Payson

MEMO

TO: Planning and Zoning Commission

FROM: Ray Erlandsen, Acting Community Development Director

DATE: March 15, 2010

SUBJECT: **Conditional Use Permit Request**
401 E. Hwy 260, Safeway Inc. **CUP10-003**

Background
This case is a request by Safeway Inc., property owner, for a conditional use permit (CUP) to allow outside display of merchandise on the site of their grocery business located at 401 E. Hwy 260.

Analysis
The applicant's property is located in a C-2 zoning district. The Unified Development Code (UDC) requires a CUP in Commercial Two-General Commercial Districts for "outside display or storage of merchandise or equipment."

The proposed display areas are located under the existing colonnade canopy near the front entrance of the business. The area is wide enough to accommodate both pedestrian access and the proposed displays.

Staff finds that the applicant's request could be compatible with the surrounding area.

Staff Recommendation:

Approval with conditions listed below:

1. Display area shall be limited to the areas depicted on the site plan as submitted, sealed 2/10/10.

2. Commodities displayed on the exterior of the store shall be similar to grocery type commodities allowed to be stored or offered for sale within the store, with the exception of bundled firewood contained on the display rack as shown in "D. Firewood Display" of the accompanying submittal materials. Seasonal displays not specifically depicted in the submittal materials, and other special event displays shall comply with all adopted fire code standards. Where uncertainty exists, the decision of the Fire Marshal shall govern.

3. The length of this conditional use permit shall run concurrent with the use of this property. So long as the display area is used for display of products typically carried on the interior of a grocery store, then this permit is valid. Expansion of the approved use, change in uses, or additional uses shall be subject to review and approval by the Planning and Zoning Commission if not expressly permitted in the C-2 zoning district.

4. Failure to comply with the above conditions shall be grounds for zoning citations and possible revocation of the Conditional Use Permit. If alleged violations of the conditions of this CUP are brought to the attention of the Community Development Department, with a 24 hour notification to the property owner, a zoning inspection shall be allowed at the site. If violations of the conditions of this CUP persist, a request for review may be brought before the P & Z Commission at the discretion of the Zoning Administrator.

Suggested Motion to <u>Approve</u>:

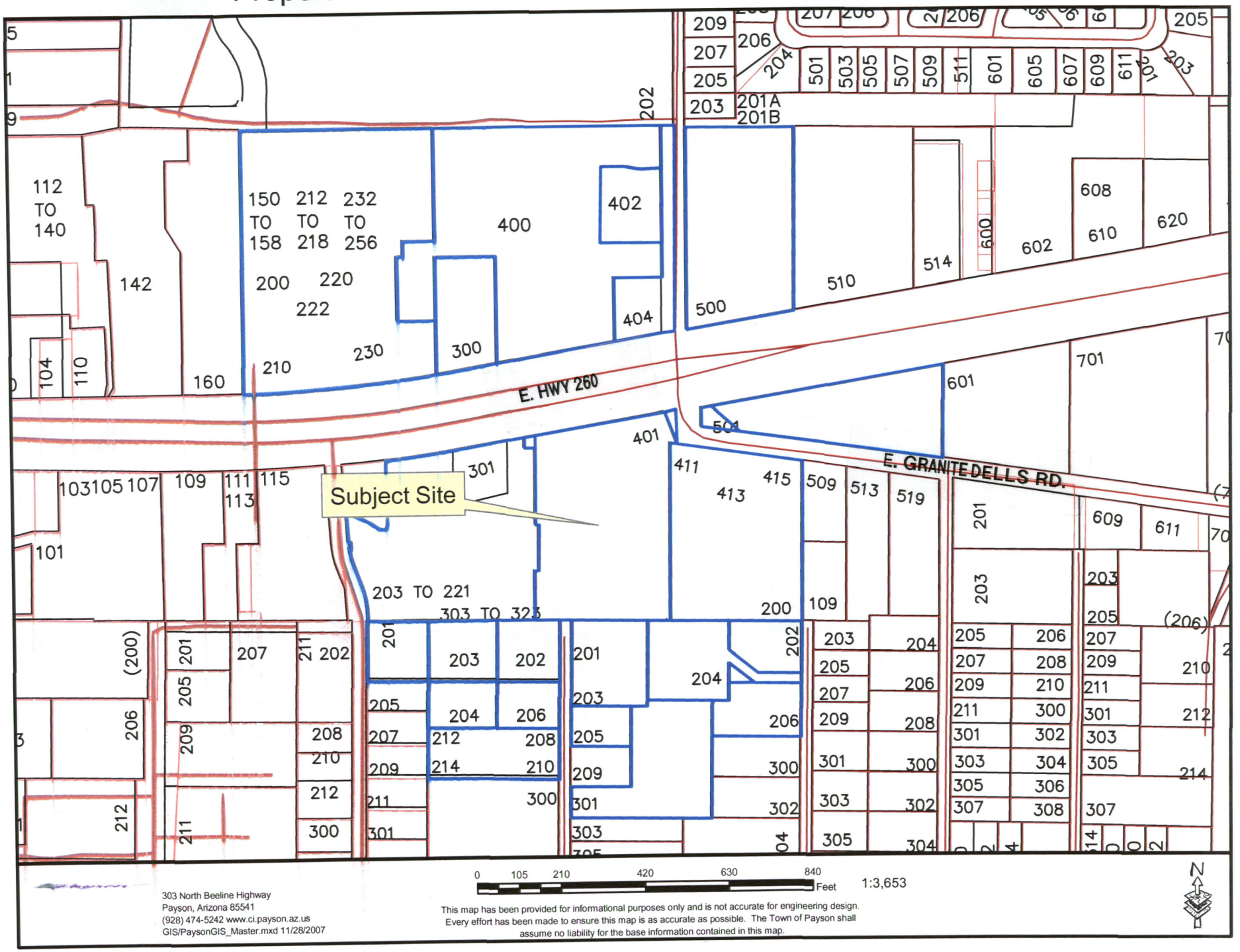
"I move the Planning & Zoning Commission approve CUP10-003, a request to allow outside display of merchandise in a C-2 zoning district at 401 E. Hwy 260 subject to the conditions recommended by staff."

<u>Neighborhood Involvement</u>

The applicant held a Citizens Participation Meeting at the business location on February 10, 2010. A report from that meeting is attached to this report along with correspondence received related to this request.

* Note: There is a 30 day appeal period before the action of the Planning and Zoning Commission becomes effective.

Properties within 300' Notification Area of 401 E. Hwy 260



303 North Beeline Highway
Payson, Arizona 85541
(928) 474-5242 www.ci.payson.az.us
GIS/PaysonGIS_Master.mxd 11/28/2007

This map has been provided for informational purposes only and is not accurate for engineering design. Every effort has been made to ensure this map is as accurate as possible. The Town of Payson shall assume no liability for the base information contained in this map.

303 North Beeline Highway
Payson, Arizona 85541
(928) 474-5242 www.ci.payson.az.us
GIS/PaysonGIS_Master.mxd 11/28/2007

0 45 90 180 270 360 Feet

1:1,517

This map has been provided for informational purposes only and is not accurate for engineering design. Every effort has been made to ensure this map is as accurate as possible. The Town of Payson shall assume no liability for the base information contained in this map.

N

CASE NUMBER CUP10-003

TOWN OF PAYSON
PLANNING AND ZONING COMMISSION OR BOARD OF ADJUSTMENTS APPLICATION

The undersigned Applicant(s) hereby applies for:

☐ Abandonment Request	☐ General Plan or Land Use Plan Amendment	☐ Guest Quarters
☐ Administrative Appeal	☐ Minor Land Division	☐ ADU
☐ Code Amendment	☐ P & Z Commission Appeals	
☒ Conditional Use Permit	☐ Preliminary Subdivision Plat	
☐ Development Master Plan	☐ Temporary Use Permit	
☐ Devel. Agreement, PAD & SPD	☐ Variance	
☐ Final Subdivision Plat	☐ Zone Change	

Aug, 2009

Project Address: 401 E Highway 260 Tax Parcel Number: 304-02-018H.
Subdivision: Ponderosa Village Lot Number:
Name of Applicant(s): Safeway Inc. Phone #: 480-894-~~4159~~ 4201
Mailing Address: 2750 S. Priest Drive Town: Tempe St: AZ Zip: 85282
Name of Property Owner(s): Safeway Inc
Mailing Address: 2750 S. Priest Drive Town: Tempe St: AZ Zip: 85282
Contact Person: Jan Martin Phone #: 480-894-~~4159~~ 4201 Fax #:
Payson Business License # Py2858 Sales Tax # 09-00-1611-E

Detailed Description of Request:
Temporary Outdoor display of existing merchandise along existing pedestrian walkway

(Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent in his behalf.

JAN MARTIN — Print Name
By: Jan Martin For: Safeway Inc — Signature
2/9/2010 — Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS
DATE FILED	2/10/10	SLd
COMPLETED APPLICATION	2/17/10	SLd
NEWSPAPER PUBLICATION	2/26/10	SLd
300' NOTIFICATION MAILOUT	2/25/10	SLd
POSTING DATE	2/25/10	SLd

APPLICATION FEE: Conditional Use Permit Application Fee: $1000.00

CHECK NUMBER: 53-292 / 113 DATE: 2/10/10

RECOMMENDATION		DECISIONS	
By:	Date:	By:	Date:

Gila County Parcel Information Search

Assessor Information
304-02-018H

Parcel/Tax ID	304-02-018H
Tax Year	2010
Site Address	401 E HWY 260 , PAYSON
Owner Name	SAFEWAY INC, STORE #1536
Owner Address	C/O COMPREHENSIVE PROPERTY TAX SERVICE 1371 OAKLAND BLVD STE 200 WALNUT CREEK, CA 94596
Tax Area	1053
Land Value	$831,050.00
Improvement Value	$1,908,684.00
Full Cash Value	$2,739,734.00
Assessed Full Cash Value	$575,345.00
Limited Value	$2,739,734.00
Assessed Limited Value	$575,345.00
Value Method	Reconciled
Exempt Amount	$0.00
Exempt Type	
Use Code	1140
Property Use	1140-SUPERMARKET GROCER
Class Code	Commercial
Assessment Ratio	21.000000
Sale Price	
Sale Date	
Instrument Type	
Book	
Page	
Parcel Size	3.96
Township, Range, Section	10N, 10E, 3
Legal Description	PORTION OF SECTION 3 T10N R10E; BEG AT SE COR OF NW 1/4 SAID SEC 3; TH N89-27-27W 356.73'; TH N0-8-37E 122.29'; TH S89-27-27E 9.77 '; TH N0-31-30E 114.04'; TH N89-27-27W 8.90'; TH N0-8-37E 223.02' ; TH N79-57-54E 329.06'; TH S21-4-22E 90.92'; TH S0-8-37W 435.40' TO POB; = 3.96 ACRES M/L (OUT OF 304-02-018E & F)
Property Type	REAL

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year	Cash Value

TOWN OF PAYSON
PRINCIPAL / AGENT FOR ZONING SUBMITTALS

A **Principal** (owner) / **Agent** (acts for the owner) **relationship** has been created between

Safeway Inc, Jon Martin [Principal(s)] and

Esencia, llc Jeff Winter (Agent),

for the purpose of:

Application and related paperwork for outdoor display at the existing store #1536 located at 401 E Highway 260 Payson, Arizona.

By: Jon Martin
Principal ~~FOR~~: Safeway Inc.

Principal

(Need both signatures, if husband and wife)

The foregoing Principal / Agent Relationship Statement was signed before me this 9th day of February, 2010, by Jon Martin [Principal(s)],

known to me to be the person(s) who signed said statement.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

OFFICIAL SEAL
LOIS E. JOYCE
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires April 8, 2012

Lois E. Joyce
Notary Public

My commission expires: 4/8/12

esencia Architecture and Urban Design
1743 E McNair Dr Ste 200 Tempe Arizona 85283
www.esencia.org T 480.755.0959 F 480.755.0956

December 2, 2009

Town of Payson
Planning Department
Payson, Arizona

Regarding: **Safeway Outdoor Display Project Narrative**
Safeway, Inc.

Dear Town of Payson,

Safeway, Inc. would like to submit the attached documents to the Town of Payson for review and approval of an outdoor display's zone along the front of their store located at 401 E. Highway 260. This outdoor display zone would be established for miscellaneous, temporary in nature, displays that would depending on the time of year. Typically, this zone would be located under the existing colonnade canopy (see attached plan for designated area's). These display carts area approximately 3' x 8' and will be rolled out in the morning and pulled inside at night. No cashier will be located outside.

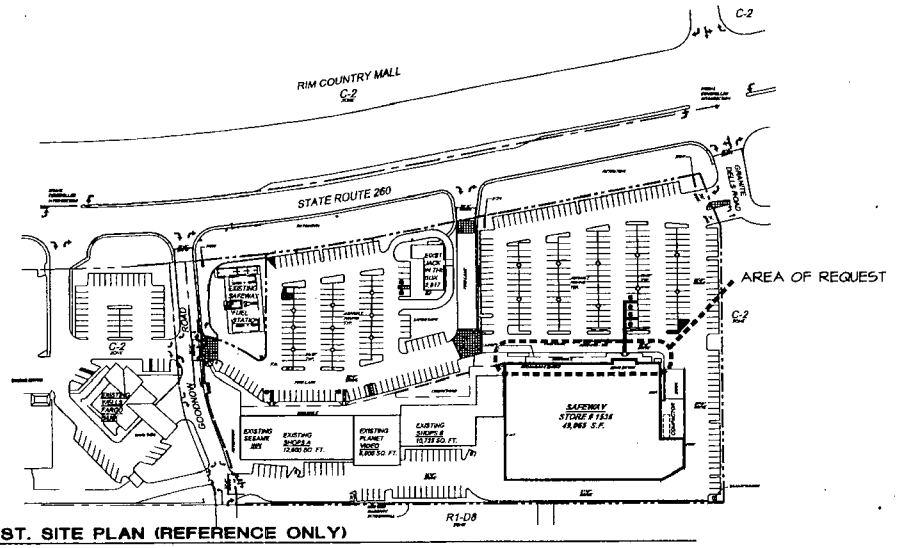
One cart may hold fresh flowers and the second may carry whole fresh fruit (oranges, apples, etc.). During the winter months firewood may be displayed and the fruit would not. At one time Safeway may have one, two or four carts out for display. Safeway is interested in providing this enhanced presentation at their stores across Arizona. We have supplied cut sheets display carts for your review to illustrate the physical cart.

We intend to position the display carts close to the entry while maintaining the path of travel and accessible route both in the store and along the colonnade.

This is the extent of our current application. We do not propose any site modifications. It is our opinion that this display does not cause any vehicular or pedestrian traffic issues. It will not cause any nuisance to the area and will not deteriorate the shopping center and is compatible with the existing surrounding facility.

Safeway is excited about this project and feels the display will improve the store and character of the center.

Jeff Winter
Esencia



2 EXIST. SITE PLAN (REFERENCE ONLY)

SCALE: N.T.S.

PROJECT DIRECTORY

APPLICANT:

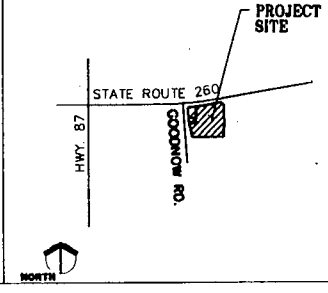
SAFEWAY INC. PHOENIX RETAIL DIVISION
CONSTRUCTION DEPARTMENT
2150 S. PRIEST DR. TEMPE, ARIZONA
MARK PALMER, DIRECTOR OF CONSTRUCTION
TEL: (480) 844-4184

ARCHITECT/AGENT

ESENCIA, L.L.C.
1745 E. MCNAIR DRIVE, SUITE 300
TEMPE, ARIZONA 85283
JEFFREY HINTER, R.A., A.I.A.
TEL: (480) 755-0959

BUILDING DEPARTMENT:
TOWN OF PAYSON
COMMUNITY DEVELOPMENT
BUILDING DEPT.
303S N. BASELINE HWY.
PAYSON, ARIZONA 85541
(928) 474-5242

VICINITY MAP



PROJECT DATA

1.	PROJECT NAME:	STORE # 1536, MAINTENANCE PROGRAM
2.	PROJECT ADDRESS:	SAFEWAY # 1536 401 E. HIGHWAY 260 PAYSON, ARIZONA 85541
3.	OCCUPANCY TYPE:	M RETAIL STORE (EXIST. UN-CHANGED)
4.	CONSTRUCTION TYPE:	III-B SPRINKLED SEPARATION = 2 SIDES (EXIST. UN-CHANGED)
5.	OCCUPANT LOAD:	1,241 (EXIST. UN-CHANGED)
6.	LOT NO:	5 (EXIST. UN-CHANGED)
7.	PARCEL NO.:	304-02-018J
8.	SECTION TOWNSHIP RANGE:	S-31/T-10N/R-10E
9.	ZONED:	C-2 (EXISTING UN-CHANGED)
10.	FIRE SPRINKLERS:	YES (A.F.E.S. EXISTING UN-CHANGED)
11.	EXISTING SQ. FT.:	49,965 S.F. (EXIST. UN-CHANGED)
12.	PROJECT SCOPE:	MINOR FACE LIFT TO EXISTING STOREFRONT CONSISTING OF PAINTING EXTERIOR SAFEWAY BUILDING ALL (4) SIDES.
13.	GOVERNING CODES:	BUILDING: 2006 I.B.C. MECHANICAL: 2006 I.M.C. PLUMBING: 2006 I.P.C. ENERGY: 2006 N.E.C. FIRE: 2006 I.F.C. ACCESSIBILITY: A.N.S.I. / A.D.A.G. CURRENT
14.	PARKING:	254 SPACES PROVIDED (EXISTING UN-CHANGED)
15.	OWNER:	SAFEWAY INC. 5918 STONERIDGE MALL RD. PLEASANTON, CA 94588

GENERAL NOTES

A. ALL FIXTURES ARE PORTABLE MODULAR CARTS, NO FIXTURES WILL BE PERMANENTLY AFFIXED TO EXTERIOR.

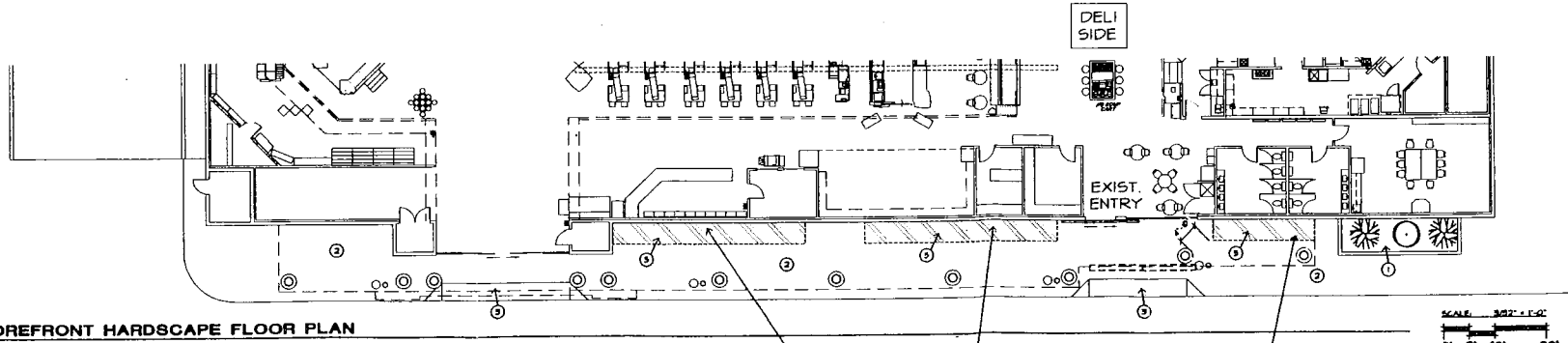
B. FIXTURES ARE FURNISHED AND INSTALLED BY SAFEWAY INC.

C. FIXTURE CARTS SHALL NOT BLOCK PATH OF TRAVEL LINKING SAFEWAY BUILDING WITH ADJACENT SHOP(S) BUILDING.

D. FIXTURE CARTS SHALL COMPLY WITH ALL A.D.A. ACCESSIBILITY GUIDE LINES AND WHEN INSTALLED / PLACED AT STOREFRONT SHALL NOT BLOCK A.D.A. PATH OF TRAVEL AND OR BLOCK FIRE EXITS, OR BUILDING ENTRANCE / EXITS.

KEYED NOTES

1. EXIST. LANDSCAPED AREA TO REMAIN SHOWN FOR REFERENCE ONLY.
2. EXIST. CONC. CURB / SIDEWALK TO REMAIN NO CHANGE.
3. EXIST. A.D.A. COMPLIANT CONC. CURB RAMPS TO REMAIN NO CHANGE.
4. NOT USED.
5. NON-FIXED EXTERIOR MERCHANDISE DISPLAY AREA, REFER TO FIXTURE DETAILS. PURN. AND INSTALLED BY SAFEWAY. NOTE FIXTURE SHALL BE PLACED AND COMPLY WITH CURRENT A.D.A. GUIDELINES TO PROVIDE CLEAR AND UNOBSTRUCTED ACCESSIBILITY THROUGH OUT UNDER EXIST. CANOPY AND OR SIDEWALK AREA. FIXTURES SHALL NOT BLOCK ENTRANCES, FIRE EXITS, OR PATH OF TRAVEL LINKING PEDESTRIAN ACCESSIBILITY BETWEEN SAFEWAY BUILDING AND ADJACENT SHOPS BUILDING(S).



1 STOREFRONT HARDSCAPE FLOOR PLAN

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

SAFEWAY

esencia
1745 E MCNAIR DRIVE, SUITE 300
TEMPE, ARIZONA 85283
t. 480 - 755 - 0959

REVISIONS

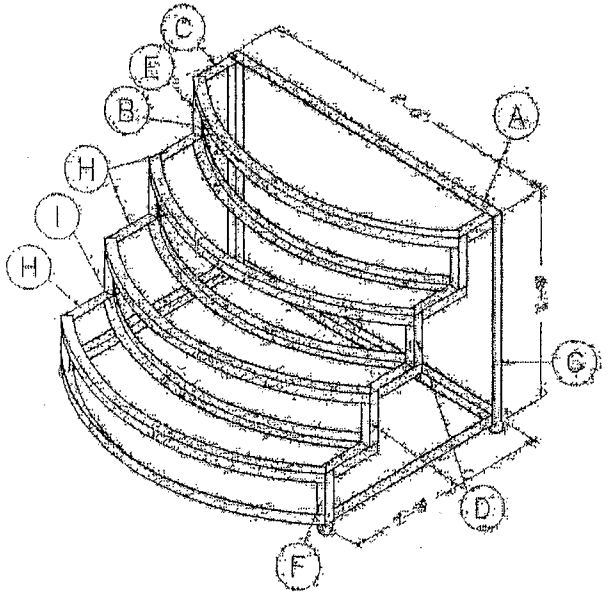
PROJECT NO.	08023
DRAWN BY:	AM
CHECKED BY:	GAWDUN
CAD SAVED NAME:	-
DATE:	10-8-2008

EXTERIOR MAINTENANCE FOR:
SAFEWAY STORE # 1536
PAYSON, ARIZONA
PROJECT # 17-1536-605-0011
401 E. HIGHWAY 260
PONDEROSA VILLAGE

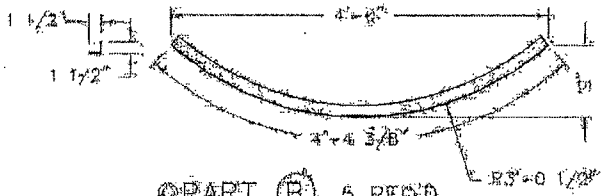
SHEET TITLE
PROJECT DATA
SITE PLAN &
HARDSCAPE PLAN

SHEET NO.
A-203

REVISIONS					
REV.	DESCRIPTION	ECR	DATE	BY	APPRVD
A	CHANGED FINISH	NONE	04.12.04	NRK	RM

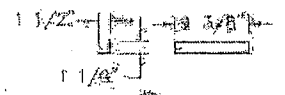


PART (A) 2 REQ'D
MATERIAL: 1 1/2" ANGLE IRON



PART (B) 5 REQ'D
MATERIAL: 1 1/2" ANGLE IRON

PART (G) 2 REQ'D
MATERIAL: 1 1/2" ANGLE IRON



PART (H) 6 REQ'D
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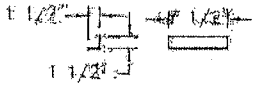

PART (C) 2 REQ'D
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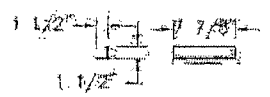

PART (E) 2 REQ'D
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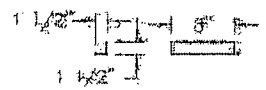

PART (D) 4 REQ'D
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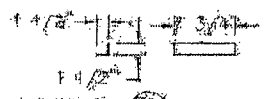

PART (F) 2 REQ'D
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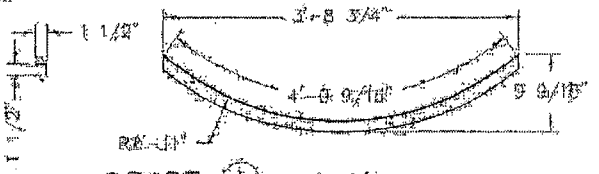

PART (I) 3 REQ'D
MATERIAL: 1 1/2" ANGLE IRON

A. Floral Display – Center

NOTES

1. (4) CASTERS TO BE ATTACHED TO BOTTOM OF UNIT
2. COVER ALL SIDES, BACK AND FACE OF UNIT WITH 1" EXPANDING WIRE
3. OVERALL FINISH: GALVANIZED
4. ALL ANGLES TO BE 90 DEGREES

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DRAWN: NRK 02.07.04
CHECKED: RM 02.12.04
FINISHES: XXX MM.DD.YY
MATERIALS: XXX MM.DD.YY
RELEASED: XXX MM.DD.YY
PROJECT NO.: NONE
DO NOT SCALE DRAWING

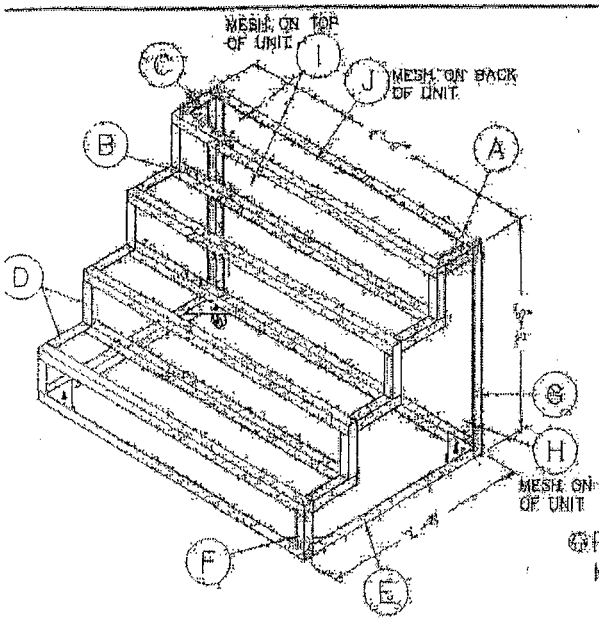
CODE ON PLAN: F2
CUSTOMER PART NO.: NONE

P·P·C
MAIN – 14351 Grand River Avenue, New MI 48875
WEST – 7700 Irvine Center Dr. Suite 800, Irvine, CA 92618

STEPPED UNIT, EXTERIOR, CURVED WITH CASTERS

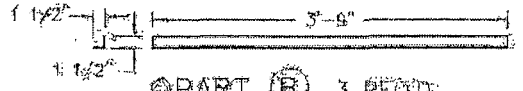
ITEM MASTER NO. SAF AA-06 370 REV. A

WEIGHT: --- SCALE: 3/4"=1'-0" SHEET 1 OF 1

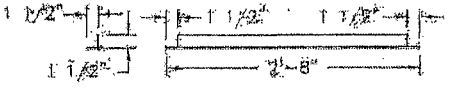


REVISIONS					
REV	DESCRIPTION	ECR	DATE	BY	APPROVD
B	ADD QTY MARKED (2) IT IS FLAT	NONE	09.27.04	MM	MRR

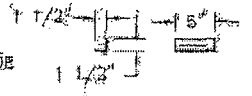
PART (A) 7 REQ'D
MATERIAL: 1 1/2" ALUM. ANGLE



PART (B) 3 REQ'D
MATERIAL: 1 1/2" ALUM. ANGLE

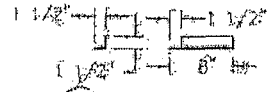


PART (G) 2 REQ'D
MATERIAL: 1 1/2" ALUM. ANGLE



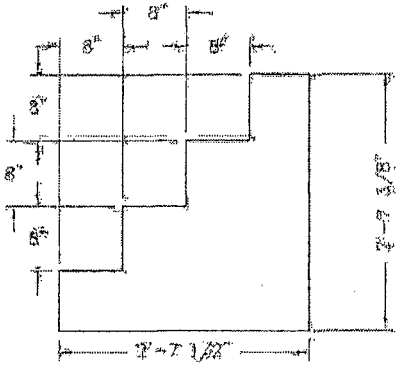
PART (C) 2 REQ'D
MATERIAL: 1 1/2" ALUM. ANGLE

PART (E) 2 REQ'D
MATERIAL: 1 1/2" ALUM. ANGLE

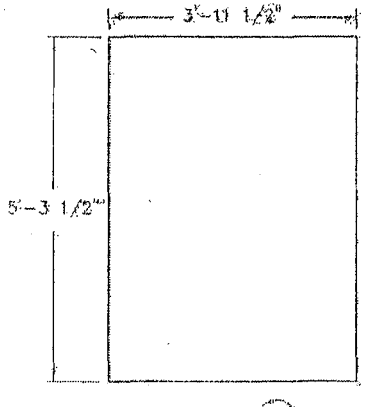


PART (D) 12 REQ'D
MATERIAL: 1 1/2" ALUM. ANGLE

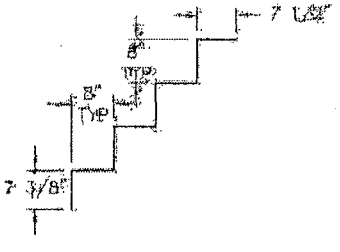
PART (F) 2 REQ'D
MATERIAL: 1 1/2" ALUM. ANGLE

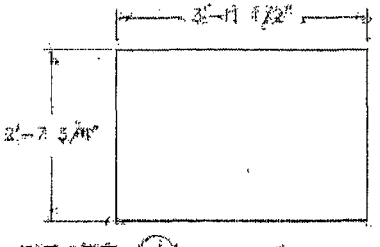


PART (H) 2 REQ'D
MATERIAL: 1" ALUM. EXPANDING WIRE



PART (I) 1 REQ'D
SCALE: 1/2"=1'-0"
MATERIAL: 1" ALUM. EXPANDING WIRE





PART (J) 1 REQ'D
SCALE: 1/2"=1'-0"
MATERIAL: 1" ALUM. EXPANDING WIRE

FINISH: BRUSHED ALUM.

B. Floral Display – Side

NOTES

1) (4) CASTERS TO BE ATTACHED TO BOTTOM OF UNIT
2) ALL ANGLES NEED TO BE 90 DEGREES

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DRAWN: MRR 02.12.04
CHECKED: RM 02.12.04
ENGINEER: XXX MM.DD.YY
MANUFACTURING: XXX MM.DD.YY
RELEASED: XXX MM.DD.YY
PROJECT NO: NONE

DO NOT SCALE DRAWING

CODE ON PLAN E1

CUSTOMER PART NO: NONE

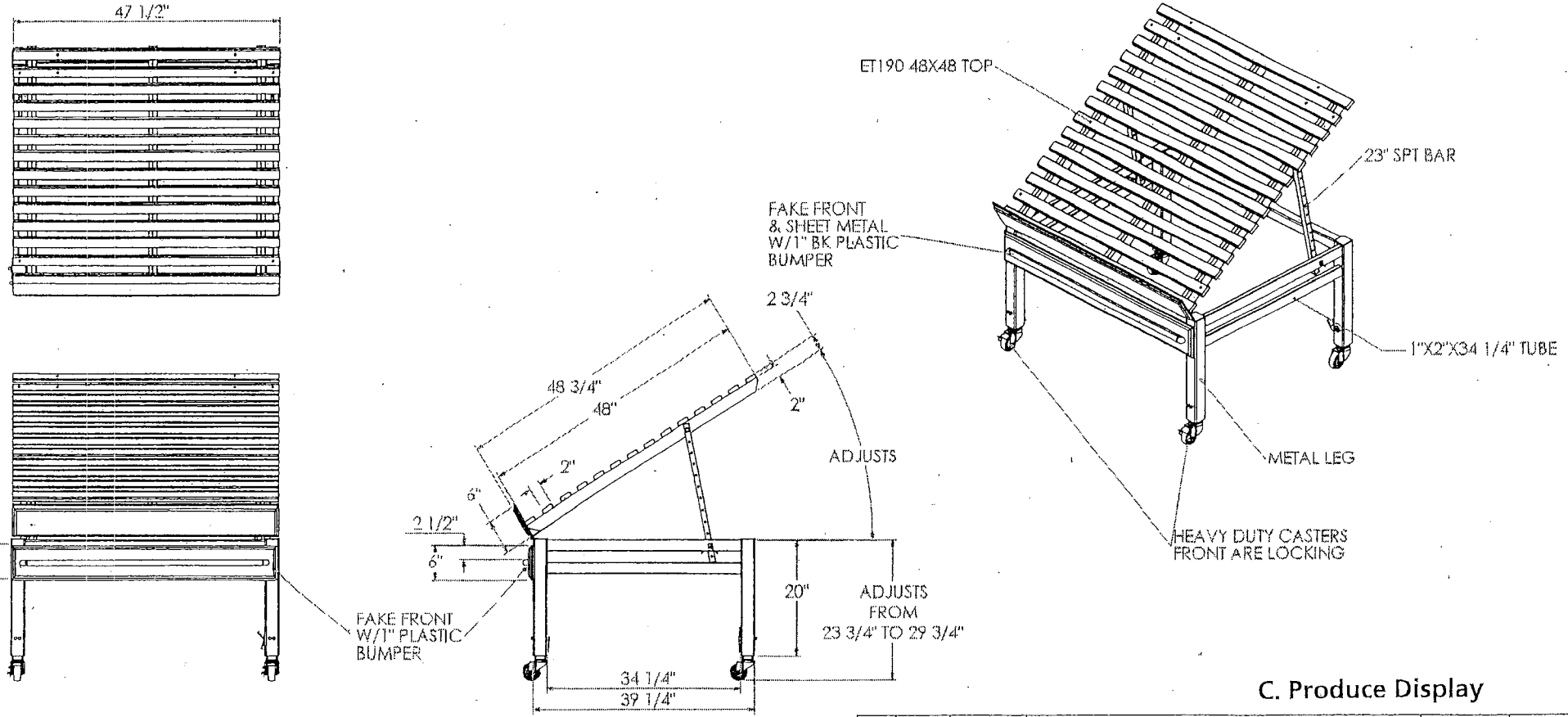
MAIN – 44514 Grand River Avenue, Novi, MI 48375
WEST – 2700 Irvine Center Dr. Suite 900, Irvine, CA 92618

STEPPED UNIT, EXTERIOR, STRAIGHT
32"H X 48"W X 32"D WITH CASTERS

ITEM/CUSTOMER NO. SAF AA-06 360 REV B

WEIGHT: --- SCALE: 3/4"=1'-0" SHEET 1 OF 1

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY AND CONFIDENTIAL TO THE MARCO COMPANY AND MAY NOT BE REPRODUCED, PUBLISHED, OR DISTRIBUTED IN ANY FORM OR DISCLOSED IN WHOLE OR IN PART WITHOUT THE AUTHORIZATION OF THE MARCO COMPANY.



C. Produce Display

REV.	BY	CHECKED	DESCRIPTION	APPROVED	DATE
B	TN	SC	ADD THE 12GA. 4.5"X48 .74" METAL TO FRONT & ADD (2) SUPPORT 1X2 TUBE FOR LEG	—	1-21-04

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES AND
TOLERANCES ARE:
FRACTIONS DECIMALS ANGLES
±1/16" .X ± .030 ±1°
.XX ± .015
.XXX ± .005

MATERIAL:

FINISH:

THIRD ANGLE PROJECTION

USED ON

DO NOT SCALE DRAWING

APPROVALS	DATE
DRAWN BY: SC	9-2-03
CHECKED BY: TN	9-2-03
APPROVED BY: APPROVED	DATE
APPROVED BY: APPROVED	DATE
APPROVED BY: APPROVED	DATE
DRAWN ON: SOLIDWORKS 2001PLUS	

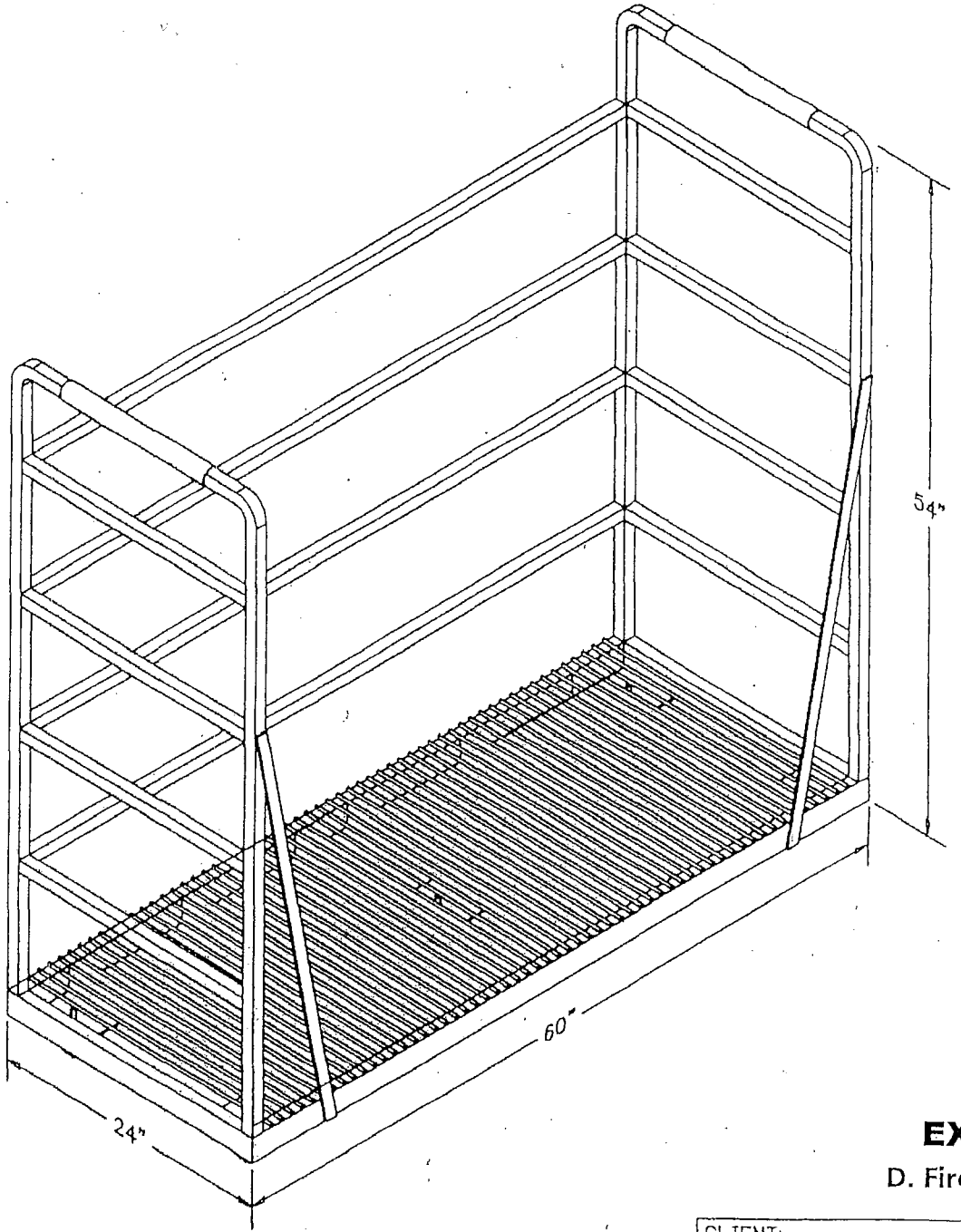
the MARCO Company
3209 Marquita Drive
Fort Worth, Texas 76116
PH: (817) 244-8300

ITEM(S): ET190 SB 4848FF
DWG TYPE: CONCEPT
TITLE: ET190 48X48 FAKE FRONT WITH 1" PLASTIC BUMPER

SIZE	DWG #	QUOTE #	REV.
B	4364		B
	SCALE: 1:18	SHEET 1 OF 2	

NOTE:
ET190 48X48 (NO DRAWER) FAKE FRONT

9 8 7 6 5 4 3 2 1



EX-10385

D. Firewood Display

PAGE:	PART #:	TITLE:	CLIENT: SAFEWAY		TOP SHELF FIXTURES, LLC 1-800-289-8245 5263 Schaefer Ave. Chino, CA 91710
			SALESPERSON: DENNIS POLIDE	DR BY: DSF	

CITIZENS PARTICIPATION MATERIAL

esencia Architecture and Urban Design
1743 E. McNair Drive, #200 Tempe, Arizona 85283
www.esencia.org 480.755.0959 Fax 480.755.0956

February 11, 2010

Regarding: Neighborhood Meeting Results
Safeway, Inc.
401 E. Highway 260 – Ponderosa Village
Payson, Arizona

Dear Town of Payson,

This letter is to notify the Town of Payson that a neighborhood meeting was held at the Safeway Store on the tenth of February, 2010. During the hours of 3:00 pm to 4:00 pm we had no one show up and inquire about the project. Jan Martin with Safeway Real estate and myself discussed the project with the store manager who did not have any inquiries before the meeting as well. We have instructed the manager to let us know if he does receive and questions or concerns regarding the outdoor display approval application in the coming weeks.

Thank you for your time.

Sincerely,
esencia, llc.
Architecture and Urban Design

Jeffrey Winter

RECEIVED
FEB 17 2010
COMMUNITY DEVELOPMENT
DEPARTMENT

esencia Architecture and Urban Design
1743 E. McNair Drive, #200 Tempe, Arizona 85283
www.esencia.org 480.755.0959 Fax 480.755.0956

January 19, 2010

Regarding: Notification of Application
Safeway, Inc.
401 E. Highway 260 – Ponderosa Village
Payson, Arizona

Dear Property Owner, Resident, or Interested Citizen,

The purpose of this letter is to inform you that Safeway will be filling a Use Permit Application for temporary outdoor displays at their site located within the Ponderosa Village at 401 E. Highway 260, Payson, Arizona. Our request is for a use permit to allow for temporary outside displays within a C-2 zoning district.

A pre-application neighborhood introductory meeting will be held at the store on Wednesday, February 10th from 3:00 to 4:00 p.m. Safeway personal and myself will be on had to discuss the project and hear any concerns regarding the outdoor display.

You may attend the meeting to learn about the case and make your opinions known. You may also express your feelings known on this case by writing to the Town of Payson, Planning Department at 303 N. Beeline Highway, Payson, Arizona 85541, attention: Sheila DeSchaaf. Please reference Safeway's Temporary Outdoor Display. Your letter will be made part of the case file.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 480-755-0959 or fax to 480-755-0956.

Thank you for your time.

Sincerely,
esencia, llc.
Architecture and Urban Design

Jeffrey Winter

cc: Safeway proposed Hardscape Plan
Project Narrative

esencia Architecture and Urban Design
1743 E McNair Dr Ste 200 Tempe Arizona 85283
www.esencia.org T 480.755.0959 F 480.755.0956

December 2, 2009

Town of Payson
Planning Department
Payson, Arizona

Regarding: **Safeway Outdoor Display Project Narrative**
Safeway, Inc.

Dear Town of Payson,

Safeway, Inc. would like to submit the attached documents to the Town of Payson for review and approval of an outdoor display's zone along the front of their store located at 401 E. Highway 260. This outdoor display zone would be established for miscellaneous, temporary in nature, displays that would depending on the time of year. Typically, this zone would be located under the existing colonnade canopy (see attached plan for designated area's). These display carts area approximately 3' x 8' and will be rolled out in the morning and pulled inside at night. No cashier will be located outside.

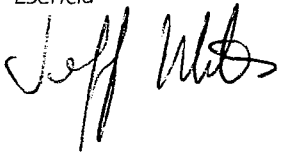
One cart may hold fresh flowers and the second may carry whole fresh fruit (oranges, apples, etc.). During the winter months firewood may be displayed and the fruit would not. At one time Safeway may have one, two or four carts out for display. Safeway is interested in providing this enhanced presentation at their stores across Arizona. We have supplied cut sheets display carts for your review to illustrate the physical cart.

We intend to position the display carts close to the entry while maintaining the path of travel and accessible route both in the store and along the colonnade.

This is the extent of our current application. We do not propose any site modifications. It is our opinion that this display does not cause any vehicular or pedestrian traffic issues. It will not cause any nuisance to the area and will not deteriorate the shopping center and is compatible with the existing surrounding facility.

Safeway is excited about this project and feels the display will improve the store and character of the center.

Jeff Winter
Esencia



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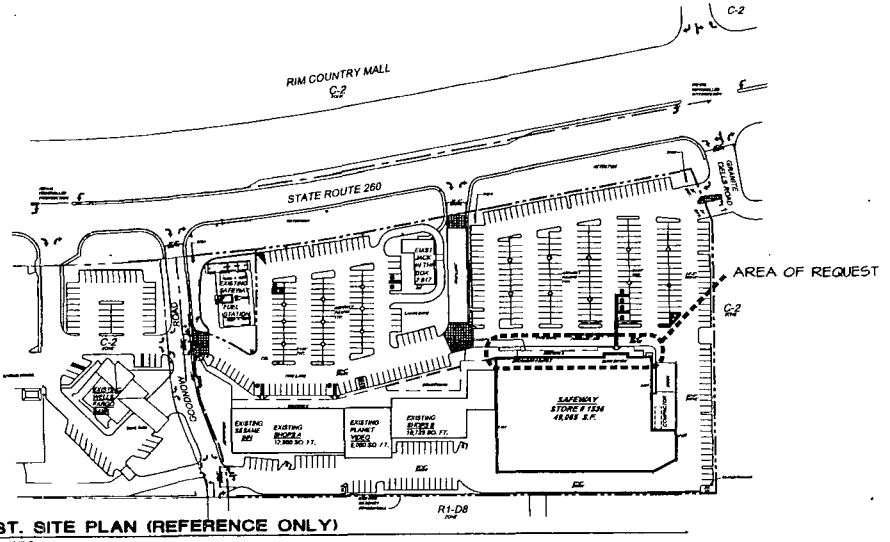


② EXIST. SITE PLAN (REFERENCE ONLY)

SCALE: N.T.S.

PROJECT DIRECTORY

APPLICANT:

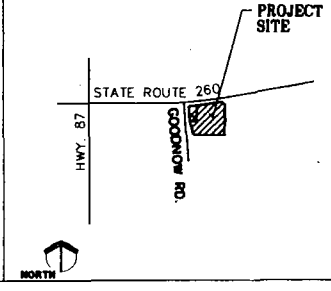
SAFEWAY INC. PHOENIX RETAIL DIVISION
CONSTRUCTION DEPARTMENT
2750 S. PRIEST DR. TEMPE, ARIZONA
MARK PALMER, DIRECTOR OF CONSTRUCTION
TEL: (480) 844-4184

ARCHITECT/AGENT

ESENCIA, L.L.C.
1743 E. MCNAIR DRIVE, SUITE 200
TEMPE, ARIZONA 85283
JEFFREY MINTER, R.A., A.I.A.
TEL: (480) 755-0484

BUILDING DEPARTMENT:
TOWN OF PAYSON
COMMUNITY DEVELOPMENT
BUILDING DEPT.
3092 N. BEELINE HWY.
PAYSON, ARIZONA 85541
(928) 474-5242

VICINITY MAP



PROJECT DATA

1.	PROJECT NAME	STORE # 1536, MAINTENANCE PROGRAM
2.	PROJECT ADDRESS:	SAFEWAY # 1536 401 E. HIGHWAY 260 PAYSON, ARIZONA 85541
3.	OCCUPANCY TYPE:	M RETAIL STORE (EXIST. UN-CHANGED)
4.	CONSTRUCTION TYPE:	III-B SPRINKLED SEPARATION - 2 SIDES (EXIST. UN-CHANGED)
5.	OCCUPANT LOAD:	1241 (EXIST. UN-CHANGED)
6.	LOT NO:	5 (EXIST. UN-CHANGED)
7.	PARCEL NO.:	304-02-018J
8.	SECTION TOWNSHIP RANGE:	5-37/T-10N/R-10E
9.	ZONED:	C-2 (EXISTING UN-CHANGED)
10.	FIRE SPRINKLERS:	YES (A.F.E.S. EXISTING UN-CHANGED)
11.	EXISTING SQ. FT:	44,065 S.F. (EXIST. UN-CHANGED)
12.	PROJECT SCOPE:	MINOR FACE LIFT TO EXISTING STOREFRONT CONSISTING OF PAINTING EXTERIOR SAFEWAY BUILDING ALL (4) SIDES.
13.	GOVERNING CODES:	BUILDING: 2006 I.B.C. MECHANICAL: 2006 I.M.C. PLUMBING: 2006 I.P.C. ENERGY: 2005 N.E.C. FIRE: 2006 I.F.C. ACCESSIBILITY: A.N.S.I. / A.D.A.G. CURRENT
14.	PARKING:	284 SPACES PROVIDED (EXISTING UN-CHANGED)
15.	OWNER:	SAFEWAY INC. 5918 STONERIDGE MALL RD. PLEASANTON, CA 94588

GENERAL NOTES

A. ALL FIXTURES ARE PORTABLE MODULAR CARTS, NO FIXTURES WILL BE PERMANENTLY AFFIXED TO EXTERIOR.

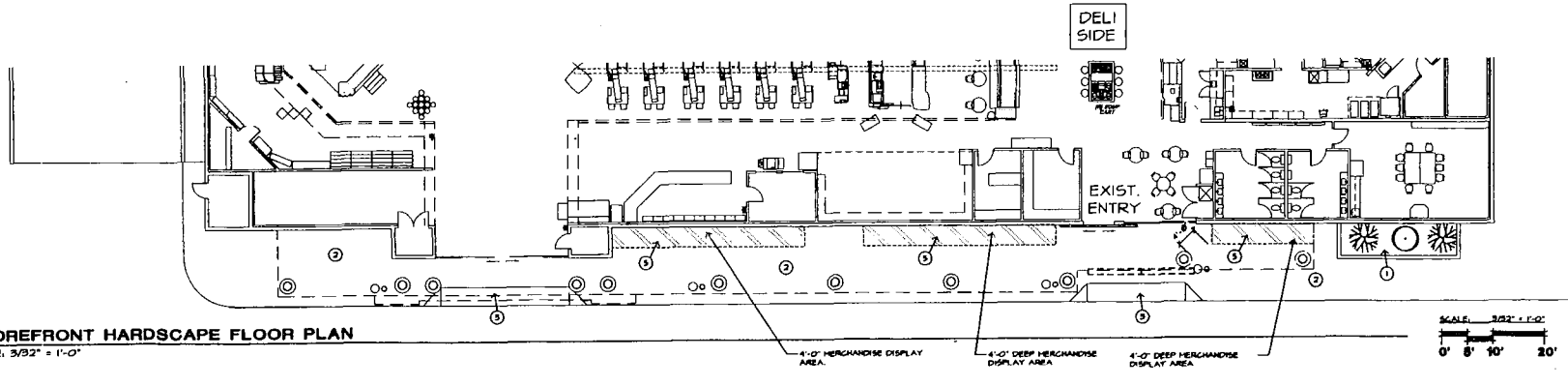
B. FIXTURES ARE FURNISHED AND INSTALLED BY SAFEWAY INC.

C. FIXTURE CARTS SHALL NOT BLOCK PATH OF TRAVEL LINKING SAFEWAY BUILDING WITH ADJACENT SHOP(S) BUILDINGS.

D. FIXTURE CARTS SHALL COMPLY WITH ALL A.D.A. ACCESSIBILITY GUIDE LINES AND WHEN INSTALLED / PLACED AT STOREFRONT SHALL NOT BLOCK A.D.A. PATH OF TRAVEL AND OR BLOCK FIRE EXITS, OR BUILDING ENTRANCE / EXITS.

⊙ KEYED NOTES

1. EXIST. LANDSCAPED AREA TO REMAIN SHOWN FOR REFERENCE ONLY.
2. EXIST. CONC. CURB / SIDEWALK TO REMAIN NO CHANGE.
3. EXIST. A.D.A. COMPLIANT CONC. CURB RAMPS TO REMAIN NO CHANGE.
4. NOT USED.
5. NON-FIXED EXTERIOR MERCHANDISE DISPLAY AREA, REFER TO FIXTURE DETAILS, PLAN, AND INSTALLED BY SAFEWAY, NOTE FIXTURE SHALL BE PLACED AND COMPLY WITH CURRENT A.D.A. GUIDELINES TO PROVIDE CLEAR AND UNOBSTRUCTED ACCESSIBILITY THROUGH OUT UNDER EXIST. CANOPY AND OR SIDEWALK AREA, FIXTURES SHALL NOT BLOCK ENTRANCES, FIRE EXITS, OR PATH OF TRAVEL LINKING PEDESTRIAN ACCESSIBILITY BETWEEN SAFEWAY BUILDING AND ADJACENT SHOPS BUILDING(S).



① STOREFRONT HARDSCAPE FLOOR PLAN

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

SAFEWAY

ARCHITECT
esencia
1743 E. MCNAIR DRIVE, SUITE 200
TEMPE, ARIZONA 85283
t. (480) 755-0484

REVISIONS

PROJECT NO. 08023
DRAWN BY: AM
CHECKED BY: GAWDUN
CAD SAVED NAME:
DATE: 10-8-2008

EXTERIOR MAINTENANCE FOR:
SAFEWAY STORE # 1536
PAYSON, ARIZONA
PROJECT # 17-1536-003-0011
401 E. HIGHWAY 260
PONDEROSA VILLAGE

SHEET TITLE
PROJECT DATA
SITE PLAN &
HARDSCAPE PLAN

SHEET NO.
A-203

LARSEN
BAKER
Development ▪ Brokerage
Management

January 30, 2010

Town of Payson
Planning Department
Attn: Sheila DeSchaaf
303 North Beeline Highway
Payson, Arizona 85541

Dear Payson Planning Department,

Larsen Baker, LLC and Payson Development Associates, LLC is in full support of the Safeway Outdoor Display Project. This project and other like it, serve many roles least of which bring in increased sales for the vendor Safeway. Improvements such as the outdoor displays also increase sales tax revenue for the Town of Payson. Reinvestment by business in to projects like the Safeway Outdoor Display should be encouraged, especially in theses economic times.

The project architects at Esencia have addressed all the issues of safety, access and visibility with the provided plan and where informative during recent phone conversations and meetings regarding the outdoor display project.

If you have any questions or concerns, please do not hesitate to contact our office at: (520) 296-0200.

Sincerely,

Steve Russell

On-Site Development Coordinator
Payson Development Associates, LLC
Larsen Baker, LLC
Steve@larsenbaker.com

RECEIVED
FEB 10 2010
COMMUNITY DEVELOPMENT
DEPARTMENT

6298 East Grant Road ▪ Suite 100 ▪ Tucson, Arizona 85712 ▪ (520) 296-0200 ▪ Fax (520) 296-1571