or 99-658 (or a successor provision) is in effect [Freely Associated States include the Republic of the Marshall Islands, Republic of Palau and the Federate States of Micronesia, 48 U.S.C. § 1901 et seq.];
- 13. A foreign national not physically present in the United States.
- 14. **Otherwise Lawfully Present**
- 15. A person not described in categories 1-13 who is otherwise lawfully present in the United States.

PLEASE NOTE: The federal Personal Responsibility and Work Opportunity Reconciliation Act may make persons who fall into this category ineligible for licensure. See 8 U.S.C. §

RYAN CHONKA, ANTHONY

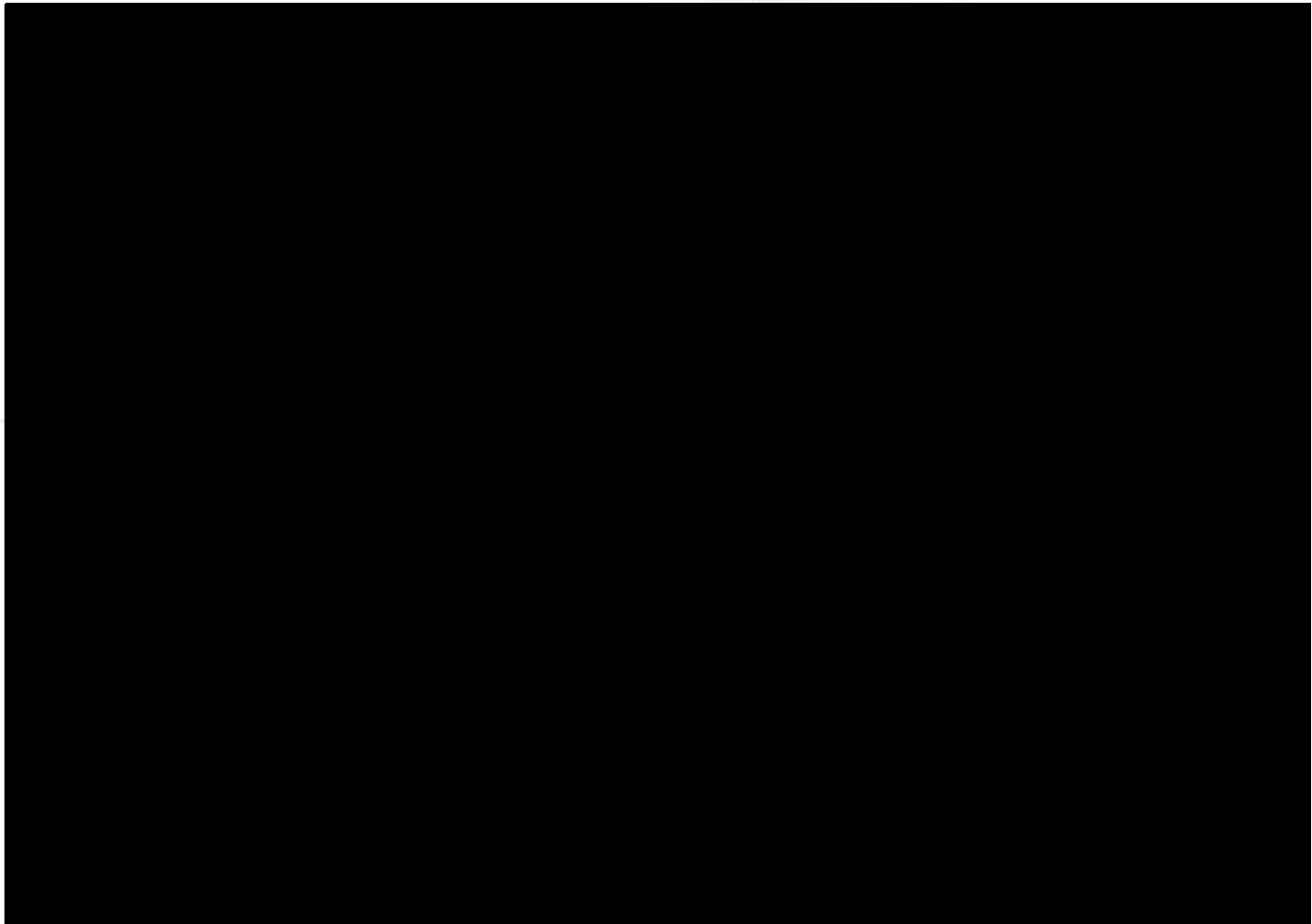
Print Name

Signature

Date

1/17/24

24 JAN 17 PM 2:42 AZD LLC





FINGERPRINT VERIFICATION FORM

Arizona Department of Liquor Licenses and Control
800 W. Washington St, 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY

Job #:	278 334
Date Accepted:	01-24-2024
CSR:	SG

ATTENTION FINGERPRINT TECHNICIAN:

Please follow the instructions below for fingerprinting this applicant.

1. Please fill out or ensure that the applicant has filled out all the required boxes on the fingerprint card prior to taking the fingerprints.
2. Request a valid, unexpired government-issued photo ID from the applicant and compare the physical descriptors on the applicant's photo ID to the applicant and to the information on the fingerprint card.
3. Fill out the information in the boxes below. **Please print clearly.**
4. Once the prints have been taken, place the fingerprint card and this form into the envelope and seal it. Please write your name or identification across the edge of the seal. Return the sealed envelope to the applicant.
Do not give the applicant the fingerprint card without first sealing it inside the envelope.
5. **Write applicants name on front of sealed envelope.**

PRINT the following information:

Date 01/16/2024	Name of Applicant: RYAN CHONKA
Name of Fingerprint Technician: D. BERRY #1428	
Fingerprint technician's Signature: D. Berry 1428	
Fingerprint technician's Agency/company Name: GOODHEAR POLICE	Phone Number: 623-932-1220
Type of Photo ID Provided (check one):	
☒ Driver's License ☐ Passport ☐ Other (Please specify)	

LC:

Amount:

24 JAN 17 PM 2:41 AZDILLC



PREMISES MANAGER QUESTIONNAIRE

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY

Job #:	278 334
Date Accepted:	01-24-2024
CSR:	865

Type or Print with Black Ink

805-488

License Number:

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information will be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED ACCORDINGLY AND SUBMITTED TO THE DEPARTMENT WITH A BLUE OR BLACK LINED FINGERPRINT CARD AND \$22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE.

1. Name: Buner Austin L Birth Date: [REDACTED]
Last First Middle (NOT a public record)
2. Social Security #: [REDACTED] Driver's License #: [REDACTED] State Issued: AZ
3. Place of birth: York PA USA Height: 6'4" Weight: 180 Eyes: Blue Hair: Blonde
City State COUNTRY
4. Name of current/most recent spouse: [REDACTED] Birth Date: [REDACTED]
Last First Middle (NOT a public record)
5. Are you a bonafide resident of Arizona? Yes ☒ No ☐ If yes, what is your date of residency? 08/01/22
6. Daytime telephone number: 717-434-2868 Email address: buner14@msn.com
7. Premises Name: West Valley Social Club Business Phone: 623 / 703 / 4909
8. Premises Address: 633 S. Estrella Pkwy. Suite 105 Goodyear AZ Maricopa 85338
Street (do not use PO Box) City State County Zip

9. List your employment or type of business during the past five (5) years, if unemployed, retired, or student, list place of residence address. (ATTACH ADDITIONAL SHEET IF NECESSARY)

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
08/2022	CURRENT	Bartender	Pebble Creek Country Club 3639 Clubhouse Dr. Goodyear, AZ 85395
11/2021	08/2022	Bartender	Red Crab 4979 W Atlantic Ave Delray Beach, FL 33445
06/2019	11/2021	Bartender	Basin Harbor Resort 4800 Basin Harbor Rd Vergennes, VT 05491
05/2018	06/2019	Tour Guide	Yellowstone NP 202 Robert Keener Ave Gardiner, MT 59030

10. Provide your residence address information for the last five (5) years A.R.S. §4-202(D)(ATTACH ADDITIONAL SHEET IF NECESSARY)

FROM Month/Year	To Month/Year	Street	City	State	Zip
08/2022	CURRENT				
12/2007	08/2022				

11. Have you attended a DLLC approved Basic Liquor Law Training Course within the past 3 years? Yes ☒ No ☐
12. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? Yes ☐ No ☒
13. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summons pending against you? (Do not include civil traffic tickets) A.R.S. §4-202,4-210 Yes ☐ No ☒
14. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes ☐ No ☒
15. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) Yes ☐ No ☒
16. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last five years? A.R.S. §4-202(D) Yes ☐ No ☒

If you answered "YES" to any Question 12 through 16 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 12-16 MAY NOT BE ACCEPTED

I, (Print Full Name) Austin Lee Bumer hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature: 

Date: 1/17/2024

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

Print Name: RYAN ANTHONY CHENKA

Signature: 

Date: 1/17/24

Certificate # AZB-ON-01232313

Certificate of Completion
For
Title 4 **BASIC** Liquor Law Training

☒ On-sale
☐ Off-sale
☐ On- and off-sale

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Austin Bunner

Full Name (please print)

[Signature]
Signature

01/14/2024

Training Completion Date

01/13/2027

Certificate Expiration Date
(three years from completion date)

Training Provider Information

360training.com Inc.

Company Name

6504 Bridge Point Parkway, Suite 100, Austin, TX 78730

Mailing Address

(877) 881-2235

Daytime Contact Phone Number

I, Samantha Montalbano, certify that the above named individual did successfully complete

Instructor Name (please print)

Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

[Signature]
Instructor Signature

01/14/2024

Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Austin Bunner

Full Name (please print)



Signature

01/16/2024

Training Completion Date

01/15/2027

Certificate Expiration Date
(three years from completion date)

Training Provider Information

360training.com Inc.

Company Name

6504 Bridge Point Parkway, Suite 100, Austin, TX 78730

Mailing Address

(877) 881-2235

Daytime Contact Phone Number

I, Samantha Montalbano, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.) R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).



Instructor Signature

01/16/2024

Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 8)
Restaurant (series 12)

Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)

Bar (series 6)
Private Club (series 14)

Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.



FINGERPRINT VERIFICATION FORM

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY

Job #:	278334
Date Accepted:	01-24-2024
CSR:	SG

ATTENTION FINGERPRINT TECHNICIAN:

Please follow the instructions below for fingerprinting this applicant.

1. Please fill out or ensure that the applicant has filled out all the required boxes on the fingerprint card prior to taking the fingerprints.
2. Request a valid, unexpired government-issued photo ID from the applicant and compare the physical descriptors on the applicant's photo ID to the applicant and to the information on the fingerprint card.
3. Fill out the information in the boxes below. **Please print clearly.**
4. Once the prints have been taken, place the fingerprint card and this form into the envelope and seal it. Please write your name or identification across the edge of the seal. Return the sealed envelope to the applicant.
Do not give the applicant the fingerprint card without first sealing it inside the envelope.
5. **Write applicants name on front of sealed envelope.**

PRINT the following information:

Date 1/17/24	Name of Applicant: Austin L. Bunner
Name of Fingerprint Technician: JOHN GONZALES www.arizonafingerprintingservices.com	
Fingerprint technician's Signature: www.arizonafingerprintingservices.com	
Fingerprint technician's Agency/Company Name: ARIZONA FINGERPRINTING SERVICES 623-907-6388	Phone Number: 623 692 5256
Type of Photo ID Provided (check one): ☒ ADL [REDACTED] ☐ Driver's License ☐ Passport ☐ Other (Please specify)	

Liquor Licenses within One Mile – West Valley Social Club

Applicant Address: 633 S Estrella Parkway #105, Goodyear, AZ 85338

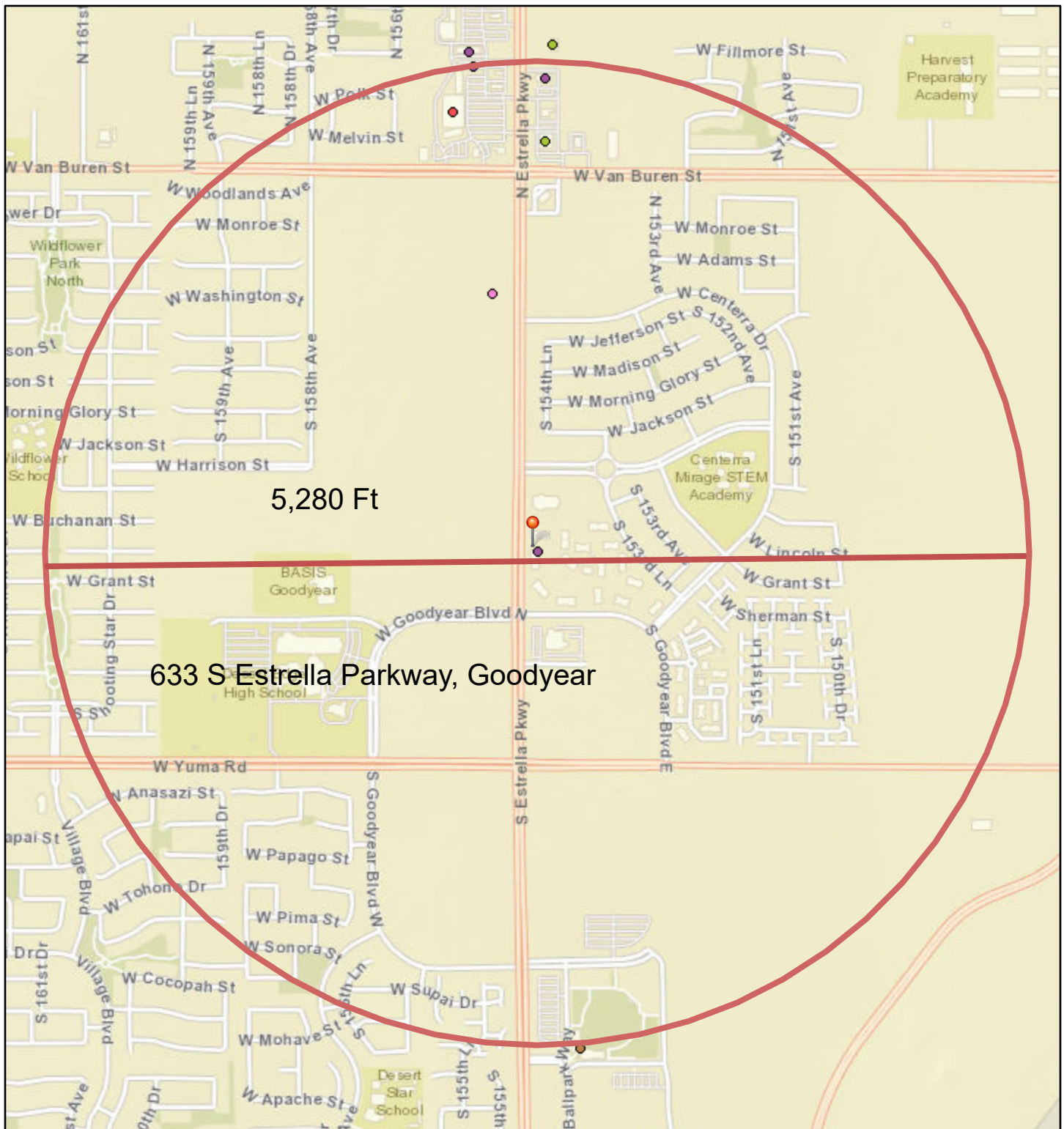
Business Name	Address	Distance from Applicant Address	License Series
Liquor Establishments			
SOMEBURROS	50 N ESTRELLA PKWY	2,808.66 ft.	12
SOMEBURROS	50 N ESTRELLA PKWY	2,808.66 ft.	CTG
SAFEWAY #2618	440 N ESTRELLA PKWY	4,803.1 ft.	9
SAFEWAY #2618	440 N ESTRELLA PKWY	4,803.1 ft.	9S
SEÑOR TACO	525 N ESTRELLA PKWY	5,066.51 ft.	12
TAILGATERS SPORTS GRILL & IL PRIMO PIZZA & WINGS	530 N ESTRELLA PKWY	5,243.62 ft.	12

Schools		
CENTERRA MIRAGE STEM ACADEMY	15151 W CENTERRA DR S	2,260.91 ft.
BASIS GOODYEAR	15800 W SHERMAN ST	2,546.83 ft.
DESERT EDGE HIGH SCHOOL	15778 W YUMA RD	2,927.46 ft.

Series Legend:

Alternating Proprietorship (20)
Bar (6)
Beer & Wine Bar (7)
Beer & Wine Store (10)
Beer & Wine Store (10) with Sampling Privileges
Private Club (14)
Conveyance (8)
Craft Distiller (18)
Custom Crush (21)
Direct Shipment (17W)
Government (5)
Hotel (11)
Producer: In State (1)
Producer: Out of State (2)
Producer: Limited out of State (2L)
Producer: Out of State Winery (2W)
Producer: Out of State Microbrewery (2M)
Liquor Store (9)
Liquor Store (9) with Sampling Privileges
Microbrewery (3)
Restaurant (12)
Restaurant (12) with Growler Privileges
Special Event Contractor (SEC)
Wholesaler (4)
Winery (13)
Tasting Room (19)

Liquor License Evaluation - West Valley Social Club

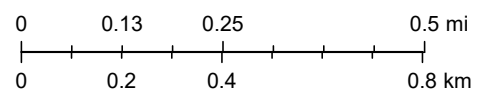


2/12/2024, 2:37:22 PM

October 2022 Liquor Licenses

- Beer and Wine Store
- Cocktails To Go
- Government
- Liquor Store
- Liquor Store Sampling Beer and Wine Store
- Restaurant

1:18,056



City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin,
INCREMENT P, NGA, USGS, City of Goodyear

Clerk and Recorder
City of Goodyear

ITEM #: 6.
DATE: 02/26/2024
AI #:1915



CITY COUNCIL ACTION REPORT

SUBJECT: FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2

STAFF PRESENTER(S): Marty Crossland, Deputy Director of Development Engineering

OTHER PRESENTER(S):

Tyler Paulsen, Olsson

SUMMARY

A Final Plat subdividing approximately 12.33 acres into ten lots and right-of-way on the site located at the northwest corner of West McDowell Road and North 150th Drive (the "Property").

STRATEGIC PLAN ALIGNMENT



Quality of Life



Economic
Vitality

RECOMMENDATION

Approve the Final Plat of Goodyear Civic Square Lot 1 and 2 subdividing approximately 12.33 acres into ten lots and right-of-way, subject to stipulations. (Marty Crossland, Deputy Director of Engineering Development)

STIPULATIONS

1. All technical corrections to this final plat required by the City Engineer or his/her designee shall be made prior to the recordation of the Final Plat of Goodyear Civic Square Lot 1 and 2;
2. Prior to recordation of the Final Plat, the property owner shall submit an updated title report for the property included within the Final Plat (the "Property") and shall modify the Final Plat to reflect the current ownership and current lender including on the final plat a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the property being platted herein. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the party executing this final plat is authorized to do so;
3. Prior to recordation of the Final Plat, Liberty Utilities shall sign and date the Certificate of Assured Water Supply as required by Arizona Revised Statutes;

4. The owner shall disclose to all future purchasers and tenants that the property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport. Such disclosure statement shall also be included in the Public Sales Report.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The property was rezoned on July 8, 2019, per Ordinance No. 2019-1440. On February 8, 2021, council approved a Final Plat of Goodyear Civic Square Parcel "A" at Estrella Falls that created 8 Lots, which included Lots 1 and 2 and which was recorded on March 5, 2021 in Book 1577 of Maps, page 1 of the official records of Maricopa County. The preliminary plat for Goodyear Civic Square Lots 1 and 2 at Estrella Falls was approved by the Development Services Director on November 22, 2023.

STAFF ANALYSIS

Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with zoning for the property, public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site. An approved preliminary plat shall expire within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat or an extension has been obtained. A preliminary plat of Goodyear Civic Square Lots 1 and 2 at Estrella Falls was approved by the Development Services Director on November 22, 2023.

The General Plan Land Use Plan designates the subject property as 'Business and Commerce'. The 'Business and Commerce' land use category provides for the growth and development of shopping, office and entertainment areas along with high-density residential and public and community facilities. The existing zoning is in conformance with the General Plan land use designation and this Final Plat is in conformance with the General Plan and zoning. The Re-Plat request proposes to split two existing lots within the Goodyear Civic Square PAD into ten smaller lots, to facilitate their individual development with uses compatible with the Business & Commerce category, such as retail, dining, entertainment, and offices. Portions of Civic Square to the immediate north of the subject property are already under development with compatible uses.

As set forth above, the proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area. Further, the proposed subdivision is consistent with the technical requirements of the city's subdivision regulations and engineering standards, and

provides for the orderly development of the property by identifying the required infrastructure needed to serve the development. The Final Plat is in substantial conformance with the Preliminary Plat.

Attachments

Aerial Map

Preliminary Plat

Final Plat

Aerial Exhibit

22-5458



GSQ Goodyear Civic Square Replat



City of Goodyear

City of Goodyear, PHX GIS, City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

PRELIMINARY PLAT OF GOODYEAR CIVIC SQUARE
LOTS 1 & 2 AT ESTRELLA FALLS

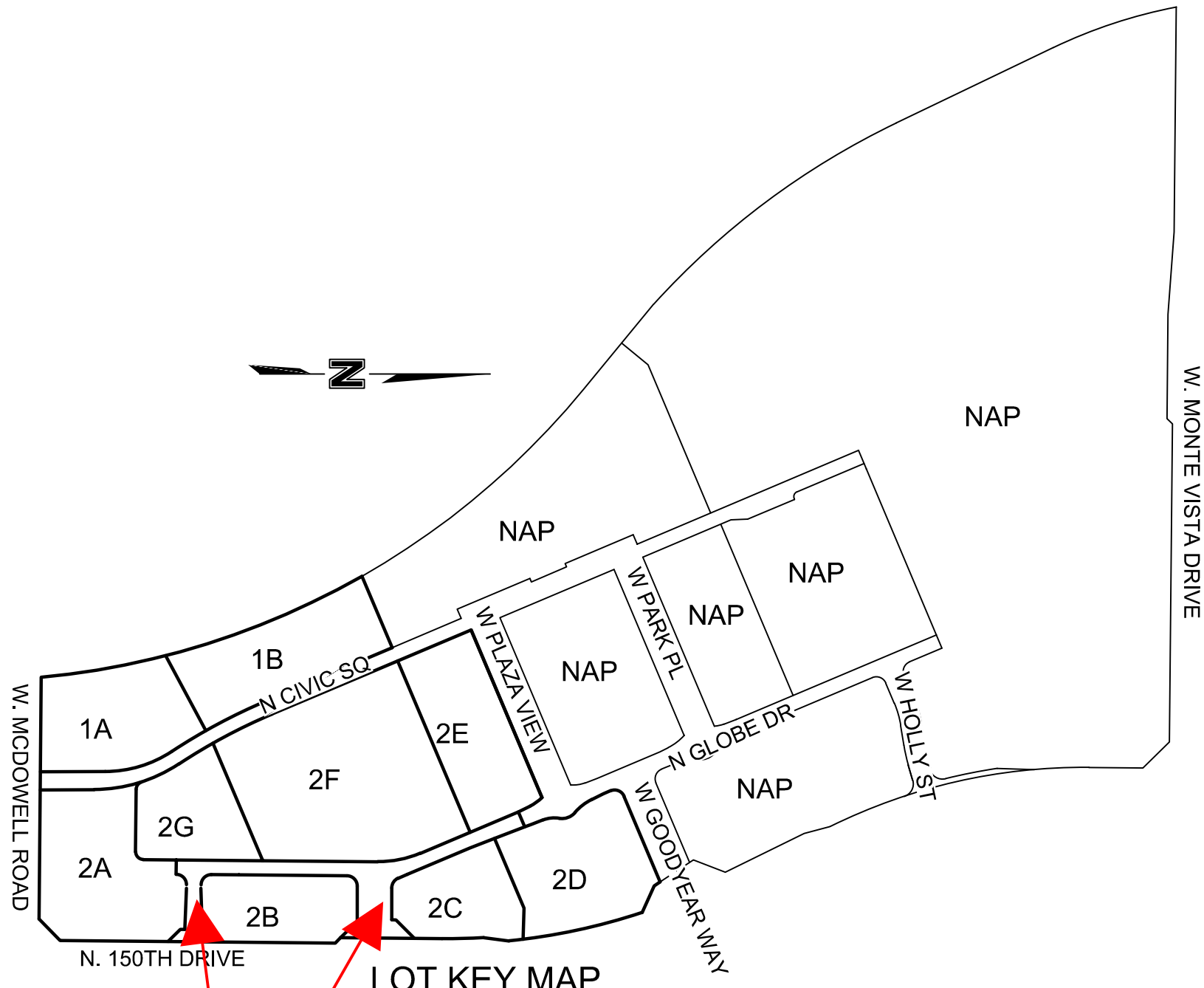
A PORTION OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEVELOPER/OWNER

GLOBE LAND INVESTORS, LLC
6730 N. SCOTTSDALE ROAD, SUITE 250
SCOTTSDALE, AZ 85253
PH: (480) 991-0500
FAX: (480) 991-1912
CONTACT: GEORGE GETZ
GGETZ@GLOBECOR.COM

SURVEYOR

OLSSON, INC
6437 W. CHANDLER BOULEVARD / SUITE 1
CHANDLER, AZ 85226
PH: 480.829.6000
CONTACT: WILLIAM D. ZIEGLER
BZIEGLER@OLSSON.COM



EXISTING PROPERTY INFORMATION

ZONING	PAD
GROSS AREA	±12.329 AC
LOTS	2 (APN:501-73-968 & 501-73-967)
LOT SIZE	±9.893 AC (APN:501-73-968) ±2.437 AC (APN:501-73-967)

*THE ABOVE INFORMATION WAS TAKEN FROM THE MARICOPA COUNTY ASSESSOR'S OFFICE GIS.

LOT AREAS

LOT NO.	SQ. FT. (±)	ACRES (±)
1A	51,036	1.172
1B	55,111	1.265
2A	63,807	1.465
2B	36,733	0.843
2C	35,833	0.823
2D	55,603	1.276
2E	56,092	1.288
2F	120,209	2.760
2G	32,511	0.746
ROW	30,151	0.692
TOTAL	537,086	12.329

FLOOD ZONE CLASSIFICATION

AS OF THE DATE HEREOF, THIS PROJECT IS ENTIRELY LOCATED WITHIN ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C2135L WHICH IS EFFECTIVE OCTOBER 16, 2013. ZONE X IS DEFINED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

SETBACK REQUIREMENTS

PER THE CITY OF GOODYEAR CIVIC SQUARE AT ESTRELLA FALLS PAD, THE FOLLOW IS A LIST OF SETBACK REQUIREMENTS FOR THIS SUBDIVISION:

MINIMUM PERIMETER SETBACK

- 150TH DRIVE	10 FEET
- MONTE VISTA ROAD	10 FEET
- MCDOWELL ROAD	12 FEET
- WEST BOUNDARY OF SITE (BULLARD WASH)	0 FEET

MINIMUM INTERIOR BUILDING SETBACKS

0 FEET

REFERENCE DOCUMENTS

- FINAL PLAT: BOOK 1577, PAGE 1
- RECORD OF SURVEY: BOOK 1034, PAGE 25
- MAP OF DEDICATION: BK 956, PG 21, MCR
- TITLE COMMITMENT: FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-1187566-PHX1
DATED JULY 28, 2023 AT 8:00 AM.

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	NOTES & TABLES
3	PLAT BOUNDARIES
4	PLAT EASEMENTS

UTILITY PROVIDERS

- WATER: LIBERTY UTILITIES
- SEWER: LIBERTY UTILITIES
- ELECTRIC: ARIZONA PUBLIC SERVICE
- GAS: SOUTHWEST GAS
- TELEPHONE: CENTURY LINK
- FIRE: CITY OF GOODYEAR
- REFUSE COLLECTION: CITY OF GOODYEAR

BENCH MARK

3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN A HAND HOLE STAMPED "19". LOCATED AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. CITY OF GOODYEAR BENCH MARK POINT NUMBER G357 PER THE CITY OF GOODYEAR BENCH MARK LIST DATED SEPTEMBER 2007. NAVD88 ELEVATION 1016.38' (G357)

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND MERIDIAN BEING MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 32 BY A 3" CITY OF GOODYEAR BRASS CAP STAMPED "RLS 27239" DATED 2008, AND BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 32 BY A 3" CITY OF GOODYEAR BRASS CAP STAMPED "RLS 27239 2008" DATED 2008, HAVING A BEARING OF NORTH 89°27'46" WEST, AND A DISTANCE OF 2,619.44 FEET BETWEEN SAID MONUMENTS.

SURVEY CONTROL METADATA

#102:
N: 896824.469
E: 560140.522
EL: 999.360

#100:
N: 896849.030
E: 557521.142
EL: 997.440

3" CITY OF GOODYEAR BRASS CAP STAMPED "RLS 27239" DATED 2008, MARKING THE SOUTHEAST CORNER OF SECTION 32.

3" CITY OF GOODYEAR BRASS CAP STAMPED "RLS 27239 2008, MARKING THE SOUTH QUARTER CORNER OF SECTION 32.

SURVEYOR'S NOTES

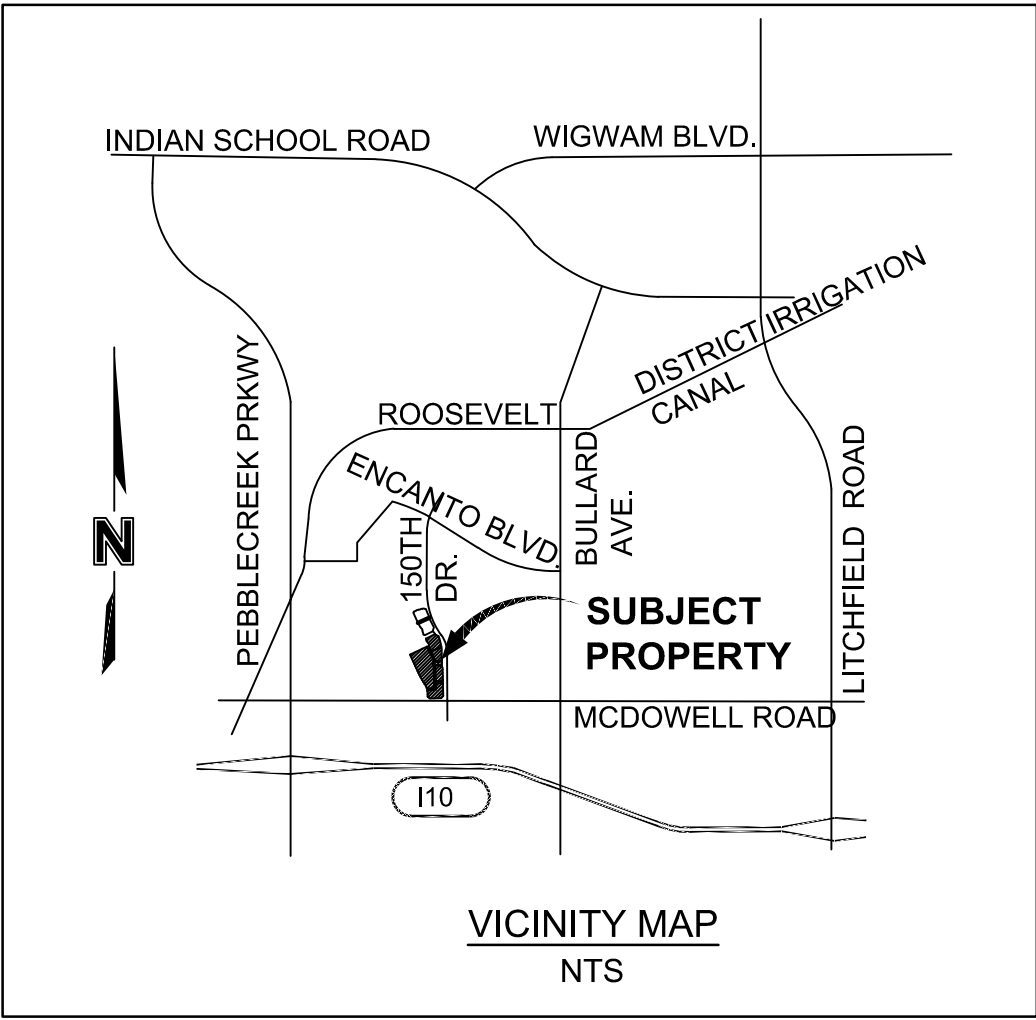
- THIS SURVEYED PLAT WAS COMPLETED UTILIZING A TITLE COMMITMENT REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEING FILE NO. NCS-1141921-PHX1, DATED AUGUST 1, 2022 AT 8:00 AM.
- ALL BEARINGS AND DISTANCES REPORTED ON THIS SURVEY ARE MEASURED TO THE MONUMENTS FOUND OR SET AS SHOWN, UNLESS OTHERWISE NOTED. NO CHANGES WERE MADE WITH THE CALCULATIONS OF THE MEASUREMENTS OF THE PARENT PLAT THAT IS BEING REPLATTED HEREON. THE BEARINGS HEREON DIFFER FROM THE PARENT PLAT DUE TO THIS SURVEYED PLAT REPRESENTING THE CURRENT MONUMENTATION FOUND AT THE TIME OF THIS PLAT SURVEY.
- ALL INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
- ALL LOTS, EASEMENTS, AND RIGHT-OF-WAY PARCELS BEING CONVEYED WITHIN THIS PLAT, WILL BE RECORDED COINCIDENTALLY.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2020, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WERE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND IT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.

FOR AND ON BEHALF OF OLSSON, INC.

WILLIAM D. ZIEGLER
EXPIRATION DATE: 06.30.2026



PRELIMINARY PLAT

A PORTION OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA 2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

drawn by: DAB
designed by: WDJ/DAB
checked by: WDJ
project no.: 22-01627
date: 10.13.2023

SHEET
1 of 4

olsson

7878 N. 16th Street, Suite 105
Phoenix, AZ 85020-5282
TEL 602.748.1000
www.olsson.com

DWG: F:\2023\01501-02000\022-01627\40-Design\Survey\SRVY\Sheet\A\3-10-12 Pl-Plat V. PRE-PLAT_02201627.dwg
DATE: Oct 13, 2023 10:26am
USER: dberglund
C:\ARCHBASE\GARBAGE\022-01627

PRELIMINARY PLAT OF GOODYEAR CIVIC SQUARE LOTS 1 & 2 AT ESTRELLA FALLS

A PORTION OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARENT PARCEL LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, ACCORDING TO THE FINAL PLAT OF GOODYEAR CIVIC SQUARE PARCEL "A" AT ESTRELLA FALLS, RECORDED AS BOOK 1577, PAGE 16, OF MARICOPA COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF GOODYEAR BRASS CAP STAMPED RLS #27239, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 32, WHENCE A 3-INCH CITY OF GOODYEAR BRASS CAP IN A HANDHOLE, MARKING THE SOUTHEAST CORNER OF SAID SECTION 32 BEARS SOUTH 89°27'46" EAST, A DISTANCE OF 2619.44 FEET;
THENCE NORTH 89°27'58" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 164.40 FEET;
THENCE DEPARTING SAID SOUTH LINE NORTH 00°32'02" EAST, A DISTANCE OF 71.00 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,500.00 FEET, A CHORD BEARING NORTH 22°01'13" WEST, AND A CHORD LENGTH OF 398.47 FEET, ALSO MARKING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1 AND ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, AN ARC DISTANCE OF 399.65 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 67°04'05" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 145.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 1 SOUTH 22°55'15" EAST ALONG, A DISTANCE OF 257.29 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,113.50 FEET;
THENCE ALONG SAID TANGENT CURVE CONCAVE TO THE NORTHEAST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, AN ARC DISTANCE OF 202.15 FEET TO A POINT MARKING A CORNER OF SAID LOT 1 AND THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 229.00 FEET;
THENCE ALONG SAID TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, AN ARC DISTANCE OF 132.50 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 1;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 00°10'11" EAST, A DISTANCE OF 88.81 FEET TO A POINT MARKING A CORNER OF SAID LOT 1;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 45°10'58" WEST, A DISTANCE OF 46.38 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 1, ALSO MARKING A POINT ALONG THE NORTH RIGHT-OF-WAY LINE OF MCDOWELL ROAD, ACCORDING TO THE MAP OF DEDICATION FOR MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT INFRASTRUCTURE, RECORDED AS BOOK 956, PAGE 21, OF MARICOPA COUNTY RECORDS;
THENCE DEPARTING SAID EASTERLY BOUNDARY LINE NORTH 89°27'58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 144.75 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 1, ALSO MARKING THE POINT OF BEGINNING;

COMPRISING AN AREA OF 106,147 SQUARE FEET OR 2.437 ACRES MORE OR LESS;

AND ALSO THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 2, ACCORDING TO THE FINAL PLAT OF GOODYEAR CIVIC SQUARE PARCEL "A" AT ESTRELLA FALLS, RECORDED AS BOOK 1577, PAGE 16, OF MARICOPA COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF GOODYEAR BRASS CAP STAMPED RLS #27239, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 32, WHENCE A 3-INCH CITY OF GOODYEAR BRASS CAP IN A HANDHOLE, MARKING THE SOUTHEAST CORNER OF SAID SECTION 32 BEARS SOUTH 89°27'46" EAST, A DISTANCE OF 2619.44 FEET;
THENCE SOUTH 89°27'46" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 80.35 FEET;
THENCE DEPARTING SAID SOUTH LINE NORTH 00°32'14" EAST, 71.00 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 2, AND ALSO MARKING THE POINT OF BEGINNING;

THENCE NORTH 44°48'58" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 46.96 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE NORTH 00°10'11" WEST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 68.25 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 290.50 FEET;
THENCE ALONG SAID TANGENT CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 168.62 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1086.50 FEET;
THENCE ALONG SAID TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 199.24 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE NORTH 22°55'15" WEST, A DISTANCE OF 407.03 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID LOT 2;
THENCE DEPARTING SAID WESTERLY BOUNDARY LINE NORTH 67°04'45" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 342.56 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 ALSO MARKING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING SOUTH 35°34'45" EAST, AND A CHORD LENGTH OF 27.82 FEET;
THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 2 AND ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, AN ARC DISTANCE OF 27.91 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 26°15'31" EAST, A DISTANCE OF 19.41 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 22°55'15" EAST, A DISTANCE OF 5.03 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE DEPARTING SAID EASTERLY BOUNDARY LINE NORTH 67°04'45" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 30.82 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE NORTH 20°58'24" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 36.48 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 60.00 FEET;
THENCE ALONG SAID TANGENT CURVE CONCAVE TO THE NORTHEAST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 31.38 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 32.50 FEET;
THENCE ALONG SAID TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 33.02 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG SAID TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 40.07 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE NORTH 26°16'03" WEST, A DISTANCE OF 24.81 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE NORTH 22°55'15" WEST, A DISTANCE OF 14.10 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 19.50 FEET;
THENCE DEPARTING SAID WESTERLY BOUNDARY LINE, ALONG SAID TANGENT CURVE CONCAVE TO THE SOUTHEAST AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2, AN ARC DISTANCE OF 27.58 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE NORTH 67°04'45" EAST, A DISTANCE OF 174.94 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID LOT 2;

(LEGAL DESCRIPTION CONTINUED)...

...(LEGAL DESCRIPTION CONTINUED)

THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE SOUTH 33°26'06" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 13.74 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 65°42'04" EAST, A DISTANCE OF 54.88 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,160.00 FEET, A CHORD BEARING SOUTH 12°01'38" EAST, AND A CHORD LENGTH OF 256.23 FEET;
THENCE ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, AN ARC DISTANCE OF 256.76 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE SOUTH 07°30'39" WEST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 47.96 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,150.00 FEET, A CHORD BEARING SOUTH 01°24'36" EAST, AND A CHORD LENGTH OF 78.21 FEET;
THENCE ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, AN ARC DISTANCE OF 78.23 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 00°32'19" WEST, A DISTANCE OF 190.99 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 44°24'53" EAST, A DISTANCE OF 14.15 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 00°32'19" WEST, A DISTANCE OF 517.50 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 45°30'27" WEST, A DISTANCE OF 56.72 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE DEPARTING SAID EASTERLY BOUNDARY LINE NORTH 89°27'45" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 209.73 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;

COMPRISING AN AREA OF 430,941 SQUARE FEET OR 9.893 ACRES MORE OR LESS;

COMPRISING A TOTAL AREA OF 537,086 SQUARE FEET OR 12.329 ACRES MORE OR LESS.

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	N00°32'14"E	71.00
L2	S00°10'11"E	88.81
L3	S45°10'58"W	46.38
L4	N89°27'58"W	144.75
L5	N44°48'58"W	46.96
L6	N00°10'11"W	68.25
L7	S26°15'31"E	19.41
L8	N67°04'45"E	30.82
L9	N20°58'24"W	36.46
L10	N26°16'03"W	24.81
L11	N22°55'15"W	14.10
L12	S33°26'06"E	13.74
L13	S65°42'04"E	54.88
L14	S07°30'39"W	47.96
L15	S44°24'53"E	14.15
L16	S45°38'27"W	56.72
L17	S89°27'30"E	27.00
L18	N89°59'02"W	6.67

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L19	S87°45'28"E	77.52
L20	S00°32'19"W	8.35
L21	S44°27'41"E	32.53
L22	S43°37'58"W	32.01
L23	S02°10'27"W	8.16
L24	S87°47'16"W	78.48
L25	N89°59'02"W	6.31
L26	N89°27'30"W	70.90
L27	S08°42'34"E	20.15
L28	S44°28'00"E	32.53
L29	S45°32'00"W	48.92
L30	S00°32'00"W	10.00
L31	S08°42'34"E	8.89
L32	N89°27'30"W	66.49
L33	N22°55'15"W	90.74
L34	N20°55'54"W	49.44
L35	N00°32'02"E	71.00

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	1500.00	024°20'53"	637.43	N17°28'45"W	632.64
C2	1113.50	010°24'05"	202.15	S28°07'18"E	201.87
C3	229.00	033°09'10"	132.50	S16°44'46"E	130.66
C4	290.50	033°15'28"	168.62	N16°47'55"W	166.27
C5	1086.50	010°30'24"	199.24	N28°10'27"W	198.96
C6	100.00	015°59'32"	27.91	S35°34'45"E	27.82
C7	60.00	029°57'40"	31.38	N05°59'34"W	31.02
C8	32.50	058°12'55"	33.02	N20°07'12"W	31.62
C9	100.00	022°57'36"	40.07	N37°44'51"W	39.81
C10	19.50	090°00'00"	30.63	N22°04'45"E	27.58
C11	1160.00	012°40'55"	256.76	S12°01'36"E	256.23
C12	1150.00	003°53'51"	78.23	S01°24'36"E	78.21
C13	199.50	023°27'45"	81.69	S11°11'23"E	81.13
C14	14.50	089°59'54"	22.78	N45°32'27"E	20.51
C15	14.50	071°24'40"	18.07	N53°45'17"W	16.92
C16	19.50	098°24'52"	33.49	N17°52'19"E	29.53
C17	19.50	113°27'45"	38.62	S56°11'23"E	32.61
C18	19.50	089°28'28"	30.45	N45°16'59"E	27.45
C19	19.50	090°31'32"	30.81	N44°43'16"W	27.70
C20	19.50	089°28'10"	30.45	N45°16'44"E	27.45
C21	19.50	081°31'29"	27.75	N48°41'46"W	25.46
C22	226.50	014°59'14"	59.25	N15°25'39"W	59.08

GENERAL NOTES

A. WATER SERVICE NOTE

SEE CERTIFICATE OF ASSURED WATER SUPPLY ON THIS SHEET (SHEET 2) FOR INFORMATION.

B. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED NOR ANY VEGETATION PLANTED ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.

C. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE REQUIREMENTS SET FORTH IN CLAUSES 1-5 BELOW. SUCH IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.

1. THE DEVELOPER OF THE APPLICABLE IMPROVEMENTS SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER OF THE APPLICABLE IMPROVEMENTS SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL SUCH IMPROVEMENTS. ANY SUCH DAMAGED IMPROVEMENT DURING THE MAINTENANCE AND WARRANTY PERIOD SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT SUCH DEVELOPER'S EXPENSE.

3. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.

4. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

5. IF ALL IMPROVEMENTS MADE BY SUCH DEVELOPER ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD APPLICABLE THERETO, SUCH MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL SUCH IMPROVEMENTS MEET CITY APPROVAL.

D. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

1. THE DEVELOPER OF A LANDSCAPED AREA SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS THEREIN, INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS, BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR SUCH PROJECT.

2. DURING THE APPLICABLE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER OF SUCH LANDSCAPED AREAS SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL SUCH LANDSCAPED AREAS, ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS WITHIN SUCH LANDSCAPED AREAS DURING THE APPLICABLE MAINTENANCE AND WARRANTY PERIOD SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT SUCH DEVELOPER'S EXPENSE.

3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.

4. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3 INCHES, DURING SUCH WARRANTY PERIOD MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2 INCHES.

5. AT THE TERMINATION OF THE APPLICABLE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL SUCH AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.

6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE APPLICABLE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

E. STRUCTURES WITHIN THE AREAS DESIGNATED ON THIS PLAT AS THE "35' SIGHT VISIBILITY TRIANGLE" WILL BE LIMITED SO THAT NO STRUCTURE WILL BE CONSTRUCTED BELOW 14' OF GROUND LEVEL. LANDSCAPING WITHIN THE 35' SIGHT VISIBILITY TRIANGLE AREAS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.

F. EACH OWNER OF PROPERTY SUBJECT TO THIS PLAT SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON SUCH OWNER'S PROPERTY.

G. THIS PROPERTY IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.

H. THIS PROPERTY IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND LOOP 303.

I. THIS PROPERTY IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.

J. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS PLAT, ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

K. ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

L. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT, MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS OUTSIDE AREAS DESIGNATED AS ROW ON THIS PLAT, EXCEPT THAT THE CITY OF GOODYEAR IS RESPONSIBLE FOR ALL SUCH ITEMS ON PROPERTY OWNED BY THE CITY OF GOODYEAR.

M. EXCEPT AS MAY OTHERWISE BE PROVIDED IN RECORDED CONVENANTS CONDITIONS AND RESTRICTIONS (CC&RS), MAINTENANCE OF LANDSCAPING IN EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVIDED LOT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE APPLICABLE SUBDIVIDED LOT.

N. EACH TEMPORARY TURN AROUND EASEMENT DESIGNATED IN LOT 8 SHALL REMAIN IN EXISTENCE UNTIL SUCH TIME AS STREET IMPROVEMENTS CONSTRUCTED WITHIN SUCH TURNAROUND EASEMENT ARE EXTENDED THROUGH LOT 8 TO CONNECT EITHER TO ANOTHER PUBLIC STREET OR TO ANOTHER CUL-DE-SAC HAVE BEEN COMPLETED AND ACCEPTED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. UPON THE ACCEPTANCE OF THE EXTENDED STREET IMPROVEMENTS PROVIDED HEREIN, THE APPLICABLE TEMPORARY TURN AROUND EASEMENT SHALL AUTOMATICALLY TERMINATE WITHOUT FURTHER ACTION AND BE OF NO FURTHER FORCE OR EFFECT.

O. EACH TEMPORARY DRAINAGE EASEMENT DEDICATED BY THIS PLAT SHALL AUTOMATICALLY EXPIRE AND TERMINATE WITHOUT FURTHER ACTION, AND BE OF NO FURTHER FORCE OR EFFECT, WHEN THE OWNER OF THE LOT WITHIN WHICH THE EASEMENT IS LOCATED CONSTRUCTS PERMANENT DRAINAGE IMPROVEMENTS THAT WILL ACCOMMODATE 100% OF THE STORM WATER THAT THE TEMPORARY DRAINAGE EASEMENT WAS DESIGNED TO ACCOMMODATE.

P. TEMPORARY DRAINAGE EASEMENT, RECORDED AT 2003-1141239, SHALL AUTOMATICALLY EXPIRE AND TERMINATE WITHOUT FURTHER ACTION AND BE OF NO FURTHER FORCE OR EFFECT, WHEN THE OWNER OF THE LOT WITHIN WHICH THE EASEMENT IS LOCATED CONSTRUCTS PERMANENT DRAINAGE IMPROVEMENTS THAT WILL ACCOMMODATE 100% OF THE STORM WATER THAT THE TEMPORARY DRAINAGE EASEMENT WAS DESIGNED TO ACCOMMODATE.

Q. PER BOOK OF MAPS 956, PAGE 21, EACH TEMPORARY DRAINAGE EASEMENT SHOWN SHALL AUTOMATICALLY BE ABANDONED UPON COMPLETION OF ON-SITE DRAINAGE FACILITIES TO CONVEY THE STORM WATER HANDLED BY THE RESPECTIVE TEMPORARY DRAINAGE EASEMENT.

olsson

878 N. 16th Street, Suite 105
Phoenix, AZ 85004-5282
TEL 602.748.1000
www.olsson.com

64347
WILLIAM D.J.
ZIEGLER
MAR 10, 2023
ARIZONA, U.S.A.

PRELIMINARY PLAT

A PORTION OF SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 1 WEST OF GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA 2023

drawn by: DAB
designed by: WDW/DAB
checked by: WDW
project no.: 22-01627
date: 10.13.2023

SHEET
2 of 4

REVISIONS DESCRIPTION
REV. NO. DATE
REVISIONS

PRELIMINARY PLAT OF GOODYEAR CIVIC SQUARE
LOTS 1 & 2 AT ESTRELLA FALLS

A PORTION OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

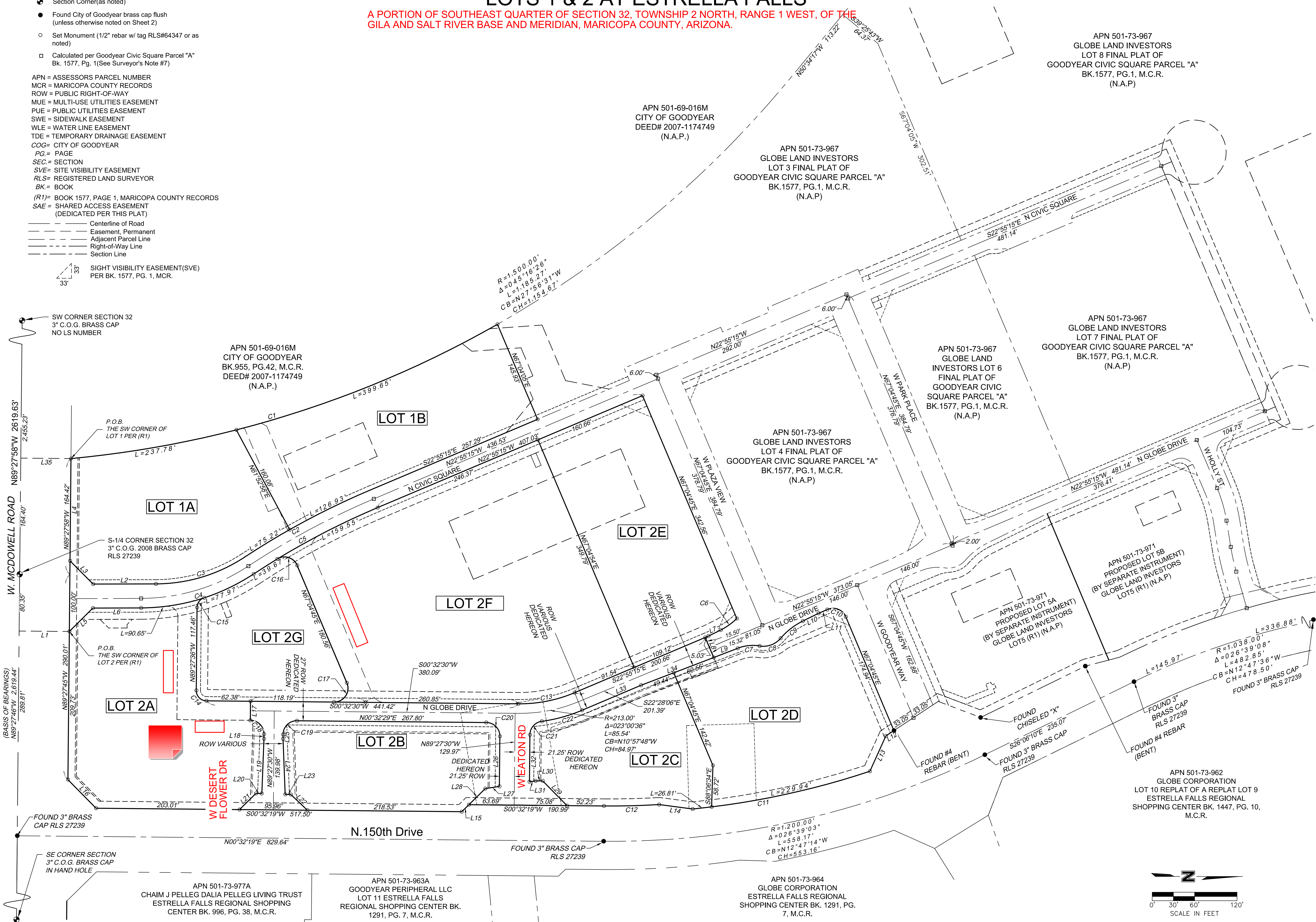
- Section Corner(as noted)
- Found City of Goodyear brass cap flush (unless otherwise noted on Sheet 2)
- Set Monument (1/2" rebar w/ tag RLS#64347 or as noted)
- Calculated per Goodyear Civic Square Parcel "A" Bk. 1577, Pg. 1(See Surveyor's Note #7)

APN = ASSESSORS PARCEL NUMBER
MCR = MARICOPA COUNTY RECORDS
ROW = PUBLIC RIGHT-OF-WAY
MUE = MULTI-USE UTILITIES EASEMENT
PUE = PUBLIC UTILITIES EASEMENT
SWE = SIDEWALK EASEMENT
WLE = WATER LINE EASEMENT
TDE = TEMPORARY DRAINAGE EASEMENT
COG= CITY OF GOODYEAR
PG.= PAGE
SEC.= SECTION
SVE= SITE VISIBILITY EASEMENT
RLS= REGISTERED LAND SURVEYOR
BK.= BOOK
(R1)= BOOK 1577, PAGE 1, MARICOPA COUNTY RECORDS
SAE = SHARED ACCESS EASEMENT (DEDICATED PER THIS PLAT)

- Centerline of Road
- Easement, Permanent
- Adjacent Parcel Line
- Right-of-Way Line
- Section Line

SIGHT VISIBILITY EASEMENT(SVE)
PER BK. 1577, PG. 1, MCR.

DWG: F:\2023\01501-02000\022-01627\40-Design\Survey\SRV\Sheet\31-10-12_Prelim\PRE-PLAT_02201627.dwg
DATE: Oct 13, 2023 10:26am
XREFS: C:\BASE_02201627 C:\ARCHBASE_GARAGE_02201627
USER: dberglund



APN 501-73-967
GLOBE LAND INVESTORS
LOT 8 FINAL PLAT OF
GOODYEAR CIVIC SQUARE PARCEL "A"
BK.1577, PG.1, M.C.R.
(N.A.P.)

APN 501-73-967
GLOBE LAND INVESTORS
LOT 3 FINAL PLAT OF
GOODYEAR CIVIC SQUARE PARCEL "A"
BK.1577, PG.1, M.C.R.
(N.A.P.)

APN 501-73-967
GLOBE LAND INVESTORS
LOT 7 FINAL PLAT OF
GOODYEAR CIVIC SQUARE PARCEL "A"
BK.1577, PG.1, M.C.R.
(N.A.P.)

APN 501-73-967
GLOBE LAND
INVESTORS LOT 6
FINAL PLAT OF
GOODYEAR CIVIC
SQUARE PARCEL "A"
BK.1577, PG.1, M.C.R.
(N.A.P.)

APN 501-73-967
GLOBE LAND INVESTORS
LOT 4 FINAL PLAT OF
GOODYEAR CIVIC SQUARE PARCEL "A"
BK.1577, PG.1, M.C.R.
(N.A.P.)

APN 501-73-971
PROPOSED LOT 5B
(BY SEPARATE INSTRUMENT)
GLOBE LAND INVESTORS
LOT5 (R1) (N.A.P.)

APN 501-73-971
PROPOSED LOT 5A
(BY SEPARATE INSTRUMENT)
GLOBE LAND INVESTORS
LOT5 (R1) (N.A.P.)

APN 501-73-962
GLOBE CORPORATION
LOT 10 REPLAT OF A REPLAT LOT 9
ESTRELLA FALLS REGIONAL
SHOPPING CENTER BK. 1447, PG. 10,
M.C.R.

APN 501-73-977A
CHAIM J PELLEG DALIA PELLEG LIVING TRUST
ESTRELLA FALLS REGIONAL SHOPPING
CENTER BK. 996, PG. 38, M.C.R.

APN 501-73-963A
GOODYEAR PERIPHERAL LLC
LOT 11 ESTRELLA FALLS
REGIONAL SHOPPING CENTER BK.
1291, PG. 7, M.C.R.

APN 501-73-964
GLOBE CORPORATION
ESTRELLA FALLS REGIONAL
SHOPPING CENTER BK. 1291, PG.
7, M.C.R.

PRELIMINARY PLAT

A PORTION OF SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 1 WEST OF GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA 2023

drawn by: DAB
designed by: WDZ/DAB
checked by: DAB
project no.: 22-01627
date: 10.13.2023

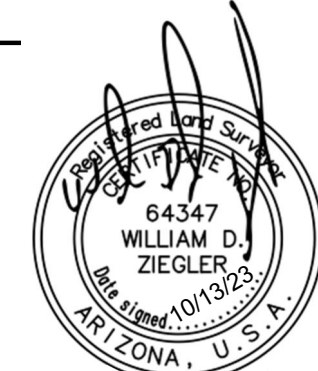
SHEET
3 of 4

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS



olsson

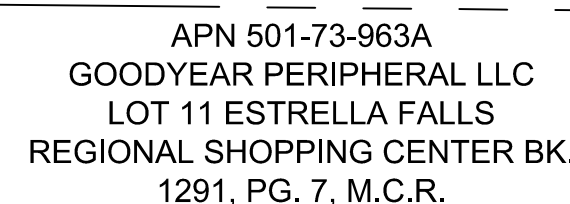
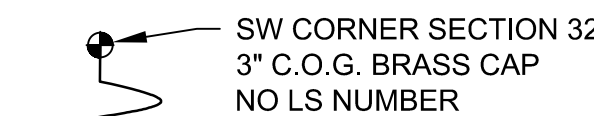
878 N. 16th Street, Suite 105
Phoenix, AZ 85020-5282

www.olson.com

TEL 602.748.1000

A PORTION OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

- SAE = SHARED ACCESS EASEMENT
(DEDICATED PER THIS PLAT)
- _____ Centerline of Road
_____ Easement, Permanent
_____ Adjacent Parcel Line
_____ Right-of-Way Line
_____ Section Line
-  SIGHT VISIBILITY EASEMENT(SVE)
PER BK. 1577, PG. 1, MCR.



APN 501-73-964
GLOBE CORPORATION
ESTRELLA FALLS REGIONAL
SHOPPING CENTER BK. 1291, PG.
7, M.C.R.

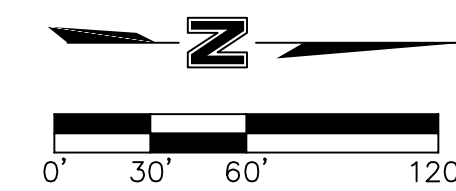
TEMPORARY TURN
AROUND EASEMENT
BK. 956, PG. 21, M.C.R

APN 501-73-967
GLOBE LAND
INVESTORS LOT 6
FINAL PLAT OF
GOODYEAR CIVIC
SQUARE PARCEL "A"
BK.1577, PG.1, M.C.R.
(N.A.P)

APN 501-73-967
GLOBE LAND INVESTORS
LOT 4 FINAL PLAT OF
GOODYEAR CIVIC SQUARE PARCEL "A"
BK.1577, PG.1, M.C.R.
(N.A.P)

APN 501-73-971
PROPOSED LOT 5B
(BY SEPARATE INSTRUMENT)
GLOBE LAND INVESTORS
LOT 5 (R1) (N.A.P)
PER (R1) 10' PU
SWE BK.95

FOUND (BENT) APN 501-73-962
GLOBE CORPORATION
LOT 10 REPLAT OF A REPLAT LOT 9
ESTRELLA FALLS REGIONAL
SHOPPING CENTER BK. 1447, PG. 10,
M.C.R.

[illegible]

ITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA 2023

Drawn by: DAB
 Designed by: WDZ/DAB
 Checked by: DAB
 Project no.: 22-01627
 Date: 10.13.2023

SHEET
4 of 4

BEING A REPLAT OF LOT 1 AND 2, OF THE FINAL PLAT OF GOODYEAR CIVIC SQUARE PARCEL "A" AT ESTRELLA FALLS,
BOOK 1577, PAGE 1, MARICOPA COUNTY RECORDS, A PORTION OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2
NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

[illegible]

THAT GLOBE LAND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2", A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH, RESPECTIVELY, ON THIS PLAT.

THAT GLOBE LAND INVESTORS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR PUBLIC UTILITY EASEMENTS UPON, OVER, ABOVE, ACROSS AND UNDER ALL AREAS WITHIN THE LOTS DESIGNATED AS "PUE" DEDICATED HEREON AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"), SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC UTILITIES UPON, OVER, ABOVE, ACROSS AND ABOVE, IN, OVER, ABOVE, ACROSS, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR, ITS PERMITEES, OWNER SHALL HAVE THE RIGHT TO PLACE ON THE PUBLIC UTILITY EASEMENT AREAS SUCH IMPROVEMENTS, FACILITIES AND EQUIPMENT THAT DO NOT INTERFERE WITH THE USE, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF THE PUBLIC UTILITY IMPROVEMENTS, WHICH INCLUDE BY WAY OF EXAMPLE, SIDEWALKS, HARDCAPE, LANDSCAPE, SMALL NON-INTERFERING TREES OR SHRUBS, DRIVEWAYS, REMOVABLE SIGNAGE, ROADWAYS, NON-INTERFERING PARKING AREA IMPROVEMENTS OR LIGHTING AND THE LIKE, SUBJECT TO OWNER HAVING OBTAINED ALL APPROVALS REQUIRED BY ANY CITY OF GOODYEAR CODE, LAW, RULE, REGULATION, STANDARD AND/OR POLICY. THE FOREGOING RIGHT DOES NOT CREATE ANY OBLIGATION ON THE PART OF THE CITY OF GOODYEAR TO GRANT AN APPROVAL, TO THE EXTENT ANY IMPROVEMENTS WITHIN THE PUBLIC UTILITY EASEMENT AREAS ARE DAMAGED DURING THE EXERCISE OF THE RIGHTS GRANTED HEREIN, THE ENTITY THAT DAMAGED ANY SUCH IMPROVEMENTS SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR AND/OR REPLACE THE DAMAGED IMPROVEMENTS.

THAT GLOBE LAND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP. ("LIBERTY UTILITIES") FOR USE BY LIBERTY UTILITIES NON-EXCLUSIVE EASEMENTS ("MUE") WITHIN LOTS 1B AND LOTS 2A, 2B, 2C, 2D, 2E, 2F, 2G AND 2H, INCLUSIVE, AS SHOWN ON THIS PLAT AS "MUE" DEDICATED HEREON. SUCH EASEMENTS ARE SOLELY FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATER LINES, VALVES, AND HYDRANTS IN, OVER, ABOVE, AND UNDER THE EASEMENT AREAS DESIGNATED ON THIS PLAT AS "MUE".

THAT GLOBE LAND INVESTORS, C. A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO CITY OF GOODYEAR A PERMANENT NON-EXCLUSIVE EASEMENT UPON, UNDER, AND ACROSS ALL AREAS WITHIN LOTS 1A, 1B AND 2F DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" DEDICATED HEREON AND INCLUDED WITHIN THE PREMISES DESCRIBED ON THIS PLAT (THE "PERMANENT DRAINAGE EASEMENT AREA"). THIS EASEMENT IS SOLELY FOR THE PURPOSES OF: INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING DRAINAGE FACILITIES APPROVED BY THE CITY ENGINEER PURSUANT TO APPROVED CONSTRUCTION PERMITS BY THE CITY OF GOODYEAR, ITS PERMITTEES AND THE DIVERSION AND CONTAINMENT OF EXCESS FLOOD FLOWS FROM THE PROPERTY, IN THE BUILDUP OF DRAINAGE. THE DRAINAGE FACILITIES ARE INSTALLED UNDERGROUND UNLESS EXPRESSLY APPROVED BY THE CITY ENGINEER AT HIS/HER SOLE DISCRETION. THERE SHALL BE NO MERGER OF THIS EASEMENT WITH ANY OTHER INTEREST OR ESTATE IN THE PERMANENT DRAINAGE EASEMENT AREA BY REASON OF THE FACT THAT THE CITY OF GOODYEAR MAY ACQUIRE OR HOLD DIRECTLY OR INDIRECTLY ANY INTEREST IN THE PERMANENT DRAINAGE EASEMENT AREA, INCLUDING A FEE ESTATE INTEREST IN THE PERMANENT DRAINAGE EASEMENT AREA.

THAT GLOBE LAND INVESTORS, L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR NON-EXCLUSIVE TEMPORARY DRAINAGE EASEMENTS UPON, UNDER, AND ACROSS ALL AREAS WITHIN LOTS LOTS 2B, 2G AND 2H, INCLUSIVE DESIGNATED ON THIS PLAT AS TDE AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "TEMPORARY DRAINAGE EASEMENT AREAS"), SUCH EASEMENTS ARE FOR THE RECEIPT, ACCEPTANCE, RETENTION, DIVERSION AND CONVEYANCE OF STORM WATER FLOWS (SUBJECT TO GENERAL NOTE O, PAGE 2).

ALL EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON ALL SUCCESSORS AND ASSIGNS.

SHEET NO.	SHEET NAME
1	COVER SHEET.
2	NOTES
3	PLAT BOUNDARIES.
4	PLAT EASEMENTS & EASEMENT LINE CURVE TABLES.
5	TABLES.

LOT NO.	SQ. FT. (±)	ACRES (±)
1A	51,036	1.172
1B	55,111	1.265
2A	63,807	1.465
2B	17,016	0.391
2C	34,930	0.801
2D	55,603	1.276
2E	56,092	1.288
2F	120,209	2.760
2G	32,511	0.746
2H	18,566	0.426
ROW	32,206	0.739
TOTAL	537,087	12.329

AS OF THE DATE HEREOF, THIS PROJECT IS ENTIRELY LOCATED WITHIN ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C22135L WHICH IS EFFECTIVE OCTOBER 16, 2013. ZONE X IS DEFINED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

<u>MINIMUM PERIMETER SETBACK</u>	
- 150TH DRIVE	10 FEET
- MCDOWELL ROAD	12 FEET
- WEST BOUNDARY OF SITE (BULLARD WASH)	0 FEET

[illegible]

, 20

olson

7878 N. 16th Street, Suite 105
Phoenix, AZ 85020-5282
TEL 602.748.1000
www.olsson.com

REVISIONS

FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2

A PORTION OF SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 1 WEST OF GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA	2024
--	------

drawn by: DAB
 designed by: WDZ/DAB
 checked by: WDZ
 project no.: 22-01627
 date: 02-20-2024

SHEET
of 5

DWG: C:\Temp\publish_9220\VP_PLAT_02201627_REVISED_3.dwg
DATE: Feb 20, 2024 12:25pm
USER: brieder
C:\ARCHBASE\GARAGE_02201627
XREFS: C:\PBASE_02201627

FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2

BEING A REPLAT OF LOT 1 AND 2 OF THE FINAL PLAT OF GOODYEAR CIVIC SQUARE PARCEL "A" AT ESTRELLA FALLS, BOOK 1577, PAGE 1, MARICOPA COUNTY RECORDS, A PORTION OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARENT PARCEL LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, ACCORDING TO THE FINAL PLAT OF GOODYEAR CIVIC SQUARE PARCEL "A" AT ESTRELLA FALLS, RECORDED AS BOOK 1577, PAGE 16, OF MARICOPA COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF GOODYEAR BRASS CAP STAMPED RLS #27239, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 32, WHENCE A 3-INCH CITY OF GOODYEAR BRASS CAP IN A HANDHOLE, MARKING THE SOUTHEAST CORNER OF SAID SECTION 32 BEARS SOUTH 89°27'46" EAST, A DISTANCE OF 2619.44 FEET;
THENCE NORTH 89°27'58" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 164.40 FEET;
THENCE DEPARTING SAID SOUTH LINE NORTH 00°32'02" EAST, A DISTANCE OF 71.00 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,500.00 FEET, A CHORD BEARING NORTH 17°28'45" WEST, AND A CHORD LENGTH OF 632.64 FEET, ALSO MARKING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1 AND ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, AN ARC DISTANCE OF 637.43 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 67°04'05" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 145.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 1 SOUTH 22°55'15" EAST ALONG, A DISTANCE OF 257.29 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,113.50 FEET;
THENCE ALONG SAID TANGENT CURVE CONCAVE TO THE NORTHEAST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, AN ARC DISTANCE OF 202.15 FEET TO A POINT MARKING A CORNER OF SAID LOT 1 AND THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 229.00 FEET;
THENCE ALONG SAID TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, AN ARC DISTANCE OF 132.50 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 1;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 00°10'11" EAST, A DISTANCE OF 88.81 FEET TO A POINT MARKING A CORNER OF SAID LOT 1;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 45°10'58" WEST, A DISTANCE OF 46.38 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 1, ALSO MARKING A POINT ALONG THE NORTH RIGHT-OF-WAY LINE OF MCDOWELL ROAD, ACCORDING TO THE MAP OF DEDICATION FOR MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT INFRASTRUCTURE, RECORDED AS BOOK 956, PAGE 21, OF MARICOPA COUNTY RECORDS;
THENCE DEPARTING SAID EASTERLY BOUNDARY LINE NORTH 89°27'58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 144.75 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 1, ALSO MARKING THE POINT OF BEGINNING;

COMPRISING AN AREA OF 106,147 SQUARE FEET OR 2.437 ACRES MORE OR LESS;

AND ALSO THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 2, ACCORDING TO THE FINAL PLAT OF GOODYEAR CIVIC SQUARE PARCEL "A" AT ESTRELLA FALLS, RECORDED AS BOOK 1577, PAGE 16, OF MARICOPA COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF GOODYEAR BRASS CAP STAMPED RLS #27239, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 32, WHENCE A 3-INCH CITY OF GOODYEAR BRASS CAP IN A HANDHOLE, MARKING THE SOUTHEAST CORNER OF SAID SECTION 32 BEARS SOUTH 89°27'46" EAST, A DISTANCE OF 2619.44 FEET;
THENCE SOUTH 89°27'46" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 80.35 FEET;
THENCE DEPARTING SAID SOUTH LINE NORTH 00°32'14" EAST, 71.00 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 2, AND ALSO MARKING THE POINT OF BEGINNING;

THENCE NORTH 44°48'58" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 46.96 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE NORTH 00°10'11" WEST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 68.25 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 290.50 FEET;
THENCE ALONG SAID TANGENT CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 168.62 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1086.50 FEET;
THENCE ALONG SAID TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 199.24 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE NORTH 22°55'15" WEST, A DISTANCE OF 407.03 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID LOT 2;
THENCE DEPARTING SAID WESTERLY BOUNDARY LINE NORTH 67°04'45" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 342.56 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 ALSO MARKING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING SOUTH 35°34'45" EAST, AND A CHORD LENGTH OF 27.82 FEET;
THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 2 AND ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, AN ARC DISTANCE OF 27.91 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 26°15'31" EAST, A DISTANCE OF 19.41 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 22°55'15" EAST, A DISTANCE OF 5.03 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE DEPARTING SAID EASTERLY BOUNDARY LINE NORTH 67°04'45" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 30.82 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE NORTH 20°58'24" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 36.46 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 60.00 FEET;
THENCE ALONG SAID TANGENT CURVE CONCAVE TO THE NORTHEAST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 31.38 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 32.50 FEET;
THENCE ALONG SAID TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 33.02 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG SAID TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 40.07 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE NORTH 26°16'03" WEST, A DISTANCE OF 24.81 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE NORTH 22°55'15" WEST, A DISTANCE OF 14.10 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 19.50 FEET;
THENCE DEPARTING SAID WESTERLY BOUNDARY LINE, ALONG SAID TANGENT CURVE CONCAVE TO THE SOUTHEAST AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2, AN ARC DISTANCE OF 30.63 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE NORTH 67°04'45" EAST, A DISTANCE OF 174.94 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID LOT 2;
THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE SOUTH 33°26'06" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 13.74 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 65°42'04" EAST, A DISTANCE OF 54.88 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,160.00 FEET, A CHORD BEARING SOUTH 12°01'36" EAST, AND A CHORD LENGTH OF 256.23 FEET;
THENCE ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, AN ARC DISTANCE OF 256.76 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE SOUTH 07°30'39" WEST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 47.96 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,150.00 FEET, A CHORD BEARING SOUTH 01°24'36" EAST, AND A CHORD LENGTH OF 78.21 FEET;
THENCE ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, AN ARC DISTANCE OF 78.23 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;

PARENT PARCEL LEGAL DESCRIPTION

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 00°32'19" WEST, A DISTANCE OF 190.99 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 44°24'53" EAST, A DISTANCE OF 14.15 FEET TO A POINT MARING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 00°32'19" WEST, A DISTANCE OF 517.50 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 45°30'27" WEST, A DISTANCE OF 56.72 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE DEPARTING SAID EASTERLY BOUNDARY LINE NORTH 89°27'45" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 209.73 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;

COMPRISING AN AREA OF 430,941 SQUARE FEET OR 9.893 ACRES MORE OR LESS;

COMPRISING A TOTAL AREA OF 537,086 SQUARE FEET OR 12.329 ACRES MORE OR LESS.

CERTIFICATE OF ASSURED WATER SUPPLY

THIS DEVELOPMENT IS LOCATED WITHIN THE SERVICE AREA OF LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP. AND HAS BEEN GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR).

MANAGER

DATE

LIBERTY UTILITY NOTES

PERPETUAL WATER AND SEWER EASEMENTS ("EASEMENTS") AS DESCRIBED IN THIS PLAT ARE GRANTED TO LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP., AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN UNDERGROUND WATER AND SEWER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PROPERTY DESIGNATED IN THIS PLAT AS AREAS FOR SUCH WATER AND SEWER LINES AND FACILITIES, TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE DESIGNATED WATER AND SEWER LINE EASEMENT AREAS FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

NEITHER GRANTOR NOR THE OWNERS OF ANY PART OF THE PROPERTY SHALL ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE EASEMENT AREAS GRANTED HEREIN TO GRANTEE; HOWEVER, GRANTOR AND SUCH OWNERS SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL STREETS, SIDEWALKS, LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT AREAS IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES IN ACCORDANCE WITH ARIZONA CORPORATION COMMISSION RULES AND REGULATIONS.

GRANTEE SHALL HOLD GRANTOR AND THE OWNERS OF ANY PART OF THE PROPERTY HARMLESS FROM DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH RESULT FROM GRANTEE'S OR ITS AGENTS' OR EMPLOYEES' USE OF THE EASEMENTS GRANTED HEREIN, INCLUDING THE USE OF SUCH EASEMENTS TO OPERATE, MAINTAIN, REPAIR, REPLACE AND INSTALL UTILITY OWNED INFRASTRUCTURE. THIS HOLD HARMLESS DOES NOT COVER NEGLIGENCE ACTIONS FROM GRANTOR OR THE PROPERTY OWNERS THAT RESULT IN ANY CLAIM. GRANTOR AND GRANTEE AGREE THAT ALL EASEMENTS WILL ALSO BE GOVERNED BY ARIZONA ADMINISTRATIVE CODE R14-2-405C AS AMENDED. EACH OF GRANTOR AND GRANTEE AGREE TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PROPERTY AND ALL PROPERTY THAT MAY AT ANY TIME BE LOCATED THEREON.

BASIS OF BEARINGS (SEE SURVEYOR'S NOTE #2)

BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND MERIDIAN BEING MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 32 BY A FOUND 3" CITY OF GOODYEAR BRASS CAP STAMPED "RLS 27239" DATED 2008, AND BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 32 BY A 3" CITY OF GOODYEAR BRASS CAP STAMPED "RLS 27239 2008" DATED 2008, HAVING A BEARING OF NORTH 89°27'46" WEST, AND A DISTANCE OF 2,619.44 FEET BETWEEN SAID MONUMENTS.

SURVEYOR'S NOTES

- THIS SURVEYED PLAT WAS COMPLETED UTILIZING A TITLE COMMITMENT REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEING FILE NO. NCS-1141921-PHX1, DATED AUGUST 1, 2022 AT 8:00 AM.
- ALL BEARINGS AND DISTANCES REPORTED ON THIS SURVEY ARE MEASURED TO THE MONUMENTS FOUND OR SET AS SHOWN, UNLESS OTHERWISE NOTED. NO CHANGES WERE MADE WITH THE CALCULATIONS OF THE MEASUREMENTS OF THE PARENT PLAT THAT IS BEING REPLATTED HEREON. THE BEARINGS HEREON DIFFER FROM THE PARENT PLAT DUE TO THIS SURVEYED PLAT REPRESENTING THE CURRENT MONUMENTATION FOUND AT THE TIME OF THIS PLAT SURVEY.
- ALL INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF ALL CONSTRUCTION ACTIVITIES.

GENERAL NOTES

- WATER SERVICE NOTE
SEE CERTIFICATE OF ASSURED WATER SUPPLY ON THIS SHEET (SHEET 2) FOR INFORMATION.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED NOR ANY VEGETATION PLANTED ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
- IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE REQUIREMENTS SET FORTH IN CLAUSES 1-5 BELOW. SUCH IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.
- THE DEVELOPER OF THE APPLICABLE IMPROVEMENTS SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER OF THE APPLICABLE IMPROVEMENTS SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL SUCH IMPROVEMENTS. ANY SUCH DAMAGED IMPROVEMENT DURING THE MAINTENANCE AND WARRANTY PERIOD SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT SUCH DEVELOPER'S EXPENSE.
- MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
- AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
- IF ALL IMPROVEMENTS MADE BY SUCH DEVELOPER ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD APPLICABLE THERETO, SUCH MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL SUCH IMPROVEMENTS MEET CITY APPROVAL.
- LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
- THE DEVELOPER OF A LANDSCAPED AREA SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS THEREIN, INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS, BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR SUCH PROJECT.
- DURING THE APPLICABLE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER OF SUCH LANDSCAPED AREAS SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL SUCH LANDSCAPED AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS WITHIN SUCH LANDSCAPED AREAS DURING THE APPLICABLE MAINTENANCE AND WARRANTY PERIOD SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT SUCH DEVELOPER'S EXPENSE.
- MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
- WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3 INCHES, DURING SUCH WARRANTY PERIOD MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2 INCHES.
- AT THE TERMINATION OF THE APPLICABLE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL SUCH AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
- IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE APPLICABLE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- STRUCTURES WITHIN THE AREAS DESIGNATED ON THIS PLAT AS THE "35' SIGHT VISIBILITY TRIANGLE" WILL BE LIMITED SO THAT NO STRUCTURE WILL BE CONSTRUCTED BELOW 14' OF GROUND LEVEL. LANDSCAPING WITHIN THE 35' SIGHT VISIBILITY TRIANGLE AREAS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
- EACH OWNER OF PROPERTY SUBJECT TO THIS PLAT SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON SUCH OWNER'S PROPERTY.
- THIS PROPERTY IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
- THIS PROPERTY IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND LOOP 303.
- THIS PROPERTY IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS PLAT, ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT, MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS OUTSIDE AREAS DESIGNATED AS ROW ON THIS PLAT, EXCEPT THAT THE CITY OF GOODYEAR IS RESPONSIBLE FOR ALL SUCH ITEMS ON PROPERTY OWNED BY THE CITY OF GOODYEAR.
- EXCEPT AS MAY OTHERWISE BE PROVIDED IN RECORDED CONVENANTS CONDITIONS AND RESTRICTIONS (CC&RS), MAINTENANCE OF LANDSCAPING IN EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVIDED LOT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE APPLICABLE SUBDIVIDED LOT.
- EACH TEMPORARY DRAINAGE EASEMENT DEDICATED BY THIS PLAT SHALL AUTOMATICALLY EXPIRE AND TERMINATE WITHOUT FURTHER ACTION, AND BE OF NO FURTHER FORCE OR EFFECT, WHEN THE OWNER OF THE LOT WITHIN WHICH THE EASEMENT IS LOCATED CONSTRUCTS PERMANENT DRAINAGE IMPROVEMENTS THAT WILL ACCOMMODATE 100% OF THE STORM WATER THAT THE TEMPORARY DRAINAGE EASEMENT WAS DESIGNED TO ACCOMMODATE.

olsson

7878 N. 16th Street, Suite 105
Phoenix, AZ 85020-5282
TEL 602.748.1000
www.olsson.com

64347
WILLIAM D. J. ZIEGLER
Surveyor
No. 27022
ARIZONA, U.S.A.

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2

A PORTION OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

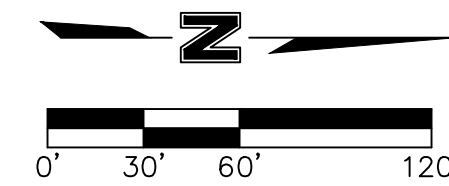
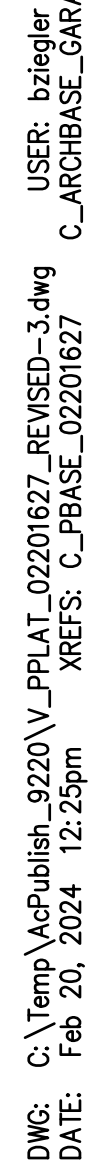
drawn by: DAB
designed by: WDZ/DAB
checked by: WDZ
project no.: 22-01627
date: 02-20-2024

SHEET
2 of 5

BEING A REPLAT OF LOT 1 AND 2 OF THE FINAL PLAT OF GOODYEAR
CIVIC SQUARE PARCEL "A" AT ESTRELLA FALLS, BOOK 1577, PAGE 1,
MARICOPA COUNTY RECORDS, A PORTION OF SOUTHEAST QUARTER OF
SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA.

- ROW = PUBLIC RIGHT-OF-WAY
APN = ASSESSORS PARCEL NUMBER
MCR = MARICOPA COUNTY RECORDS
COG = CITY OF GOODYEAR
PG. = PAGE
RLS = REGISTERED LAND SURVEYOR
BK. = BOOK
(R1) = BOOK 1577, PAGE 1, MARICOPA COUNTY RECORDS

 Centerline of Road
 Easement, Permanent
 Adjacent Parcel Line
 Right-of-Way Line
 Section Line

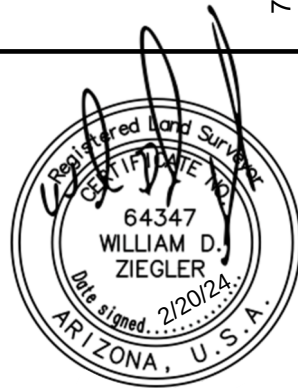


APN 501-73-962
GLOBE CORPORATION
LOT 10 REPLAT OF A REPLAT LOT 9
ESTRELLA FALLS REGIONAL
SHOPPING CENTER BK. 1447, PG. 10,
M.C.R.

APN 501-73-963A
GOODYEAR PERIPHERAL LLC
LOT 11 ESTRELLA FALLS
REGIONAL SHOPPING CENTER BK
1291, PG. 7, M.C.R.

APN 501-73-964
GLOBE CORPORATION
ESTRELLA FALLS REGIONAL
SHOPPING CENTER BK. 1291, PG.
7, M.C.R.

Olsson

[illegible]

REVISIONS

FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2

**PORTION OF SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 1 WEST OF GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA**

CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA 2024

drawn by: _____ DA
designed by: _____ WDZ/DA
checked by: _____ DA
project no.: _____ 22-01622
date: _____ 02-20-2022

SHEET
3 of 5

BEING A REPLAT OF LOT 1 AND 2 OF THE FINAL PLAT OF GOODYEAR CIVIC
SQUARE PARCEL "A" AT ESTRELLA FALLS, BOOK 1577, PAGE 1, MARICOPA
COUNTY RECORDS, A PORTION OF SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

- Found Section Corner(as noted)
- Found City of Goodyear brass cap flush
(unless otherwise noted on Sheet 2)
- Set Monument (1/2" rebar w/ tag RLS#64347 or as
noted)
- Calculated per Goodyear Civic Square Parcel "A"
Bk. 1577, Pg. 1(See Surveyor's Note #7)

APN = ASSESSORS PARCEL NUMBER
DE = DRAINAGE EASEMENT
E.A. = EMERGENCY ACCESS EASEMENT
C/L = CENTER LINE
MCR = MARICOPA COUNTY RECORDS
ROW = PUBLIC RIGHT-OF-WAY
MUE = MULTI-USE UTILITIES EASEMENT
PUE = PUBLIC UTILITIES EASEMENT
SWE = SIDEWALK EASEMENT
WLE = WATER LINE EASEMENT
TDE = TEMPORARY DRAINAGE EASEMENT (SEE DETAILS ON SHEET 5)
COG= CITY OF GOODYEAR
PG.= PAGE
SEC.= SECTION
33'SVE= SITE VISIBILITY EASEMENT
RLS= REGISTERED LAND SURVEYOR
BK= BOOK

(R1)= BOOK 1577, PAGE 1, MARICOPA COUNTY RECORDS
SAE = SHARED ACCESS EASEMENT & PUBLIC UTILITY EASEMENT
(DEDICATED PER THIS PLAT)

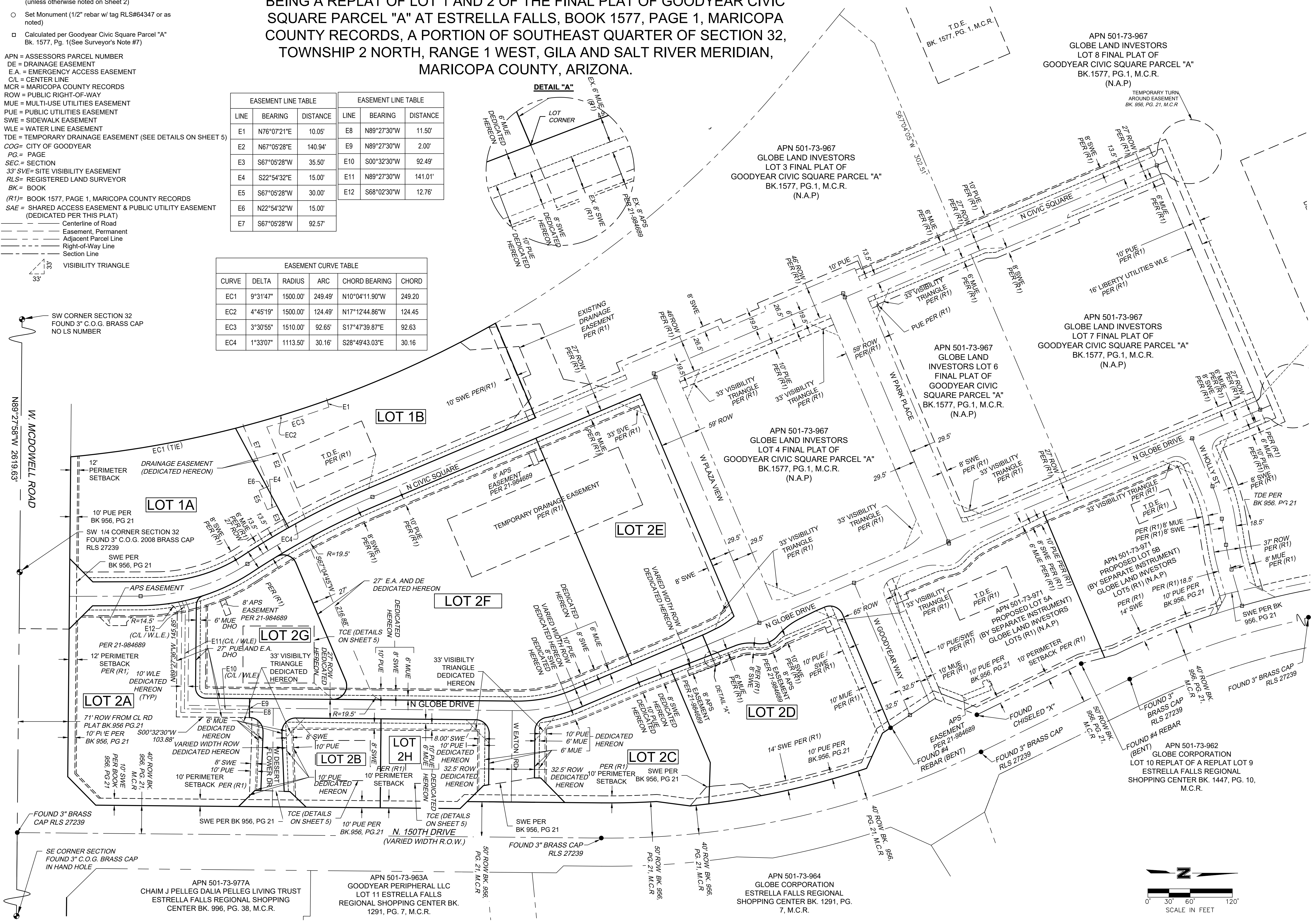
_____ Centerline of Road
 _____ Easement, Permanent
 _____ Adjacent Parcel Line
 _____ Right-of-Way Line
 _____ Section Line

VISIBILITY TRIANGLE

EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E1	N76°07'21"E	10.05'	E8	N89°27'30"W	11.50'
E2	N67°05'28"E	140.94'	E9	N89°27'30"W	2.00'
E3	S67°05'28"W	35.50'	E10	S00°32'30"W	92.49'
E4	S22°54'32"E	15.00'	E11	N89°27'30"W	141.01'
E5	S67°05'28"W	30.00'	E12	S68°02'30"W	12.76'
E6	N22°54'32"W	15.00'			
E7	S67°05'28"W	92.57'			

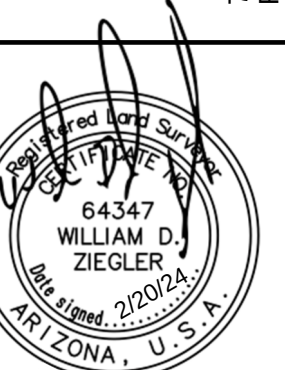
EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
EC1	9°31'47"	1500.00'	249.49'	N10°04'11.90"W	249.20
EC2	4°45'19"	1500.00'	124.49'	N17°12'44.86"W	124.45
EC3	3°30'55"	1510.00'	92.65'	S17°47'39.87"E	92.63
EC4	1°33'07"	1113.50'	30.16'	S28°49'43.03"E	30.16

SW CORNER SECTION 32
FOUND 3" C.O.G. BRASS CAP
NO LS NUMBER



DWG: C:\Temp\AcPublish_9220\V_PPLAT_02201627_REVISED-3.dwg
DATE: Feb 20, 2024 12:25pm
USER: bziegler
XREFS: C_PBASE_02201627
C_ARCHBASE_GARAGE_02201627

olson



Phoenix, AZ 85020-5282

TEL 602.748.1000

REVISIONS DESCRIPTION

DATE _____

NO.

2

A

CT

FR

10

5.

3 Cl

YEA

100

८५

ATC

1

三

awn

necke
project

FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2

Drawn
Design
Checked
Project
Date:

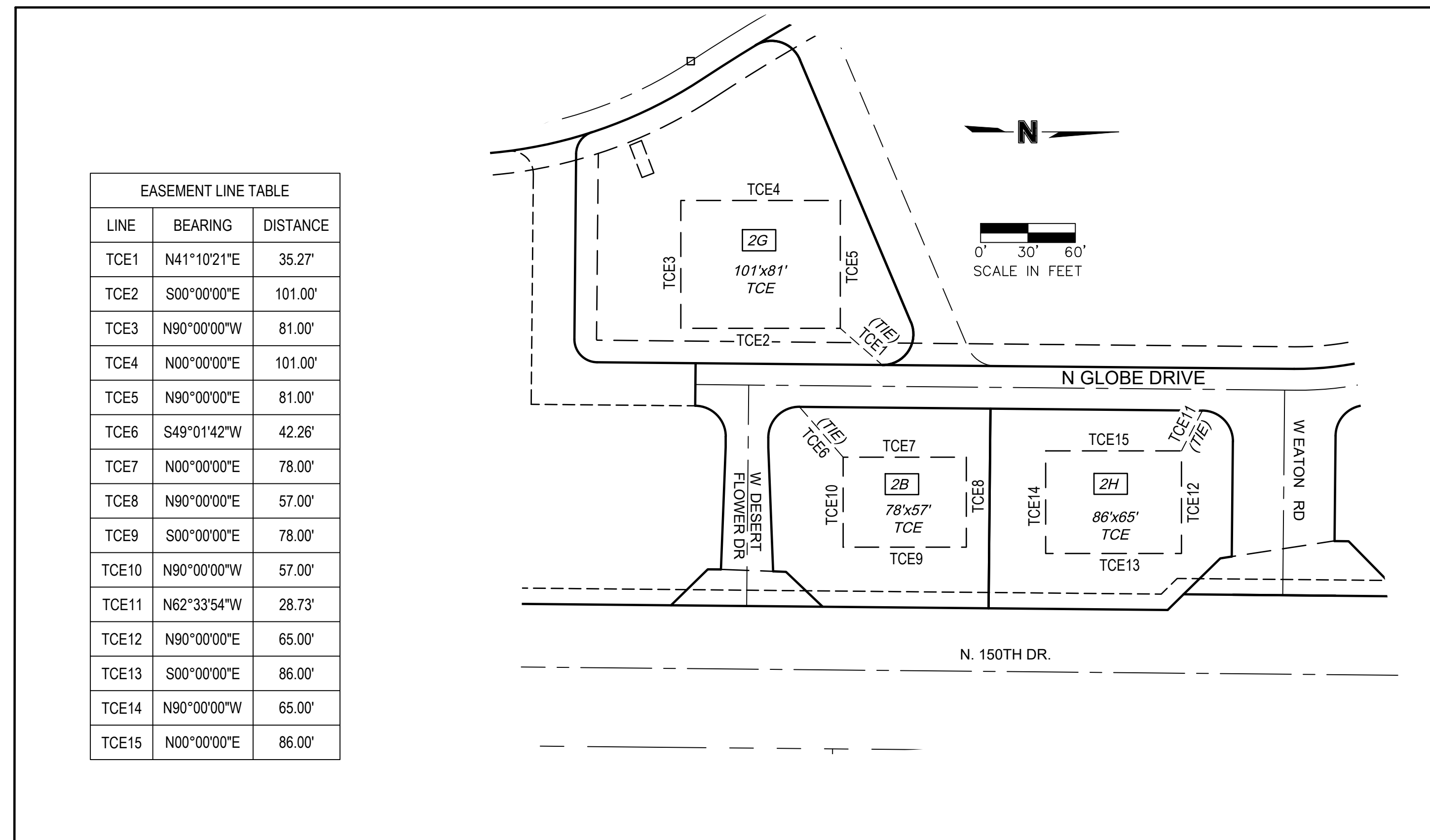
**FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2
BEING A REPLAT OF LOT 1 AND 2 OF THE FINAL PLAT OF GOODYEAR CIVIC
SQUARE PARCEL "A" AT ESTRELLA FALLS, BOOK 1577, PAGE 1, MARICOPA
COUNTY RECORDS, A PORTION OF SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.**

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	N00°32'14"E	71.00
L2	S00°10'11"E	88.81
L3	S45°10'58"W	46.38
L4	N89°27'58"W	144.75
L5	N44°48'58"W	46.96
L6	N00°10'11"W	68.25
L7	S26°15'31"E	19.41
L8	N67°04'45"E	30.82
L9	N20°58'24"W	36.46
L10	N26°16'03"W	24.81
L11	N22°55'15"W	14.10
L12	S33°28'06"E	13.74
L13	S65°42'04"E	54.88
L14	S07°30'39"W	47.96
L15	S44°24'53"E	14.15
L16	S45°30'27"W	56.72
L17	S89°27'30"E	27.00
L18	N89°59'02"W	6.67
L19	S87°45'28"E	77.52
L20	S00°32'19"W	8.35

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L21	S44°27'41"E	32.53
L22	S43°37'58"W	32.01
L23	S02°10'27"W	8.16
L24	S87°47'16"W	78.48
L25	N89°59'02"W	6.31
L26	N89°27'30"W	72.87
L27	S08°42'34"E	7.36
L28	S44°28'00"E	32.53
L29	S45°32'00"W	48.92
L30	S00°32'00"W	8.89
L31	N89°27'30"W	66.74
L32	N22°55'15"W	90.74
L33	N20°55'54"W	49.44
L34	N67°04'45"E	73.92
L35	N80°50'58"E	37.61
L36	N73°59'28"E	53.69

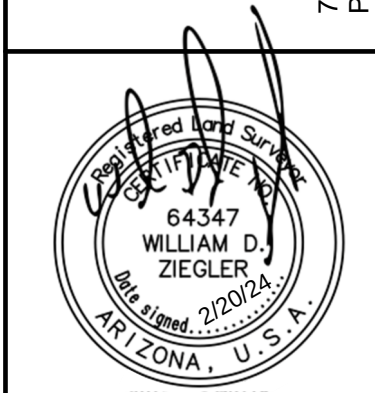
CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	1500.00	024°20'53"	637.43	N17°28'45"W	632.64
C2	1113.50	010°24'05"	202.15	S28°07'18"E	201.87
C3	229.00	033°09'10"	132.50	S16°44'46"E	130.66
C4	290.50	033°15'28"	168.62	N16°47'55"W	166.27
C5	1086.50	010°30'24"	199.24	N26°10'27"W	198.96
C6	100.00	015°59'32"	27.91	S35°34'45"E	27.82
C7	60.00	029°57'40"	31.38	N05°59'34"W	31.02
C8	32.50	058°12'55"	33.02	N20°07'12"W	31.62
C9	100.00	022°57'36"	40.07	N37°44'51"W	39.81
C10	19.50	090°00'00"	30.63	N22°04'45"E	27.58
C11	1160.00	012°40'55"	256.76	S12°01'36"E	256.23
C12	1150.00	003°53'51"	78.23	S01°24'36"E	78.21
C13	199.50	023°27'45"	81.69	S11°11'23"E	81.13
C14	14.50	089°59'54"	22.78	N45°32'27"E	20.51
C15	14.50	071°24'40"	18.07	N53°45'17"W	16.92
C16	19.50	098°24'52"	33.49	N17°52'19"E	29.53
C17	19.50	113°27'45"	38.62	S56°11'23"E	32.61
C18	19.50	089°28'28"	30.45	N45°16'59"E	27.45
C19	19.50	090°31'32"	30.81	N44°43'16"W	27.70
C20	19.50	089°41'37"	30.53	N45°25'05"E	27.50
C21	19.50	079°11'25"	26.95	S49°51'49"E	24.86
C22	226.50	012°24'55"	49.08	N16°42'48"W	48.98
C23	200.00	013°46'14"	48.07	N73°57'52"E	47.95
C24	300.00	006°51'31"	35.91	N77°25'13"E	35.89

TEMPORARY DRAINAGE EASEMENTS FOR LOTS 2B, 2G AND 2H



DWG: C:\Temp\AcPublish_9220\V_PPLAT_02201627_REvised-3.dwg
DATE: Feb 20, 2024 12:25pm
XREFS: C_PBASE_02201627
USER: bziegler
C_ARCHBASE_GARAGE_02201627

olsson

[illegible]

FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2

A PORTION OF SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 1 WEST OF GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA 2024

drawn by: _____ DAB
designed by: _____ WDZ/DAB
checked by: _____ DAB
project no.: _____ 22-01627
date: _____ 02-20-2024

ITEM #: 7.
DATE: 02/26/2024
AI #:1871



CITY COUNCIL ACTION REPORT

SUBJECT: REZONE APPROXIMATELY 137.77 ACRES LOCATED NORTHEAST OF VAN BUREN STREET AND LITCHFIELD ROAD FROM PLANNED AREA DEVELOPMENT (PAD) TO PAD, BY ADOPTING THE “PALM VALLEY CROSSING 5TH AMENDED AND RESTATED PLANNED AREA DEVELOPMENT,” WHICH AMENDS THE LAND USE DESIGNATION OF LOT 3

STAFF PRESENTER(S): David Williams, Contract Planner

OTHER PRESENTER(S):

Kimberly Schroeder, Kaeko Engineering

SUMMARY

This is a Public Hearing to rezone approximately 137.77 acres located northeast of Van Buren Street and Litchfield Road (the “Property”) from Planned Area Development (PAD) to PAD, by adopting the “Palm Valley Crossing 5th Amended and Restated Planned Area Development,” which amends the land use designation of Lot 3.

STRATEGIC PLAN ALIGNMENT



Quality of Life



Fiscal Resource
Management



Economic
Vitality

RECOMMENDATION

ADOPT ORDINANCE NO. 2024-1599 CONDITIONALLY REZONING APPROXIMATELY 137.77 GROSS ACRES LOCATED AT THE NORTHEAST CORNER OF VAN BUREN STREET AND LITCHFIELD ROAD TO PALM VALLEY CROSSING 5TH AMENDED AND RESTATED PLANNED AREA DEVELOPMENT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. (David Williams, Contract Planner)

STIPULATIONS

1. The Property shall be developed in conformance with the 5th Amended PAD subject to and except as modified by: the conditions/stipulations of approval set forth in Ordinance No. 95-523 (on Lots 1-28), the conditions/stipulations of approval set forth in Ordinance No. 07-1058 (on Lots 6-13, 15, 18-20 and parts of Lot 21), the conditions/stipulations of approval set forth in Ordinance No. 11-1244 (on Lots 1-4, 5a, 5b, 5c, 11, 15a, 15b, 15c and 16), the stipulations/conditions of approval set forth in Ordinance No. 2021-1510 (on Lot 19), and as further modified by this Ordinance and the stipulations herein. In the event of any conflict between this Ordinance, and the terms of Ordinance No. 95-523 and/or the terms of Ordinance No. 07-1058 and/or Ordinance No. 11-4664 and/or Ordinance No. 2021-1510, the term of this Ordinance shall apply; and,

2. The Use Permit for a Sign recorded with Ordinance No. 17-1361 shall remain in effect unless subsequently modified, amended or terminated; and,

3. Except as otherwise provided by any of the conditions and stipulations set forth in Section 4 of this Ordinance, the development of the Property shall be in conformance with the Palm Valley Crossing 5th Amended and Restated Planned Area Development (February 2024) attached hereto as Exhibit D, which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance (the "5th Amended PAD"), including the land uses and development standards contained therein; and,

4. The provisions of the City of Goodyear Zoning Ordinance shall apply to the development of the Property except as modified by the 5th Amended PAD as further modified by any conditions and/or stipulations in this Ordinance or in any of the ordinances described in paragraph 1 of Section 4 of this Ordinance; and

5. The following additional stipulations and conditions of approval apply to the portion of the Property identified in the 5th Amended PAD as Lot 3 as more particularly described in Legal Description and Exhibit for Lot 3 of the Palm Valley PAD" attached as Exhibit C ("Lot 3"), which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance:

a. Approval of the rezoning does not constitute approval of any site plan for development within Lot 3. All future development of Lot 3 will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and

b. The Property Owner ("Owner") shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to Lot 3 and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of the first final plat subdividing all or part of Lot 3 or the issuance of any construction permits for work within the Property, whichever is earlier; and

c. The references in this Ordinance and the 5th Amended PAD to specific obligations that are addressed in various Development Regulations, which include but are not limited to, the requirements in the City of Goodyear Engineering Design Standards and Policies Manual (the "EDS&PM"), the City of Goodyear Subdivision Regulations, the City of Goodyear Zoning Ordinance, and Building Codes adopted by the City of Goodyear, does not relieve Owner of complying with all other applicable Development Regulations; and

d. The development of Lot 3 shall comply with all applicable requirements in EDS&PM, including but not limited to the requirement requirements for refuse enclosures, which shall be consistent with City of Goodyear Standard Detail in the EDS&PM G-3164-1 – Double Refuse Enclosure.

e. All existing above ground utilities, except for electric lines that are 69kV or larger, located within and adjacent to the Property, including but not limited to, cable and electrical utilities, shall be placed

underground at no cost to the City. Unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the Goodyear City Council, the undergrounding of the utilities required herein shall be completed prior to the issuance of the first Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property; and

f. A landscape buffer of at least 10-feet wide shall be installed along the entire east and west property lines as required in Ordinance 11-4664. Trees and shrubs shall be installed based on the standards indicated in the City of Goodyear Zoning Ordinance.

g. All Public Sales Reports for the Property, all final plats and minor land divisions subdividing all or part of the Property shall include the following disclosures:

i. The Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; and

All final plats and minor land divisions subdividing all or part of the Property and all site plans for development within the Property shall include notes setting forth the foregoing requirements; and

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are to be constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

This property was originally rezoned Planned Area Development (PAD) in 1995 when Council adopted Ordinance 95-523. At the time, the property was known as the Palm Valley Metroplex but is currently known as Palm Valley Crossing. Since the adoption of the PAD zoning in 1995, the PAD zoning has been repeatedly amended.

On November 22, 2004, the City Council, adopted Ordinance No. 04-924 which Amended the PAD to allow the development of Palm Gate Storage (located on Van Buren Road west of Litchfield Road); this amendment effectively removed this property from the Palm Valley Crossing PAD.

On December 14, 2008, the City Council adopted Ordinance No. 2008-1153 rezoning the remaining portions of the property within the Palm Valley Crossing PAD located south and west of Litchfield Road and Auto Drive to the PAD zoning district to be developed in accordance with the Goodyear Palms Plaza Final PAD, thereby removing this property from the Palm Valley Crossing PAD.

On February 2, 2007, the City Council Adopted Ordinance No. 07-1058 which modified standards on Lots 6-13, 15, 18-20 and parts of Lot 21 and created an Amended Palm Valley Crossing PAD booklet for those lots.

WHEREAS, the remaining portion s of the property within the Palm Valley Crossing PAD located south

and west of Litchfield Road and Auto Drive were removed from the Palm Valley Crossing PAD by Ordinance 2008-1153 adopted by Council on December 14, 2008, which rezoned this property to the PAD zoning district and adopted the with the Goodyear Palms Plaza Final PAD; and

On July 11, 2011, the City Council adopted Ordinance No. 11-1244 which modified standards on Lots 1-4, 5a, 5b, 5c, 11, 15a, 15b, 15c and 16 and created a 2nd Amended PAD booklet for those lots. In the 2011 Amendment, uses were called out very specifically for the individual parcels. Lot 3, which is the subject of the requested rezone, was identified as an Automotive Related Commerce (ARC/C-2) use.

On July 19, 2021, the City Council adopted Ordinance No. 2021-1510 which modified standards on Lot 19 to allow the added use of an indoor shooting range on Lot 19 but did not amend the PAD booklet applicable to that lot.

STAFF ANALYSIS

Current Policy:

A request to amend an approved PAD must be processed as a rezoning request, which requires public review by the Planning and Zoning Commission and public review and approval by the City Council. The proposed amendment must be consistent with the General Plan and should not adversely impact the surrounding area.

Details of the Request:

The purpose of the proposed rezoning is to amend and restate the Palm Valley Crossing Planned Area Development to incorporate the various PAD amendments adopted by Council into one document, to modify the zoning designation of Lot 3 in the Planned Area Development from Automotive Related Commercial and General Commercial (ARC/C-2) to Automotive Related Commercial and General Commercial and Service Commercial/Commerce (ARC/C-2 and SC), and to resolve inconsistencies created by the prior adoption of land use maps that referred to portions of the property to be developed for commercial uses as Regional Shopping Center and Retail and the lack of development standards for such uses by amending the land use map to identify all of those lots as C-2 (General Commercial) allowing all uses permitted in C-1 (Neighborhood Commercial) and C-2 (General Commercial) to be developed on the lots identified as C-2 subject to the development standards applicable to the C-2 (General Commercial) zoning district in the City of Goodyear Zoning Ordinance.

The applicant is not requesting any deviations from the established standards included in the Palm Valley Crossing Planned Area Development, Amendment 2 (Ordinance 11-4664), which are included in the Palm Valley Crossing 5th Amended and Restated Planned Area Development dated February 24, 2024.

Evaluation Criteria:

Per the city of Goodyear Zoning Ordinance, the city's review and recommendation on a zoning amendment is to be guided by the following criteria:

1. Consistency with the General Plan

The subject property is located within the Business & Commerce land use category of the city's 2025 General Plan. This category is intended to provide areas for the growth and development of Goodyear's economic base, including large areas for shopping and entertainment that are regionally significant (typically serving a trade area of 5 ?10 miles or

larger). Business & Commerce does also include uses such as business parks, offices, warehouses, high density residential that supports the area, and other light industrial uses that are also appropriate, in certain areas. This rezoning sought within this PAD Amendment would permit uses that are consistent with the General Plan Business & Commerce land use category.

2. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.

The Site is generally flat with no physical or natural features that would hinder the development of the proposed project.

3. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.

Uses and development surrounding the subject property include:

- North – I-10 freeway and the Palm Valley Crossing freeway monument sign.
- West - Service King and Trek Bicycle buildings. Both parcels are designated as PAD/ARC-C-2 (Automotive Related Uses and C-2 General Commercial Uses).
- East – Ride Now Power Sports, developed as an Automated Related Commercial (ARC/C-2) use.
- South – Yates Buick GMS as well as a vacant undeveloped parcel of land. Both of those parcels are designated as PAD/ARC/SC (Automotive Related Uses and Service Commerce). These parcels share the same uses (SC) as is being requested by this application.

4. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district would be better suited to the subject property than the uses allowed under the current zoning.

Luke Air Force Base:

The property does not fall within the Luke Air Force Base Accident Potential Zone or the DNL. However, the subject property is located within the vicinity of a military airport. Given the location of the property and the proposed zoning, base operations will not be adversely impacted by this development.

Phoenix-Goodyear Airport:

The Palm Valley Crossing PAD falls partially within the Phoenix-Goodyear Airport 60 DNL.

5. Demand for the types of uses permitted in the proposed zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

The Applicant has indicated there is market demand and user demand for light industrial and employment center users that would benefit from this PAD Amendment.

6. Demands for public services will be identified and further reviewed during site plan and construction plan review process. The property owner/developer will need to demonstrate public services are available to serve the Property at the time of development. However, preliminary findings on the availability of public services are provided in the following sections.

School Districts:

The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. Due to the non-residential nature of the land use, the school district should not be impacted from a student enrollment standpoint.

Fire Response:

Nearest Goodyear Fire Station	Shortest path		2nd Nearest Goodyear Fire Station	Shortest path	
	Mins	Miles		Mins	Miles
Fire Station #181	2.47	1.24	Fire Station #183	9.67	4.84

Emergency response times and distances are provided below:

Police Response:

The proposed development is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Streets/Transportation:

Lot 3 will be accessed from W. Test Drive. An existing signal exists at the intersection of Litchfield Road and Test Drive which is approximately 600 feet west of the lot.

Water/Wastewater:

The subject property is located within the City of Goodyear water and wastewater service area.

7. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

The developer will be responsible for extending service infrastructure needed to support the property and will pay their proportionate share of impact fees for regional growth.

8. General public concerns.

Public Participation:

An alternative notification process was used for this rezoning. A formal citizen review meeting was not held, but notice providing information on the rezone was mailed to property owners within 500 feet of the subject property and other stakeholders on January 5, 2024. There was no objection to the rezone received.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on February 14, 2024 appeared in the Arizona Republic Southwest Valley Edition January 26, 2024; postcards were mailed to adjoining owners on January 19, 2024; and a sign was posted on the site on January 26, 2024.

9. Whether the amendment promotes orderly growth and development.

The subject property is within a quarter mile of existing development and located within the proximity of City services and infrastructure.

10. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the city and the general public.

The proposed development will rezone one of the few remaining vacant pieces of Palm Valley Crossing into a light industrial development that will create additional employment opportunities within the city. The site is just south of Interstate-10 (Papago Freeway) and just east of Litchfield Road along a major transportation corridor between Phoenix and Los Angeles.

Recommendation

Staff finds that the rezone from PAD to PAD and adding Service Commercial / Commerce (SC) uses to lot three, and restating and affirming the Palm Valley Crossings PAD is consistent with the General Plan and Zoning Ordinance, and best serves the public interest, health, comfort, convenience, safety and general welfare of the citizens of Goodyear. Pursuant to the evaluation of this proposed rezone, staff recommends the adoption of Ordinance 2024, conditionally rezoning the property as set forth in the ordinance.

On February 14, 2024, the Planning Commission held a public hearing on this proposal. Staff presented the information and there were no questions from the Commission. The applicant was also available for any questions. There were no members of the public present and no public comments have been received on this request. The Commission voted unanimously 7-0 to recommend approval.

Attachments

Proposed Ordinance 2024-1599

Palm Valley Crossing 5th Amended and Restated PAD

Aerial Map

Applicant Narrative

Staff Presentation

ORDINANCE NO. 2024-1599

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 137.77 GROSS ACRES LOCATED AT THE NORTHEAST CORNER OF VAN BUREN STREET AND LITCHFIELD ROAD TO PALM VALLEY CROSSING 5TH AMENDED AND RESTATED PLANNED AREA DEVELOPMENT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, the property subject to this ordinance is located at the northeast corner of Litchfield and Van Buren, and is currently known as Palm Valley Crossing; and

WHEREAS, the property was first rezoned as a PAD by the City Council on March 28, 1995, with the adoption of Ordinance No. 95-523, which adopted the Palm Valley Metroplex PAD; and

WHEREAS, the PAD zoning on the property has been repeatedly modified since the adoption of Ordinance No. 95-523, and the name of the PAD zoning was subsequently changed to Palm Valley Crossing, which is the name of the current PAD and which is used throughout this Ordinance; and

WHEREAS, on November 22, 2004, the City Council, adopted Ordinance No. 04-924 which Amended the Palm Valley Crossing PAD to allow the development of Palm Gate Storage (located on Van Buren Road west of Litchfield Road); this amendment effectively removed this property from the Palm Valley Crossing PAD.

WHEREAS, the City Council Adopted Ordinance No. 07-1058 on February 2, 2007, which modified standards on Lots 6-13, 15, 18-20 and parts of Lot 21; and

WHEREAS, the remaining portions of the property within the Palm Valley Crossing PAD located south and west of Litchfield Road and Auto Drive were removed from the Palm Valley Crossing PAD by Ordinance 2008-1153 adopted by Council on December 14, 2008, which rezoned this property to the PAD zoning district and adopted the with the Goodyear Palms Plaza Final PAD; and

WHEREAS, on July 11, 2011, the City Council adopted Ordinance No. 11-1244 which modified standards on Lots 1-4, 5a, 5b, 5c, 11, 15a, 15b, 15c and 16 and adopted an amended PAD; and,

WHEREAS, on July 19, 2021, the City Council adopted Ordinance No. 2021-1510 which modified standards on Lot 19 to allow the added use of an indoor shooting range on Lot 19; and

WHEREAS, the purpose of the proposed rezoning is to amend and restate the Palm Valley Crossing Planned Area Development to incorporate the various PAD amendments adopted by Council into one document, to modify the zoning designation of Lot 3 (defined below) in the Planned Area Development from Automotive Related Commercial and General Commercial (ARC/C-2) to Automotive Related Commercial and General Commercial and Service Commercial/Commerce (ARC/C-2 and SC), and to resolve inconsistencies created by the prior adoption of land use maps that referred to portions of the property to be developed for commercial

uses by amending the land use map to identify all of those lots as C-2 (General Commercial) allowing all uses permitted in C-1 (Neighborhood Commercial) and C-2 (General Commercial) to be developed on the lots identified as C-2 subject to the development standards applicable to the C-2 (General Commercial) zoning district in the City of Goodyear Zoning Ordinance; and

WHEREAS, the General Plan Land Use Plan designates the Property as 'Business & Commerce'; and,

WHEREAS, this rezoning request is consistent with the designation of the Property in the General Plan as 'Business & Commerce' and will not adversely impact the surrounding area; and,

WHEREAS, City staff finds that the proposed amendment will not adversely impact the surrounding area the uses proposed on this site are currently allowed elsewhere within the property; and,

WHEREAS, a request to rezone property requires public review by the Planning and Zoning Commission and public review and approval by the City Council; and

WHEREAS, public notice that this rezoning request was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on February 14, 2024, appeared in the Arizona Republic Southwest Valley edition on January 26, 2024; postcards were mailed to adjoining owners on January 19, 2024; and signs were updated on the site to advertise the public hearing on January 26, 2024; and,

WHEREAS, a public hearing was held before the Planning and Zoning Commission on February 14, 2024, to consider the rezoning of the Property, and the Commission voted (7-0) to recommend approval of the proposed rezoning; and,

WHEREAS, public notice that this rezoning request is to be considered and reviewed at a public hearing held before the City Council on February 26, 2024, appeared in the Arizona Republic Southwest Valley edition on January 26, 2024; postcards were mailed to adjoining owners on January 19, 2024; and signs were updated on the site to advertise the public hearing on January 26, 2024; and,

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City of Goodyear.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1 DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map No. 23-10", a copy of which is attached hereto as Exhibit A, is hereby declared a public record and incorporated herein by this reference.

That certain document titled "Palm Valley Crossing Overall PAD Exhibit," a copy of which is attached hereto as Exhibit B, is hereby declared a public record and incorporated herein by this reference.

That certain document titled “JFN Rezone, Lot 3 Legal Description”, a copy of which is attached hereto as Exhibit C, is hereby declared a public record and incorporated herein by this reference.

That certain document titled “Palm Valley Crossing 5th Amended and Restated Planned Area Development”, dated February 2024, a copy of which is attached hereto as Exhibit D is hereby declared a public record and incorporated herein by this reference.

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S 44-7041 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

SECTION 2. DESCRIPTION OF THE PROPERTY BEING REZONED

This Ordinance No. 2024-1599 applies to that parcel of land in Goodyear, Maricopa County, Arizona, generally located approximately at the northeast corner of Litchfield Road and Van Buren Street more particularly described in that certain document titled “Legal Description Palm Valley Crossing - Gross,” attached hereto as Exhibit B and which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance (the “Property”).

SECTION 3. REZONE

The Property is conditionally rezoned from the Planned Area Development (PAD) District to Planned Area Development (PAD) District by the adoption of the Palm Valley Crossing 5th Amended and Restated Planned Area Development (February 2024) attached hereto as Exhibit D (the “5th Amended PAD”) and which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance and the Property shall be developed in conformance with the 5th Amended PAD subject to the conditions of approval set forth below.

SECTION 4. CONDITIONS OF REZONING

The rezoning of the Property is subject to the following conditions of approval (“Stipulations”):

1. The Property shall be developed in conformance with the 5th Amended PAD subject to and except as modified by: the conditions/stipulations of approval set forth in Ordinance No. 95-523 (on Lots 1-28), the conditions/stipulations of approval set forth in Ordinance No. 07-1058 (on Lots 6-13, 15, 18-20 and parts of Lot 21), the conditions/stipulations of approval set forth in Ordinance No. 11-1244 (on Lots 1-4, 5a, 5b, 5c, 11, 15a, 15b, 15c and 16), the stipulations/conditions of approval set forth in Ordinance No. 2021-1510 (on Lot 19), and as further modified by this Ordinance and the stipulations herein. In the event of any conflict between this Ordinance, and the terms of Ordinance No. 95-523 and/or the terms of Ordinance No. 07-1058 and/or Ordinance No. 11-

4664 and/or Ordinance No. 2021-1510, the term of this Ordinance shall apply; and,

2. The Use Permit for a Sign recorded with Ordinance No. 17-1361 shall remain in effect unless subsequently modified, amended or terminated; and,
3. Except as otherwise provided by any of the conditions and stipulations set forth in Section 4 of this Ordinance, the development of the Property shall be in conformance with the Palm Valley Crossing 5th Amended and Restated Planned Area Development (February 2024) attached hereto as Exhibit D, which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance (the “5th Amended PAD”), including the land uses and development standards contained therein; and,
4. The provisions of the City of Goodyear Zoning Ordinance shall apply to the development of the Property except as modified by the 5th Amended PAD as further modified by any conditions and/or stipulations in this Ordinance or in any of the ordinances described in paragraph 1 of Section 4 of this Ordinance; and
5. The following additional stipulations and conditions of approval apply to the portion of the Property identified in the 5th Amended PAD as Lot 3 as more particularly described in Legal Description and Exhibit for Lot 3 of the Palm Valley PAD” attached as Exhibit C (“Lot 3”), which is declared a public record and incorporated herein by reference in Section 1 of this Ordinance:
 - a. Approval of the rezoning does not constitute approval of any site plan for development within Lot 3. All future development of Lot 3 will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and
 - b. The Property Owner (“Owner”) shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to Lot 3 and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of the first final plat subdividing all or part of Lot 3 or the issuance of any construction permits for work within the Property, whichever is earlier; and
 - c. The references in this Ordinance and the 5th Amended PAD to specific obligations that are addressed in various Development Regulations, which include but are not limited to, the requirements in the City of Goodyear Engineering Design

Standards and Policies Manual (the “EDS&PM”), the City of Goodyear Subdivision Regulations, the City of Goodyear Zoning Ordinance, and Building Codes adopted by the City of Goodyear, does not relieve Owner of complying with all other applicable Development Regulations; and

- d. The development of Lot 3 shall comply with all applicable requirements in EDS&PM, including but not limited to the requirement requirements for refuse enclosures, which shall be consistent with City of Goodyear Standard Detail in the EDS&PM G-3164-1 – Double Refuse Enclosure.
- e. All existing above ground utilities, except for electric lines that are 69kV or larger, located within and adjacent to the Property, including but not limited to, cable and electrical utilities, shall be placed underground at no cost to the City. Unless modified by a written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the Goodyear City Council, the undergrounding of the utilities required herein shall be completed prior to the issuance of the first Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property; and
- f. A landscape buffer of at least 10-feet wide shall be installed along the entire east and west property lines as required in Ordinance 11-4664. Trees and shrubs shall be installed based on the standards indicated in the City of Goodyear Zoning Ordinance.
- g. All Public Sales Reports for the Property, all final plats and minor land divisions subdividing all or part of the Property shall include the following disclosures:
 - i. The Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; and

All final plats and minor land divisions subdividing all or part of the Property and all site plans for development within the Property shall include notes setting forth the foregoing requirements; and,

SECTION 4. AMENDMENT OF ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning of the Property provided for herein by that certain document titled "Official Supplementary Zoning Map No. 23-10" attached hereto as Exhibit A and declared a public record herein, which is referred to and made a part hereof as if fully set forth in this Ordinance.

SECTION 5. ABRIDGEMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the city of Goodyear.

SECTION 6. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 7. SEVERABILITY

If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 8. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

SECTION 9. PENALTIES

Any person who violates any provision of this Ordinance shall be subject to penalties set forth in Section 1-2-3 of the city of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

- A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.
- B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or

person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

- C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.
- D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:
 - 1. Subject to civil sanctions of not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000) per offense; or
 - 2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars (\$2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the city of Goodyear Municipal Court for violations hereunder.

SECTION 10. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20____.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Darcie McCracken, City Clerk

Roric Massey, City Attorney

All exhibits are on file with the City Clerk's Office online at
<https://www.goodyearaz.gov/government/departments/city-clerk-s-office/public-notice>
or at Goodyear City Hall, 1900 N Civic Square, Goodyear, AZ 85395.

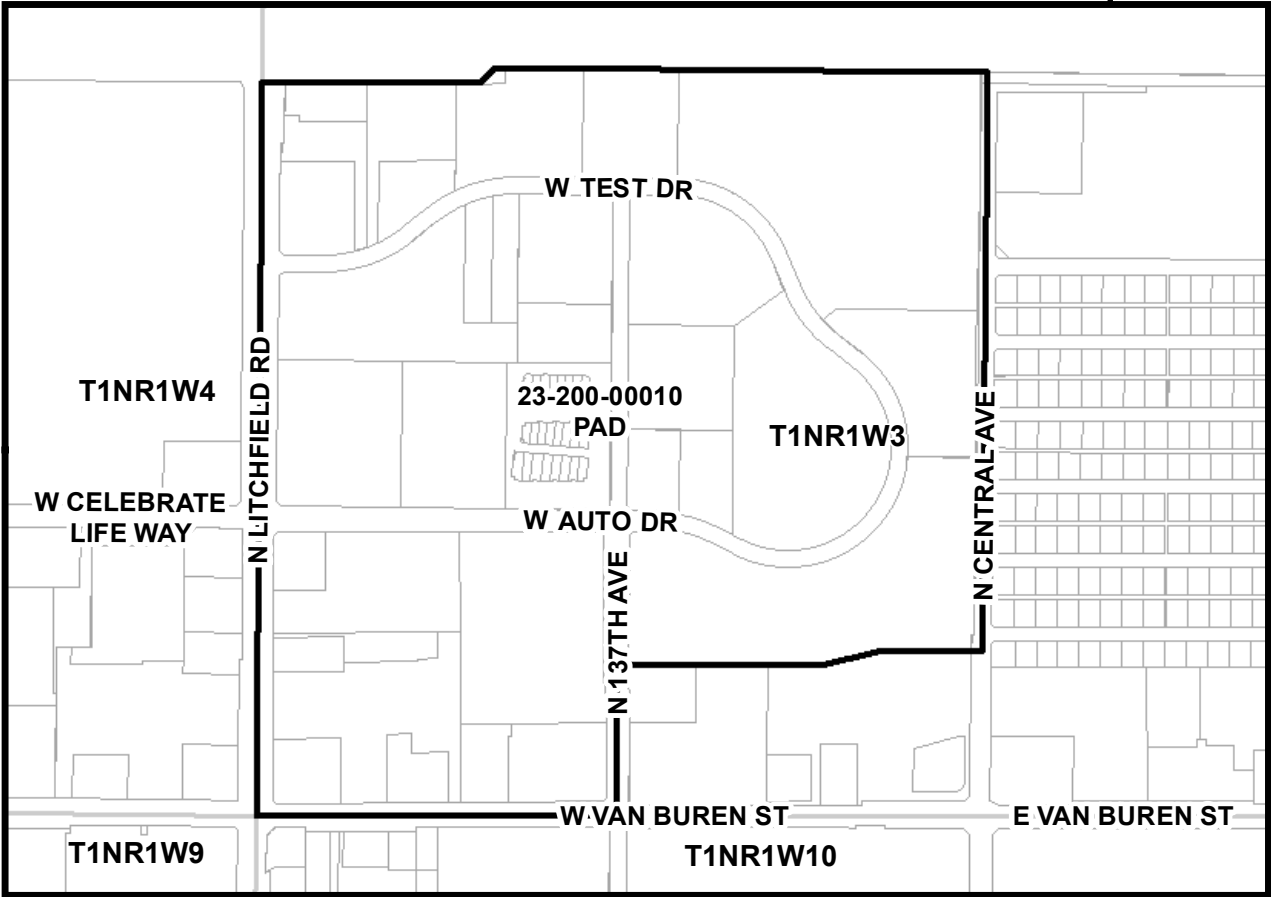
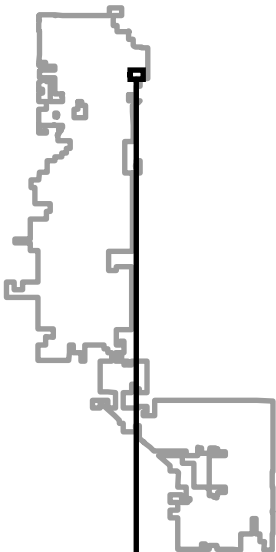
OFFICIAL SUPPLEMENTARY ZONING MAP NO. 23-10
AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF
THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO. _____,
PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA,
THIS _____ DAY OF _____, 2024.

MAYOR

CITY CLERK

SUBJECT PROPERTY:

**A portion of the Northwest Quarter Section 3, Township 1 North,
Range 1 West of the Gila and Salt River Base and Meridian,
Maricopa County, Arizona.**



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT A	REZONE FROM PAD TO PAD	23-200-00010	DATE: February, 2024
--------------	------------------------	--------------	-------------------------

EXHIBIT 'B'

INTERSTATE 10



A PORTION OF THE WEST HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANCH 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA, BEING LOTS 1 THRU 28 OF PALM VALLEY CROSSING, ACCORDING TO BOOK 424 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA TOGETHER WITH A REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET, ACCORDING TO BOOK 541 OF MAPS, PAGE 39.

PROJECT #: 7023034

DATE:
02/08/24

SHEET OF
1 1

EXH. B



EXHIBIT C

LEGAL DESCRIPTION OF PROPERTY

A PORTION OF LAND BEING LOT 3 AND A PORTION OF LOT 2 OF PALM VALLEY CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF MARICOPA COUNTY RECORDER IN BOOK 424 OF MAPS, PAGE 30, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, TOGETHER WITH THE EAST 54.02' OF LOT 2 OF "PALM VALLEY CROSSING" AS DESCRIBED IN DOCUMENT NO. 20210829567 M.C.R. AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP IN HAND HOLE AT THE WEST QUARTER CORNER OF SAID SECTION 3, FROM WHICH A CITY OF GOODYEAR BRASS CAP IN HANDHOLE LOCATES THE INTERSECTION OF LITCHFIELD ROAD AND TEST DRIVE AND BEARS NORTH 00 DEGREES 18 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 649.88 FEET (BASIS OF BEARING);

THENCE NORTH 89 DEGREES 59 MINUTES 26 SECONDS EAST, A DISTANCE OF 696.13 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 172.14 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS EAST, A DISTANCE OF 57.22 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 44 SECONDS EAST, A DISTANCE OF 272.07 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 37 SECONDS WEST, A DISTANCE OF 394.45 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF TEST DRIVE;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 40 MINUTES 15 SECONDS WEST, A DISTANCE OF 216.78 FEET TO THE BEGINNING OF A 530.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE AND THE SOUTH BOUNDARY LINE OF SAID LOT 3, THROUGH A CENTRAL ANGLE OF 25 DEGREES 23 MINUTES 31 SECONDS, AN ARC LENGTH OF 234.88 FEET;

THENCE NORTH 00 DEGREES 20 MINUTES 00 SECONDS EAST TO A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 3, A DISTANCE OF 388.10 FEET AND THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 169,187 SQ. FT. (3.8839 ACRES) OF LAND MORE OR LESS.

PROJECT #: 7023034



JFN REZONE
LOT 3 LEGAL DESCRIPTION

169,187 SQ. FT.

3.8839 ACRES

SHEET OF
1 2

DATE:

02/08/24

EXH. C



ALUM. CAP LS37174
LOCATING THE WEST 1/4
CORNER OF SECTION 3
(POINT OF COMMENCEMENT)

N89°59'26"E
696.13'

N0°00'48"E
57.22'(M)

S89°58'44"E
172.14'

S89°32'44"E 272.07'(M)

NORTH
1"=100'

PROPERTY
BOUNDARY
LINE

POINT OF
BEGINNING

N0°20'00"E 388.10'(M)

LOT 3 AND PART OF LOT 2, BOOK
424, PAGE 30
APN: 500-03-340A

AREA= 169,187 SQ.FT OR
3.8839 ACRES ±

L=234.88',
R=530.00',
Δ=25°23'31"

TEXT DRIVE

N89°40'15"W
216.78'(M)

S0°18'37"W 394.45'(M)

PROPERTY
BOUNDARY
LINE

30'
R.O.W.

N00°18'49"E 649.88'(R&M)
LITCHFIELD ROAD (BASIS OF BEARING)

CITY OF GOODYEAR BRASS CAP
IN HANDHOLE, LOCATING THE
INTERSECTION OF LITCHFIELD
ROAD AND TEST DRIVE



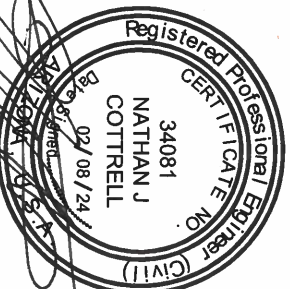
12409 W. INDIAN
SCHOOL ROAD,
AVONDALE, AZ 85392
PHONE: 623.536.1993
FAX: 623.748.9008

JFN REZONE
LOT 3 EXHIBIT
169,187 SQ. FT.
3.8839 ACRES

SHEET OF
2 2

DATE: 02/08/24
PROJECT #: 7023034

EXH. C



PALM VALLEY CROSSING

5th Amended and Restated
Planned Area Development
February 2024



Table of Contents

Introduction	3
Proposed Rezoning	3
Land Use	3
Description of Uses	4
Summary	5
Exhibit A (PAD Amendment Boundary)	6
<u>EXHIBIT B (Permitted Uses)</u>	
Permitted Use (General Commercial- Modified (C-2))	7
Permitted Use (Automotive and Related Commercial (ARC))	10
Permitted Use (Service Commercial/Commerce (SC))	10
Development Standards	13

1. INTRODUCTION

Palm Valley Crossing is an approximately 138-acre master planned development initially approved in 1995.

2. Amended and Restated

This document shall serve as the Amended and Restated Planned Area Development booklet for the development boundaries contained within Ordinance No. 2024-1599, unless otherwise amended subsequent to the approval of that Ordinance.

3. LAND USE

The intent of the PAD is to amend and restate the prevailing PAD Specific information as to allowable uses within the modified General Commercial District (C-2) is included in Exhibit B in the Appendix of this Planned Area Development.

Activities within each land use, as well as the architectural design, signage, lighting, and landscaping, will complement the existing development in the area. Design guidelines and CC&R's are in place to assure a high quality development.

4. DESCRIPTION OF USES

Modified General Commercial District (C-2)

The intent of this area is to expand the uses to include automotive sales and commercial uses generally found in C-2 zoning. Because this is a Planned Area Development, some common uses within the C-2 zoning definition within the City of Goodyear have been removed so as to better fit with the development theme of Palm Valley Crossing. Specific uses are noted in the Permitted Uses section of Exhibit B at the end of this document.

Automotive and Related Commercial (ARC)

The intent of this area is to provide sites for automotive sales and for related services on parcels that do not all have major street frontage. Specific uses are noted in the Permitted Uses section of Exhibit B at the end of this document.

Service Commercial/Commerce (SC)

The intent of this land use designation is to provide service-oriented and employment-related uses necessary to serve the needs of the community and regional area.

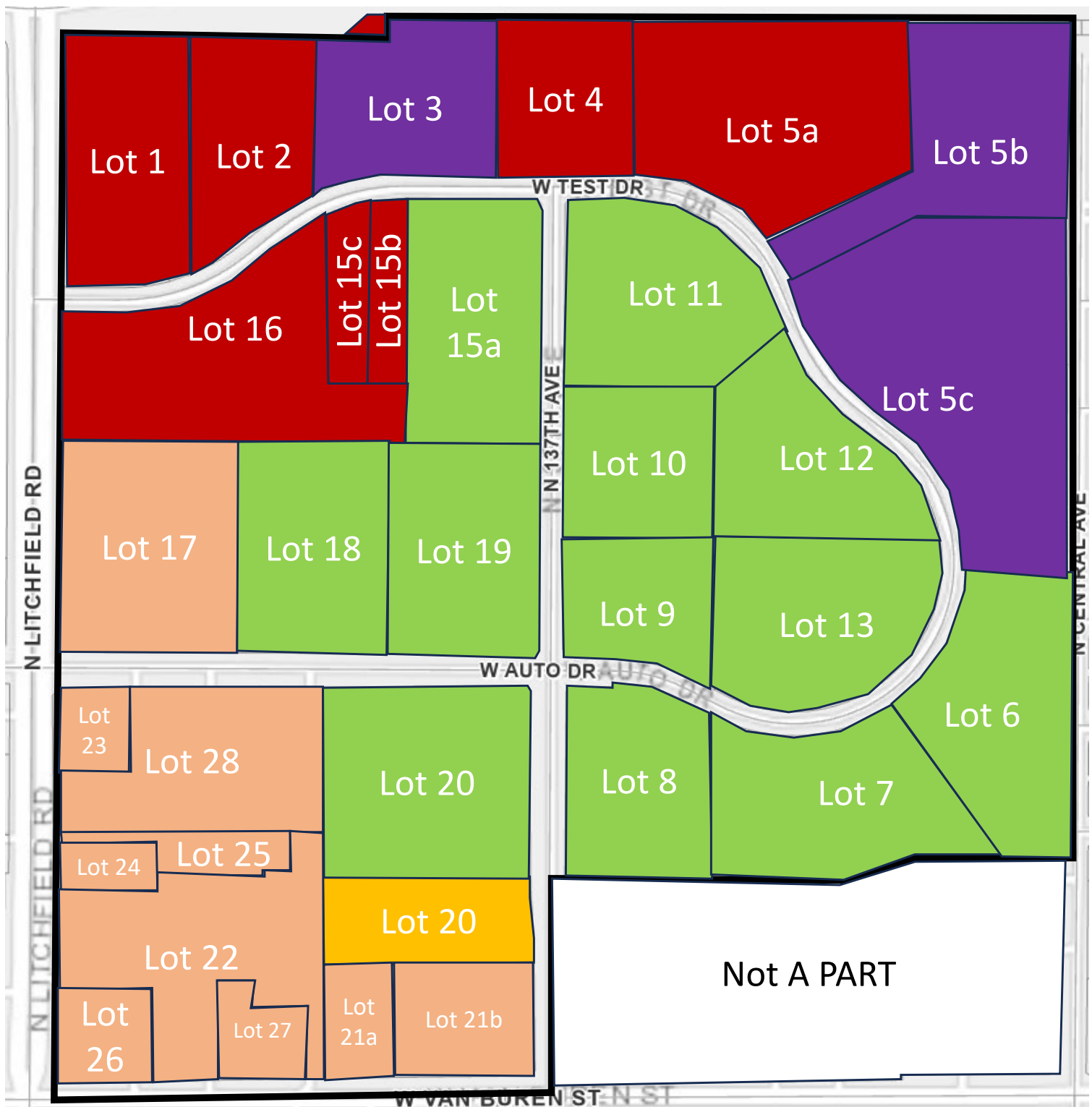
The list of permitted uses will allow small manufacturing, repair, research and development, office, research, testing, development and manufacturing of small products, and wholesaling. Portions of this property may be developed with large single users or consolidated complexes, while other parts may be subdivided to provide multi-tenant buildings or small single-user buildings and parcels.

Direct access to Central Avenue and the existing residential area to the east is not permitted. Appropriate buffering with the use of landscaping will help mitigate any adverse impacts to the residential areas.

5. **SUMMARY**

The goal for Palm Valley Crossing is the creation of a harmonious development which will preserve and enhance long term property values and provide a quality business and employment environment. This amendment is prepared to address changes in the business environment of the automotive industry by continuing to encourage auto uses within Palm Valley Crossing as well as recognizing changes in the automotive industry such that expanded options for development are encouraged within the project.

Exhibit A: PAD Amendment Boundary and Permitted Uses Category



C-2

C-2 General Commercial Uses

SC

Service Commercial/Commerce

ARC/SC

Automotive Related Commercial and Service Commercial/Commerce

ARC/C-2

Automotive Related Commercial and General Commercial

ARC/C-2 and SC

Automotive Related Commercial and General Commercial and Service Commercial/Commerce

Note, PAD parcels may not line up with current Tax Parcels.

EXHIBIT B

PERMITTED USES

General Commercial Uses within ARC/C-2 – (ARC/C-2)

General retail, service and office uses are provided for in the ARC/C-2 District, as well as encouragement of master-planned retail shopping centers to respond to community and regional area demand for goods and services. Combined, multiple-use developments with shared access, parking, design themes and amenities are particularly intended.

- A. **PRINCIPAL PERMITTED USES.** Only listed use of structures or land shall be permitted.
1. Automotive repair and upholstery.
 2. Banks and financial institutions.
 3. Business and professional offices.
 4. Bar/cocktail lounge/night club subject to the following conditions or limitations:
 - a) Bar/cocktail lounge/night club shall be prohibited as a stand-alone use on Lots 5b and 5c. A bar may be permitted on these lots if it is located inside of a hotel.
 - b) Music or entertainment shall be limited to recorded music or one entertainer or venue only if the facility is located a minimum of five hundred feet (500') from the property line of any residentially zoned or designated property. The area within the facility designated for music or entertainment activities shall not exceed a maximum of 5,000 square feet.
 - c) The area devoted to patron dancing shall not exceed twenty-five percent (25%) of the total floor area.
 - d) The area devoted to a microbrewery component of such a facility shall not exceed twenty-five percent (25%) of the total floor area.
 5. Drive-through windows and outdoor teller facilities.
 6. Employment agency.
 7. Entertainment establishments, general, including: athletic facilities, bowling alleys, electronic game centers and arcades, ice and roller rinks, miniature golf, performing arts centers, pool halls and theaters.
 8. Fine arts studios.

9. Health club.
10. Hotels and motels.
11. Large Retail User, subject to the provisions of Article 4-2-7 of the Goodyear Zoning Ordinance (the “Code”).
12. Private business, professional, and trade schools.
13. Restaurant, excluding drive-in and drive-through facilities, subject to the following conditions or limitations:
 - a) Music or entertainment shall be limited to recorded music or one entertainer or venue only if the facility is located a minimum of five hundred feet (500') from the property line of any residentially zoned or designated property. The area within the facility designated for music or entertainment activities shall not exceed a maximum of 5,000 square feet.
 - b) The area devoted to patron dancing shall not exceed twenty-five percent (25%) of the total floor area
14. Retail stores with sales only, excluding drive-through facilities and convenience uses as defined in Article 4 of the Code.
15. Day care (elderly and youth)
16. Frozen food lockers
17. Personal and household services, such as barber and hair styling shops, beauty salons, clothing alterations, dry cleaning shops, furniture and appliance repair, copying services, self-service laundry, shoe repair shops (but excluding drive-through facilities).
18. Second hand stores
19. Taxidermist
20. Travel bureaus
21. Typewriter and business machine sales and repair
22. Veterinary Offices provided such facilities are constructed to prevent objectionable noises and odors outside the walls of the office. Boarding of animals shall be permitted only for short time periods for the purpose of observation incidental to care.

23. Also any other similar approved PAD uses as determined by the Community Development Director **and all uses found below in ARC.**

B. PERMITTED ACCESSORY USES.

1. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
2. Signs, on-site, as provided in Article 7 of the Code.
3. Portable Storage Containers, subject to Article 8-2 of the Code.

C. USE PERMIT USES. The following uses may be approved by Use Permit:

1. Automobile service stations, subject to the provisions of Article 4 of the Code.
2. Car wash (hand or automatic), subject to the provisions of Article 4 of the Code.
3. Convenience use subject to the provisions of Article 4 of the Code.
4. Self-storage warehouse, as provided in section 3-3-3 (C) (6) of the Code.

D. DEVELOPMENT REGULATIONS.

1. All uses are subject to Site Plan review.
2. Area, Setback and Height and related requirements shall conform to the standards for the District, as set forth in Commercial Districts Standards, Subsection 3-3-6 of the Code.
3. Off-Street Parking: Paved, screened parking, which may be covered, subject to setback standards, shall be provided in accordance with the requirements of Article 6, Parking and Loading of the Code.
4. Landscaping, Walls, Screening: Refer to Article 5, Property Improvements Standards of the Code.
5. Supplemental Regulations: Refer to Article 8, General Provisions of the Code.

*The C-2 General Commercial Lots shall be developed in accordance with the requirements of the City of Goodyear Zoning Ordinance as it may be amended from time to time applicable to the Commercial Zoning District C-2, except as modified by this PAD. Such lots shall additionally permit all C-1 (Neighborhood Commercial) Uses.

Automotive and Related Commercial (ARC)

1. Automotive, heavy truck, and recreational vehicle sales and repair, new and used
2. Motorcycle sales and repair, new and used
3. Boat, retail sales (along with trailers, parts, supplies, equipment, apparel, and other items related to the foregoing), and the repair, maintenance, and servicing of the foregoing in connection with a franchise, dealership or other business operation selling all or any such items.
4. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles body and fender work
5. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles rental and leasing
6. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles seat covers and trim shop
7. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles repair and upholstering

Service Commercial/Commerce (SC)

Permitted uses include: Manufacturing and assembly of products such as those listed but do not include I-2 uses: Wholesale activities and warehousing such as those listed but do not include I-2 uses; and Retail sales (only those listed):

1. Auto parts and supplies – retail sales – for motorcycles, boats, trucks, and recreational vehicles
2. Awnings, custom fabrication – manufacturing and retail sales
3. Bakers and baked goods – manufacturing and wholesale
4. Bathroom accessories and display – wholesale and retail sales
5. Bicycle wholesale, rental and repair
6. Blueprinting and reproduction
7. Building materials – wholesale and retail sales
8. Burglar alarm equipment – wholesale and retail sales
9. Burglar alarm service and monitoring
10. Business machine wholesale and repair
11. Cabinet wholesale and showroom
12. Candy – wholesale
13. Carpet and rug cleaning services
14. Carpet and tile flooring – wholesale and retail sales
15. Commercial trade schools and business colleges
16. Contractors' office with inside storage of materials only
17. Costume rentals
18. Custom closet – wholesale and manufacturing
19. Dance studio/Karate/Gymnastics
20. Dental supplies – wholesale and retail sales

21. Door and window – wholesale and manufacturing
22. Electric equipment – wholesale and retail sales
23. Equipment rental
24. Fire protection equipment and service – wholesale and retail sales
25. Floor covering – wholesale and retail sales
26. Florist – wholesale and retail sales
27. Furniture and art sales – manufacturing and wholesale
28. Furniture cleaner, furniture and appliance repair
29. Garage equipment – wholesale and retail sales
30. Glass shops, custom
31. Granite and tile flooring – wholesale
32. Guns – wholesale, retail sales, and gun range
33. Gymnasiums, private or commercial
34. Hardware and specialty items – wholesale and retail sales
35. Health Club
36. Health/fitness studio
37. Home appliance – wholesales and retail sales
38. Home décor accessories – wholesale and retail sales
39. Home electronics/security/music – wholesale and retail sales
40. Hospital supplies
41. Hotel equipment and supplies – wholesale and retail sales
42. Import accessories – wholesale and retail sales
43. Janitors' supplies – wholesale
44. Key and lock service
45. Lawn furniture, new – wholesale and retail sales
46. Lawn mower repair shops
47. Lighting fixture, fans, etc. – wholesale and retail sales
48. Machinery dealers – wholesale, retail sales and showrooms
49. Machinery rental
50. Medical supplies, retail sales and rental
51. Medical/dental laboratory
52. Milling equipment – wholesale and retail sales
53. Monuments – wholesale and retail sales
54. Office buildings
55. Paint and wallpaper – wholesale
56. Photographic developing and printing
57. Physical therapy equipment – wholesale
58. Playground equipment – wholesale and retail sales
59. Plumbing shop, fixtures and supplies, showroom and wholesale
60. Pool, spa – wholesale and retail sales
61. Processing and compounding of previously prepared materials
62. Radio repair and installation
63. Refrigeration equipment – wholesale and retail sales
64. Restaurant, excluding drive-in and drive-through facilities and entertainment, limited to 2,000 s.f.
65. Safes– wholesale and retail sales

66. Scientific or research laboratories
67. Sign painting shop
68. Signs – wholesale and manufacturing, not neon sign fabrication
69. Sound systems and equipment – wholesale and retail sales
70. Sound systems rentals and repairs
71. Sporting goods and fitness – wholesale and retail sales
72. Venetian blinds, custom – manufacturing and cleaning
73. Window cleaners' service
74. Window coverings, shutters – wholesale and manufacturing
75. Window display installations, studio and shops
76. Window glass installation shops

Uses are allowed on lots according to their land use designation pursuant to the list above, except for the following uses which are not allowed on Lot 6:

1. Auto sales, new and used
2. Motorcycle sales
3. Boats retail sales
4. Auto body and fender work
5. Auto rental and leasing
6. Automotive repair and upholstery
7. Bicycle sales, rentals and repair
8. Costume rentals
9. Gymnasiums, commercial
10. Health club
11. Lawn mower repair shops
12. Medical supplies, retail sales
13. Plumbing shop sales
14. Restaurants
15. The following retail stores
 - Bathroom accessories
 - Building materials
 - Electric equipment
 - Fire protection equipment and supplies
 - Garage equipment
 - Guns
 - Hotel equipment
 - Machinery dealers
 - Monuments

Development Standards

All provisions of the City of Goodyear Zoning Ordinance and the General Commercial (C-2) Zoning District shall apply to development in Palm Valley Crossing except those portions amended and restated below:

Area, setback, height, and landscape related dimensional requirements shall be as set forth below:

Minimum Net Site Area	10,000 s.f.
Maximum Height	56 feet; with an additional 10' for architectural elements
Maximum Building Coverage	60%
Minimum Setbacks	Front and street side - 20 feet (1) Interior side – 10 feet or 0 feet Rear – 10 feet for buildings 30 feet in height or less except for Lots 5b, 5c, and 6 which shall provide a 30 foot building setback (2)
Minimum Landscape Widths	Front and street side - 20 feet Interior side – 10 feet Rear – 0 feet except that Lots 5b, 5c, and 6 shall provide a 10 foot landscape buffer

- (1) Buildings adjacent to any residential use or district are subject to additional minimum building setbacks as defined in Section 3-3-6(B)(6)(c) of the City's Zoning Ordinance.
- (2) Buildings with heights in excess of 30 feet shall provide 1 foot of additional setback for each foot of building height over 30 feet.

PALM VALLEY CROSSING

5th Amended and Restated
Planned Area Development
February 2024



Table of Contents

Introduction	3
Proposed Rezoning	3
Land Use	3
Description of Uses	4
Summary	5
Exhibit A (PAD Amendment Boundary)	6
<u>EXHIBIT B (Permitted Uses)</u>	
Permitted Use (General Commercial- Modified (C-2))	7
Permitted Use (Automotive and Related Commercial (ARC))	10
Permitted Use (Service Commercial/Commerce (SC))	10
Development Standards	13

1. INTRODUCTION

Palm Valley Crossing is an approximately 138-acre master planned development initially approved in 1995.

2. Amended and Restated

This document shall serve as the Amended and Restated Planned Area Development booklet for the development boundaries contained within Ordinance No. 2024-1599, unless otherwise amended subsequent to the approval of that Ordinance.

3. LAND USE

The intent of the PAD is to amend and restate the prevailing PAD Specific information as to allowable uses within the modified General Commercial District (C-2) is included in Exhibit B in the Appendix of this Planned Area Development.

Activities within each land use, as well as the architectural design, signage, lighting, and landscaping, will complement the existing development in the area. Design guidelines and CC&R's are in place to assure a high quality development.

4. DESCRIPTION OF USES

Modified General Commercial District (C-2)

The intent of this area is to expand the uses to include automotive sales and commercial uses generally found in C-2 zoning. Because this is a Planned Area Development, some common uses within the C-2 zoning definition within the City of Goodyear have been removed so as to better fit with the development theme of Palm Valley Crossing. Specific uses are noted in the Permitted Uses section of Exhibit B at the end of this document.

Automotive and Related Commercial (ARC)

The intent of this area is to provide sites for automotive sales and for related services on parcels that do not all have major street frontage. Specific uses are noted in the Permitted Uses section of Exhibit B at the end of this document.

Service Commercial/Commerce (SC)

The intent of this land use designation is to provide service-oriented and employment-related uses necessary to serve the needs of the community and regional area.

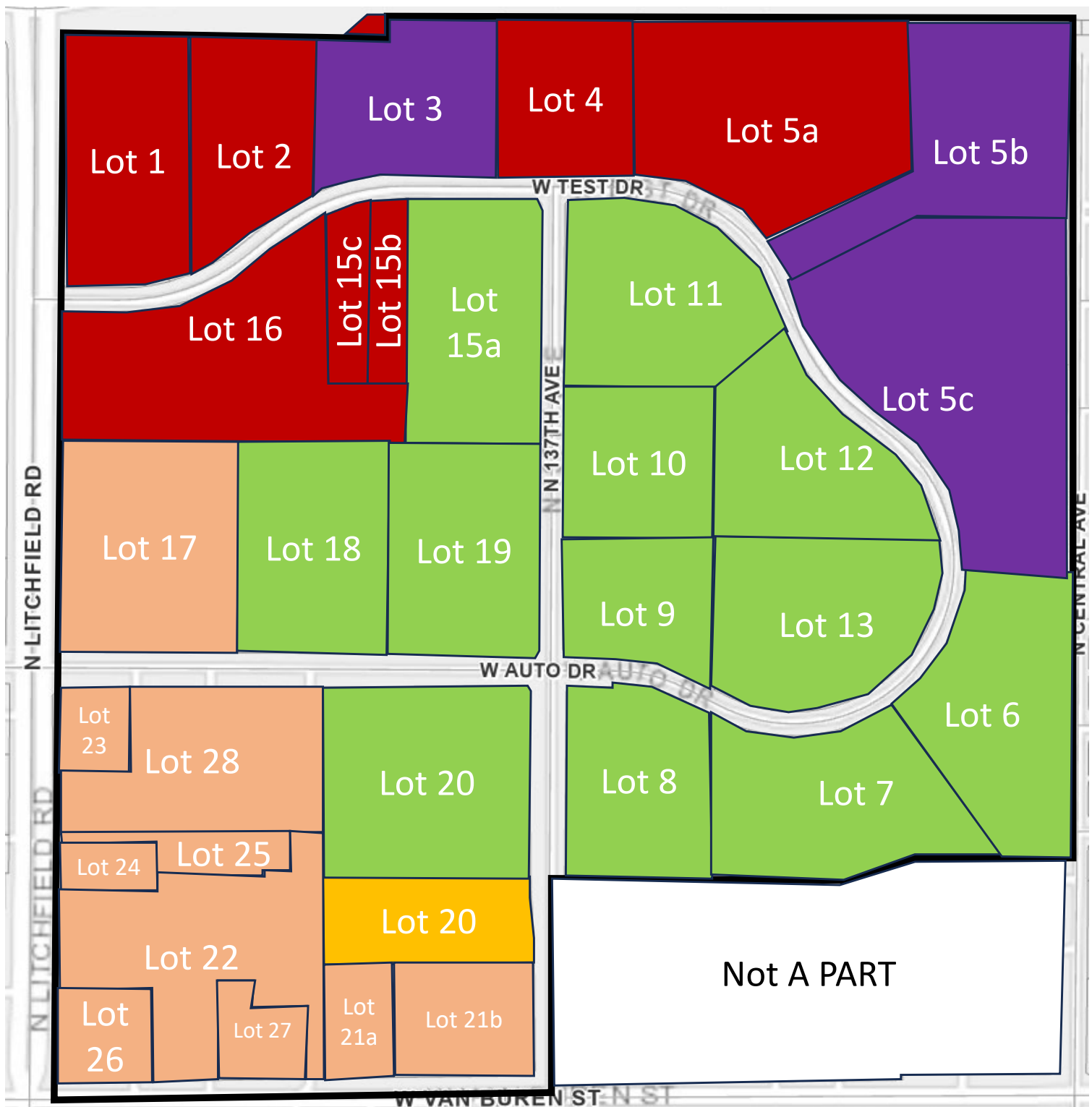
The list of permitted uses will allow small manufacturing, repair, research and development, office, research, testing, development and manufacturing of small products, and wholesaling. Portions of this property may be developed with large single users or consolidated complexes, while other parts may be subdivided to provide multi-tenant buildings or small single-user buildings and parcels.

Direct access to Central Avenue and the existing residential area to the east is not permitted. Appropriate buffering with the use of landscaping will help mitigate any adverse impacts to the residential areas.

5. **SUMMARY**

The goal for Palm Valley Crossing is the creation of a harmonious development which will preserve and enhance long term property values and provide a quality business and employment environment. This amendment is prepared to address changes in the business environment of the automotive industry by continuing to encourage auto uses within Palm Valley Crossing as well as recognizing changes in the automotive industry such that expanded options for development are encouraged within the project.

Exhibit A: PAD Amendment Boundary and Permitted Uses Category



C-2

C-2 General Commercial Uses

SC

Service Commercial/Commerce

ARC/SC

Automotive Related Commercial and Service Commercial/Commerce

ARC/C-2

Automotive Related Commercial and General Commercial

ARC/C-2 and SC

Automotive Related Commercial and General Commercial and Service Commercial/Commerce

Note, PAD parcels may not line up with current Tax Parcels.

EXHIBIT B

PERMITTED USES

General Commercial Uses within ARC/C-2 – (ARC/C-2)

General retail, service and office uses are provided for in the ARC/C-2 District, as well as encouragement of master-planned retail shopping centers to respond to community and regional area demand for goods and services. Combined, multiple-use developments with shared access, parking, design themes and amenities are particularly intended.

- A. **PRINCIPAL PERMITTED USES.** Only listed use of structures or land shall be permitted.
1. Automotive repair and upholstery.
 2. Banks and financial institutions.
 3. Business and professional offices.
 4. Bar/cocktail lounge/night club subject to the following conditions or limitations:
 - a) Bar/cocktail lounge/night club shall be prohibited as a stand-alone use on Lots 5b and 5c. A bar may be permitted on these lots if it is located inside of a hotel.
 - b) Music or entertainment shall be limited to recorded music or one entertainer or venue only if the facility is located a minimum of five hundred feet (500') from the property line of any residentially zoned or designated property. The area within the facility designated for music or entertainment activities shall not exceed a maximum of 5,000 square feet.
 - c) The area devoted to patron dancing shall not exceed twenty-five percent (25%) of the total floor area.
 - d) The area devoted to a microbrewery component of such a facility shall not exceed twenty-five percent (25%) of the total floor area.
 5. Drive-through windows and outdoor teller facilities.
 6. Employment agency.
 7. Entertainment establishments, general, including: athletic facilities, bowling alleys, electronic game centers and arcades, ice and roller rinks, miniature golf, performing arts centers, pool halls and theaters.
 8. Fine arts studios.

9. Health club.
10. Hotels and motels.
11. Large Retail User, subject to the provisions of Article 4-2-7 of the Goodyear Zoning Ordinance (the “Code”).
12. Private business, professional, and trade schools.
13. Restaurant, excluding drive-in and drive-through facilities, subject to the following conditions or limitations:
 - a) Music or entertainment shall be limited to recorded music or one entertainer or venue only if the facility is located a minimum of five hundred feet (500') from the property line of any residentially zoned or designated property. The area within the facility designated for music or entertainment activities shall not exceed a maximum of 5,000 square feet.
 - b) The area devoted to patron dancing shall not exceed twenty-five percent (25%) of the total floor area
14. Retail stores with sales only, excluding drive-through facilities and convenience uses as defined in Article 4 of the Code.
15. Day care (elderly and youth)
16. Frozen food lockers
17. Personal and household services, such as barber and hair styling shops, beauty salons, clothing alterations, dry cleaning shops, furniture and appliance repair, copying services, self-service laundry, shoe repair shops (but excluding drive-through facilities).
18. Second hand stores
19. Taxidermist
20. Travel bureaus
21. Typewriter and business machine sales and repair
22. Veterinary Offices provided such facilities are constructed to prevent objectionable noises and odors outside the walls of the office. Boarding of animals shall be permitted only for short time periods for the purpose of observation incidental to care.

23. Also any other similar approved PAD uses as determined by the Community Development Director **and all uses found below in ARC.**

B. PERMITTED ACCESSORY USES.

1. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
2. Signs, on-site, as provided in Article 7 of the Code.
3. Portable Storage Containers, subject to Article 8-2 of the Code.

C. USE PERMIT USES. The following uses may be approved by Use Permit:

1. Automobile service stations, subject to the provisions of Article 4 of the Code.
2. Car wash (hand or automatic), subject to the provisions of Article 4 of the Code.
3. Convenience use subject to the provisions of Article 4 of the Code.
4. Self-storage warehouse, as provided in section 3-3-3 (C) (6) of the Code.

D. DEVELOPMENT REGULATIONS.

1. All uses are subject to Site Plan review.
2. Area, Setback and Height and related requirements shall conform to the standards for the District, as set forth in Commercial Districts Standards, Subsection 3-3-6 of the Code.
3. Off-Street Parking: Paved, screened parking, which may be covered, subject to setback standards, shall be provided in accordance with the requirements of Article 6, Parking and Loading of the Code.
4. Landscaping, Walls, Screening: Refer to Article 5, Property Improvements Standards of the Code.
5. Supplemental Regulations: Refer to Article 8, General Provisions of the Code.

*The C-2 General Commercial Lots shall be developed in accordance with the requirements of the City of Goodyear Zoning Ordinance as it may be amended from time to time applicable to the Commercial Zoning District C-2, except as modified by this PAD. Such lots shall additionally permit all C-1 (Neighborhood Commercial) Uses.

Automotive and Related Commercial (ARC)

1. Automotive, heavy truck, and recreational vehicle sales and repair, new and used
2. Motorcycle sales and repair, new and used
3. Boat, retail sales (along with trailers, parts, supplies, equipment, apparel, and other items related to the foregoing), and the repair, maintenance, and servicing of the foregoing in connection with a franchise, dealership or other business operation selling all or any such items.
4. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles body and fender work
5. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles rental and leasing
6. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles seat covers and trim shop
7. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles repair and upholstering

Service Commercial/Commerce (SC)

Permitted uses include: Manufacturing and assembly of products such as those listed but do not include I-2 uses: Wholesale activities and warehousing such as those listed but do not include I-2 uses; and Retail sales (only those listed):

1. Auto parts and supplies – retail sales – for motorcycles, boats, trucks, and recreational vehicles
2. Awnings, custom fabrication – manufacturing and retail sales
3. Bakers and baked goods – manufacturing and wholesale
4. Bathroom accessories and display – wholesale and retail sales
5. Bicycle wholesale, rental and repair
6. Blueprinting and reproduction
7. Building materials – wholesale and retail sales
8. Burglar alarm equipment – wholesale and retail sales
9. Burglar alarm service and monitoring
10. Business machine wholesale and repair
11. Cabinet wholesale and showroom
12. Candy – wholesale
13. Carpet and rug cleaning services
14. Carpet and tile flooring – wholesale and retail sales
15. Commercial trade schools and business colleges
16. Contractors' office with inside storage of materials only
17. Costume rentals
18. Custom closet – wholesale and manufacturing
19. Dance studio/Karate/Gymnastics
20. Dental supplies – wholesale and retail sales

21. Door and window – wholesale and manufacturing
22. Electric equipment – wholesale and retail sales
23. Equipment rental
24. Fire protection equipment and service – wholesale and retail sales
25. Floor covering – wholesale and retail sales
26. Florist – wholesale and retail sales
27. Furniture and art sales – manufacturing and wholesale
28. Furniture cleaner, furniture and appliance repair
29. Garage equipment – wholesale and retail sales
30. Glass shops, custom
31. Granite and tile flooring – wholesale
32. Guns – wholesale, retail sales, and gun range
33. Gymnasiums, private or commercial
34. Hardware and specialty items – wholesale and retail sales
35. Health Club
36. Health/fitness studio
37. Home appliance – wholesales and retail sales
38. Home décor accessories – wholesale and retail sales
39. Home electronics/security/music – wholesale and retail sales
40. Hospital supplies
41. Hotel equipment and supplies – wholesale and retail sales
42. Import accessories – wholesale and retail sales
43. Janitors' supplies – wholesale
44. Key and lock service
45. Lawn furniture, new – wholesale and retail sales
46. Lawn mower repair shops
47. Lighting fixture, fans, etc. – wholesale and retail sales
48. Machinery dealers – wholesale, retail sales and showrooms
49. Machinery rental
50. Medical supplies, retail sales and rental
51. Medical/dental laboratory
52. Milling equipment – wholesale and retail sales
53. Monuments – wholesale and retail sales
54. Office buildings
55. Paint and wallpaper – wholesale
56. Photographic developing and printing
57. Physical therapy equipment – wholesale
58. Playground equipment – wholesale and retail sales
59. Plumbing shop, fixtures and supplies, showroom and wholesale
60. Pool, spa – wholesale and retail sales
61. Processing and compounding of previously prepared materials
62. Radio repair and installation
63. Refrigeration equipment – wholesale and retail sales
64. Restaurant, excluding drive-in and drive-through facilities and entertainment, limited to 2,000 s.f.
65. Safes– wholesale and retail sales

66. Scientific or research laboratories
67. Sign painting shop
68. Signs – wholesale and manufacturing, not neon sign fabrication
69. Sound systems and equipment – wholesale and retail sales
70. Sound systems rentals and repairs
71. Sporting goods and fitness – wholesale and retail sales
72. Venetian blinds, custom – manufacturing and cleaning
73. Window cleaners' service
74. Window coverings, shutters – wholesale and manufacturing
75. Window display installations, studio and shops
76. Window glass installation shops

Uses are allowed on lots according to their land use designation pursuant to the list above, except for the following uses which are not allowed on Lot 6:

1. Auto sales, new and used
2. Motorcycle sales
3. Boats retail sales
4. Auto body and fender work
5. Auto rental and leasing
6. Automotive repair and upholstery
7. Bicycle sales, rentals and repair
8. Costume rentals
9. Gymnasiums, commercial
10. Health club
11. Lawn mower repair shops
12. Medical supplies, retail sales
13. Plumbing shop sales
14. Restaurants
15. The following retail stores
 - Bathroom accessories
 - Building materials
 - Electric equipment
 - Fire protection equipment and supplies
 - Garage equipment
 - Guns
 - Hotel equipment
 - Machinery dealers
 - Monuments

Development Standards

All provisions of the City of Goodyear Zoning Ordinance and the General Commercial (C-2) Zoning District shall apply to development in Palm Valley Crossing except those portions amended and restated below:

Area, setback, height, and landscape related dimensional requirements shall be as set forth below:

Minimum Net Site Area	10,000 s.f.
Maximum Height	56 feet; with an additional 10' for architectural elements
Maximum Building Coverage	60%
Minimum Setbacks	Front and street side - 20 feet (1) Interior side – 10 feet or 0 feet Rear – 10 feet for buildings 30 feet in height or less except for Lots 5b, 5c, and 6 which shall provide a 30 foot building setback (2)
Minimum Landscape Widths	Front and street side - 20 feet Interior side – 10 feet Rear – 0 feet except that Lots 5b, 5c, and 6 shall provide a 10 foot landscape buffer

- (1) Buildings adjacent to any residential use or district are subject to additional minimum building setbacks as defined in Section 3-3-6(B)(6)(c) of the City's Zoning Ordinance.
- (2) Buildings with heights in excess of 30 feet shall provide 1 foot of additional setback for each foot of building height over 30 feet.

Name of Map: Palm Valley Crossings

Description: PAD Rezone Map



City of Goodyear; PHX GIS; City of Goodyear; Bureau of Land Management; Esri; HERE; Garmin; GeoTechnologies, Inc.; USGS; EPA; Maricopa County Assessor's Office

PALM VALLEY CROSSING PAD AMENDMENT #3 NARRATIVE

For

JFN Mechanical

W. Test Dr.
Goodyear, Arizona

APNs: 500-03-340A

Prepared for:

**Sunstate Builders, Inc.
1050 W. Washington St. #214
Tempe, AZ 85261**

August 18, 2023

KAEKO Job # 7023034



4655 N Flowing Wells Road
Tucson, AZ 85705
(520) 690-1669

12409 W Indian School Road, Ste C303
Avondale, AZ 85392
(623) 536-1993

TABLE OF CONTENTS

	<u>Page No.</u>
1.0 Introduction	1
1.1 Location	1
1.2 Proposed Development	2
2.0 Existing PAD.....	3
3.0 Proposed Amendment.....	3
4.0 Summary	4

FIGURES

FIGURE 1 – Vicinity Map	1
FIGURE 2 – Aerial photo	2
FIGURE 3 – Service Commercial/Commerce (SC) definition	3

ATTACHED EXHIBITS

EXHIBIT A - 2011 AMENDMENT #2
EXHIBIT B - PROPOSED AMENDMENT #3
EXHIBIT C – PARCEL MAP WITH AERIAL

1.0 Introduction

1.1 Location

Palm Valley Crossing is a commercial subdivision, originally platted in 1996 within the City of Goodyear. The original PAD for the project contemplated the developments as primarily automotive uses, or automotive related uses. This proposed amendment #3 for the PAD will affect only a specific lot as shown in Figure #1 below. Figure #2 on the following page shows the aerial for the development in general with this amendment highlighted.

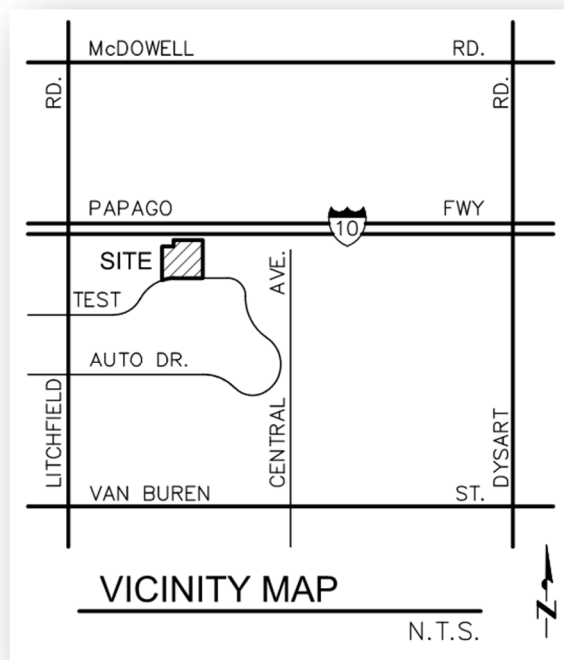


Figure 1 VICINITY MAP



Figure 2 Aerial Image

1.2 Proposed Development

The proposed Office/Warehouse development is equivalent to a light industrial use. It is a 58,000 sq.ft. building with associated parking areas, rear truck loading and maneuvering areas, landscaping and screen walls. It has a max height of 38-feet and is typical to other light industrial buildings in the immediate area. The project will be built in a single phase.

2.0 Existing PAD

Since 1996, the PAD has been amended two times, adding some diversity and other compatible uses to the subdivision. This latest Amendment #2 was prepared and approved by Goodyear in 2011. The uses within the overall subdivision are now a mix of automotive, general commercial, retail, and light industrial. These current uses are contemplated and allowed with the two previous amendments. Exhibit A attached summarized those previous two amendments and outlines the additional “service commerce” (SC) uses and “modified general commercial” (C-2) uses.

3.0 Proposed Amendment

The proposed PAD amendment would expand this 3.88-acre parcel into the previous Amendment #2 area. This would incorporate the Service Commercial/Commerce (SC) designation onto this parcel. The prior amendment defined this SC uses as shown below. There would be no proposed change to this language, as it applies to this amendment.

Service Commercial/Commerce (SC)

This area is generally located in the interior of the project not having any perimeter street frontage. The intent of this land use designation is to provide service-oriented and employment-related uses necessary to serve the needs of the community and regional area.

The list of permitted uses will allow small manufacturing, repair, research and development, office, research, testing, development and manufacturing of small products, and wholesaling. Portions of this property may be developed with large single users or consolidated complexes, while other parts may be subdivided to provide multi-tenant buildings or small single-user buildings and parcels.

Direct access to Central Avenue and the existing residential area to the east is not permitted. Appropriate buffering with the use of landscaping will help mitigate any adverse impacts to the residential areas.

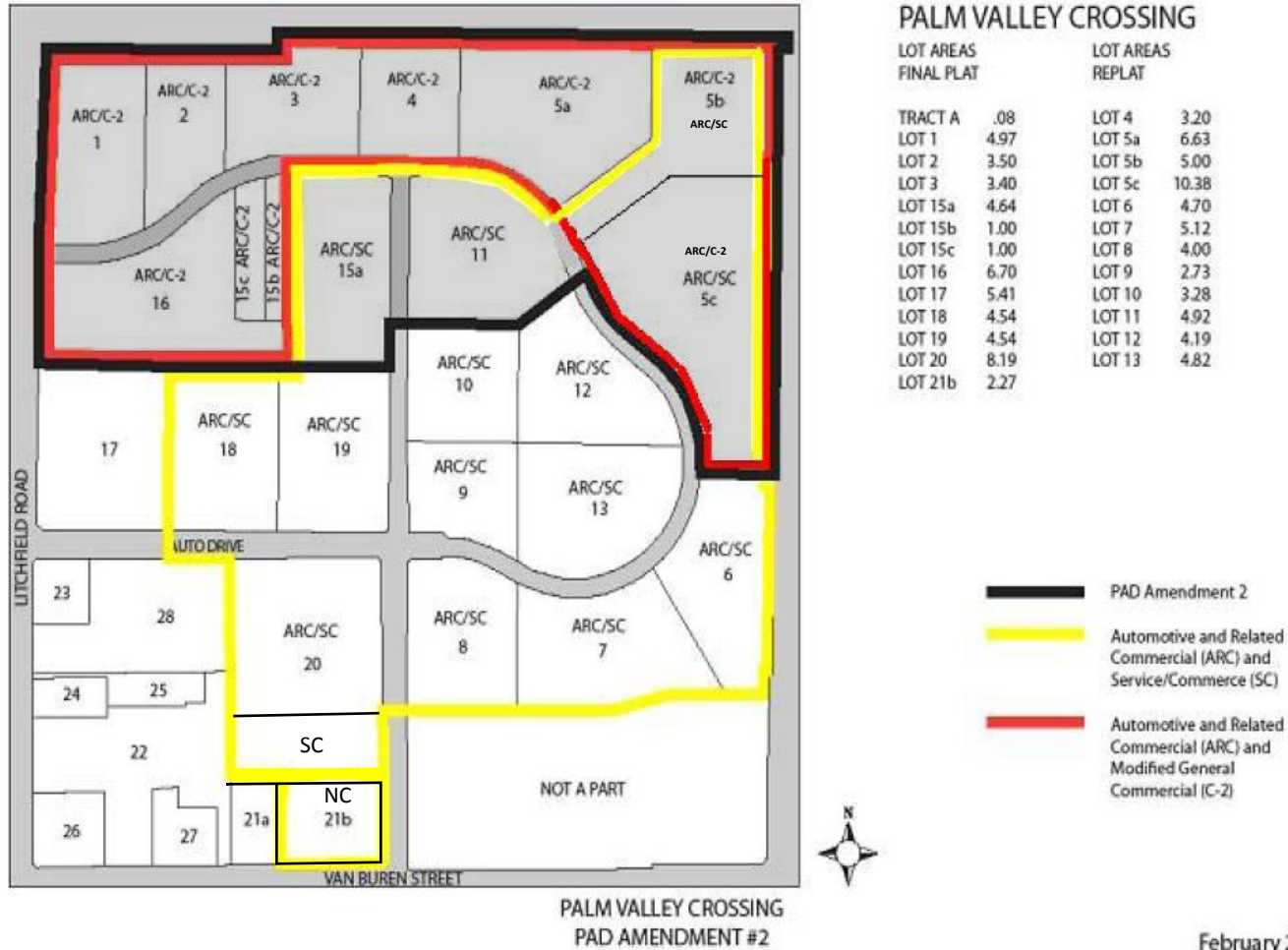
Figure 3 - SC definition

4.0 Summary

The existing subdivision, originally intended to include all “automotive related” uses, has been amended over time to include other similar and compatible uses. This proposed amendment allows a compatible use on this parcel, similar to what the adjacent parcels already enjoy.

This 3.88-acre change to the SC uses in this subdivision will not negatively affect the neighborhood or public and will not substantially change any impact to the City of Goodyear

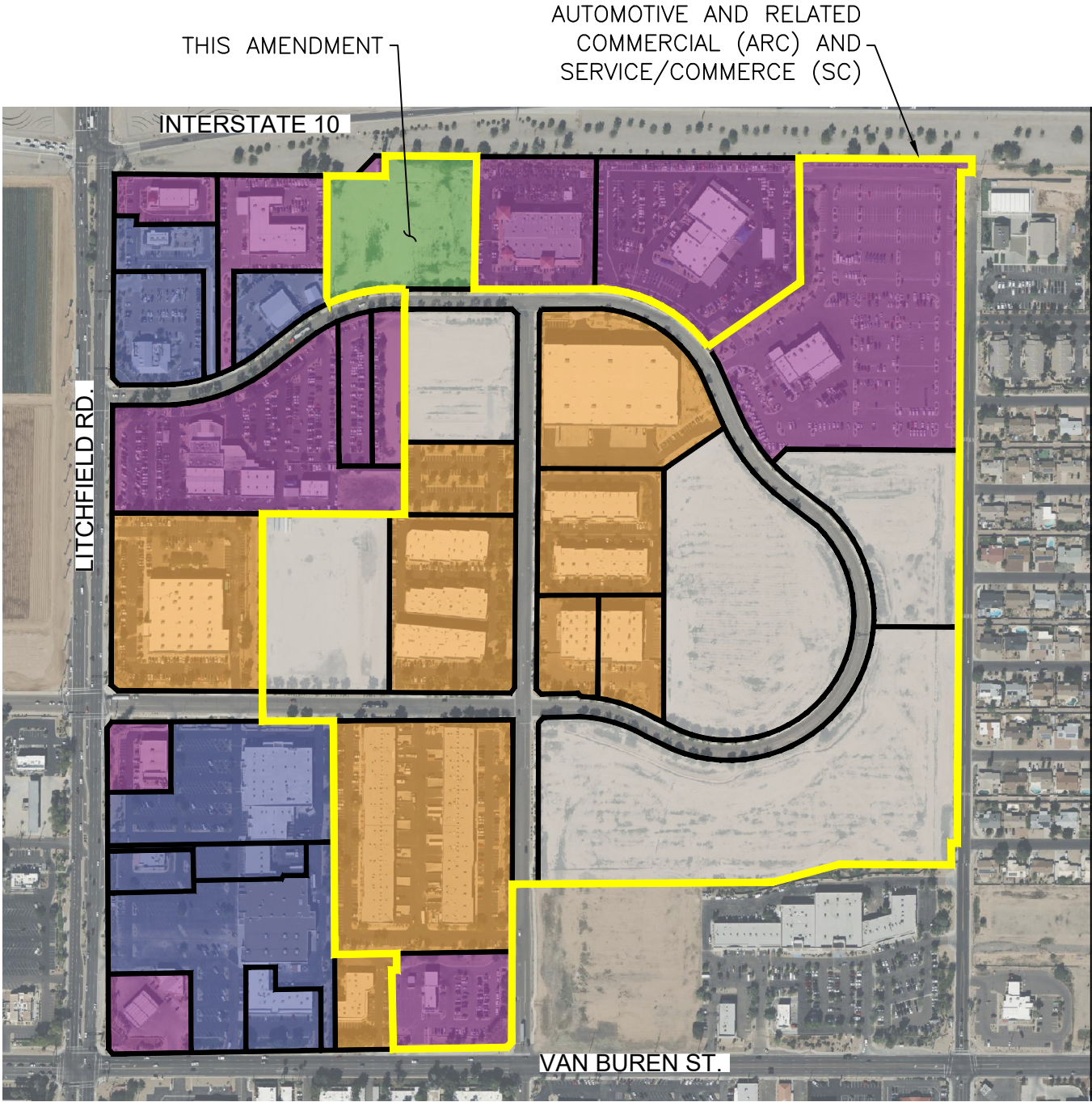
Exhibit A PAD Amendment Boundary



NOTE: The area rezoned by this PAD Amendment only involved the lots within the black boundary line. The PAD zoning for Lot 20 and that Part of Lot 21 adjacent to and south of Lot 20 was established by Ord. No. 07-1058 and was not correctly reflected on this Exhibit. The zoning for Lot 20 is ARC/SC and the zoning for that Part of Lot 21 south of Lot 20 is SC. Lot 20 is split-zoned ARC/SC and SC. Lot 21b is zoned NC per the original PAD for Palm Valley Crossing (Palm Valley Metroplex) established by Ord. No. 95-523. This is the corrected version of the PAD zoning applicable to these lots. (Joe Schmitz, 7/22/15)

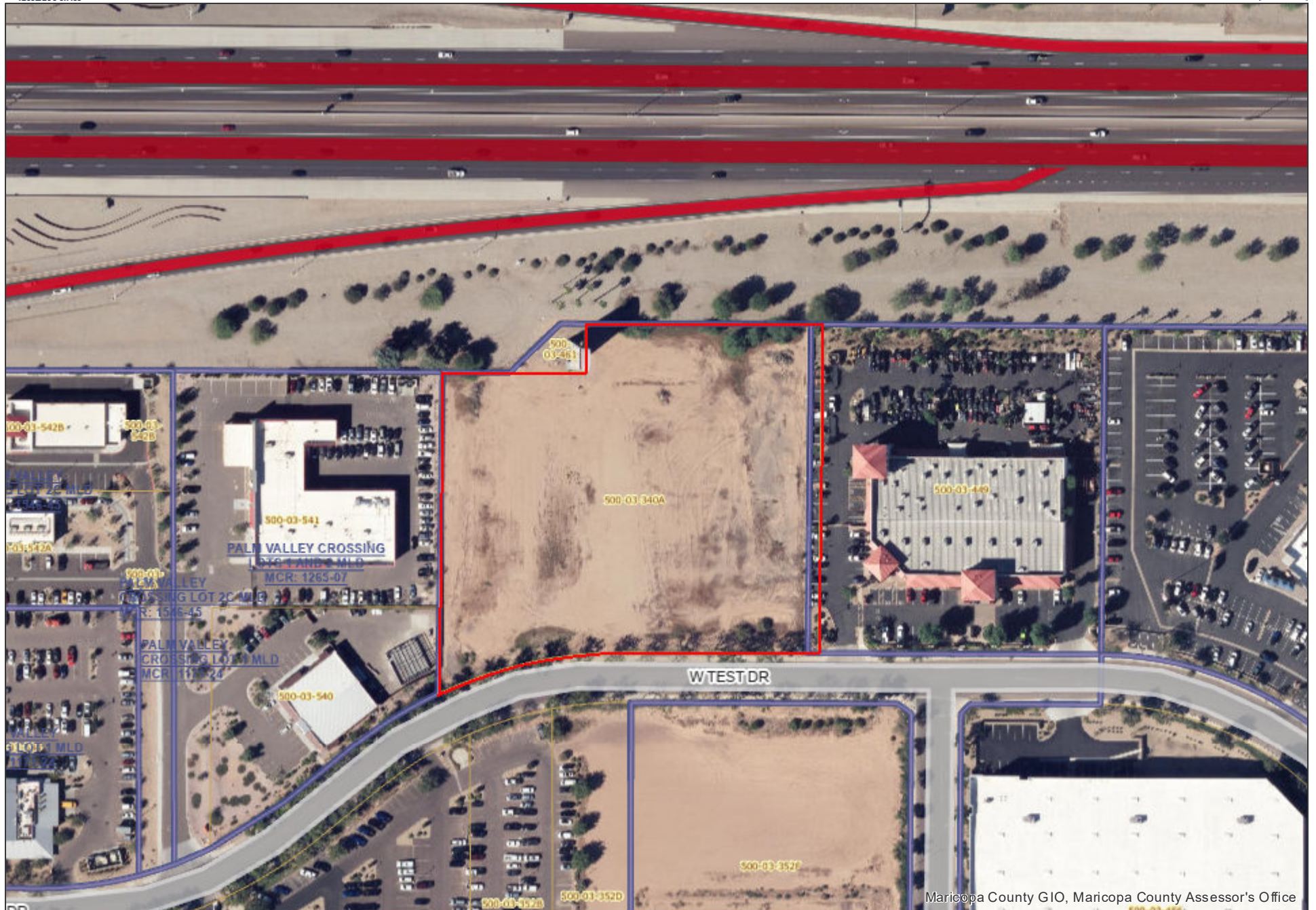
EXHIBIT 'B'

PAD USES AND PROPOSED AMENDMENT #3



	THIS PROPOSED AMENDMENT	3.88 ACRES
	VACANT	35.0 ACRES
	AUTOMOTIVE USES	38.1 ACRES
	LIGHT INDUSTRIAL - NON AUTOMOTIVE USES	32.2 ACRES
	RETAIL OR GENERAL COMMERCIAL USES	17.6 ACRES

EXHIBIT C Map





**Palm Valley Cross 5th Amendment
Rezoning
23-200-00010**

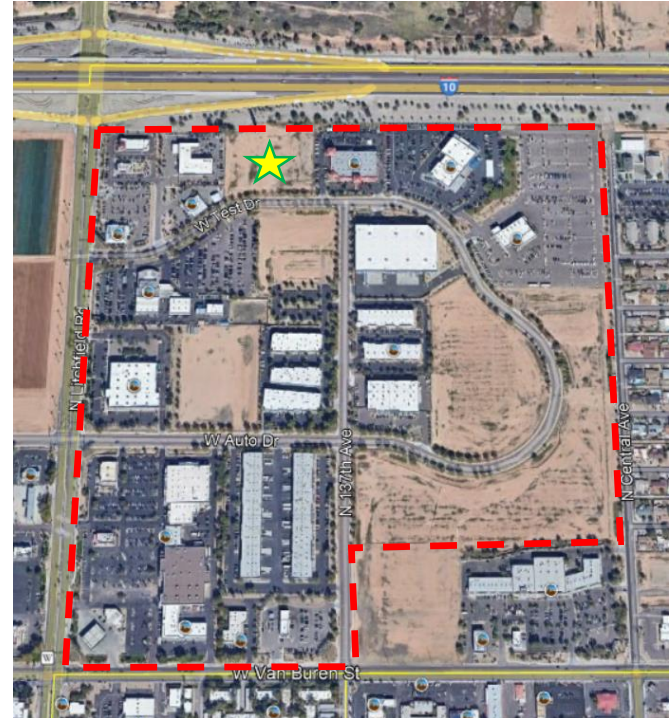
Location



NEC OF N. LITCHFIELD RD AND W. VAN BUREN

Palm Valley Crossing
137 acres on the northeast
corner of Van Buren and
Litchfield Road. - - - - -

Amendment is for Lot 3 ★

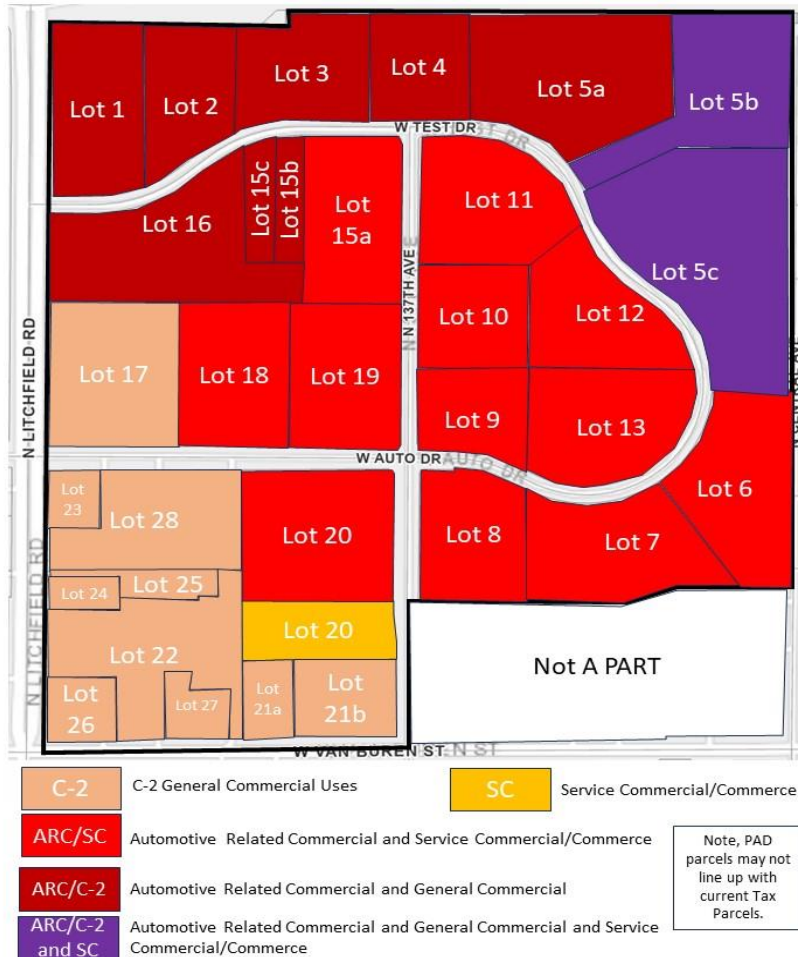


Current Zoning

PALM VALLEY CROSSING

- Zoned PAD with multiple uses:
 - Automotive Related Commercial (ARC)
 - C-2 Modified General Commercial (C-2)
 - Service Commercial / Commerce (SC)

Exhibit A: PAD Amendment Boundary (Current Designations)



Request



NEC OF N. LITCHFIELD RD. AND W. VAN BUREN ST.

- Current PAD Uses Allowed:
 - Automotive Related Commercial (ARC)
 - Modified C-2 General Commercial (C-2)
- Add
 - Service Commercial / Commerce (SC)
- New designation would be:
 - PAD-ARC/C-2/SC

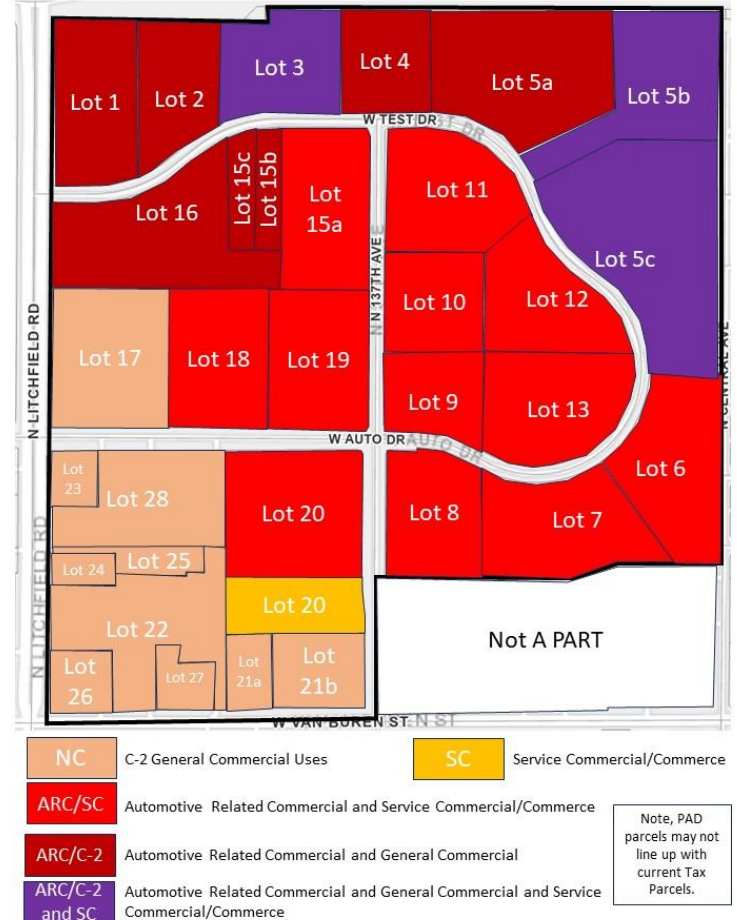


Request

PAD MAP

- Current PAD Uses Allowed:
 - Automotive Related Commercial (ARC)
 - Modified C-2 General Commercial (C-2)
- Add
 - Service Commercial / Commerce (SC)
- New designation would be:
 - PAD-ARC/C-2/SC
- 5th Amendment would also affirm all previous zoning cases.

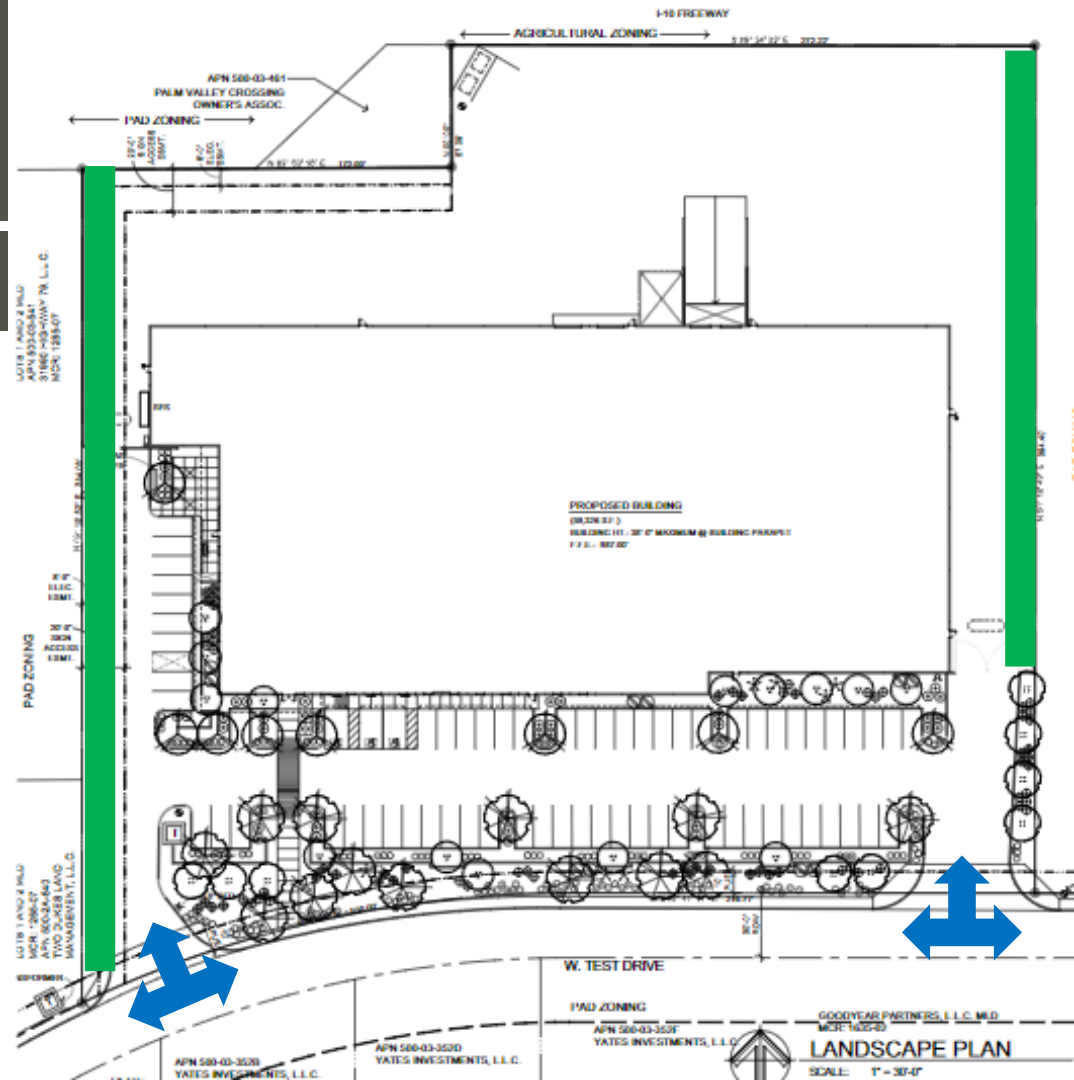
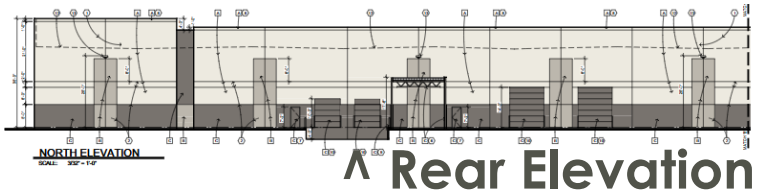
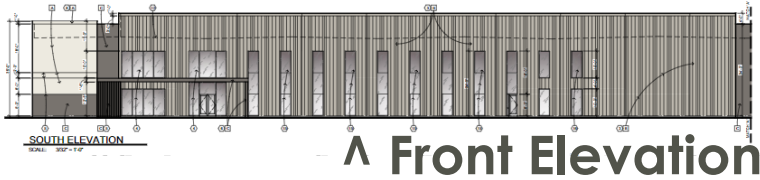
Exhibit A: PAD Amendment Boundary (Proposed Designations)



Site

LOT 3

- Proposed 59,326 square foot building.
- Office / Warehouse space
- Additional Landscaping





Public Participation

NOTICES AND PLANNING AND ZONING COMMISSION

- Public Notice process followed.
- Planning Commission meeting held on February 14, 2024.
- Staff gave presentation, and answered questions related to the deleted landscaping requirement on the north side of the building.
- There were no public comments during the meeting.
- Commission voted 7-0 to send a recommendation for approval to the Council.

Recommendation

STAFF RECOMMENDS APPROVAL



- Application complies with city requirements.

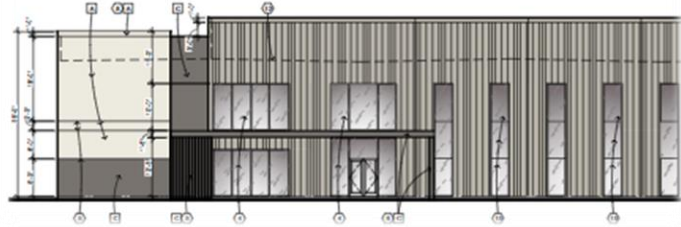
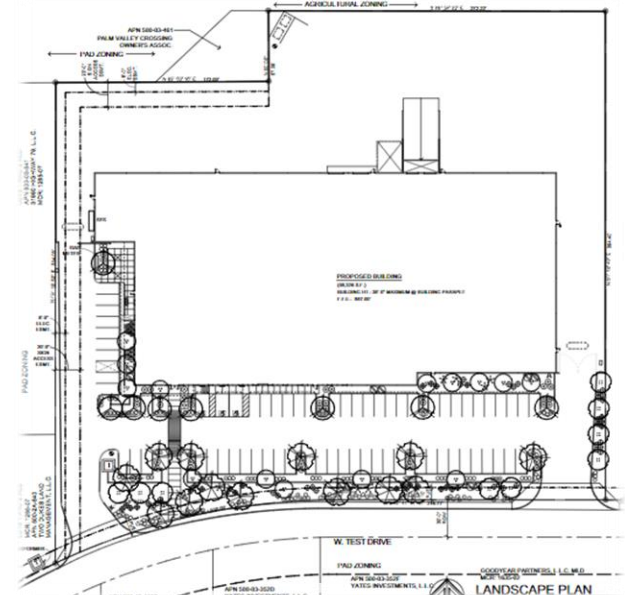
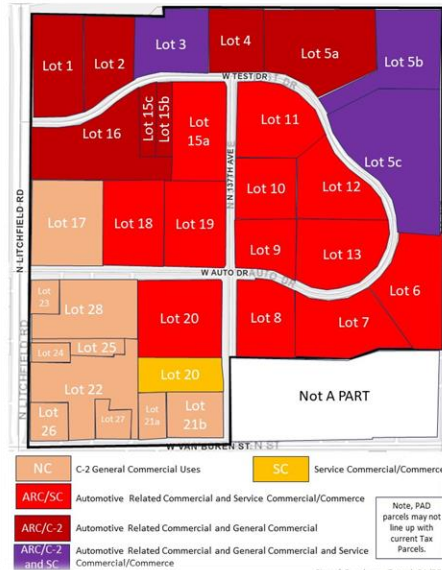


Exhibit A: PAD Amendment Boundary (Proposed Designations)





ITEM #: 8.
DATE: 02/26/2024
AI #:1892



CITY COUNCIL ACTION REPORT

**SUBJECT: AMENDMENT TO ZONING ORDINANCE REGULATIONS
RELATED TO CHURCHES**

STAFF PRESENTER(S): Christian M. Williams, AICP, Interim Planning Manager

SUMMARY

This is a staff-initiated request to amend Articles 2, 3 and 4 of the Zoning to bring the city's zoning requirements for churches into conformance with requirements established by the state Free Exercise of Religion Act ("FERA") and federal governments Religious Land Use and Institutionalized Persons Acts (RLUIPA).

STRATEGIC PLAN ALIGNMENT



Fiscal Resource
Management



Sense of
Community

RECOMMENDATION

ADOPT ORDINANCE NO. 2024-1600, AMENDING GOODYEAR ZONING ORDINANCE ARTICLE 2-2 (DEFINITIONS) TO REVISE THE DEFINITION OF "CHURCH;" AMENDING GOODYEAR ZONING ORDINANCE ARTICLE 3 (ZONING DISTRICTS) ARTICLE 3-3 (COMMERCIAL DISTRICTS) BY REVISING THE PRINCIPAL PERMITTED USES IN PARAGRAPH A OF SECTION 3-3-1 (CO COMMERCIAL OFFICE DISTRICT) TO DELETE "CHURCHES;" CHANGING THE TITLE OF GOODYEAR ZONING ORDINANCE TITLE 4 TO "REGULATION OF PARTICULAR USES;" AMENDING GOODYEAR ZONING ORDINANCE ARTICLE 4 (NOW REGULATION OF PARTICULAR USES) ARTICLE 4-2 (USES REQUIRING ADDITIONAL EVALUATION) BY ADDING NEW SECTION 4-2-19 (CHURCHES) TO ALLOW CHURCHES AS A PRIMARY PERMITTED USE IN ALL ZONING DISTRICTS; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.
(Christian M. Williams, AICP, Interim Planning Manager)

FISCAL IMPACT

There is no direct budget impact associated with the approval of this Zoning Ordinance text amendment.

BACKGROUND AND PREVIOUS ACTIONS

The City of Goodyear Zoning Ordinance regulates the development of all land within the city. Regulations set forth in the Zoning Ordinance may be amended when deemed necessary to best serve the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the city. The current Zoning Ordinance was originally adopted by the City Council in May 1999 and has been the subject of a number of amendments since that time. The purpose of this text amendment is to bring City standards into conformance with Arizona' Free Exercise of Religion Act ("FERA) and the federal Religious Land Use and Institutionalized Persons Act (RLUIPA).

STAFF ANALYSIS

Current Policy:

The following policies contained within the city of Goodyear Zoning Ordinance are applicable and relevant to this requested text amendment:

- Article 2-2 (Definitions) of the Zoning Ordinance defines certain words and terms used throughout the ordinance.
- Article 3-3 (Commercial Districts) of the Zoning Ordinance provides principal permitted uses for each of the commercial zoning districts.
- Article 4 (Special Uses, Uses Requiring Additional Evaluation, Nonconforming Uses and Buildings) of the Zoning Ordinance establishes requirements and evaluation criteria for several use permit and special use permit designated uses and designates where certain uses might be appropriate.
- Article 4-2 (Uses Requiring Additional Evaluation) of the Zoning Ordinance provides requirements and evaluation criteria for certain uses.

Details of the Request:

This request for text amendment is to modify certain definitions and standards related to churches. To achieve this intent, the text amendment proposes the following revisions:

- Zoning Ordinance Article 2-2 (Definitions): Changes the term "Churches, Synagogues or Temples" to "Church"; and,
- Zoning Ordinance Article 3-3 (Commercial Districts): Removes Church from the Principal Permitted Uses list under CO (Commercial Office); and,
- Zoning Ordinance Article 4 (Special Uses, Uses Requiring Additional Evaluation, Nonconforming Uses and Buildings): Renames the title of Article 4 from "Special Uses, Uses Requiring Additional Evaluation, Nonconforming Uses and Buildings" to "Regulation of Particular Uses"; and,
- Zoning Ordinance Article 4-2 (Uses Requiring Additional Evaluation): Adds a new Article 4-2-19 that allows churches a Permitted Use in all Zoning Districts subject to certain requirements.

For any existing Special Use Permit approved for a church, the property owner would be entitled to give up the Special Use Permit and benefit from the proposed regulation or alternatively, can keep the rights granted by the Special Use Permit and continue to abide by any stipulations imposed as a condition of granting that Special Use Permit.

Evaluation Criteria:

As previously noted, Section 1-3-1 (Amendments) of the Zoning Ordinance provides evaluation criteria for text amendments. The criteria and accompanying staff analysis (italics) are provided below:

- A. Documentation indicating inconsistencies in terms of the Ordinance or problems and/or conflicts in implementation of specific sections of the Ordinance that will be resolved by the amendment;

The amendment is intended to bring the city's treatment of the Church use, as established in both the Zoning Ordinance, into conformance with those standards established by Arizona's Free Exercise of Religion Act ("FERA") and the federal Religious Land Use and Institutionalized Persons Act (RLUIPA). Currently, the city requires a Special Use Permit to operate a church. The proposed amendment eliminates the Special Use Permit requirement and allows Churches in all zoning districts and imposing certain additional standards that would apply for similar assembly type uses based on provisions in the Goodyear Zoning Ordinance. As such, the amendment will provide for consistency with state and federal standards, which will provide greater clarity for those seeking to operate a church and practice their constitutional rights to religious freedoms, while accounting for traffic, parking and outdoor assembly.

B. Whether amendment is needed to respond to changes in the law, statutory or case law;

This text amendment is in response to inconsistencies between changes in law, statutory or case law. As previously noted, the purpose of the amendment is to bring city standards into conformance with state and federal law.

C. Whether amendment is needed to address zoning and/or development issues or to improve processes for addressing such issues;

With this text amendment, an inconsistency with state and federal law will be rectified.

D. Whether amendment will to promote implementation of goals and objections of the City's General Plan;

In General Plan Objective CC?1?1. Create and foster complete neighborhoods places of worship are mentioned. Regardless of where the General Plan limits the locations of places of worship, the United States Constitution, Arizona's Free Exercise of Religion Act ("FERA") and the federal Religious Land Use and Institutionalized Persons Act (RLUIPA) preempt those limitations, and this text amendment accomplished that goal.

E. Any other factors related to the impact of the amendment on the general health, safety or welfare of the citizens of the City and the general public.

The text amendment should not have any adverse impacts on the general health, safety or welfare of citizens or the general public. The proposed text amendment brings Goodyear into compliance with state and federal laws.

Public Participation, Public Comment and Planning and Zoning Commission Meeting:

This Zoning Ordinance text amendment requires public hearings before the Planning & Zoning Commission and City Council. Notice for these public hearings included a full-size legal notice published in the Arizona Republic on January 31, 2024. Information on this text amendment was also posted to the current development applications section of the city's website.

On February 14, 2024, the Planning and Zoning Commission held a public hearing for this item. After the staff presentation, the Planning and Zoning Commission voted (7-0) to recommend approval of the Ordinance.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the City Council on February 26, 2024 appeared in the Arizona Republic Southwest Valley Edition January 31, 2024.

Attachments

Ordinance

Presentation

ORDINANCE NO. 2024-1600

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AMENDING GOODYEAR ZONING ORDINANCE ARTICLE 2-2 (DEFINITIONS) TO REVISE THE DEFINITION OF "CHURCH;" AMENDING GOODYEAR ZONING ORDINANCE ARTICLE 3 (ZONING DISTRICTS) ARTICLE 3-3 (COMMERCIAL DISTRICTS) BY REVISING THE PRINCIPAL PERMITTED USES IN PARAGRAPH A OF SECTION 3-3-1 (CO COMMERCIAL OFFICE DISTRICT) TO DELETE "CHURCHES;" CHANGING THE TITLE OF GOODYEAR ZONING ORDINANCE TITLE 4 TO "REGULATION OF PARTICULAR USES;" AMENDING GOODYEAR ZONING ORDINANCE ARTICLE 4 (NOW REGULATION OF PARTICULAR USES) ARTICLE 4-2 (USES REQUIRING ADDITIONAL EVALUATION) BY ADDING NEW SECTION 4-2-19 (CHURCHES) TO ALLOW CHURCHES AS A PRIMARY PERMITTED USE IN ALL ZONING DISTRICTS; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on February 14, 2024 appeared in the Arizona Republic Southwest Valley Edition January 31, 2024; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on February 14, 2024, and at that meeting the Commission voted (7-0) to recommend approval of the proposed ordinance; and

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the City Council on February 26, 2024 appeared in the Arizona Republic Southwest Valley Edition January 31, 2024; and

WHEREAS the Mayor and Council of the city of Goodyear, Arizona, find that the interests of the City of Goodyear and its citizens are best served by clarifying the definition of churches and by allowing churches in all zoning districts, subject to consistent review requirements and standards.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. City of Goodyear Zoning Ordinance Article 2 (Definitions) Article 2-2 (Definitions) is amended by amending the definition of "Church" as follows (with deletions shown by ~~strikeout text~~ and additions shown by double underlined text):

~~Church, Synagogue or Temple.~~ Permanently located **building**
commonly used for religious worship.

SECTION 2. City of Goodyear Zoning Ordinance Article 3 (Zoning Districts) Article 3-3 (Commercial Districts) is amended by revising the Principal Permitted Uses in paragraph A of Section 3-3-1 (CO Commercial Office District) as follows (with deletions shown by ~~strikeout text~~):

A. *PRINCIPAL PERMITTED USES*. Only listed use of **structures** or land shall be permitted.

1. Offices for professional, administrative, clerical and sales services.
2. Financial **institutions**, including drive-through window, but excluding **non-chartered financial institutions**.
3. Medical offices or clinics.
4. Medical laboratories, excluding animal research.
5. ~~**Churches**~~.

SECTION 3. The title of City of Goodyear Zoning Ordinance Article 4 is amended as follows (with deletions shown by ~~strikeout text~~ and additions shown by double underlined text):

Article 4

REGULATION OF PARTICULAR USES ~~SPECIAL USES,~~ ~~USES REQUIRING ADDITIONAL EVALUATION,~~ ~~NONCONFORMING USES AND BUILDINGS~~

SECTION 4. City of Goodyear Zoning Ordinance Article 4 (now Regulation of Particular Uses) Article 4-2 (Uses Requiring Additional Evaluation) is amended by adding new Section 4-2-19 (Churches) as follows:

§ 4-2-19 Churches.

- A. **Churches** are a Principal Permitted Use in all districts, subject to the requirements of this Section.
- B. A Traffic Impact Analysis Report shall be provided, and any warranted signals shall be installed at applicant's expense and shall meet the city's spacing standards.
- C. If located within five hundred (500) feet of existing residences, the following shall apply:

1. All building, parking, and security lighting shall be directed down with full cut-off directional light fixtures.
2. All lighting shall be dimmed to fifty percent (50%) between 10 p.m. and 6 a.m.
3. Lights mounted on any wall visible from a residence shall not be placed higher than eight (8) feet above the building foundation.
4. Under-canopy lights shall be screened by the canopy edge, so that the light source is not visible from the property line.
5. Programmed or scheduled outdoor events shall not occur within fifty (50) feet of any existing residence and shall not occur between the hours of 10 p.m. and 6 a.m.
6. Voices, music, and other sounds by one or more individuals, orchestras, radios, phonographs, music boxes, or sound amplification systems shall not exceed fifty (50) dB(A) between 10:00 p.m. and 7:00 a.m. at the property line of the **church**.

SECTION 5. CORRECTIONS. The City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 6. SEVERABILITY. If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective thirty days after adoption in the manner prescribed by law.

SECTION 8. RECORDATION. This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20____.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Darcie McCracken, City Clerk

Roric Massey, City Attorney



Special Use Zoning Ordinance Text Amendment: Churches

**Planning and Zoning Commission Meeting
February 26, 2024**

Churches

CURRENT: PERMITTED IN CO; SPECIAL USE PERMIT IN ALL OTHER DISTRICTS

- Religious Land Use And Institutionalized Persons Act (RLUIPA)
- Arizona' Free Exercise of Religion Act (FERA)
- First Amendment to U.S. Constitution
- Evaluating traffic and outdoor noise



*Image from Google near Sarival Ave. near Van Buren St.



*Aerial Image from Google near Sarival Ave. near Van Buren St.

Staff Recommendation

APPROVE ORDINANCE

- Allow in all Zoning Districts
- Need to meet parking requirements
- All other city requirements still apply (parking, special events, etc.)



