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8/26/2019

Ms. Diana Williamson,
14455 W. Van Buren St., #D101
Goodyear, AZ 85338

**Re: Rezone Submittal Narrative
Goodyear Fire Station 181
Dibble Project No. 1018006**

Dear Ms. Williamson:

This submittal supports our proposed Goodyear Fire Station 181 project. The project is located in Township 1 North, Range 1 West, within the southwest quarter of Section 4 near the intersections of 143rd Avenue and Celebrate Life Way. It includes the building of a new fire station and related hardscape and utility improvements in Goodyear, AZ. The building will be 14,460 SF. The site is 5 acres of natural, desert landscape that gently slopes to the southwest and then drops sharply at the southwest corner. Service connections will be added for sewer and water, but no improvements are anticipated.

The property is subject to a Development Agreement, but it appears that all obligations of the agreement have been satisfied. The Van Buren Cost Recovery payment has been paid. There is no financial obligation remaining for this Cost Recovery. The current zoning of the property is PAD/Garden Industrial, and it will be rezoned to Public Facilities District (PFD) to support the development of the fire station. Adjacent developments include Airport Gateway at Goodyear owned by Cheyenne Valley, LLC and Storage Solutions owned by Storage Depot, LLC. Other adjacent parcels are currently undeveloped. The project is currently anticipated to be completed in one phase.

This project is located over two parcels. One of the parcels was located in the existing Airport Gateway at Goodyear final plat which was recorded on November 12, 2008. In order to create the single parcel, first a replat of the existing plat was completed to remove that portion of the parcel from the plat. Then a Minor Land Division application was submitted to combine the two parcels.

Sincerely,
Dibble Engineering