



MUNICIPAL OFFICE COMPLEX
8401 W. MONROE STREET
PEORIA, AZ 85345

**PLANNING & ZONING
COMMISSION:**

Greg Loper, Chair
Veda McFarland, Vice Chair
Michael Worlton, Secretary
Kenneth Compton
William Louis
Marc Melbo
John Gerard
Anne Wojcik, Alternate

Department Liaison
Glen Van Nimwegen

***Accommodations for
Individuals with Disabilities.***
*Alternative format materials, sign
language interpretation, and
assistive listening devices are
available upon 72 hours advance
notice through the Office of the
City Clerk, 8401 West Monroe
Street, Room 150, Peoria, Arizona
85345 (623)773-7340, TDD
(623)773-7221, or FAX (623) 773-
7304. To the extent possible,
additional reasonable
accommodations will be made
available within the time
constraints of the request.*

**PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, SEPTEMBER 18, 2008
6:30 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.**

CONVENE:

ROLL CALL:

OPENING STATEMENT:

FINAL CALL TO SUBMIT SPEAKER REQUEST FORMS:

CONSENT AGENDA

CONSENT AGENDA: All items listed with "C" are considered to be routine or have been previously reviewed by the Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

CONSENT – New Business:

- 1C DISPOSITION OF ABSENCE:** Discussion and possible action to approve the absences of Chair Greg Loper, Commissioners John Gerard, Kenneth Compton, and Marc Melbo from the August 7, 2008 meeting.
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held August 7, 2008.
- 3C CU08-18:** Express Car Wash is requesting approval of a Conditional Use Permit for a car wash on property zoned Intermediate Commercial (C-2).

REGULAR AGENDA

NEW BUSINESS:

4R **PUBLIC HEARING:** RE: Minor Amendment to the General Plan Land Use designation.

PUBLIC HEARING – GPA07-16: Design Professionals, LLC is requesting a minor amendment to alter the current Peoria General Plan Land Use designation for approximately 11.41 gross acres from Low Density Residential (2-5 du/ac, target of 3 du/ac) to Community Commercial. The property is generally located at the northwest corner of Northern Avenue and 99th Avenue

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to approve the request from Design Professionals for a Minor Amendment to the General Plan Land Use designation.

5R **PUBLIC HEARING:** RE: Rezone 6.04 acres from Agricultural to Intermediate Commercial.

PUBLIC HEARING – Z08-03: Design Professionals, LLC. on behalf of JAR Development Corp. is requesting to rezone approximately 6.04 gross acres from Agricultural (AG) to Intermediate Commercial (C-2) to allow an approximately 50,000 square foot retail center. The property is located north of the northwest corner of Northern Avenue and 99th Avenue.

Open Public Hearing

Staff Report

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to approve the request from Design Professionals to rezone 6.04 acres from Agricultural to Intermediate Commercial.

CALL TO THE PUBLIC: (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff:

Reports from the Planning and Zoning Commission:

ADJOURNMENT:

NOTE: Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Mary Jo Kief, City Clerk

Date Posted: _____

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
CITY HALL, COUNCIL CHAMBER
AUGUST 7, 2008**

DRAFT

A **Regular Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:32 p.m.

Members Present: Vice Chair Veda McFarland, Commissioners Michael Worlton, Anne Wojcik and William Louis.

Members Absent: Chair Greg Loper, Commissioners John Gerard, Kenneth Compton, and Marc Melbo.

Others Present: Steve Burg, Chief Assistant City Attorney, Glen Van Nimwegen, Community Development Director, Robert Gubser, Senior Planner, Maher Hazine, Assistant City Engineer, Ed Boik, Planner, Melissa Zechiel, Planning Technician, Monique Spivey, Associate Planner, and Bev Parcels, Planning Assistant.

Opening Statement: read by Robert Gubser, Senior Planner.

Final call for speaker request forms.

Audience: Approximately 26.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a "C" are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

- 1C DISPOSITION OF ABSENCE:** Discussion and possible action to approve the absences of Commissioners Kenneth Compton, Michael Worlton, and Anne Wojcik from the June 5, 2008 meeting.
- 2C MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held June 5, 2008.
- 3C CU08-09:** Peoria Big Boy's Toys Storage, located west of the northwest corner of Lake Pleasant Road and Beardsley Road, a Conditional Use Permit for a RV and boat storage facility on property zoned Intermediate Commercial (C-2), with the following stipulations:
1. The use shall substantially conform to the Narrative attached as Exhibit B.
 2. Lighting locations shall be reviewed and determined through administrative site plan review to prevent light spill and glare from affecting the adjacent properties.
 3. The units shall not be used for commercial or residential purposes, sleeping, overnight camping, playing of musical instruments, or the storage of hazardous or dangerous materials.

DRAFT

- 4C** **CU08-10:** Peoria Extra Space Storage, located west of the northwest corner of Lake Pleasant Road and Beardsley Road, a Conditional Use Permit for mini storage warehouses on property zoned Intermediate Commercial (C-2), with the following stipulations:
1. The use shall substantially conform to the Narrative attached as Exhibit B.
 2. Lighting locations shall be reviewed and determined through administrative site plan review to prevent light spill and glare from affecting the adjacent properties.
 3. The hours of operation are restricted to 7AM to 7PM for all drive-up units and 8AM to 6PM for office and climate-controlled units.
 4. The units shall not be used for commercial or residential purposes, sleeping, overnight camping, playing of musical instruments, or the storage of hazardous or dangerous materials.
- 6C** **CU08-17:** Corner Bakery Café, located on the northwest corner of 83rd Avenue and Paradise Lane, a Conditional Use Permit to allow the addition of an outdoor dining patio, with the following stipulations:
1. The use shall substantially conform to the Narrative attached as (Exhibit A) and the accompanying Site Plan (Exhibit C) and Patio Plan (Exhibit D).
 2. A fire sprinkler will be required to be installed under the proposed canopy.
 3. Any remodel within the building shall be submitted for the appropriate permits through the Building Safety Division.
- 7C** **CU08-20:** Deer Valley Car Care, located south of the southeast corner of 78th Avenue and Deer Valley Road, a Conditional Use Permit for an automotive diagnostic and repair facility on property zoned Planned Area Development (Deer Valley Service Center PAD), with the following stipulations:
1. The use shall substantially conform to the Narrative attached as Exhibit B.

Commission Action: Consent Agenda item 5C, CU08-16 was removed from the Consent Agenda. Commissioner Louis moved to approve the Consent Agenda items. The motion was seconded by Commissioner Worlton and upon vote, carried unanimously.

REGULAR AGENDA

NEW BUSINESS, PUBLIC HEARINGS and/or ACTION:

- 5C** **CU08-16:** Community of Grace Lutheran Church, located on Pinnacle Peak Road east of 107th Avenue, a Conditional Use Permit for a pre-school / daycare facility on property zoned Single-Family Residential (R1-18) in conjunction with the Community of Grace Lutheran Church.

Staff Report: Presented by Melissa Zechiel, Planning Technician

Public Comment: [REDACTED] stated she has the largest wall adjacent to this property. [REDACTED] stated that the walls are too short, the dumpsters are too close, and the 24-hour lighting is an issue. She also stated that she is concerned with increased crime and the property value of her home.

DRAFT

dry wells, percolation in the ground and there is a series of tests to demonstrate this within the required 36 hours as required by law.

Commissioner Worlton explained to the residents what is before the Commission to be voted upon tonight. He also asked if the existing drainage problem could be addressed. Mr. Hazine, explained the scope of the project and the drainage issues.

Commissioner Louis also explained what is before the Commission tonight. The citizens will have an opportunity in the future to voice their concerns during the approval process of the site plan.

Vice Chair McFarland suggested to the applicant to have meetings with the neighbors to hear and perhaps resolve their concerns.

Commissioner Worlton also suggested that the applicant agree, for the record, to have meetings with the neighborhood.

██████████ stated that they would agree to meet with the neighbors and discuss how to mitigate some of their concerns. Vice Chair McFarland suggested that ██████████ take the names and contact information of those citizens that are here tonight. ██████████ said that he would.

Commission Action: Commissioner Louis moved to approve CU08-16. The motion was seconded by Commissioner Worlton and upon vote, carried unanimously with the following conditions:

1. The Conditional Use Permit shall be limited to the areas identified as "Pre-School" and "Pre-School Play Area" on the preliminary site plan attached as Exhibit D.
2. The applicant shall comply with all applicable regulations and licensing requirements of the Arizona Department of Health.
3. Hours of operation shall be between 6:00 a.m. and 7:00 p.m. Hours of outdoor activity shall be limited to between 8:00 a.m. and 6:00 p.m.
4. The playground area of the facility shall be surrounded with a 5 foot high wrought iron view fence as shown in the preliminary site plan attached as Exhibit D. The vertical members of the fence shall be no greater than 4 inches apart.
5. The use shall substantially conform to the Narrative date stamped May 9, 2008 and attached as Exhibit C.

8R **PUBLIC HEARING - CU08-19:** Goodwill, located west of the northwest corner of Beardsley Road and Lake Pleasant Road, is requesting a Conditional Use Permit to operate a discount store and drop-off facility on property zoned Intermediate Commercial (C-2).

This case has been withdrawn, no action is required.

DRAFT

- 9R **PUBLIC HEARING – GPA07-14:** KJ Way LLC is requesting a minor amendment to alter the current Peoria General Plan Land Use designation for approximately 1.67 gross acres from Residential Estate (0-2 du/ac, target of 1 du/ac) to Office. The property is generally located south of the southeast corner of Pinnacle Peak Road and Lake Pleasant Parkway.

Staff Report: presented by Robert Gubser, Senior Planner.

Public Comment:

██████████ with the landowner ██████████ briefly explained that the intent is to build an owner-occupied single story residential scale office building, as a transition from the commercial uses along Lake Pleasant Parkway.

Commission Action: Commissioner Worlton moved to recommend approval of GPA07-14 to City Council for a minor amendment to alter the current Peoria General Plan Land Use designation for approximately 1.67 gross acres from Residential Estate (0-2 du/ac, target of 1 du/ac) to Office. The motion was seconded by Commissioner Louis and upon vote, the motion carried unanimously.

- 10R **PUBLIC HEARING – Z07-16:** Earl, Curley, & Lagarde P.C. on behalf of Santana Village, LLC is requesting to rezone approximately 13.05 acres from Intermediate Commercial (C-2) to a Multi-Family Residential District (RM-1) to allow a 224 unit apartment complex.

Staff Report: Presented by Ed Boik, Planner.

██████████ discussed the density of this site.

Public Comment:

██████████ stated that he is concerned about an exit into his cul-de-sac area and questioned if the mobile home park had been notified of this project. ██████████ explained that this will be an emergency fire access only. ██████████ also stated that the mobile home residents had been notified and the wall would be rebuilt.

Commissioner Wojcik questioned the number of apartment buildings that are concentrated in this area and stated her concern for the future apartment complex being maintained.

Glen Van Nimwegen, Community Development Director, explained that the plan is to create a mixed use and provide housing close to services. Mr. Van Nimwegen also discussed long-term maintenance at the Multi-Family complex.

Discussion regarding demand for apartments versus single-family homes ensued.

Commissioner Louis stated his concerns regarding higher density and crime prevention through design.

DRAFT

Mr. Boik, Planner, explained that as part of the site plan review process, the Police Department does receive a copy and they have been offering comments regarding the CPTED (Crime Prevention Through Environmental Design) issues and crime prevention.

Mr. Gubser added that in the new Design Review Standard that is currently moving forward, CPTED standards are included.

Commission Action: Commissioner Worlton moved to recommend approval of Z07-16 to City Council to rezone approximately 13.05 acres from Intermediate Commercial (C-2) to a Multi-Family Residential District (RM-1) to allow a 224 unit apartment complex. The motion was seconded by Commissioner Louis and upon vote, the motion carried with a 3 yea and 1 nay, with the following stipulations:

1. A final PAD document shall be provided to and approved by staff within 60 days of City Council action. The PAD shall reflect the maximum density ceiling of 14.76 units per acre as demonstrated on the conceptual site plan. All other standards shall be as provided in the RM-1 district and applicable portions of the Zoning Code.
2. A Final Drainage Report must be submitted with the improvement plans. Easements for Drainage are to be dedicated over all retention basins.
3. The Developer shall dedicate 65-foot half-street ROW along the frontage of the project on Peoria.
4. The Developer shall verify the 35-foot ROW exists on 77th Avenue. If the designation is currently an easement, then the ROW shall be dedicated with this project.
5. The Developer shall dedicate an 8' PUE outside of the required ROW on Peoria, 77th, and Mercer.
6. The Developer shall construct the half-street for Peoria and 77th Avenue including the streetlights, deceleration lanes, streetlights, and landscaping.
7. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at the intersection of Peoria and 77th Avenue.
8. The Developer shall install traffic signal interconnect conduit along the frontage of the parcel on Peoria. Plans for the installation of the traffic signal interconnect conduit shall be submitted as part of the improvement plans. The traffic signal interconnect shall also be shown on the paving plans.

DRAFT

CALL TO THE PUBLIC FOR NON-AGENDA ITEMS: NONE

REPORT FROM STAFF: Robert Gubser stated that the Planning and Zoning Commission meeting scheduled for September 4, 2008 has been cancelled. Mr. Gubser also informed the Commission that Ken Compton has resigned and at this time staff would like to thank him for his service to the City of Peoria and wish him the best on his new endeavors.

REPORT FROM THE PLANNING AND ZONING COMMISSION: None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:40 p.m.

Greg Loper, Chair

Date Signed

REPORT TO THE PLANNING AND ZONING COMMISSION- CONDITIONAL USE PERMIT

CASE NO.: CU 08-18
DATE: September 18, 2008
AGENDA ITEM NO.: 3C

Applicant: [REDACTED] 3K1 Consulting, LLC
Request: Approve a Conditional Use Permit (CUP) for a car wash.
Proposed/ Development Express Car Wash
Location: North of the NWC of Cactus Road and 75th Avenue.
Support/ Opposition: At the time of printing, the City has not received any letters or phone calls in opposition to this case. One letter of support has been received.
Recommendation: **Approve**, with stipulations

Existing and Surrounding Land Uses and Zoning (Exhibit B & C):

CU 08-18	LAND USE	ZONING
ON-SITE	Vacant "Cactus Square"	C-2
North:	Single Family Dwellings	PAD (Park Rose)
West:	Retail, Restaurant "Cactus Square"	C-2
East:	Retail, Restaurant, Service-Station	C-2
South:	Retail "Cactus Square"	C-2

Background / Project Description:

1. The subject property is a 41,358 square foot (0.95 acres) pad located within the larger 10 acre Cactus Square Commerce Center. The center is located at the northwest corner of 75th Avenue & Cactus Road. Phases I and II of the center have been constructed including a CVS Pharmacy and retail shops anchored by an Ace Hardware. The subject site is identified as "Pad 2" of the center and is slated for Phase III. The pad is located immediately north of the CVS Pharmacy and adjacent to the Park Rose subdivision to the north. Park Rose received

preliminary plat approval in November 2005, and is currently under construction. Additionally, there is an intervening SRP well site separating the subject site from Lot 2 which encompasses the Ace Hardware and retail shops.

2. The applicant is proposing to construct a 3,660 square foot automated car wash on Pad 2. The facility will consist of a tunnel wash, drying stations, and vacuum stations. The parcel is 0.94 acres in size and narrowly shaped which presents challenges to accommodate a use on the site.

Findings/ Analysis:

3. Section 14-39-10.D of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits. In general, the purpose of a CUP is to mitigate any identified impacts arising from a specific use on the surrounding neighborhood and provide controls to ensure maximum compatibility. Residences are adjacent to the facility on the north. The applicant has provided a noise study which indicates that the noise generated by the site will not adversely impact the adjacent residential homes. This is due to the orientation of the entry/exit of the facility, the location of the blowers, the existing screen walls and the proposed landscape buffer.
4. The hours of operation will be limited to 7AM to 7PM. A stipulation is included which limits the hours of operation to prevent evening, night and early morning noise disturbances.
5. On July 8, 2008, the Board of Adjustments approved a variance (Case V08-01) allowing a reduction in the landscape buffer to 27'8" to accommodate the driveway leading to the car wash and to also allow a reduction in the landscape buffer to 25'6" for the sheltered payment area from the standard 30-foot depth. Additionally, the 20-ft SRP irrigation easement within the buffer yard prohibits landscaping. Therefore, a variance was approved to limit the buffer yard planting density requirement to those areas outside of the SRP irrigation easement. In all other applicable respects, the request conforms to requirements of the City of Peoria Zoning Ordinance.
6. A signed Proposition 207 Waiver has been submitted by the property owner. The waiver will be forwarded to the City Clerk's Office for signatures and recordation pending the outcome of the Conditional Use Permit application.
7. The application notice was forwarded to all property owners within 300 feet of the proposal and properly noticed per Section 14-39-10 of the Peoria Zoning Ordinance. As a result, to date, the City has received one letter of support from the adjacent residential property developer, New Sun Homes.

Recommendation:

8. Staff recommends approval of case CU08-18, based on the following findings:

- The proposed car wash is consistent with the Peoria Zoning Ordinance for uses in the C-2 zoning districts
- Through limited hours of operation and the orientation of the car wash the adjacent residential properties will not be detrimentally impacted by the proposed car wash.
- The proposed use and its design are compatible with surrounding non-residential uses within Cactus Square Commerce Park.

It is recommended the Planning and Zoning Commission take the following action:

Approve the Conditional Use Permit requested under case CU 08-18, subject to the following conditions:

1. The use and operation shall substantially conform to the project narrative and the site plan contained herein.
2. Hours of operation shall be limited to no earlier than 7 am and no later than 7 pm.

Attachments:

Exhibit A	Project Narrative
Exhibit B	Location Map
Exhibit C	Zoning Map
Exhibit D	Site Plan
Exhibit E	Elevations
Exhibit F	Letter of Support

Prepared by: Ed Boik
Planner



Consulting Services, LLC.

3K1 Consulting Services, LLC
16000 N. 80th St., Suite A
Scottsdale, Arizona 85260

PROJECT NARRATIVE
for
Express Car Wash
N of NWC 75th Avenue & Cactus Road

RE: CU08-18 & PR08-20

July 23rd, 2008

This project involves the construction of a single story 3,660-square-foot Car Wash Building on approximately 41,000 square feet located north of the northwest corner of 75th Avenue & Cactus Road in Peoria, Arizona. The site is currently zoned C-2 and has been designed under that zoning classification.

This Car Wash is considered a "Flex Service" Car Wash where the customer has the ability to vacuum/detail their vehicle themselves or have one of our clients trained professionals vacuum/detail the vehicle for them. Flex Service Car Washes are designed to save customers time (our customers are typically on and off the property in under 10 minutes) and money (our basic car wash is \$5 which includes free vacuums), the ordering process, washing process, and site circulation are key to its success. This design allows for appropriate on-site circulation and parking and will provide for generous on-site and perimeter landscaping.

Access to the site will be via a shared 36 foot driveway from 75th Avenue. The shared access drive will also provide access to the proposed retail development to the west and south of the property. The hours of operation will be 7am to 7pm they should have an average number of 6 employees on the site at all times to accommodate approximately 300 customers per day.

The customer will be greeted by a high-tech pay station and will be able to purchase their desired wash package with cash or credit cards. Once the customer has chosen their specific wash package, they will continue to the tunnels entrance. Once they exit the tunnel, depending on the wash package chosen, the customer will either make an immediate right hand turn into the "detail canopy", will make the second right hand turn and proceed to the free vacuum area, or will proceed to the exit drive located on the southeastern portion of the property.

The building will be constructed out of masonry block, both split face and smooth face, painted in desert tones and has been designed to architecturally integrate with the existing Cactus Square Shopping Center. The use of varying materials, colors, and forms helps to break up the normally long expanses typical of "tunnel" car wash buildings.

The orientation of the building (east to west), the location of the blowers (at the eastern end of the car wash tunnel), and the location of the central vacuum producer (within an enclosure on the southern edge of the property) were designed in such a manner to minimize the impact, if any, on the adjacent residential property immediately north of the property. In addition, an Acoustical

Consultant prepared a Noise Study (attached) that was conducted on July 12th, 2008. Per the report, the existing ambient conditions at the site are higher than our projected noise impact and both the ambient conditions and the projected noise impact are well within the City's daytime residential noise level limit (Section 13-92).

A photometric plan has been created and all fixtures meet the lighting requirements found in Section 14-3-2-F.

The shade canopies situated over the Vacuum stations will be a stretched canvas material over a rigid steel frame painted to match the steel accents on the building. The sign package for the site will comply with the approved sign package for the Cactus Square Shopping center.

This concept, Flex Service Car Washing, is new to the southwest and the feed back other operators are receiving from their customers is overwhelmingly positive. The building design, onsite circulation, high tech payment kiosks, and state of the art equipment packages are integral to our client's success and are key to saving customers time and money.

If you have any questions or concerns feel free to contact me.

Respectfully Submitted,

[REDACTED]

3K1 Consulting Services, LLC

[REDACTED]

CU 08-18 Locational Map



Not to Scale

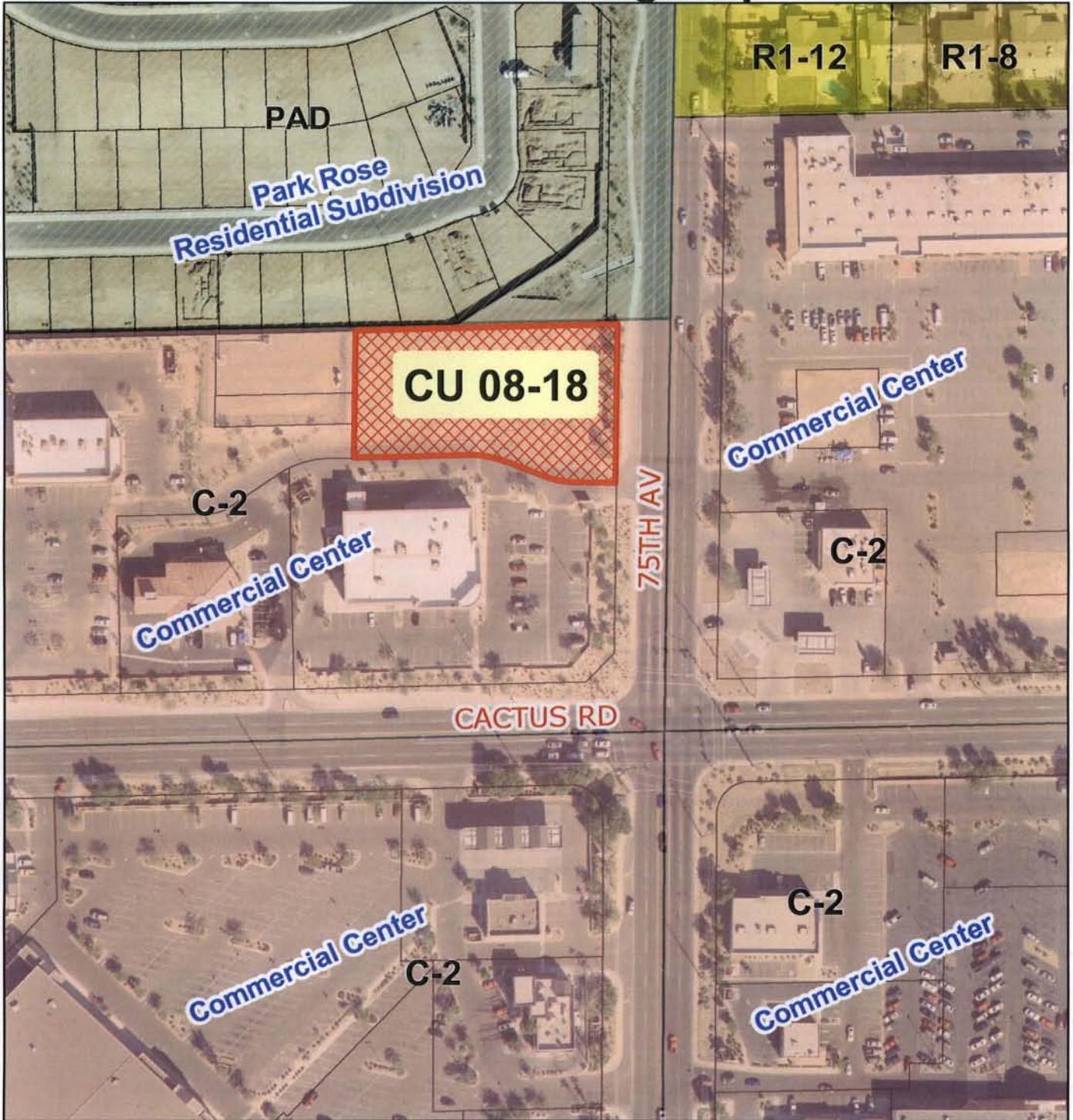
CU 08-18 Peoria Extra Space Storage

N/O NWC 75th Avenue and Cactus Road

Request for a Conditional Use Permit (CUP) to allow a car wash.

Exhibit B

CU 08-18 Zoning Map



Not to Scale

CU 08-18 Peoria Extra Space Storage

N/O NWC 75th Avenue and Cactus Road

Request for a Conditional Use Permit (CUP) to allow a car wash.

Exhibit C

KEY NOTES:

1. SPUI-FACE ONLY PAINTED
2. STUCCO OVER CMU, PAINTED
3. PRE-FINISHED ALUMINUM EXTERIOR FINISH SYSTEM
4. FINISHING SEAM METAL ROOF
5. STRETCHED FABRIC OVER OPENING, MATCH PANEL COLOR
6. LIGHT FINISH
7. IF CAST STONE WATERTABLE
8. IF STUCCO OVER CMU
9. ELFS OVER FORM WALLING, PAINTED
10. H.K. DOOR, PAINTED
11. INSIDE LINE PROJECTED S.E.L. PAINTED TO MATCH WALLING
12. STEEL TRUSS
13. PERFORATED METAL INFILL
14. CAR WASH ENTRY

GENERAL NOTES:

1. ALL DIMENSIONS SHALL BE SUBJECT TO A SEPARATE REVIEW AND APPROVAL PROCESS
2. ALL ROOF-DRAINED EQUIPMENT SHALL BE SCHEDULED FROM THE FINISH SCHEDULE
3. S.E.L. SHALL BE PAINTED TO MATCH BUILDING

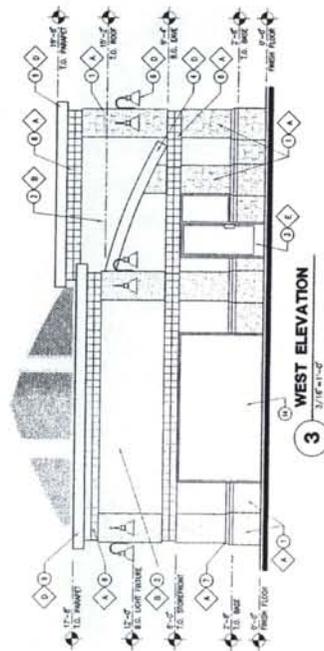
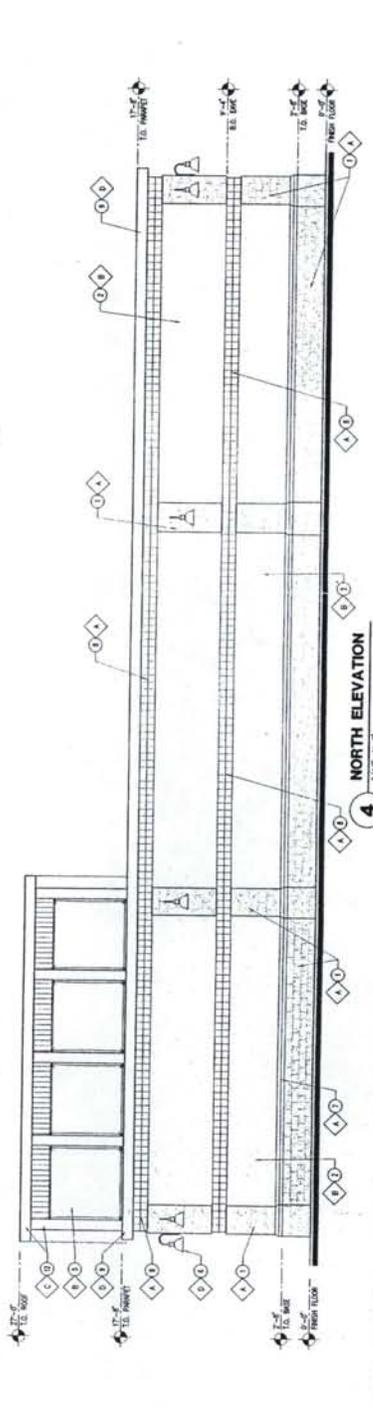
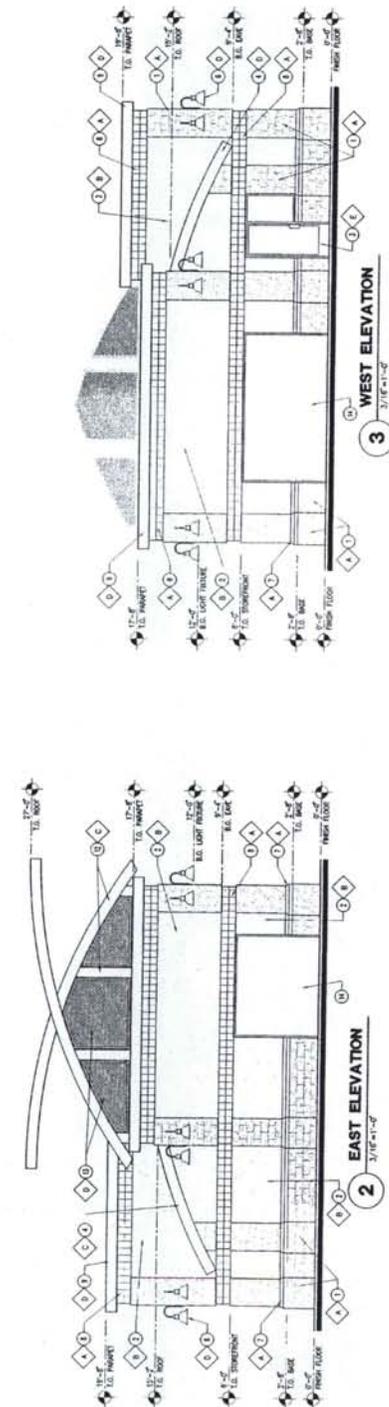
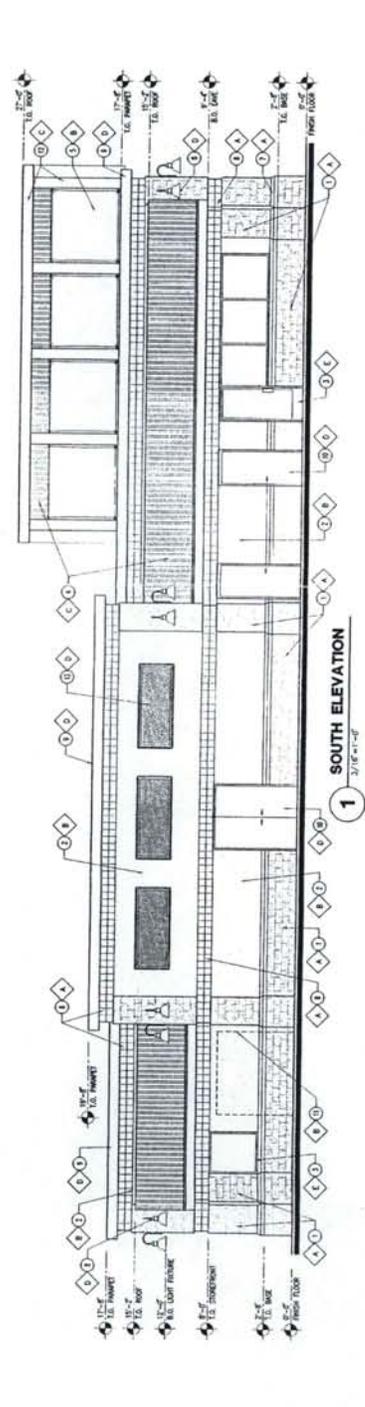
FINISH SCHEDULE

1	SURFLOUT BLOCK
2	TRUSS TRUSS
3	DOWN DOWNS
4	MELTED ROOF SERIES
5	TRUSS TRUSS
6	TRUSS TRUSS
7	TRUSS TRUSS
8	TRUSS TRUSS
9	TRUSS TRUSS
10	TRUSS TRUSS
11	TRUSS TRUSS
12	TRUSS TRUSS
13	TRUSS TRUSS
14	TRUSS TRUSS

NO.	DATE	REVISIONS
1	07/17/08	PLANNING COMMENTS

DR3

EXHIBIT E



ADG **Andrews Design Group, Inc.**
ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

CAR WASH - PEORIA
1008 W. RIO SALADO PKWY. SUITE 203 TEMPE, ARIZONA 85281 (480) 884-3344 FAX: (480) 884-3344



August 6, 2008

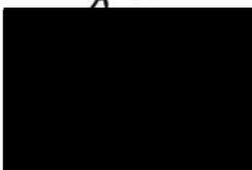
**Mr. Cody Gleason
Planning Department
City of Peoria
9875 N. 85th Avenue
Peoria, Arizona 85345**

Re: V08-01 Cactus Square, 75th Avenue and Cactus

Dear Mr. Gleason:

New Sun Homes' residential community, Park Rose, is located directly north of the car wash proposed by Withey Morris, PLC at the Cactus Square commercial center. We have studied the potential impacts to our community and for our future residents and have determined to support the applicant's request for relief from the building setback and landscape buffer. Further, we also support the applicant's request for a Conditional Use Permit to operate the car wash.

Sincerely,



**New Sun Homes
602-515-0413 (o)
602-515-0401 (f)**



REPORT TO THE PLANNING AND ZONING COMMISSION- CONDITIONAL USE PERMIT

CASE NO.: GPA 07-16 and Z 08-03

DATE: September 18, 2008

AGENDA ITEM NO.: 4R and 5R

Applicant: Design Professionals, LLC

**Proposed/
Development** General Plan Amendment (GPA 07-16) and Rezoning (Z 08-03)

Location: NWC of 99th Avenue and Northern Avenue

The applicant is requesting that both cases be continued to the October 2, 2008 agenda. Staff agrees with the petitioner's request for continuance.

Attachment: Petitioner request for continuance

Design Professionals, LLC

2023 East University, Suite #2
Tempe, Arizona 85281
(480) 894-1680
Fax (480) 894-2529

September 9, 2008

Mr. Ed Biok
City of Peoria, Az.
Community Development, Planning
9875 North 85th Avenue
Phoenix, Az. 85345

Re: General Plan Amendment and Rezoning for 99th Ave. & Northern
PR08-06 and Z08-03

Dear Ed:

Please find this as formal request for continuance on the aforementioned project. We would like to rescheduled for the October 2, 2008 meeting agenda.

Please confirm when this is rescheduled or if there is any reason it would not be rescheduled.

Thank you for your prompt consideration in this matter.

Sincerely,

A black rectangular redaction box covers the signature of the sender.

Architect

A handwritten signature in black ink, appearing to be 'JJ', is written below the typed name 'Architect'.