



Development Services Department  
14455 West Van Buren Street, Building D101  
Goodyear, AZ 85338 / 623-932-3005 / [www.goodyearaz.gov](http://www.goodyearaz.gov)

RECEIVED

AUG 01 2016

15-500-001

Case No. 00- -000

Accepted By: Qua

Date: 8/1/16

Fees Paid: \$ 375

## Planning & Zoning Application

PROJECT INFORMATION		
Project/Development Name: <u>PEBBLE CREEK MARKETPLACE - WINCO</u>		
Address/General Location: <u>SWC PEBBLE CREEK PARKWAY AND McDOWELL RD</u>		
Assessor Parcel Number(s): <u>600-05-006FL6</u>		
Pre-Application Meeting Date: <u>  </u> / <u>  </u> / <u>  </u>	City of Goodyear Planner: <u>  </u>	
APPLICANT INFORMATION		
<i>This application must be executed by the owner(s) of the subject property or provide an Authorization Letter executed by the owner(s) of the subject property stating that the Applicant is authorized to represent the property owner(s) in this application.</i>		
Applicant Name: <u>BRANDON JOHNSON</u>		Company: <u>SCT ALLIANCE</u>
Address: <u>8730 TALLON LN - SUITE 200</u>		City: <u>LACEY</u> State, Zip: <u>WA, 98516</u>
Phone Number: <u>(360) 261-6346</u>	Email Address: <u>BRANDON.JOHNSON@SCTALLIANCE.COM</u>	
Signature of Property Owner(s): <u>RONALD SCHRIEBER II</u> PROJECT MANAGER WINCO FOODS		Date: <u>7/28/16</u>
ADDITIONAL CONTACT INFORMATION		
<i>The City will copy additional contacts on correspondence with the applicant if provided below.</i>		
Owner: <u>Ronald Schrieber II</u>	Owner's e-mail: <u>ronald.schrieber@winco-foods.com</u>	
Additional contact(s): <u>  </u>	Additional contact(s) e-mail: <u>  </u>	
CASE TYPE		
<input type="checkbox"/> Annexation	<input type="checkbox"/> Model Home Complex	
<input type="checkbox"/> Assisted Living Home Zoning Clearance	<input type="checkbox"/> Planned Development Design Guidelines	
<input type="checkbox"/> Commercial/Industrial Alterations Design Review	<input type="checkbox"/> Preliminary Planned Area Development (PAD)	
<input type="checkbox"/> Commercial Pad Site Plan	<input checked="" type="checkbox"/> Preliminary Subdivision Plat <u>EXTENSION REQUEST</u>	
<input type="checkbox"/> Comprehensive Sign Package City Council Approval)	<input type="checkbox"/> Residential Design Review	
<input type="checkbox"/> Comprehensive Sign Package	<input type="checkbox"/> Rezone	
<input type="checkbox"/> Development Fee Exemption	<input type="checkbox"/> Site Plan/Design Review	
<input type="checkbox"/> Final Planned Area Development (PAD)	<input type="checkbox"/> Special Use Permit	
<input type="checkbox"/> Final Subdivision Plat	<input type="checkbox"/> Street Naming	
<input type="checkbox"/> Major General Plan Amendment	<input type="checkbox"/> Use Permit	
<input type="checkbox"/> Map of Dedication	<input type="checkbox"/> Zoning Ordinance Text Amendment	
<input type="checkbox"/> Minor General Plan Amendment	<input type="checkbox"/> Zoning Permit (Donation Bin, Cargo Container)	
<input type="checkbox"/> Minor Land Division	<input type="checkbox"/> Zoning Variance	
<input type="checkbox"/> Other: <u>  </u>		

A detailed listing of the steps for each application listed above (and application timeframes) can be found in the City of Goodyear Administrative Process Manual (APM) which can be downloaded from the following link:

<http://goodyearaz.gov/home/showdocument?id=620>

*An applicant may receive a clarification from an interpretation or application of a statute, ordinance, code, or authorized substantive policy statement as provided in Section 9-839.*



July 25, 2016

City of Goodyear  
ATTN: Joe Schmitz, AICP  
14455 West Van Buren Street  
Building D101  
Goodyear, AZ 85338

Re: Pebble Creek Marketplace – Preliminary Plat  
Case No. 15-500-00001  
SCJ Project 1810.07

Dear Mr. Schmitz:

This letter serves as the Applicant's request that City Council grant a twelve month extension of the preliminary plat approval for this project in accordance with Section 15-2-3(G) of the City of Goodyear Subdivision Regulations.

Pursuant to this Section, the Applicant must demonstrate:

**1. There have been no significant substantive change in the Engineering Standards:**

- *At the time of the Preliminary Plat Approval, the 2012 Edition of the Engineering Design Standards and Policies Manual was used as the basis of the engineering design. To the Applicants knowledge, no revisions, additions or modifications to these standards have occurred between the approval of the Preliminary Plat and this request for an extension.*

**2. That the approved preliminary plat, including the supporting documents, continue to comply with all applicable requirements:**

- *To the Applicants knowledge, no revisions, additions or modifications to the engineering standards, applications, municipal code and other applicable requirements used as the basis of design for this Preliminary Plat have occurred between the approval of the Preliminary Plat and this request for an extension.*

**3. That the subdivider has expended substantial effort to create a final plat and engineering plans:**

- *At the time of the initial PAD submittal for this project, October 2013, the intent was to begin construction in fall of 2014 with an opening in 2015. As the anticipated permitting timeline extended, changes in the economic climate and new competitors in the store's area of influence created concerns regarding the performance of the proposed store. Prior to incurring the additional expenses of obtaining Building Permits and beginning*

*construction, it was prudent to allow the market to stabilize and for the applicant to complete additional market analysis.*

Respectfully,  
SCJ Alliance

A handwritten signature in black ink, appearing to read 'Brandon Johnson', with a stylized flourish at the end.

Brandon Johnson, PE  
Principal

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