1-5-3 NON-RESIDENTIAL USE REGULATIONS. Table 5-3 illustrates the use regulations for all non-residential zoning districts:

TABLE 5-3: NON-RESIDENTIAL USE REGULATIONS

USE CATEGORY	SPECIFIC USE TYPE[1]	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4[4] Bus Park	B-5[4] Ind.	PI Pub/Inst.
Retail Trade (NAICS Code 44-45)	New Vehicle Sales/Service/Repair	YES	YES	YES	YES	YES	NO
	Used Vehicle Sales/Service/Repair	YES	YES	YES	YES	YES	NO
	RV Sales/Service/Repair	CUP	CUP	CUP	YES	NO	NO
	Manufactured/Mobile Home Sales	CUP	CUP	CUP	CUP	YES	NO
	Boat, ATV & Motorcycle Sales/Service	YES	YES	YES	YES	YES	NO
	Semi-Truck Service/Repair	CUP	YES	CUP	YES	YES	NO
	Semi-Truck Stop	NO	NO	NO	CUP	CUP	NO
	Automotive Parts and Accessory Sales	YES	YES	YES	YES	YES	NO
	Furniture and Home Furnishing Sales	YES	YES	YES	YES	NO	NO
	Electronics and Appliance Sales/Repair	YES	YES	YES	YES	YES	NO
	Building Materials and Supplies Sales (Indoors)	YES	YES	YES	YES	YES	NO
	Building Materials and Supplies Sales (Indoors and/or Outdoors)	CUP	CUP	CUP	CUP	YES	NO
	Lawn and Garden Equipment/Supply Sales	YES	YES	YES	YES	YES	NO
	Feed and Fertilizer Sales	CUP	CUP	CUP	CUP	YES	NO
	Nursery/Greenhouses with On-Site Sales	CUP	CUP	CUP	YES	YES	NO
	Grocery, Convenience, Department Stores	YES	YES	YES	YES	NO	NO
	Shopping Centers	YES	YES	YES	YES	NO	NO
	Specialty Retail Stores	YES	YES	YES	YES	NO	NO
	Beer, Wine and Liquor Sales	YES	YES	YES	YES	NO	NO
	Health, Pharmacy and Personal Care Sales	YES	YES	YES	YES	NO	NO

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4[4] Bus Park	B-5[4] Ind.	PI Pub/Inst.
	Gasoline Stations	YES	YES	YES	YES	YES	NO
	Gasoline Stations with Convenience Store	YES	YES	YES	YES	YES	NO
	Clothing and Accessories	YES	YES	YES	YES	NO	NO
	Jewelry, Luggage and Leather Sales	YES	YES	YES	YES	NO	NO
	Sporting Goods, Hobby, Books and Music Sales	YES	YES	YES	YES	NO	NO
	Department Stores and Warehouse Clubs	YES	YES	YES	YES	NO	NO
	Florist and Novelty Gift Sales	YES	YES	YES	YES	NO	NO
	Office Supply Sales	YES	YES	YES	YES	NO	NO
	Used Merchandize Sales	YES	YES	NO	YES	NO	NO
	Pet and Pet Supply Sales	YES	YES	YES	YES	NO	NO
	Art and Craft Sales	YES	YES	YES	YES	NO	YES
	Tobacco Sales	YES	YES	YES	YES	NO	NO
	Electronic Shopping and Mail-Order Sales	YES	YES	YES	YES	NO	NO
	Vending Machine Sales	YES	YES	YES	YES	YES	YES
	Bottled Gas Dealers	CUP	CUP	CUP	CUP	CUP	NO
	Coal, Firewood and Biofuel Sales	CUP	CUP	CUP	CUP	YES	NO
	Bakery Sales (baking for store sales only)	YES	YES	YES	YES	NO	NO
	Medical Marijuana Facilities	CUP	CUP	CUP	CUP	CUP	NO
	Swap Meets and Farmers Markets	CUP	CUP	CUP	CUP	NO	CUP
	Pawn Shops	YES	YES	NO	YES	NO	NO
	Retail Carts and Kiosks	AUP	AUP	AUP	AUP	NO	AUP
	Printing Shop	YES	YES	YES	YES	YES	NO
Finance and Insurance (NAICS Code 52)	Finance and Insurance Office/Sales/Brokers	YES	YES	YES	YES	YES	NO
	Banks and Credit Unions	YES	YES	YES	YES	YES	NO

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4[4] Bus Park	B-5[4] Ind.	PI Pub/Inst.
	Financing Sales	YES	YES	YES	YES	YES	YES
	Securities/Commodities Office/Sales/Exchanges	YES	YES	YES	YES	YES	YES
	Check Cashing Store	YES	YES	NO	YES	NO	NO
Real Estate, Rental and Leasing (NAICS Code 53)	Real Estate Office, Agents and Brokers	YES	YES	YES	YES	YES	NO
	Vehicle Rental and Leasing	YES	YES	YES	YES	YES	NO
	Machinery and Equip. Rental (Indoor)	YES	YES	YES	YES	YES	NO
	Machinery and Equipment Rental (Indoor/ Outdoor)	CUP	CUP	CUP	YES	YES	NO
Professional, Scientific and Tech. (NAICS Code 54)	Legal and Accounting	YES	YES	YES	YES	YES	NO
	Engineering/Surveying	YES	YES	YES	YES	YES	NO
	Architectural	YES	YES	YES	YES	YES	NO
	Planning and Design	YES	YES	YES	YES	YES	NO
	Consulting	YES	YES	YES	YES	YES	NO
	Scientific Research	YES	YES	YES	YES	YES	NO
	Advertising and Public Relations	YES	YES	YES	YES	YES	NO
	Photography	YES	YES	YES	YES	YES	NO
	Veterinary	YES	YES	YES	YES	YES	NO
Education Services (NAICS Code 61)	All Types of Schools.	YES	YES	YES	YES	YES	YES
	Educational Support Services	YES	YES	YES	YES	YES	YES
Health Care and Social Assistance (NAICS Code 62)	Physicians, Dental and Health Practitioners	YES	YES	YES	YES	YES	YES
	Outpatient Care Centers	YES	YES	YES	YES	YES	YES
	Medical and Diagnostic Labs	YES	YES	YES	YES	YES	YES
	Home Health Care Services	YES	YES	YES	YES	YES	YES
	Ambulatory Health Care Services	YES	YES	YES	YES	YES	YES

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4[4] Bus Park	B-5[4] Ind.	PI Pub/Inst.
	Blood and Organ Banks	YES	YES	NO	YES	YES	YES
	General Medical and Surgical Hospitals	YES	YES	YES	YES	YES	YES
	Psychiatric & Substance Abuse Facilities	YES	YES	YES	YES	YES	YES
	Nursing and Residential Care Facilities	YES	YES	CUP	YES	YES	YES
	Individual and Family Care Services	YES	YES	YES	YES	YES	YES
	Homeless Shelter	YES	YES	NO	NO	NO	NO
	Community Food and Relief Services	YES	YES	NO	YES	YES	YES
	Vocational Rehab Services	YES	YES	YES	YES	YES	YES
	Child Day Care Services	YES	YES	YES	YES	YES	YES
Arts, Entertainment and Recreation (NAICS Code 71)	Performing Arts Facilities	YES	YES	YES	YES	NO	YES
	Spectator Sports Facilities	CUP	CUP	CUP	CUP	CUP	CUP
	Museums and Historical Sites	YES	YES	YES	YES	NO	YES
	Zoos, Nature Parks and Botanical Gardens	CUP	CUP	CUP	CUP	NO	CUP
	Amusement Parks	CUP	CUP	CUP	CUP	NO	CUP
	Indoor Arcades	YES	YES	YES	YES	NO	NO
	Gambling Facilities	CUP	CUP	CUP	CUP	NO	CUP
	Private Recreational Facilities (Outdoor)	CUP	CUP	CUP	CUP	NO	CUP
	Private Recreational Facilities (Indoor)	YES	YES	YES	YES	NO	CUP
	Public Recreational Facilities	AUP	AUP	AUP	AUP	AUP	AUP
	Public Outdoor Music Festivals/Events	AUP	AUP	AUP	AUP	AUP	AUP
	Private Outdoor Music Festivals/Events	CUP	CUP	CUP	CUP	NO	CUP
Accommodation and Food Services (NAICS Code 72)	Hotels, Motels and Bed & Breakfast Inns	YES	YES	YES	YES	NO	NO
	RV Parks and Campgrounds	CUP	CUP	CUP	CUP	NO	NO
	Rooming and Boarding Houses	YES	YES	YES	YES	NO	NO

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4[4] Bus Park	B-5[4] Ind.	PI Pub/Inst.
	Full Service Restaurants	YES	YES	YES	YES	NO	CUP
	Limited Service Restaurants	YES	YES	YES	YES	NO	CUP
	Delicatessen	YES	YES	YES	YES	NO	CUP
	Caterers	YES	YES	YES	YES	YES	NO
	Confectionary and Ice Cream Sales	YES	YES	YES	YES	NO	NO
	Drinking Places (serving alcohol)	YES	YES	YES	YES	NO	NO
	Restaurants/Bars/Clubs (With Amplified Outdoor Music)	CUP	CUP	CUP	CUP	NO	NO
Other Services (NAICP Code 81)	General Automotive Repair	YES	YES	YES	YES	YES	NO
	Body Shops	CUP	CUP	NO	YES	YES	NO
	Car Washes	YES	YES	CUP	YES	YES	NO
	Electronic Equipment Maintenance & Repair	YES	YES	YES	YES	YES	NO
	Business Equipment Maintenance and Repair	YES	YES	YES	YES	YES	NO
Other Services (NAICP Code 81)	Furniture Repair and Maintenance	YES	YES	YES	YES	YES	NO
	Footwear and Leather Goods Repair	YES	YES	YES	YES	YES	NO
	Personal and Household Goods Repair	YES	YES	YES	YES	YES	NO
	Laundry and Dry Cleaning Services	YES	YES	YES	YES	YES	NO
	Hair, Nails and Skin Care Services	YES	YES	YES	YES	NO	NO
	Tattoo Services	YES	YES	YES	YES	NO	NO
	Death Care Services	YES	YES	YES	YES	NO	NO
	Cemeteries and Crematories	CUP	CUP	NO	YES	YES	CUP
	Linen and Uniform Supply	YES	YES	YES	YES	YES	NO
	Pet Care	YES	YES	YES	YES	YES	NO
	Animal Hospitals and Kennels	YES	YES	CUP	YES	YES	NO
	Taxidermist	CUP	YES	CUP	YES	YES	NO

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4[4] Bus Park	B-5[4] Ind.	PI Pub/Inst.
	Photo Services	YES	YES	YES	YES	YES	NO
	Commercial Parking Lots and Garages	CUP	CUP	CUP	CUP	CUP	CUP
	Religious and Fraternal Organizations	YES	YES	YES	YES	YES	YES
	Social Advocacy Organizations	YES	YES	YES	YES	YES	YES
	Human Rights Organizations	YES	YES	YES	YES	YES	YES
	Conservation Organizations	YES	YES	YES	YES	YES	YES
	Business and Prof. Organizations	YES	YES	YES	YES	YES	YES
	Labor Organizations	YES	YES	YES	YES	YES	YES
	Political Organizations	YES	YES	YES	YES	YES	YES
	Commercial Equestrian Boarding, Rentals, Arenas and Academies	CUP	CUP	CUP	CUP	CUP	CUP
Public Admin. (NAICS Code 92)	Government Offices and Courts	YES	YES	YES	YES	YES	YES
	Detention/Correctional Facilities	NO	NO	NO	CUP	CUP	CUP
	Correctional Institutions	NO	NO	NO	CUP	CUP	CUP
Mining, Quarrying, Gas and Oil (NAICS Code 21)	Oil and Gas Extraction	CUP	CUP	NO	CUP	CUP	CUP
	Mining	NO	NO	NO	CUP	CUP	CUP
	Quarrying	NO	NO	NO	CUP	CUP	CUP
Utilities (NAICS Code 22)	Electric Power Generation[3]	CUP	CUP	CUP	CUP	CUP	CUP
	Water and Sewerage Systems/Facilities	CUP	CUP	CUP	CUP	CUP	CUP
	Other Utilities	See § 1-6-21					
	Alternative Energy Generation Facilities	See § 1-6-16					
Manufacturing (NAICS Code 31-33)	Food Manufacturing	NO	NO	NO	YES	YES	NO
	Animal Slaughtering	NO	NO	NO	CUP	CUP	NO
	Beverage Manufacturing	NO	NO	NO	YES	YES	NO

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4[4] Bus Park	B-5[4] Ind.	PI Pub/Inst.
	Tobacco Manufacturing	NO	NO	NO	YES	YES	NO
	Textile Mills	NO	NO	NO	CUP	CUP	NO
	Apparel Manufacturing	NO	NO	NO	YES	YES	NO
	Leather/Allied Product Manufacturing	NO	NO	NO	CUP	CUP	NO
	Wood Product Manufacturing	NO	NO	NO	CUP	CUP	NO
	Paper Manufacturing	NO	NO	NO	CUP	CUP	NO
	Printing and Publishing (Non-Retail)	NO	NO	NO	YES	YES	NO
	Petroleum and Coal Products Manufacturing	NO	NO	NO	CUP	CUP	NO
	Chemical Manufacturing	NO	NO	NO	CUP	CUP	NO
	Plastics and Rubber Manufacturing	NO	NO	NO	CUP	CUP	NO
	Non-Metallic Mineral Product Manufacturing	NO	NO	NO	YES	YES	NO
	Primary Metal Manufacturing	NO	NO	NO	CUP	CUP	NO
	Fabricated Metal Product Manufacturing	NO	NO	NO	YES	YES	NO
	Foundries	NO	NO	NO	CUP	CUP	NO
	Machinery Manufacturing	NO	NO	NO	YES	YES	NO
	Computer & Electronic Manufacturing	NO	NO	NO	YES	YES	NO
	Elec. Equip./ Appliance Manufacturing	NO	NO	NO	YES	YES	NO
	Transportation Equip. Manufacturing	NO	NO	NO	YES	YES	NO
	Furniture and Related Product Manufacturing	NO	NO	NO	YES	YES	NO
	Miscellaneous Manufacturing	NO	NO	NO	YES	YES	NO
	Ancillary Manufacturing[2]	YES[2]	YES[2]	YES[2]	NA	NA	YES
Wholesale Trade (NAICS Code 42)	Durable Goods	NO	NO	NO	YES	YES	NO
	Non-Durable Goods	NO	NO	NO	YES	YES	NO
Construction (NAICS Code 23)	Contractors office, shop and/or storage (indoors)	YES	YES	YES	YES	YES	NO

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4[4] Bus Park	B-5[4] Ind.	PI Pub/Inst.
	Contractors office, shop and/or storage (indoors and/or outdoors)	CUP	CUP	CUP	CUP	YES	NO
	Craftsman and Artisan (Indoors)	YES	YES	YES	YES	YES	NO
	Craftsman and Artisan (Indoors or outdoors)	CUP	CUP	CUP	CUP	YES	CUP
Transportation and Warehousing (NAICS Code 48-49)	Truck Transportation Terminal	NO	NO	NO	CUP	CUP	NO
	Bus Transportation Terminal	CUP	CUP	CUP	YES	YES	YES
	Air Transportation Terminal	NO	NO	NO	YES	YES	YES
	Taxi and Limousine Service	YES	YES	YES	YES	YES	YES
	Towing Truck Parking and Storage	NO	NO	NO	CUP	YES	NO
	Scenic and Sightseeing Terminal/Parking	CUP	CUP	CUP	CUP	CUP	CUP
	Postal, Courier and Delivery Service	CUP	CUP	CUP	CUP	YES	CUP
	General Warehouse and Storage (Indoor)	NO	NO	NO	YES	YES	NO
	Mini-Warehouse	CUP	CUP	CUP	YES	YES	NO
	Distribution Facilities	NO	NO	NO	CUP	CUP	NO
	Outside Storage Yards	CUP	CUP	NO	CUP	YES	NO
Information (NAICS Code 51)	Newspaper, Periodical and Book Publishing	YES	YES	YES	YES	YES	YES
	Motion Pictures and Sound Recording Indus.	CUP	CUP	CUP	YES	YES	YES
	Broadcasting and Recording	YES	YES	YES	YES	YES	NO
	Telecommunications	YES	YES	YES	YES	YES	NO
	Data Processing	YES	YES	YES	YES	YES	NO
Waste Management And Remediation (NAICS Code 56)	Office Administration Services	YES	YES	YES	YES	YES	NO
	Employment Services	YES	YES	YES	YES	YES	NO
	Business Support Services	YES	YES	YES	YES	YES	NO
	Travel Services	YES	YES	YES	YES	YES	NO
	Investigation and Security Services	YES	YES	YES	YES	YES	NO

USE CATEGORY	SPECIFIC USE TYPE	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4[4] Bus Park	B-5[4] Ind.	PI Pub/Inst
	Cleaning, Landscaping and Exterminating Serv.	YES	YES	YES	YES	YES	NO
	Waste Management and Remediation Serv.	NO	NO	NO	CUP	CUP	NO
Agriculture (NAICS Code 11)	Crop Production	YES	YES	YES	YES	YES	NO
	Greenhouse and Nursery	CUP	CUP	NO	YES	YES	NO
	Beef, Dairy, Sheep, Goat and Hog Production	NO	NO	NO	NO	CUP	NO
	Poultry and Egg Production	NO	NO	NO	CUP	CUP	NO
	Aquaculture	NO	NO	NO	CUP	CUP	NO
Residential Uses	Single-Family Detached Residential	NO	NO	NO	NO	NO	NO
	Multi-Family Residential	CUP	CUP	CUP	NO	NO	CUP
	Assisted Living Facility	YES	YES	YES	YES	NO	CUP
	Group Care Home	CUP	CUP	CUP	NO	NO	YES
	Live/Work Unit	CUP	CUP	CUP	NO	NO	CUP
Misc. Uses, Structures & Installations	Solar Panels[3]	YES	YES	YES	YES	YES	YES
	Alternate Energy Production Facilities[3]	CUP	CUP	CUP	CUP	CUP	CUP
	Waste Tire Collection and/or Storage	NO	NO	NO	CUP	CUP	CUP
	Adult Oriented Uses	NO	NO	NO	CUP	CUP	NO
	Outdoor Activities	CUP	CUP	CUP	CUP	CUP	CUP
	Helipads	CUP	CUP	CUP	CUP	CUP	CUP
	Temp. Uses/Structures	See § 1-6-23					
	Signs	See § 1-11					
	Lighting	See § 1-10					
	Landscaping	See § 1-8					
	Parking	See § 1-7					
	Solar Panels	See § 1-6-16					
	Fences/Walls	See § 1-6-3					
	Mobile Food Services	See § 1-6-23					
	Cargo Containers	See § 1-6-8					
	Outdoor Storage and Outdoor Activities	See § 1-6-9					

"YES" = Permitted Use by Right. A "Yes" indicates that the listed use is permitted by-right within the respective zoning district.

"CUP" = Conditional Use Permit. A "CUP" indicates that the listed use is permitted within the respective zoning district only after review and approval of a Conditional Use Permit, in accordance with the review and approval procedures of § 1-16-12 (D).

"AUP" = Administrative Use Permit. An "AUP" indicates that the use and/or structure is permitted within the respective zoning district following review and approval of an administrative permit by the Development Services Director or designee in accordance with § 1-16-12 (C).

"NO" = Prohibited Uses. A "NO" indicates that the listed use type is expressly not allowed within the respective zoning district.

Footnotes from Table 5-3:

1. Definitions and/or descriptions of these uses are provided in the North American Industry Classification System ("NAICS"). The City will use the NAICS classification system to assist with defining and interpreting non-residential uses. Where NAICS definitions are not provided or unclear, the Zoning Administrator shall be responsible for interpretation.

2. An ancillary manufacturing use is a subsidiary or secondary use or operation connected to the main use of a building. Ancillary manufacturing uses identified in manufacturing sectors 31-33 of the 2012 North American Industry Classification System ("NAICS") shall be allowed in the B-1, B-2 or B-3 zoning districts if incidental and subordinate to the primary retail, office, public or quasi/public use, provided that not more than 50%, up to a maximum of 1,500 square feet, of the floor area of the business is engaged in these ancillary manufacturing activities. No outside manufacturing, processing, repair or equipment/inventory storage shall be allowed for ancillary uses (see Section 1-6-26).

   Ancillary manufacturing uses proposed to be greater than 1,500 square feet and/or 50% of the total floor area may be approved as a conditional use by the Planning and Zoning Commission (see Section 1-6-26).

3. See § 1-6-16 (B) for alternate energy production regulations.

4. Land uses listed in the B-4 and B-5 district that propose outdoor assembly, repair, manufacturing, processing and/or storage shall require conditional use permit approval even if identified in Table 5-3 as a permitted use by right.

5. See § 1-6-15 for adult oriented business regulations.

1-5-4 NON-RESIDENTIAL BULK REGULATIONS. Table 5-4 illustrates the bulk requirements for all non-residential zoning districts:

TABLE 5-4: NON-RESIDENTIAL BULK REGULATIONS

USE TYPE[4]	B-1 General	B-2 Old West	B-3 City Cen.	B-4 Bus. Park	B-5 Industrial	PI Public/Inst.
Minimum Lot Area[1]	7,000 sf.	5,000 sf.	7,000 sf.	15,000 sf.	15,000 sf.	15,000 sf.
Minimum Lot Width[2]	50 ft.	50 ft.	50 ft.	75 ft.	75 ft.	75 ft.
Maximum Residential Density[3]	22 units/ac	22 units/ac	40 units/ac	Not Applicable	Not Applicable	22 units/ac
Minimum Lot Area per Dwelling Unit	1,980 sf.	1,980 sf.	1,089 sf.	Not Applicable	Not Applicable	1,980 sf.
Minimum Front Setback (main structure)	20 ft.	0 ft.	0 ft.	20 ft.	20 ft.	20 ft.
Minimum Front Setback (accessory structure)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Interior Side Setback (accessory structure)	10 ft.	5 ft.	5 ft.	10 ft.	10 ft.	10 ft.
Minimum Street Side Setback (all structures)	10 ft.	0 ft.	0 ft.	10 ft.	10 ft.	10 ft.
Minimum Rear Setback (all structures)	10 ft.	5 ft.	5 ft.	10 ft.	10 ft.	10 ft.
Minimum. Front Setback (Parking)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Maximum Size for Accessory Structure	No limit	No limit	No limit	No limit	No limit	No limit
Maximum Height for Main Structure	35 ft.	35 ft.	60 ft.	35 ft.	35 ft.	35 ft.
Maximum Height for Accessory Structures	20 ft.	20 ft.	20 ft.	35 ft.	35 ft.	35 ft.

Footnotes from Table 5-4:

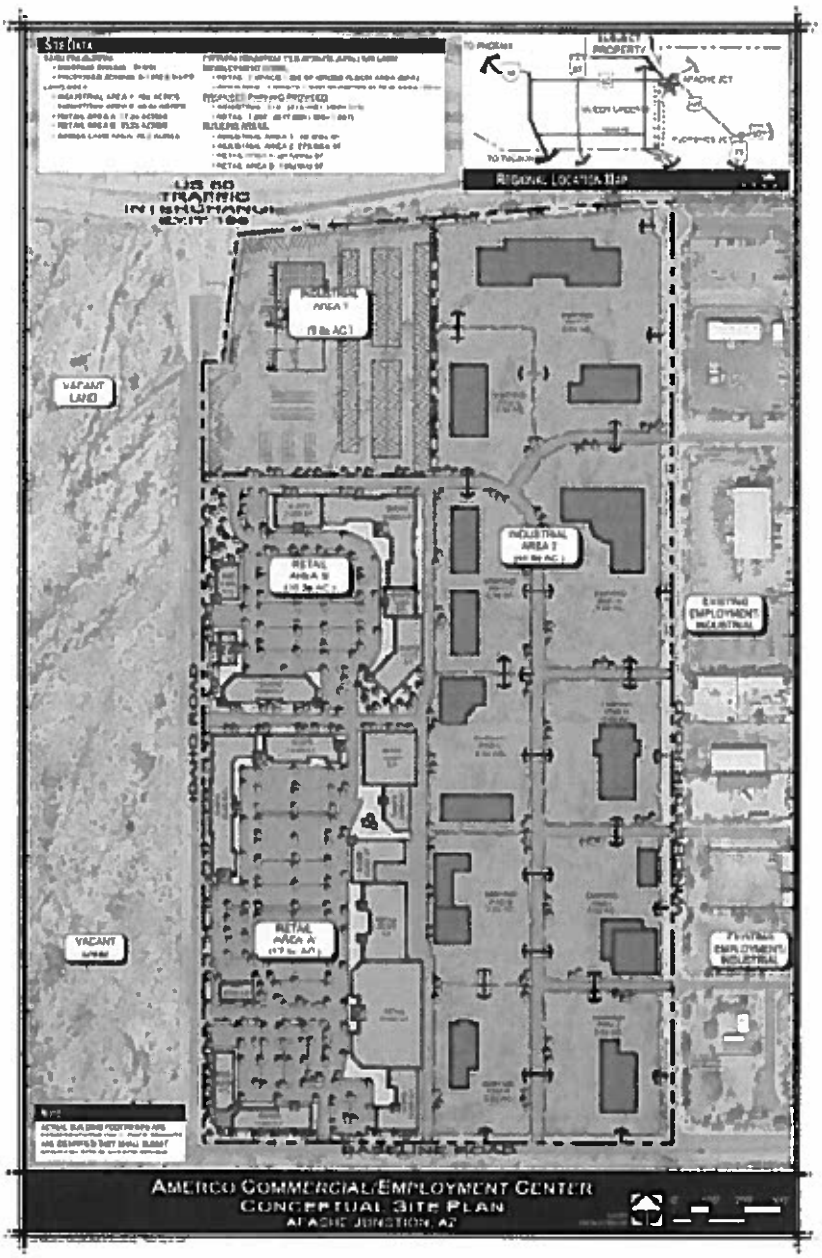
[1] Minimum lot area shall be calculated as net land area.

[2] Minimum lot width is the distance between side lot lines measured perpendicular to the lot depth at the front setback line. Minimum lot width measurement for flag lots shall be interpreted by the Zoning Administrator. Lot width, as measured at the front setback line, shall not be less than 25% of the lot depth, unless waived by the Zoning Administrator due to unique environmental or geographic conditions.

[3] Maximum density shall be calculated as the total number of dwelling units/net land area.

[4] In addition to the standards listed in Table 5-4, the following supplemental standards shall apply to Institutional and Business Zoning Districts

Fences and Walls	See Section 1-6-3
Landscaping and Screening	See Article 1-8
Lighting and Illumination	See Article 1-10
Parking and Loading	See Article 1-7
Outdoor Storage	See Section 1-6-9
Cargo Containers	See Section 1-6-8
Solar Panels and Alternative Energy	See Section 1-6-16
Signs	See Article 1-11
Visibility at Intersections	See Section 1-6-13
Temporary Use and Structures	See Section 1-6-23
Design Guidelines	See Article 1-13



AMERCO Commercial/ Employment Center

SEC of US 60 & Idaho Rd.

Citizen Participation Plan & Final Report

July 26, 2018

U-Haul of Apache Junction
SEC of US 60 & Idaho Rd.
Citizen Participation Plan
July 26, 2018

Purpose:

The purpose of the Citizen Participation Plan is to provide the City of Apache Junction staff with information regarding the efforts made by the Applicant, AMERCO Real Estate Company, to inform citizens and property owners in the vicinity of AMERCO's request to the City of Apache Junction for the following:

1. General Plan Amendment to update the future land use map and designate 50 acres for industrial use and approximately 30 acres to remain as a commercial future land use.

2. To rezone 50 acres of the site from B-1/PD to B-5/PD to accommodate the future industrial development.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

Jenn Roldan
AMERCO Real Estate Company
2727 N Central Ave.
Phoenix, AZ 85004
602-263-6502 (office)
602-277-5824 (Fax)
jenn_roldan@uhaul.com

Andy Smith, Marketing Company President
U-Haul Company of Eastern Arizona
1375 N Arizona Ave.
Chandler, AZ 85225
480-899-4710 (office)
480-899-0763 (Fax)
andy_smith@uhaul.com

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting will be held on July 26, 2018 with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting will include 1) all property owners within 500' radius of the subject property's boundary. A copy of the notification map and notification materials are attached to this plan.

2. An e-mail distribution list will be collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.

Attached Exhibits:

A) List of property owners within 500' feet of the subject property.

B) Notification Map of surrounding property owners.

C) Notification and exhibits sent to neighbors

Schedule:

Tuesday, August 14, discussion item with P&Z Commission (AJ City Council Chambers);

Monday, August 20, discussion item with City Council (AJ City Council Chambers);

Tuesday, August 28, P&Z Commission 1st public hearing (location to be announced);

Tuesday, September 11, P&Z Commission 2nd public hearing & recommendation (AJ City Council Chambers);

Monday, September 17, discussion and update with City Council (AJ City Council Chambers);

Tuesday, September 18, City Council public hearing and decision (AJ City Council Chambers).

U-Haul of Apache Junction
SEC of US 60 & Idaho Rd.
Citizen Participation Plan – Final Report
July 26, 2018

Final Report

AMERCO Real Estate company in partnership with U-Haul held a Neighborhood Meeting to discuss the proposed Employment Center, General Plan amendment and rezone request for the subject site on the SEC of US-60 and Idaho Rd.

The neighborhood meeting was held Thursday, July 26 at 6:00 PM in the large conference room at the City of Apache Junction Multi-Generational Facility.

The notice for this meeting was sent certified mail to all property owners within 500' of the proposed project (address map and list in attached). A total of 37 notices were sent via certified mail (receipts attached). 5 of the 37 notices were returned undeliverable.

2 citizens attended the meeting (sign in sheet attached). Below are discussion items brought to our attention. The majority of issues voiced were not directly related the proposed project.

7/26 Neighborhood meeting Notes

- Baseline Industrial Park Taxes are too high
  - Opinion voiced by Baseline Industrial Park HOA President Steve Holland, and local property owner Chris Brenseiser.
  - AMERCO Real Estate company found it is not a part of the Baseline Industrial Park.
- What are proposed future uses?
  - This question was addressed at the meeting; AMERCO Real Estate explained that future uses would be determined by the final B-5/PD list of permitted uses for the development approved during the Rezone process and ultimately the users are interested in purchasing land. It was explained to the residents that AMERCO Real Estate Company will be marketing and merchandising the property and are currently working with the Apache Junction's economic development department to find future users.
- Who is in charge of development?
  - This question was addressed at the meeting; AMERCO Real Estate explained the ownership and U-Haul's position as a tenant of AMERCO. Once users for the remaining acreage are found; parcels will be sold and owned by the entity that purchased and developed the property.
- Virtual tour offered

    - U-Haul's Local Marketing Company President Andy Smith was present at the neighborhood meeting and offered services to provide a partnership with Steve Holland, Baseline Industrial Park HOA president and self-storage owner.
- Car Wash & RV amenities across the street
    - U-Haul discussed the advantage of having Steve Holland's self-storage business across the street which offers amenities that U-Haul does not and how a team relationship between the two businesses could be established.
- Other ideas expressed – competition for existing RV storage Business.
    - Impacts of having additional RV storage were discussed between U-Haul MCP Andy Smith and local self-storage owners Steve Holland.
- Getting acquainted w/ U-Haul vendor relationships with neighboring business
    - U-Haul expressed its interest with working together with nearby self-storage.
    - MCP Andy Smith has followed up with Steve Holland to discuss the potential benefit of working together.
- Steve Holland questioned whether there will be a GM that lives on site.
    - Steve Holland offers this for his self-storage facility, U-Haul will not have a live in GM.
- The culvert that runs under Baseline Rd off Winchester is maintained by the city. This culvert often gets clogged with debris.
    - AMERCO Real Estate is researching this culvert for future grading and drainage plan.
- Winchester ½ street improvement needs street lights
    - It was vocalized by both attendants that Baseline Industrial Park would like to have street lights along their half street improvement. The proposed project is not within the Baseline Industrial Park.
- Recycling center's debris spreads during monsoon because of blowing wind, creating litter and is a nuisance to local business owners.
    - AMERCO Real Estate is researching this issue.

Conclusion

All questions and concerns related to our development were addressed during the neighborhood meeting. U-Haul MCP Andy Smith is following up and building a relationship with Steve Holland, HOA President and Self-Storage owner.

U-Haul of Apache Junction
SEC of US 60 & Idaho Rd.
Citizen Participation Plan – Notification, Exhibits & Sign Posting Affidavit
July 26, 2018

AMERCO
REAL ESTATE COMPANY
2727 NORTH CENTRAL AVENUE, 5-N • PHOENIX, ARIZONA 85004
PHONE 602 263 6502 • FAX 602 277 5314

NOTIFICATION WITH CORRECTED YEAR

July 03, 2018

Dear Neighbor:

AMERCO Real Estate Company is pleased to invite you to a neighborhood meeting to receive your comments and answer any questions regarding our recent proposal to the City of Apache Junction to amend the general plan and rezone approximately 50 acres of B1-/PD to B-5/PD.

The subject property is unimproved bare land on the SEC of U.S. 60 and Idaho Rd. (See Attached)

This neighborhood meeting has been scheduled to give adjacent property owners an opportunity to meet with the applicant, discuss, and learn more about the proposed project. If you are aware of any other parties interested in the development of this property, please let them know about it. The details of the meeting are as follows:

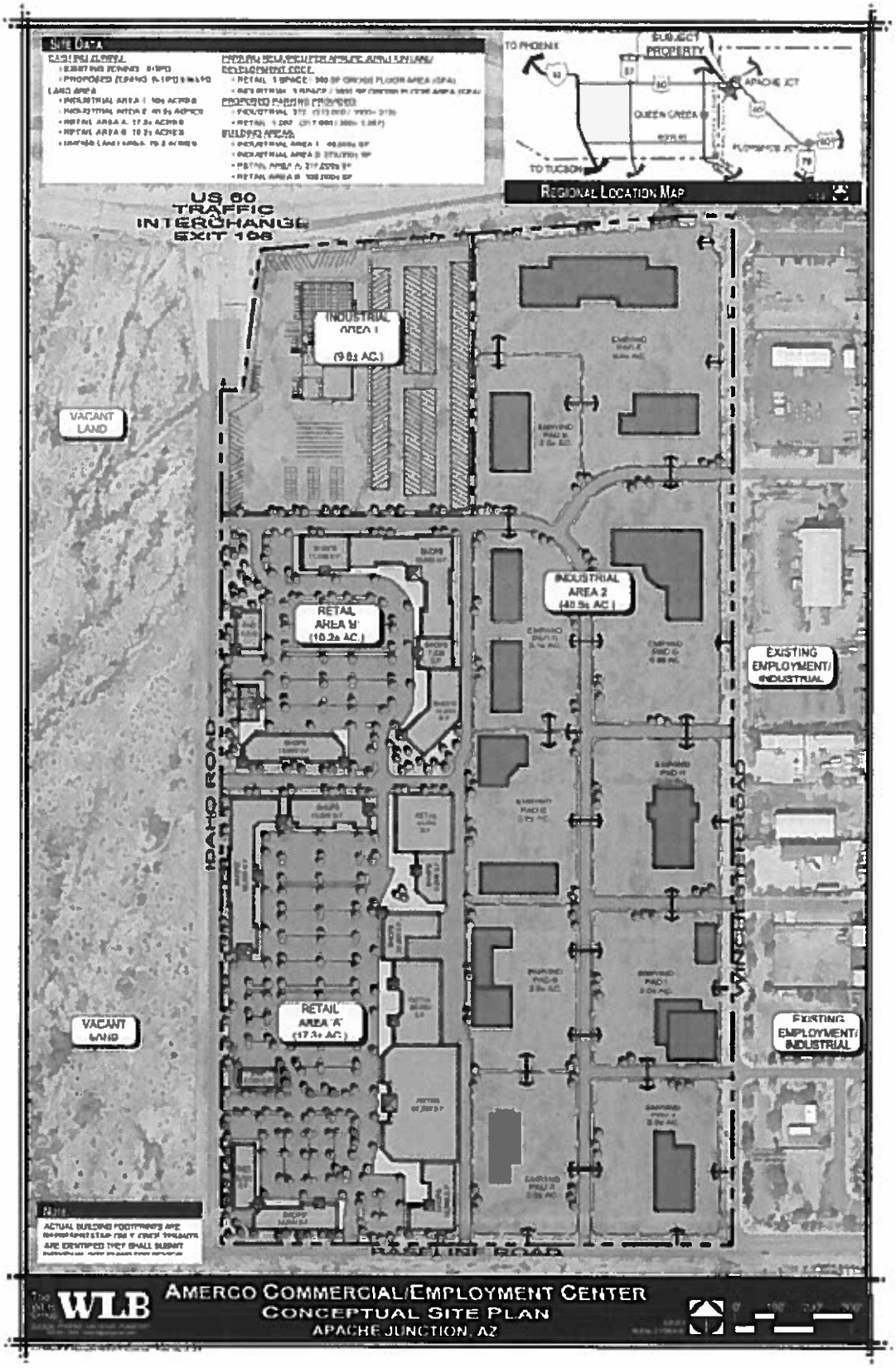
Date:	**Thursday, July 26, 2018**
Time:	**6:00 p.m.**
Place:	**Apache Junction Multi-Generational Center Parks and Rec Conference Center 1035 N Idaho Rd. Apache Junction, AZ 85119**

As we proceed through the planning process, there will be future City Planning & Zoning and City Council public hearings. Adjacent property owners and neighborhood associations may submit written comments to the Department Director prior to the public hearing and/or speak at the public hearing.

If you have any questions regarding this matter please contact me at 602-263-6502.

Sincerely,

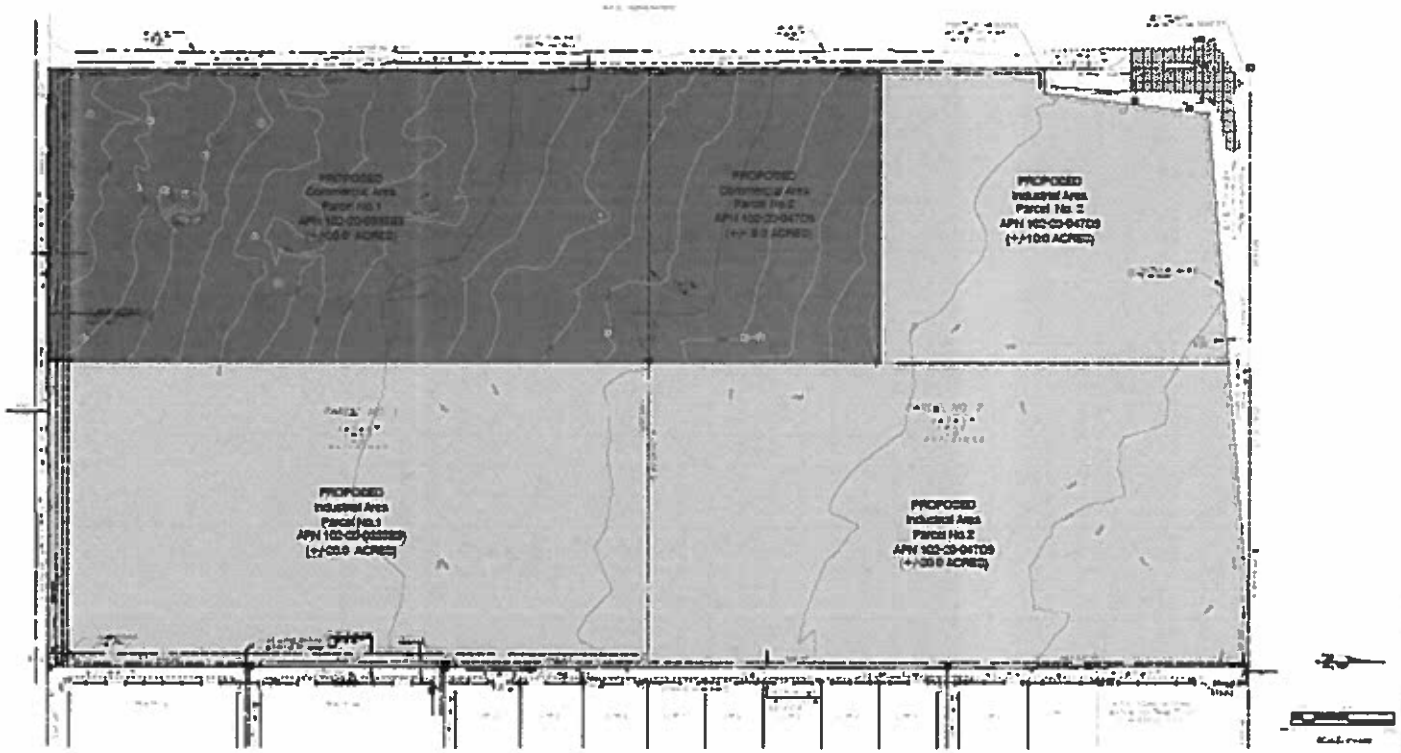
Jenn Roldan
AMERCO Real Estate Company
2727 N Central Ave.
Phoenix, AZ 8500


SITE DATA
REGIONAL LOCATION MAP
TO PHOENIX
SUBJECT PROPERTY
APACHE JCT
QUEEN CREEK
TO TUCSON
US 60 TRAFFIC INTERCHANGE EXIT 106
INDUSTRIAL AREA 1 (9.8± AC.)
VACANT LAND
INDUSTRIAL AREA 2 (40.9± AC.)
RETAIL AREA 'B' (10.2± AC.)
EXISTING EMPLOYMENT/ INDUSTRIAL
IDAHO ROAD
WINSTON ROAD
RETAIL AREA 'A' (17.3± AC.)
VACANT LAND
EXISTING EMPLOYMENT/ INDUSTRIAL
RAFTLINE ROAD
WLB
AMERCO COMMERCIAL/EMPLOYMENT CENTER
CONCEPTUAL SITE PLAN
APACHE JUNCTION, AZ

Application: General Plan Amendment
Municipality: City of Apache Junction
300 E Superstition Blvd
Apache Junction, AZ 85119

Owner: AMERCO Real Estate Company
2727 N Central Ave.
Phoenix, AZ 85004

AERIAL VIEW



AMERCO

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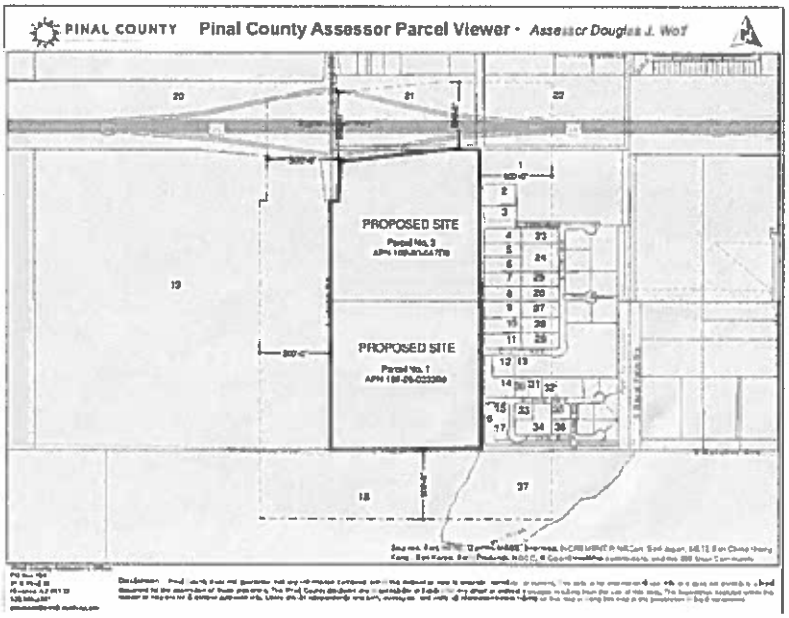
SP1



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102200450
Empire Southwest LLC
P.O. Box 2985
Phoenix, AZ 85062

102560010
Watts Investments LLC
7305 E Greenway Rd.
Scottsdale, AZ 85260

102560020
Watts Investments LLC
7305 E Greenway Rd.
Scottsdale, AZ 85260

102560030
KPZ Enterprises LLC
3515 S. Winchester Rd.
Apache Junction, AZ 85119

102560040
KPZ Enterprises LLC
3515 S. Winchester Rd.
Apache Junction, AZ 85119

102560050
KPZ Enterprises LLC
3515 S. Winchester Rd.
Apache Junction, AZ 85119

102560060
KPZ Enterprises LLC
3515 S. Winchester Rd.
Apache Junction, AZ 85119

102560070
KPZ Enterprises LLC
3515 S. Winchester Rd.
Apache Junction, AZ 85119

102560080
3625 Winchester Holdings LLC
21738 E Orion Way
Queen Creek, AZ 85142

102560090
B K Investments LP
1410 S Creston Cir.
Mesa, AZ 85204

102560100
WTS-AZ Rentals LLC
P.O. Box 1855
Williston, ND 58802

102560280
Bill & Sandra Preston
2833 N. 79th St.
Mesa, AZ 85207

1256026A
Shady Storage LLC
2462 E Desert Ln.
Gilbert, AZ 85234

102560300
Monty P & Clara L. Nichols
2500 S. Power Road Ste. 121
Mesa, AZ 85209

102560420
Sequoia Industries LTD
P.O. Box 1020
Apache Junction, AZ 85117

102560510
Monty P. & Clara L. Nichols
2500 S. Power Road Ste.121
Mesa, AZ 85209

102560430
Chris Brewster
7726 E. Baseline Rd. Unit 109
Mesa, AZ 85209

104070060
State of Arizona
1616 W. Adams St.
Phoenix, AZ 85007

102017010
State of Arizona
1616 W. Adams St.
Phoenix, AZ 85007

NAP
State of Arizona
1616 W. Adams St.
Phoenix, AZ 85007

102219000
State of Arizona
1616 W. Adams St.
Phoenix, AZ 85007

102219010
State of Arizona
1616 W. Adams St.
Phoenix, AZ 85007

102560180
Intermodals 1 LLC
565 E 34th Ave.
Apache Junction, AZ 85119

1025601 5A
Blue Bell Creameries LP
1101 S Blue Bell Rd.
Brenham, TX 77833

102560150
Davis Bradley E TR
573 W Canyon Way
Chandler, AZ 85248

102560140
Davis Bradley E TR
573 W Canyon Way
Chandler, AZ 85248

102560130
B K Investments LP
1410 S Creston Cir.
Mesa, AZ 85204

102560120
B K Investments LP
1410 S Creston Cir.
Mesa, AZ 85204

102560110
B K Investments LP
1410 S Creston Cir.
Mesa, AZ 85204

102560290
Nichols Monty P TR
2500 S Power Rd Ste 121
Mesa, AZ 85204

102560300
Nichols Monty P TR
2500 S Power Rd Ste 121
Mesa, AZ 85204

102560310
J Wise Corp
5851 S Wilson Dr
Chandler, AZ 85248

102560410
Hogan Sails Group Inc
23335 S 201st St.
Queen Creek, AZ 85142

102560454
GOAT Real Estate LLC
565 E 38th Ave.
Apache Junction, AZ 85119

102560390
Smith Show Low Properties LLC
208 S Country Club Dr
Mesa, AZ 85210

102560460
Smith Show Low Properties LLC
208 S Country Club Dr
Mesa, AZ 85210

104070030
City of Apache Junction
300 E Superstition Blvd
Apache Junction, AZ 85119

AMERCO
REAL ESTATE COMPANY

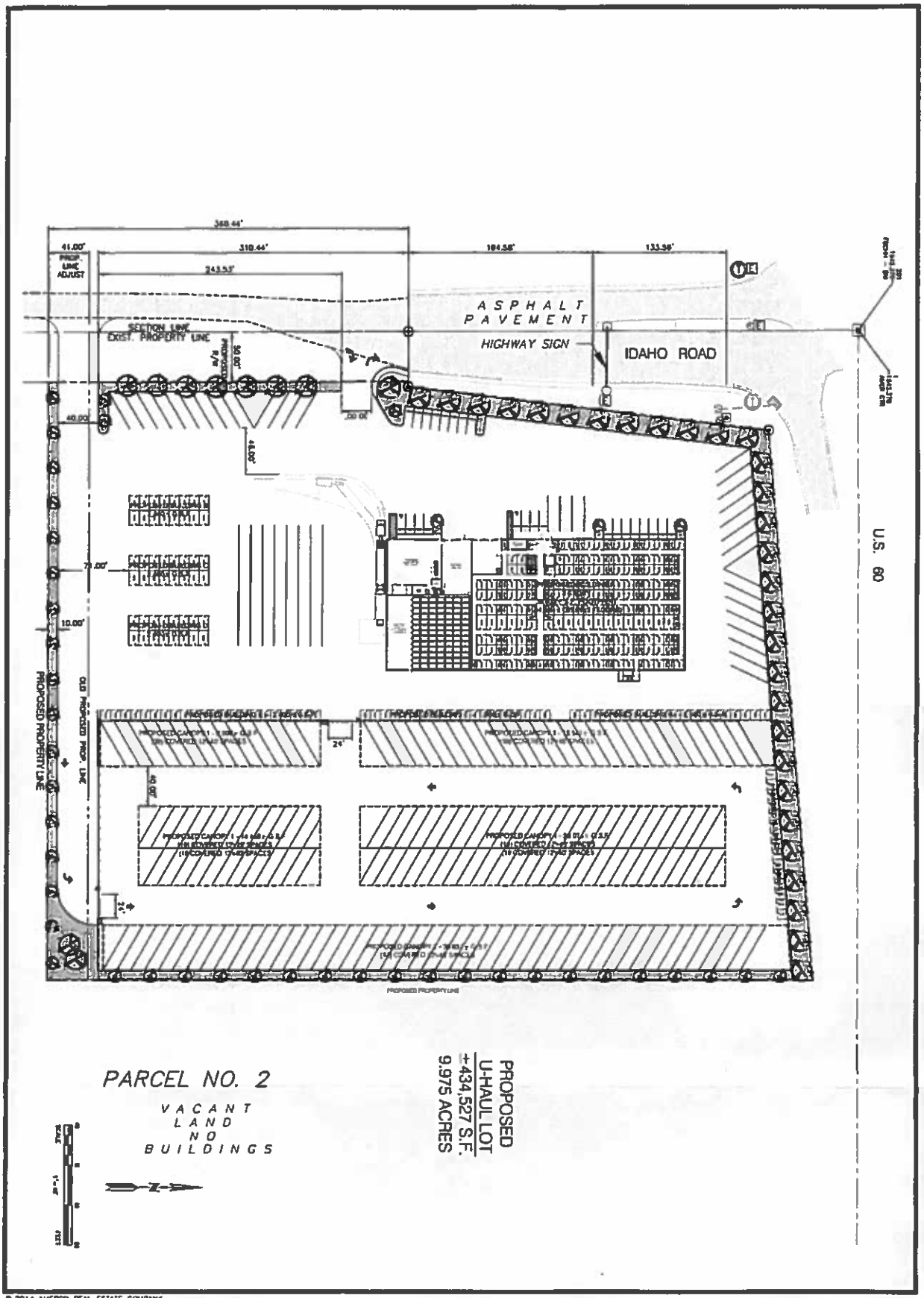
U-HAUL

SEC of US 60 & Apache Junction

Neighborhood Meeting

Thursday, July 26th, 2018 at 6:00pm

Name:	Address:	Email:	Phone:
CHRIS BRENETSER	CORNER OF BASELINE / WINCHESTER	BRENETSERCABINET@OUTLOOK.COM	480-791-6220
Steve Holland	3705 S Colt	CC(a)L)01 @ cox.net	602-339-5035



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AMERCO REAL ESTATE COMPANY

The WLB Group WLB