



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mario Paniagua
Deputy City Manager

Date: February 17, 2016

From: Alan Stephenson 
Planning and Development Director

Subject: ITEM 81 ON THE FEBRUARY 17 FORMAL AGENDA – REQUEST TO ADD STIPULATIONS FOR ANIMALS BENEFIT CLUB OF AZ, INC. PUD, Z-21-15-2 (G-6128)

Item 81, PUD Rezoning Application Z-21-15-2 and Ordinance G-6128, is a request to rezone 1.91 acres located approximately 382 feet west of the southwest corner of 32nd Street and St. John Road from R-3 (Multifamily Residence District) to PUD (Planned Unit Development) to allow an animal rescue facility, accessory uses, and potentially R-3 multifamily residential.

On December 7, 2015, the Paradise Valley Village Planning Committee recommended approval per staff recommendation with an additional stipulation by a vote of 9-3. The additional recommended stipulation was to limit the number of dogs to no more than 80.

On January 14, 2016, the Planning Commission recommended approval per the Paradise Valley Village Planning Committee recommendation with two additional stipulations by a vote of 4-3. The additional recommended stipulations were regarding limiting the number of cats to no more than 40 and the standard Proposition 207 waiver stipulation.

The case was scheduled to be heard at the formal City Council meeting on February 3, 2016, however Councilman Waring asked for the item to be continued to allow the applicant to have a meeting with the neighbors to try to address their concerns.

Several neighbors in proximity to the subject site have concerns related to the expansion of the animal rescue facility. Concerns are specifically related to outdoor activity, noise, hours of operation, current conditions on the site, and phasing of and funding for the proposed improvements on the site. Additional stipulations have been recommended to address the concerns. The additional stipulations are regarding a solid noise mitigation wall, requiring that landscape and wall improvements be completed in the first phase of development, verifying that the new construction will meet minimum noise standards, provisions for neighbors to report noise complaints, and provisions for noise monitoring, reporting, and mitigation measures.

Staff recommends approval of Z-21-15-2 per the stipulations below and adoption of the related Ordinance G-6128.

Stipulations:

1. An updated Development Narrative for the Animals Benefit Club of AZ, Inc. PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 9, 2015, as modified by the following stipulations:
 - a. Page 11, Table 3, Minimum Building Setbacks: Remove the following from the minimum rear building setback: "(measured from the mid-point of the alley)"
 - b. Page 11, Table 3, Minimum Landscaping Setbacks: Replace "property line" with "public utility easement line" from the minimum rear landscaping setback.
 - c. Page 11, Table 4, Minimum Building Setbacks: Remove the following from the minimum rear building setback: "(measured from the mid-point of the alley)"
 - d. Page 11, Table 4, Minimum Landscaping Setbacks: Replace "property line" with "public utility easement line" from the minimum rear landscaping setback.
 - e. Page 18, Appendix C – Conceptual Site Plan: Revise the site plan as follows:
 - Adjust the rear property line to the real property line location,
 - Remove the alley, and
 - Add the public utility easement.
 - f. Page 20, Appendix D – Conceptual Landscape Plan: Revise the landscape plan as follows:
 - Adjust the rear property line to the real property line location,
 - Remove the alley, and
 - Add the public utility easement
 - G. PAGE 10, TABLE 2: PERMITTED USE LIST: REVISE THE TABLE TO ADD THE FOLLOWING CONDITION:
"9. THE NUMBER OF DOGS SHALL BE LIMITED TO NO MORE THAN 80."
 - H. PAGE 10, TABLE 2: PERMITTED USE LIST: REVISE THE TABLE TO ADD THE FOLLOWING CONDITION:
"10. THE NUMBER OF CATS SHALL BE LIMITED TO NO MORE

THAN 40.”

- I. PAGE 10, TABLE 2: PERMITTED USE LIST: REVISE CONDITION NO. 3 AS FOLLOWS:
~~A solid masonry wall or fence eight feet in height shall be constructed along the perimeter of all outdoor runs.~~

“A MINIMUM 8-FOOT HIGH SOLID NOISE MITIGATION WALL SHALL BE CONSTRUCTED ALONG THE REAR AND SIDE PROPERTY LINES. THE WALL MUST BE A MINIMUM OF 8 INCHES THICK AND FULLY MORTARED BLOCK CONSTRUCTION.”

- J. PAGE 14, SECTION L. PHASING: REVISE AS FOLLOWS:
SPECIFIC SITE/IMPROVEMENT PLAN(S) FOR ALL OR PORTION (AS NEEDED) OF THE ABC OF AZ PUD REDEVELOPMENT/BUILDING UPGRADES WILL BE PROCESSED/DETERMINED DURING THE CITY OF PHOENIX SITE PLAN REVIEW PROCESS., EXCEPT THAT ALL WALL AND LANDSCAPE IMPROVEMENTS SHALL BE COMPLETED IN THE FIRST PHASE OF DEVELOPMENT CONCURRENT WITH THE CONSTRUCTION OF THE KENNEL BUILDING.
2. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
 3. The property owner shall record documents that disclose the existence and operational characteristics of the Phoenix Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
 4. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.
 5. THE NEW BUILDING CONSTRUCTION SHALL INCLUDE INSULATION TO LIMIT THE SOUND OF THE ANIMALS. ANIMALS BENEFIT CLUB OF AZ, INC. MUST RETAIN A CERTIFIED NOISE EXPERT TO VERIFY THAT THE CONSTRUCTION AND INSULATION MATERIALS WILL ENSURE A

MAXIMUM 55 DB SOUND LEVEL AT THE PROPERTY LINE IF DOGS ARE BARKING INSIDE THE STRUCTURE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

6. THE PHONE NUMBER FOR ANIMALS BENEFIT CLUB OF AZ, INC. MUST BE PROVIDED TO PROPERTY OWNERS WITHIN 100 FEET OF THE SUBJECT SITE AND THE NEIGHBORHOOD BLOCK WATCH COORDINATOR. THE MANAGER SHALL BE AVAILABLE FROM 7:00 A.M. TO 9:00 P.M. TO ADDRESS NOISE CONCERNS. IN THE EVENT THEY WISH TO REPORT A POSSIBLE OCCURRENCE OF NOISE LEVELS BEYOND THE ACCEPTED LEVELS AFTER 9:00 P.M. AND BEFORE 7:00 A.M. ALL SUCH COMPLAINTS SHALL BE RECORDED ON THE ANIMALS BENEFIT CLUB OF AZ, INC. PHONE MESSAGE SYSTEM IN ORDER TO DOCUMENT THE TIME AND DATE OF THE COMPLAINT SO IT MAY BE CROSS CHECKED AGAINST RECORDED DATA TO DETERMINE IF THE COMPLAINT CONCERNS A TIME PERIOD WHEN THE NOISE LEVELS WERE IN EXCESS OF THE APPROVED NOISE LEVELS. ALL INDIVIDUALS MUST PROVIDE AN EMAIL ADDRESS OR PHYSICAL HOME ADDRESS SO THAT ACCURATE AND TIMELY RESPONSES CAN BE DOCUMENTED TO ENSURE THAT THE COMPLAINT IS ADDRESSED IN AN APPROPRIATE AND TIMELY MANNER. MESSAGES SHALL BE RESPONDED TO WITHIN 48 HOURS IN WRITING INDICATING WHETHER THE ANIMALS BENEFIT CLUB OF AZ, INC. MONITORING SYSTEM HAS CONFIRMED NOISE LEVELS ABOVE THE ACCEPTED LEVELS DURING THE SUBJECT TIME PERIOD. ANY NOISE COMPLAINTS SHALL BE INCLUDED IN THE MONTHLY REPORT TO THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE BLACK MOUNTAIN POLICE PRECINCT COMMUNITY ACTION OFFICER AS REFERENCED IN STIPULATION NO. 7.
7. ANIMALS BENEFIT CLUB OF AZ, INC. WILL MONITOR THE EXTERIOR OF THE PROPERTY BY VIDEO AND NOISE LEVEL MONITORING EQUIPMENT AND KEEP A DAILY RECORD FOR TWO (2) YEARS FROM CITY COUNCIL APPROVAL OR ONE (1) YEAR FROM ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, WHICHEVER IS GREATER. THE DATA COLLECTED BY ANIMALS BENEFIT CLUB OF AZ, INC. MUST BE AVAILABLE IF REQUESTED BY CITY STAFF. EXTERIOR NOISE LEVELS SHALL NOT EXCEED 55 DB ON AN INTERMITTENT BASIS TO BE AVERAGED OVER ANY WHOLE HOUR TIME PERIOD (E.G. FROM 9:00 A.M. TO 10:00 A.M., FROM 10:00 A.M. TO 11:00 A.M., AND SO ON) AND SHALL NOT EXCEED 65 DB AT ANY TIME. THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE BLACK MOUNTAIN POLICE PRECINCT COMMUNITY ACTION OFFICER SHALL BE PROVIDED A SUMMARY OF THE NOISE LEVELS FOR EACH CALENDAR MONTH WITHIN 10 BUSINESS DAYS AFTER THE LAST DAY OF THE IMMEDIATELY PRECEDING CALENDAR MONTH. IF MORE THAN THREE (3) VERIFIED NOISE COMPLAINTS ARE RESPONDED TO

BY THE POLICE DEPARTMENT WITHIN ANY CALENDAR MONTH, THEN ANIMALS BENEFIT CLUB OF AZ, INC. MANAGEMENT SHALL MEET WITH THE PRECINCT COMMANDER TO PROVIDE A PLAN TO REDUCE THE NOISE TO THE ACCEPTABLE LEVELS. IF THE POLICE SUBSEQUENTLY RESPOND TO MORE THAN THREE (3) VERIFIED COMPLAINTS WITHIN 60 DAYS AFTER THE INITIAL MEETING IS HELD WITH THE PRECINCT COMMANDER, THE ANIMALS BENEFIT CLUB OF AZ, INC. MUST SUBMIT AN APPLICATION FOR PLANNING HEARING OFFICER (PHO) ADMINISTRATIVE REVIEW TO ADDRESS THE NOISE CONCERNS. A "COMPLAINT" SHALL NOT BE DEEMED VERIFIED AND SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF THIS STIPULATION UNLESS IT CONCERNS A TIME PERIOD WHEN THE NOISE LEVEL EXCEEDED EITHER (A) 65 DB OR (B) 55 DB ON AVERAGE DURING ANY WHOLE HOUR PERIOD, BOTH AS DETERMINED BY THE ANIMALS BENEFIT CLUB OF AZ, INC. MONITORING SYSTEM. THE APPLICANT SHALL NOTIFY IN WRITING ALL PROPERTY OWNERS WITHIN 100 FEET OF THE SUBJECT SITE AND INVITE THEM TO SUBMIT THEIR OWN COMMENTS FOR CONSIDERATION BY THE PHO. ADDITIONAL NOISE MITIGATION MEASURES MAY BE REQUIRED AS PART OF THE PHO ADMINISTRATIVE REVIEW.

Attachments: Additional support and opposition letters/emails received since the Planning Commission hearing.

Approved: Mario Paniagua 2/17/16
Mario Paniagua, Deputy City Manager Date

Item 81: Z-21-15-2

Letters/emails in support

Christina Encinas

From: Alan Stephenson
Sent: Thursday, February 04, 2016 6:45 PM
To: Christina Encinas
Subject: Fwd: ABC Kennel, Case No. Z-21-15-2

For the case file and the backup memo.
Thanks,

Alan

Sent from my iPhone

Begin forwarded message:

From: grarbizu@aol.com
Date: February 4, 2016 at 6:29:39 PM MST
To: council.district.2@phoenix.gov
Cc: <alan.stephenson@phoenix.gov>
Subject: ABC Kennel, Case No. Z-21-15-2

Good evening!

I am writing to express my utmost support for Animal Benefit Club Animal Rescue and their position with Rezoning Case # Z-21-15-2. I consider myself an extremely strong supporter of this matter. The Animal Benefit Club Animal Rescue and their many volunteers are true assets; not only to your community but to the entire Arizona community.

Animal Benefit Club Animal Rescue has saved so many animal lives. They have prevented countless of unnecessary deaths by euthanasia and provided lifelong companionships for so many valley residents. Animal Benefit Club Animal Rescue directly helped me rescue a sweet abandoned dog; Ladybug, who I had adopted soon after she was rescued. After so many rescues could not, Andra Jefferies tirelessly committed to the well-being of Ladybug and continues each and every day every animal she can. Please reference:
<http://www.azcentral.com/community/mesa/articles/2ing0100907mesa-stray-dog.html>

As a volunteer with Animal Benefit Club Animal Rescue for the last six years, it is through my direct experience that with the heartfelt dedication of all the numerous volunteers, the shelter is maintained with an exceptionally strong sanitary focus. Noise is kept to a strict minimum. In fact, the noise from the surrounding neighborhood often overshadows any noise that might be heard from the shelter. Maintaining a deep respect for the surrounding neighborhood has always been a top priority for Animal Benefit Club Animal Rescue

My opinion about the requested renovations to the shelter is one of true benefit. It would provide a wonderful environment for the animals to help maintain their healthy and happy lives. It would be a great assistance to ABC volunteers; willingly giving their time and focused efforts, to maintain the first rate upkeep for the shelter. With the shelter solely dependent on its dedicated volunteers and donations, the renovations has been long desired and would be greatly welcomed.

Vicki L. Doravi
P.O. Box 31308
Phoenix, AZ 85046-1308

Councilman Jim Waring
CITY OF PHOENIX
200 West Washington Street, 11th Floor
Phoenix, AZ 85003

Alan Stephenson, Director
Planning & Development Dept.
CITY OF PHOENIX
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Re: Rezoning Case Number Z-21-15-2 (ABC Kennel)

Gentlemen:

I am writing this letter as an animal lover, and especially a dog lover, on behalf of Animals Benefit Club, or ABC. I have been aware of ABC since at least 2002, and over the years we have adopted 3 dogs from ABC. During that time I have been to the shelter numerous times, either looking at dogs, dropping off donations, or just stopping by to say hi when we have one or more of the dogs with us. During our visits I have always been impressed with the cleanliness of kennels, the runs and the yards. I know how much work this is to accomplish as my first home/job after getting married and leaving the nest was living at a dog kennel, helping the lady who owned and ran it.

When the weather is good I ride my bicycle early in the morning and on weekends. Occasionally my route takes me by ABC. On the early morning rides, or on weekends if I go by before anyone arrives for the day, I have not heard a peep from the shelter - when there is normal road traffic and normal neighborhood noises. Frankly, I would much rather live next to ABC than in our neighborhood. In fact, we looked in that neighborhood when we were looking to buy but there was nothing available at the time when we were looking.

I believe that ABC is a valuable asset to the community. I saw on the news the other day that in 2015 1.2 million shelter dogs were killed, and 1.4 million shelter cats were killed. ABC takes in hard to place animals off of kill lists of large, busy shelters and unknowns off of the street, as well as animals that have been dropped off in their little front yard during the night. A lot of these dogs are dogs that have known only abuse and neglect and are terrified of people (for good reason), so the regular, busy shelters deem them "unadoptable" and mark them to be killed. Most of them are really just terrified dogs that, given the chance, some love, attention and having some time given to them to get them over being so scared, come to realize that not everyone is

Jim Waring
Alan Stephenson

going to hurt them. ABC is a true "no kill" shelter that will provide a safe and secure place for these animals to live until they find their fur-ever home, or for the rest of their lives, if no one adopts them. The staff is passionate about rehabilitating these animals and making sure that they find good, safe homes so they don't end up back on the street.

I have noticed over the years that the shelter is showing signs of wear and tear. I don't know how long it has been operating, but over the normal course of time things wear out from daily use. I believe that the proposed changes before the planning committee can do nothing but improve the neighborhood atmosphere and provide a valuable service to the community and to the animals in need.

Sincerely,

Vicki L. Doravi

Christina Encinas

From: Holly Lambert <hollygon_az@yahoo.com>
Sent: Sunday, January 31, 2016 8:10 PM
To: Council District 2 PCC
Cc: Alan Stephenson
Subject: Rezoning Case Number: Z-21-15-2 (ABC Kennel)

Dear Councilman Waring:

Rezoning Case Number: Z-21-15-2 (ABC Kennel)

I am a resident of Phoenix and live in Council District 2. I support the proposed ABC Kennel rezoning.

I am a past volunteer and have visited ABC on numerous occasions. I adopted 2 rescue dogs (Lilly & Coco) from there and can't imagine life without them. All my interactions with the staff and volunteers have been pleasant. They are hard-working people who provide the best possible care to all the animals. I have never noticed noise coming from the facilities. ABC cares about their community and would not want to harm their neighbors or the neighborhood. They offer a valuable service to the local & greater Phoenix community. The proposed property upgrades will be great for the area, along with the people working and visiting, and most importantly, the rescued dogs and cats.

Again, I support ABC and their rezoning and I hope you will too.

Thank you for your time.

Sincerely,

Holly Behr

Christina Encinas

From: Jennifer Cline <jennandjazz@outlook.com>
Sent: Saturday, January 30, 2016 8:47 AM
To: Council District 2 PCC
Cc: Alan Stephenson
Subject: Rezoning case number Z-21-15-2 (ABC Kennel)

Councilman Waring and Director Stephenson,

I am writing to you to ask for your support in the approval of rezoning case number Z-21-15-2. I have been a volunteer at ABC for the last five years, four of which, were spent supervising the paid staff and coordinating other volunteers. I have chosen to dedicate so much of my time to ABC because of the wonderful work that is done at this rescue. ABC helps dogs and cats that other shelters will not take in. It is not just a no kill shelter, it's a sanctuary to older animals often times with chronicle illnesses that are challenging to adopt.

As the person that manages the daily operations of the kennels I can tell you the animals are kept in a clean environment. Everyday dedicated volunteers and staff alike thoroughly vacuum, mop and disinfect all kennels. After all kennels, inside and out, are cleaned the staff rotates the animals into play yards every 20 minutes. When doing so they check all kennels for any messes that have been made so they can clean the kennels again as necessary. All waste is disposed of in plastic bags, which are tied off then put in another bag which is rolled up. Staff is required to scoop play yards a minimum of two times per shift. Volunteers scoop play yards in addition to these times as necessary.

ABC is volunteer run organization and has many dedicated volunteers that go in on a regularly scheduled basis. We volunteer our time because we want to give the best, cleanest, safest environment we can to animals that otherwise would have nowhere to go. The buildings are old and approval to renovate would give the ability to care for the animals in a more efficient and safer way. It would also bring better curb appeal to the neighborhood.

Thank you for your consideration,
Jennifer Cline

Christina Encinas

From: THOMAS E HOWCROFT <FRMPA2AZ@msn.com>
Sent: Thursday, January 28, 2016 4:57 PM
To: Alan Stephenson
Subject: Rezoning Case Number: Z-21-15-2//Animal Benefits Club

Categories: Yellow category

Dear Mr. Alan Stephenson,

I have been a volunteer for Animal Benefits Club in excess of 10 years. I have also adopted from the facility and fostered some of the more critically injured dogs who have come the facility. I'm not sure I understand what the opposition is about since all the facility is attempting to do is modernize and make more safe, the facility for the animals and staff. The plumbing is outdated, heating and air conditioning is old and I am sure, once the new facility is constructed, it will be a safer, quieter facility. I have volunteered at many different times during the days and evenings throughout the years. The only time the dogs are barking, is when there is a major disturbance, i.e. horns honking, loud noises such as fire engines, fireworks, etc. I have been there in the evening and sometimes during the night (when there is a sick dog we need to get to the emergency). After 8pm in the evening, the dogs are bedded down for the night and rarely make a noise.

It is wonderful facility in need of major renovation. It has been a part of that neighborhood for many, many years. Please consider approving the application. And, "please come visit so you can see for yourself. We are a no kill facility and take in the most critical cases. I have one at home right now. I would love to bring him to the next meeting if needed. Hit by a car, found in the bushes by a landscaper and brought to our facility. He was featured on channel 12 news as well as People.com. We have a wonderful veterinarian surgeon who works miracles and in a few short weeks, Eddie (the dog) is walking and playing as if he never had a broken bone in his body.

Thank you for considering approving this request.

Angela Howcroft

Christina Encinas

From: fobser <adept417@yahoo.com>
Sent: Thursday, January 28, 2016 3:04 PM
To: Council District 2 PCC; Alan Stephenson
Subject: Rezoning Case Number Z-21-15-2

Dear Mr. Waring,

I have been a volunteer at ABC for over ten years. During that time a great many animals have been brought to the shelter, many victims of abuse, others abandoned by their owners, still others found wandering homeless on the streets. Many come injured in some way, and some are diagnosed with medical conditions that require a lifetime of medications.

Without exception, all of the animals that have been brought to ABC -whatever their condition- are given all that they need to recover to full health. Medical expenses are daunting in many cases but each animal receives the care it requires. Needless to say, many of the animals brought here are frightened and shy because of what they have endured. However, with the good food they get, very clean living conditions, and nurturing by the staff of ABC and volunteers, the transformation in the animal is heartwarming. It is gratifying to see so many of them adopted to forever homes.

The shelter is now in need of renovations to insure that the present high quality of care being given can be maintained, and hopefully even improved upon. I urge you and your fellow council members to approve the renovation plans submitted by ABC. Please do this for the animals.

Thank you.

Sincerely,

Fred Obser

Christina Encinas

From: Steve Wilson <wilson413@q.com>
Sent: Wednesday, January 27, 2016 9:38 PM
To: Council District 2 PCC
Cc: Alan Stephenson; Jenn Cline
Subject: Rezoning Case Number: Z-21-15-2

Categories: Yellow category

Dear Councilman Waring,

I am writing to you today in reference to the zoning case number listed above, concerning the ABC, Animal Benefit Club of Arizona. My family and I are registered voters, living in Phoenix district two and have been associated with ABC since June, 2014. Our son, Steven, started as a volunteer at the shelter and has since been hired on as a paid employee, who cares for all of the animals on site. I have been a volunteer since the spring of 2015 and my wife, Linda, supports ABC through bi-weekly payroll donations, which are matched by her employer. The latest addition to our family, Abby, a black Lab mix dog, was adopted from ABC.

Our family strongly believes in the services and care that ABC provides to the animals and to the community. My volunteer experience has included socializing and visiting with the animals. Many times, I find myself sitting in the kennels, just to visit with the animals. I have always felt comfortable with the cleanliness and security of my surroundings, and impressed by the health and well being of the animals. The existing structures of the facility are houses that have been converted to animal enclosures, which have served the basic purpose needed, but are showing their age. I strongly support this project to construct state of the art facilities, designed specifically for the housing and care of the animals in need. The proposed new construction will provide heightened walls around the facility to protect the animals as well as the surrounding neighborhood, allow for noise abatement, structured dog runs, all benefits to the neighborhood not available in the current facility, which has grown up over time. In addition, parking lot improvements and exterior landscaping will also enhance curb appeal. Approving the rezoning request will allow the dedicated staff to utilize new facilities to better care for the animals and to be better neighbors in the community.

In today's throw away society, this organization provides a much needed service to all of our Phoenix communities that is not going to go away anytime soon. Providing a new facility will only benefit the staff, volunteers, neighbors and the city of Phoenix, and of course, the animals. Please give this request your careful consideration and I ask that you support this worthwhile effort by approving the rezoning application. I will personally be in attendance at the rezoning hearing on February 3, 2016. While I have yielded my speaking time to others, I would be happy to address any questions you might have during the meeting.

Sincerely,

Steven G. Wilson
4602 E Beverly Ln.
Phoenix, AZ 85032

Christina Encinas

From: Audna Baier <acbaier@icloud.com>
Sent: Wednesday, January 27, 2016 7:04 PM
To: Council District 2 PCC
Cc: Alan Stephenson
Subject: Rezoning Case Number Z-221-15-2 (ABC Kennel)

Dear Councilman Waring, I am writing you in support of rezoning for the ABC Kennel at 3111 E. St. John Road. I have been a volunteer at this shelter for over five years. One of my granddaughters also volunteered here during her senior year in high school. This is a shelter that has always kept the welfare of the animals, as well as the neighborhood, foremost in all its functions. It is an extremely well run, clean and quiet facility and can only improve with up to date improvements. Please consider this rezoning as an added asset to your district.

Thank you,

Audna Baier

Christina Encinas

From: Moller, Mary Kate <mollermariyate@sau.edu>
Sent: Wednesday, January 27, 2016 3:58 PM
To: Council District 2 PCC
Cc: Alan Stephenson
Subject: Rezoning Case Number: Z-21-15-2 (ABC Kennel)

Categories: Yellow category

Dear Councilman Jim Waring,

I am writing to you today to show my strong support for the renovation of ABC shelter: Rezoning Case Number: Z-21-15-2 (ABC Kennel). I moved to Arizona in September of 2014 and since then have started working at Phoenix Children's Hospital as a registered nurse and volunteering at ABC. Being away from family can be difficult but the community I have found at PCH and ABC have made a significant difference in my transition to a new city and state. I have been very impressed with the staff's hard work and dedication at ABC and their ability to keep the shelter clean, quiet and safe for the animals as they search for a forever home.

I think denying ABC's request for renovation would be the wrong decision for not only the animals but also the community. I am proud to live and work in a city that allows for the safe keep of the most vulnerable. I would hate to see our city councilman turn his back on something so important.

Thank you for your time,

Mary-Kate Moller

Christina Encinas

From: michelem3@cox.net
Sent: Wednesday, January 27, 2016 3:30 PM
To: Council District 2 PCC
Cc: Alan Stephenson
Subject: Rezoning Case Number Z-21-15-2 (ABC Kennel)

Dear Councilman Jim Waring,

I am writing to you to show my support for the Animals Benefit Club rezoning case. My family and I have been volunteering at ABC for almost one and a half years. We help in every way we can. We socialize with the animals, clean, transport, take laundry home. Anything that is needed.

The staff, other volunteers, and animals are amazing. Everyone works so hard and are so caring. Even though we keep it clean, quiet, and in the best shape we can, the buildings are old and need renovations. The staff and the animals deserve it. Please help ABC.

Thank you,

Michele Moreau

Mary Kaye Baker
6053 E. Nisbet Rd.
Scottsdale, AZ 85254
January 27, 2016

Councilman Jim Waring
Phoenix City Hall
200 West Washington Street, 11th Floor
Phoenix, AZ 85003

Cc:

Alan Stephenson
Director
Planning and Development Department
200 West Washington St. 3rd Floor
Phoenix, AZ 85003-1611

Reference the Rezoning Case Number: Z-21-15-2 (ABC Kennel)

Dear Councilman Jim Waring:

I am writing to you to show my support for the rezoning case that the ABC Kennel is currently requesting. My daughter and I have been volunteering at the ABC Kennel for over one and a half years. Together, we volunteer 16 hours each week during the school months and much more during the summertime.

ABC is an older facility; it has been there almost 30 years. ABC is a clean shelter and the animals are well cared for. The management, staff and volunteers are all animal lovers and are committed to ensuring the continued success of ABC Kennel. ABC is well run and strives to find every animal the right home.

Please help ABC in our effort to rezone and improve the facility. I am honored that my daughter and I are able to volunteer together at such a clean, well run and caring facility.

Sincerely,
Mary Kaye Baker
Registered Voter

Christina Encinas

From: Ioana <isamarti88@gmail.com>
Sent: Wednesday, January 27, 2016 11:54 AM
To: Council District 2 PCC; Alan Stephenson
Subject: Rezoning Case Number: Z-21-15-2

Hello,

I am writing to you today about the rezoning case referenced in the subject. I have been volunteering at ABC animal shelter for three years on a weekly basis. This facility is an important part of our community. They help animals every day, animals like the ones we care for and live with. I ask that you allow renovations to be made on the property so that this shelter can continue to provide its important services. As far as shelters go, this is one of the cleanest and most well run ones I've visited, and it's clear that they really care for the well being of the animals in their care. Please help them help innocent animals. Thank you.

Ioana Samartinean

Christina Encinas

From: Nicole Gillman <cloeray@yahoo.com>
Sent: Tuesday, January 26, 2016 5:36 PM
To: Council District 2 PCC
Cc: Alan Stephenson
Subject: I Support ABC, Rezoning Case # Z-21-15-2

Categories: Yellow category

Dear Councilman Waring:

I am a long time supporter of Animals Benefit Club (ABC), and urge you to support ABC'S position in the zoning case referenced above.

ABC provides a service to the community that no other organization can or will provide. ABC rescues animals that nobody else will help, provides the medical care they desperately need, and, once they are well, adopts them to loving forever homes. As a result, ABC changes the lives of several individuals: the animals they rescue and the families who adopt the rescued animals.

ABC also rescues strays from the street, helping stem the continued breeding and subsequent increase in the stray cat and dog population.

ABC has been operating at the same location for decades without a single complaint. Please support ABC's position in the zoning case so they can continue to provide their valuable services to the community.

Thank You.

Nicole Gillman

Christina Encinas

From: Ted Milham <nathantmilham@gmail.com>
Sent: Tuesday, January 26, 2016 2:52 PM
To: Council District 2 PCC
Cc: Alan Stephenson
Subject: Rezoning Case Number Z-21-15-2 (ABC Kennel)

Hello Councilman Waring and Director of Planning and Development Mr. Stephenson:

My daughter and I are writing to you on behalf of Animals Benefit Club (ABC) rescue animal shelter-- Rezoning Case Number Z-21-15-2. We support the planned renovations and feel very passionate about the invaluable service this shelter provides to our community.

We began volunteering at ABC in June of 2014. Zoe was 11 at the time and her love and passion for animals brought us to ABC. ABC was the only shelter we found that would allow children to volunteer with parental support under the age of 14. We participated in the mandatory volunteer orientation and learned about ABC's mission, commitment to the community and enduring dedication to caring for the neglected, abused and abandoned animals of Arizona.

Zoe and I volunteer weekly and have witnessed loving, nurturing, committed and professional behaviors from all staff members. Their dedication to keeping the the grounds clean, the animals loved and very well-cared for is obvious. They have taken in some of the most difficult and neglected animals in Arizona and have rehabilitated them. They actively participate in the community and strive to place these animals in appropriate and loving homes.

These proposed renovations would beautify and improve the facility and grounds, reduce noise, upgrade the plumbing and electrical deficits and allow for the animals and staff to have a more efficient environment.

We look forward to your support in allowing ABC to continue to serve our community and care for these helpless animals.

Respectfully,

Jennifer Milham, RN, BSN, CHPN
Zoe Milham

Christina Encinas

From: Scott Goldberg <SGoldberg@swazlaw.com>
Sent: Tuesday, January 26, 2016 1:38 PM
To: Council District 2 PCC
Cc: Alan Stephenson
Subject: Rezoning Case Number A-21-15-2

Dear Mr. Jim Waring, Councilman, District 2, and Mr. Alan Stephenson, Planning and Development Director;

I am writing to give my full support to the relief requested in Rezoning Case Number Z-21-15-2 sponsored by ABC Kennel. For several years, I was co-chairperson of the Arizona Animal Welfare League and ASPCA. Until recently, I was also a board member for the Friends of Maricopa Animal Care and Control. And in addition to being a full time lawyer, I also run a modest animal rescue organization under Section 501(c)(3) of the Internal Revenue Code. The opinions that I am expressing herein are well informed opinions based upon my years of research and experience.

1. ABC is very well organized business that has a very long track record of success and cooperation in the neighborhood in which it is located. ABC has been a success story for the past 25 years without nary a complaint. Given the thousands of people moving in and out of the neighborhood over the past 25 years, and given the different tolerances and dispositions that people have, the absence of a complaint history can only be attributed to the absence of anything to complain about.
2. Generally speaking, dogs are quiet animals when they are properly cared for and maintained, which clearly is the case at ABC Kennel. Clearly, noise has not been a rampant problem for the neighborhood. If it was a problem, then ABC Kennel and local representatives would have known about it via complaints and through other channels of which there are many. If noise levels are now a concern, however, then you should absolutely support this rezoning effort because it will improve environmental controls and aesthetic conditions for ABC and thus for the immediate neighborhood as well. The rezoning that is proposed will improve the look and feel of the surrounding neighborhood.
3. The proposed rezoning does not seek authorization to increase the number of dogs that ABC is permitted or authorized to have on site. The rezoning request is simply about improving the conditions under which ABC can operate, and thereby improve the neighborhood in which it operates. For example, 80 dogs properly spaced and situated will make far less noise than will 50 dogs that are insecure due to lack of a proper environment controls, spacing and density.
4. Please make no mistake about this, ABC provides an important public, community and humanitarian service that should have your full support, and yet it is entirely funded through private donations. These donations would not have enabled ABC to operate for over 25 years if ABC did not have overwhelming community support. You should be extremely proud to have such an organization within your community. In addition, ABC also provides wonderful and extraordinary volunteer service opportunities, and provides lifelong learning experiences. All of these things can and will be enhanced and multiplied if the rezoning request is approved.
5. ABC is not relocating. Your choice is between a better and improved ABC and a better and improved surrounding neighborhood or the status quo. No factual evidence exists to show that the proposed rezoning causes any detriment to the surrounding community. Decisions need to be based upon facts, and the facts show that the rezoning is a win-win for all concerned.

Christina Encinas

From: L M <bdeen5045@yahoo.com>
Sent: Monday, January 25, 2016 2:02 PM
To: Council District 2 PCC
Cc: Alan Stephenson
Subject: Rezoning Case Number: Z-21-15-2 (ABC Kennel)

Categories: Yellow category

Attention:
Councilman Jim Waring
& Mr. Alan Stephenson

from: Registered Voters/ Residents of Council District 2
Mr. & Mrs. Gary Miller (Gary & Lynn Miller)
3361 E Beardsley Rd.
Phoenix AZ 85050

This letter is regarding the Rezoning of ABC Kennel (Animals Benefit Club, No-Kill Animal Shelter)

We have been volunteers with ABC for almost 5 years. In that time, we are very impressed with how well-run the shelter is and how well-cared for and loved the animals are. The staff keeps the buildings clean and in good repair, considering the buildings have been there for many years.

The shelter has been running much longer than most nearby residents have even lived there. If there had been a concern about moving near the facility, the time to address it would have been before making the decision to relocate nearby. Common sense would tell a person to weigh the decision BEFORE buying/renting in the area, not to attempt to force closure of a long standing community service facility after the fact!

The only time we have heard barking at the shelter is when "strangers" come in to look at the dogs during visiting hours. When the dogs are visited by the volunteers that they know, they do not bark. When we have come by the shelter after it is closed, it is very quiet. The dogs are resting or sleeping inside of their kennels, with no provocation during those hours. In our opinion, they make less noise than family dogs, in their owner's backyards, whom might bark at passersby.

We are writing in the hope of garnering your support of ABC and it's desire to be partially rebuilt and enhanced. The new buildings will be nice and attractive; a real upgrade to East St. Johns Road, much nicer than the current ones they will be replacing. It will increase the value of the property and help more animals to find their forever homes (which is the true objective of the ABC construction project).

Thank you for taking the time to carefully consider our request for support.

Sincerely,
Gary Miller
Lynn Miller

BERENS, KOZUB, KLOBERDANZ & BLONSTEIN, PLC
Attorneys at Law

7047 E. Greenway Parkway, Suite 140 · Scottsdale, Arizona 85254
Telephone (480) 624-2777 · Facsimile (480) 607-2215 · e-mail: mblonstein@bkt-az.com

Marc D. Blonstein, Esq.

January 25, 2016

Via email (council.district.2@phoenix.gov) and regular mail

Councilman Jim Waring
Phoenix City Hall
200 W. Washington St., 11th Floor
Phoenix, AZ 85003

Re: Rezoning Case Number Z-21-15-2

Dear Councilman Waring:

My name is Marc Blonstein and I have been a long-time volunteer on behalf of Animals Benefit Club of Arizona, Inc. ("ABC"). I am a real estate and corporate lawyer by trade, and have volunteered countless hours on behalf of the officers and board of ABC in connection with various matters over the years. In addition to many other matters, I assisted ABC in negotiating the payoff of the prior loan on the facility with a substantial gift from a donor. That gift was key to helping ABC survive and thrive. The size of the gift provides a sense of how important ABC is to the community. Over the years ABC has saved the lives of thousands of animals and those animals have gone on to change thousands of peoples' lives for the better.

While I am not sure the nature of the matters being presented to you, I am sure of one thing – ABC brings tremendous value to the community and to the lives of those who adopt its animals, and it would be a very sad day if ABC was not to be able to function as it historically has. I strongly suggest that you support ABC's position in the above zoning case. If you have any questions about the above or would like any further information, I am happy to provide it.

Very truly yours,

BERENS, KOZUB, KLOBERDANZ & BLONSTEIN, PLC


Marc Blonstein

MDB/ck

cc: Alan Stephenson, Director [via email (alan.stephenson@phoenix.gov) and regular mail]
Planning and Development Department
200 W. Washington St., 3rd Floor
Phoenix, AZ 85003-1611

Item 81: Z-21-15-2

Emails in opposition

Racelle Escolar

From: M- La <ravenlillies@gmail.com>
Sent: Tuesday, February 16, 2016 11:42 AM
To: Racelle Escolar
Subject: Response to Amendments for Animal Benefit Club of AZ, INC PUD Z-21-15-2 Stipulations

Follow Up Flag: Follow up
Due By: Wednesday, February 17, 2016 11:00 AM
Flag Status: Flagged

Hello Racelle,

We are highly uncomfortable with the proposed amendments. They were sent in such a time frame that we had no window to respond effectively or give reasonable feedback. We feel as though they do not do anything to balance competing interests or protect any semblance of quality of life in the neighborhood. We were of the impression that the purpose of the extension was to facilitate a working relationship between staff, ABC and the neighbors and this is the first we've heard from anyone. Unacceptable. These proposals are not only smoke and mirrors, they will effectively make it even harder for the neighbors to have any voice if the PUD is passed and every single new stipulation made the situation WORSE. We DO NOT agree with the proposals. The cap on the number of dogs has been removed from the PUD. This is also a huge slap in the face.

It is our understanding that the purpose of a PUD is not to allow ABC to run rampant and do whatever they like while overrunning the neighborhood, but rather to make life better than it is today, and offset the burden they will impose on the neighborhood by offering to work with us, not steam roll us through legal jargon and the assumption that we're morons.

Is there a possibility of renegotiating the terms? Clearly it is all in their favor. How is this working with us?

Regards,
Madeleine Nichols
(602) 639-0269

Racelle Escolar

From: Kim Bailey <kb@kimbailey.com>
Sent: Tuesday, February 16, 2016 1:30 AM
To: Racelle Escolar
Subject: Re: Animals Benefit Club of AZ, Inc PUD Z-21-15-2 - STIPULATIONS
Attachments: IMG_1407.MOV

Dear Racelle

I must send you this because once more I have been woken up again by the dogs barking at ABC Animal Rescue. I am sending this now at 1:30 am on Tuesday the 16th of February just moments after I recorded the barking. I do not know what more can be done to stop this and why ABC will not return or answer any of my requests to stop this.

Thank You
Kim Bailey

--

Kim Bailey
(818) 370-1577
Creative Producer
Motion Picture Production Design
Phoenix Arizona and Los Angeles California

LinkedIn:
<http://linkedin.com/in/kimbaileyproductiondesigner/>

IMDB:
http://www.imdb.com/name/nm0047355/?ref_=fn_al_nm_2

Racelle Escolar

From: Trisha Dennett <dennett,trisha@gmail.com>
Sent: Friday, February 12, 2016 5:46 PM
To: Racelle Escolar
Subject: Re: Animals Benefit Club of AZ, Inc PUD Z-21-15-2 - STIPULATIONS

Follow Up Flag: Follow up
Due By: Wednesday, February 17, 2016 11:00 AM
Flag Status: Flagged

HI Racelle, just a few comments

1. Their wording on the fence basically just restates what they had before. Most fence blocks are hollow, are they stating they will have SOLID block/brick fencing?
2. I appreciate their stating they will hold to 55 db inside the kennels however that does not address the fact the kennels will have dog flaps going out to open air outdoor dog kennels against our fence line. Are they willing to consider placing the kennels at the direct center of the property so that they are away from both sides of the east and west fence line. I believe this was brought up at the meeting a few weeks ago.
3. It is great they are willing to put an outside db level in the PUD however the World Health Organization states that at 60 db you are now at moderate to high risk of heart circulation disease so if they would consider fully enclosing their kennels and keeping at the 55db level which is considered a healthy standard. And I would question the statement of an average over an hour. If they would change that to it will never at any time go over 55db outside that would be appreciated.
4. You state that we would have availability to reach the manager up until 9pm at night with issues but who do we call in the middle of the night?
5. I have a question on the statement of 'if 2 noise complaints are responded by the police within a 1 month period' my understanding under the barking dog ordinance you have to file a petition with the city prosecutors office so this statement really wouldn't be valid as the police don't come out for barking dog complaints.
6. There is nothing in the pud stating a limit on the nbr of animals. I still believe 80 in a neighborhood is far too many and would like to see it dropped to 50 or less.

These are my personal comments and have not reached out to any of the other neighbors as of yet.

Trisha Dennett

On Fri, Feb 12, 2016 at 2:43 PM, Racelle Escolar <racelle.escolar@phoenix.gov> wrote:

Hello all,

Staff has been working on additional stipulations to address concerns. These are in addition to stipulations that have been proposed in the staff recommendation (see attached staff report). Please review the following additional proposed stipulations and let us know if there are any concerns or recommendations. We will need your feedback by **Tuesday (2/16/2016) at noon** in order to provide this information to the City Council members.

Racelle Escolar

From: Kim Bailey <kb@kimbailey.com>
Sent: Friday, February 12, 2016 4:23 PM
To: Racelle Escolar
Subject: Re: Animals Benefit Club of AZ, Inc PUD Z-21-15-2 - STIPULATIONS
Attachments: barkingdoginfopetition.pdf

Follow Up Flag: Follow up
Due By: Wednesday, February 17, 2016 11:00 AM
Flag Status: Flagged

Thank You Racelle for your correspondence.

By the actions of the kennel operation, it is understandable they wish to expand and I personally applaud their efforts to do so. However, it has been my suggestion from the beginning that an operation such as this does not belong in a residential neighborhood and the funds they are committing to spend could be used to build an appropriate facility in a zoned area for such an operation for higher density than requested and for a better ease of use. Obviously this is not a subject Animals Benefit Club of AZ, Inc wishes to entertain.

Furthermore, as written in section 6 " If the Police respond to two more complaints after the meeting with the Precinct Commander, the kennel management must submit an application for Planning Hearing Officer (PHO) review at a public hearing to address the noise concerns."... Unfortunately, this is a misleading statement in conditions for there is no way to have an officer respond to a barking dog complaint by a simple phone call. The process requires a form must be filed with the local authorities for such an action (the blank form attached) and then an investigation will be undertaken at some point. Should such a condition become evident then at such time, what determines or enforces that the kennel management must submit an application for Planning Hearing Officer? This seems like a condition where there is no trigger to enforce an action much like a law that is not funded for enforcement. The main issue is and has been with noise that is still present and is becoming an concern with the animals that are housed there currently (as noted in the videos submitted).

In addition, as written in section 6: "The kennel management will monitor the exterior of the property by video and noise level monitoring equipment and keep a daily record for two years from City Council approval or one year from issuance of the Certificate of Occupancy, whichever is greater. The data collected by the kennel management must be available if requested by city staff or the public through the city. Exterior noise levels shall not exceed 55 dB on an intermittent basis to be averaged over a one hour time period. At no time shall the exterior noise level exceed 65 dB. " ... As a professional who has designed such systems and know the assets and liabilities of such systems, unless the monitoring of the data is 24/hrs per day, calibrated correctly and certified by an independent individual with appropriate certifications, the levels can be erroneous or misleading. Levels can also be manipulated by the simple placement or re-direction of any device or devices to capture content. The cost of these devices and system are minuscule compared to the cost of the overall project, yet how is the data to be stored and where? Should data be aggregated to the cloud off site in the same manner an alarm service stores video and audio, this would be an excellent way to insure that the operation is maintaining their part of the agreement with the city. Such storage will give assurances to the residence that the information is always available to the appropriate city staff and in turn the public such the need arise or be requested through the city.

As a note to the kennel operation, such storage of data is highly suggested by security professionals and law enforcement for it provides an additional level of security for the staff and the animals. In the event of any

incident on the property day or night, it maintains the data is secure and available for the authorities in case of an event.

I realize the efforts the kennel operation is undertaking to accomplish such a note worthy cause, however the actions of the leadership to simply dismiss the surrounding residence while making statements that have been proven to be not true, tend to destroy any credibility of the operation. I wish I could personally say that I could believe what the kennel operation is proposing and believe they have the best of intentions, however at ever hearing and at each iteration of their proposal, there has been a different version to their proposal with omissions of previously established conditions. There needs to be consistency in what the kennel operation is proposing, an assurance that once approved by the city the Animals Benefit Club of AZ, Inc is and has secured the funds to accomplish the proposed additions according to the PUD. By the admission of the director of Animals Benefit Club of AZ, Inc and as a matter of public record, Animals Benefit Club of AZ, Inc does not at this time has the funds committed or secured by contract or legal agreement for such an undertaking. This is a troubling concern where construction could commence and then abruptly halt due to lack of funds.

Thank you for your efforts and keeping the neighborhood up to date.

Sincerely
Kim Bailey

Hello all,

Staff has been working on additional stipulations to address concerns. These are in addition to stipulations that have been proposed in the staff recommendation (see attached staff report). Please review the following additional proposed stipulations and let us know if there are any concerns or recommendations. We will need your feedback by **Tuesday (2/16/2016) at noon** in order to provide this information to the City Council members.

l.g. Page 10, Table 2: Permitted Use List: Revise condition No. 3 as follows:

A solid masonry wall or fence eight feet in height shall be constructed along the perimeter of all outdoor runs.

"A minimum 8-foot high solid noise mitigation wall shall be constructed along the rear and side property lines. The wall must be a minimum of 8 inches thick and fully mortared block construction."

l.h. Page 14, Section L. Phasing: Revise as follows:

Specific site/improvement plan(s) for all or portion (as needed) of the ABC of AZ PUD redevelopment/building upgrades will be processed/determined during the City of Phoenix site plan review process., except that all wall and landscape improvements shall be completed in the first phase of development concurrent with the construction of the kennel building.

4. The new building construction shall include insulation to muffle the sound of the animals. A certified noise expert must provide verification that the construction and insulation materials will ensure a maximum 55 dB sound level at the property line if dogs are barking inside the structure, as approved by the Planning and Development Department.

5. The phone number for the manager of the ABC Kennel must be provided to all abutting property owners and the Neighborhood Block Watch Coordinator. The manager shall be available from 7:00 A.M. to 9:00 P.m. to address noise concerns.

6. The kennel management will monitor the exterior of the property by video and noise level monitoring equipment and keep a daily record for two years from City Council approval or one year from issuance of the Certificate of Occupancy, whichever is greater. The data collected by the kennel management must be available if requested by city staff or the public through the city. Exterior noise levels shall not exceed 55 dB on an intermittent basis to be averaged over a one hour time period. At no time shall the exterior noise level exceed 65 dB. The Black Mountain Police Precinct Community Action Officer shall be provided a summary of the noise levels on a monthly basis. If more than two noise complaints are responded to by the Police Department within a one month time period, the kennel management shall meet with the Precinct Commander to provide a plan to mitigate the noise. If the Police respond to two more complaints after the meeting with the Precinct Commander, the kennel management must submit an application for Planning Hearing Officer (PHO) review at a public hearing to address the noise concerns.

The PUD Narrative is available on <https://www.phoenix.gov/pdd/pz/pzservices/pud-cases>
Under case number Z-21-15-2.

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

Sincerely,

Racelle Escolar, AICP
Planner II
Village Planner - Deer Valley, North Gateway, and Rio Vista

City of Phoenix
Planning and Development Department
Planning Division
Office: (602) 262-6949
Fax: (602) 732-2094

Content-Type: application/pdf; name="21-15-2_PUD.pdf"
Content-Description: 21-15-2_PUD.pdf
Content-Disposition: attachment; filename="21-15-2_PUD.pdf"; size=2795955;
creation-date="Fri, 12 Feb 2016 21:40:16 GMT";

modification-date="Fri, 12 Feb 2016 21:43:01 GMT"

Attachment converted: MacPro SSD:21-15-2_PUD.pdf (PDF /«IC») (17D0BAB8)

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