

#27

MAY 12 2011



MEMORANDUM **Transportation & Development – CC Memo No. 11-044**

DATE: APRIL 25, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, ACTING CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

SUBJECT: ZUP10-0043 WIN BEAUTY HOUSE

Request: Use Permit to allow an existing single-family residence in the SF-8.5 zoning district to be converted to a commercial beauty salon

Location: 284 S. Dobson Road, northwest corner of Frye and Dobson Roads

Applicant: Chen Architects, Ming Chen

Project Info: Approximately a 1,786 square foot home; 1,446 net sq. ft. for use as a beauty salon including reception area, shampoo area, facial room, hair studio, break room, office, and maintain a bedroom

RECOMMENDATION

The request is for Use Permit approval to allow an existing single-family residence in the Single-Family District (SF-8.5) zoning to be converted to a commercial beauty salon use. Planning Commission and Planning Staff, finding consistency with the General Plan, recommend approval subject to conditions.

BACKGROUND

The subject site is located at the northwest corner of Dobson and Frye Roads fronting Dobson Road. The property is adjacent to single-family residences to the north and west as part of the Green Valley Estates subdivision. The intersection of Dobson and Frye Roads includes a medical office complex on the northeast corner, a hospital and associated medical offices on the southeast

corner, and a commercial retail and office development on the southwest corner. Surrounding uses include a multi-family apartment development and additional medical offices.

The property has been used as a single-family residence since 1980. The property is approximately 9,335 square feet with an existing 1,786 square foot home. There is City public right-of-way that bounds the property; approximately 10-feet deep on the south and 15-feet deep on the east. The home sat vacant for some time as a bank owned property. The current owner purchased the home in August 2010. This property is not being reviewed under the Residential Conversion Policy "Policy" because the proposed use is not a considerable use under the Policy. The Policy can consider general offices with or without also residing in the home and other uses such as a day-care, private school, studios for dance, music, and drama where the site can provide for appropriate ingress/egress, parking, and any required outdoor activity areas. These other uses are considered more intense and may generate additional traffic and on-site parking.

The request proposes to convert the home to a commercial retail type hair salon which offers hair styling/haircut services and facial care services. The salon owners currently lease a space elsewhere in the Phoenix area and plan to move the salon to this new location. The salon owners are a husband and wife who are the two employees along with an assistant. The application requests no more than three (3) total employees. The salon's business hours are from 10 a.m. to 6 p.m. daily, except Thursdays is by appointment only.

The home will convert the livable space to maintain one bedroom, provide an administrative office, a reception area, a facial room, a shampoo area, and hair studio. One bedroom will be maintained as an employee break area. The business is designed to accommodate a maximum of two clients at a time for hair services. The facial room accommodates one client at a time. There would be clients coming in for an appointment as others are finishing thus the site's parking is provided to accommodate the overlap.

Parking is based on a parking ratio for personal service uses at 1 space per each 150 square feet of floor area. This is the same parking ratio for retail sales uses. Based on the home's 1,446 net square feet for the salon use, required parking is 10 parking spaces. The property is able to provide for 9 parking spaces which include the existing two carport/garage spaces and an uncovered space adjacent to the garage. New parking spaces will be added including two in front of the home and four in the rear of the lot as part of a new concrete paved parking area. The rear yard will be redeveloped to accommodate a paved parking area. Planning Commission and Planning Staff find 9 parking spaces is sufficient to accommodate this low traffic generating hair salon including maximum number of employees and clients.

The exterior of the home will be renovated to provide for a covered main entrance tower with a new front door. The entrance tower has a gable roof designed with concrete roof tiles. The home's main roof shingles will be replaced with new concrete roof tile too. The home's paint and stucco exterior will be upgraded as well with a sand finish along with a drystack stone veneer wainscot to replace the existing block. The west and north elevations will be upgraded with new paint only and will not be retextured with sand finished stucco as these elevations are

not visible from street frontages. Existing windows and the garage will remain. The garage door intends to be removed providing a carport appearance instead. The carport columns will be accented with stone veneer.

The two existing Mexican Fan Palm trees will remain and all other landscaping will be new including Sissoo Trees and shrubs along Frye Road, a front yard grass area with concrete borders, and shrubs along Dobson Road and within the site. The landscaping can be in the right-of-way, which is part of the site's yard, until the City determines if further widening of the roads would occur in the future. The existing perimeter wall is being removed as it is within the City's public right-of-way and cannot remain. This wall will also be removed along the north property line too. A new 3-foot high masonry screen wall facing Frye Road will be located within the property to screen the rear yard parking area. The existing 6-foot high block wall along the site's rear yard adjacent to the alley will be removed to allow for a 24-foot wide driveway to the parking area. A new 3-foot high wall will be located adjacent to the alley to screen parking spaces.

There is no freestanding monument sign proposed for the site. Business signage is provided only on the building's covered entry tower. The sign is represented as 3-foot by 3-foot non-illuminated wall sign with the business name incorporated into the logo, WIN Beauty House. The sign's materials and colors are not determined at this time. A separate sign permit is required for the sign.

DISCUSSION

Planning Commission and Planning Staff find the proposed reuse of this property from single-family residential to commercial for a hair studio is a transitional use from the commercially developed intersection of Dobson and Frye Roads to the existing single-family residential properties in Green Valley Estates. Converting this property to a commercial use is compatible with the existing commercial developments at this intersection. The hair studio's low number of employees and salon chairs further keeps this a low traffic generating business. This site is constrained primarily by access off of Dobson Road. Due to road widening and improvement projects over the years, this property has difficult ingress/egress off of Dobson Road especially during peak traffic times which is no longer conducive for single-family use. The site has been designed to provide the main parking at the rear of the property which helps maintain a residential look along Dobson and Frye Roads while adding a commercial appearance with a covered front entrance. Building materials to upgrade the home's exterior are different from adjacent residential homes but offer a unique look to the site that seems to fit well with the surroundings.

A two-year time limit approval is recommended for this Use Permit to allow the property owner time to complete site and building improvements. The City will be able to re-evaluate the conversion in two years upon City Council approval.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on March 7, 2011 at the property. Three area neighbors attended in support.
- As of the writing of this memo, Staff has received no calls or letters of opposition to the request. A petition in support of this request is attached.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Veitch)

Planning Commission asked if the City was requiring the site to provide landscaping in accordance with commercial design standards since this property is at a street intersection. Planning Staff advised that we typically do not require residential properties converting to commercial to provide the amount of landscaping a typical retail shopping center would need to provide given the property is still a part of a larger single-family neighborhood. The amount of landscaping provided enhances the property while keeping it compatible with the adjacent residences. Commission recommended two zoning conditions requiring the proposed trees be 24-inch box size at the time of planting, and that one tree be planted along Dobson Road since none are proposed there.

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Use Permit subject to the following conditions:

1. The Use Permit shall be effective for two (2) years from the date of Council approval. Use Permit extensions, for similar or greater time periods, shall be subject to re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (site plan, floor plan, building elevations, narrative) shall void the Use Permit and require new Use Permit application and approval by the City of Chandler.
3. The Use Permit is non-transferable to any other property.
4. Increases in on-site employment over that represented which is three (3) shall require new Use Permit application and approval by the City of Chandler.
5. The property shall be maintained in a clean and orderly manner.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
7. Use Permit approval does not constitute Final Development Plan approval such as building plan review and permits for the residential conversion; compliance with the details required

by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

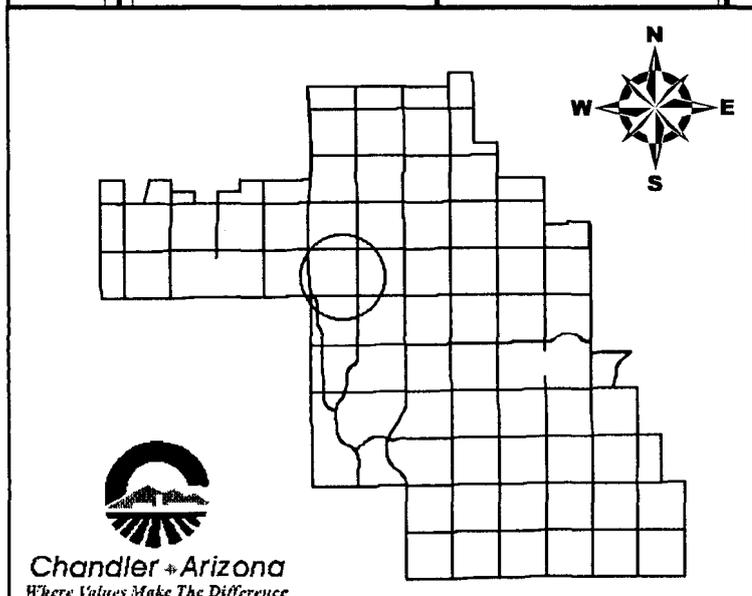
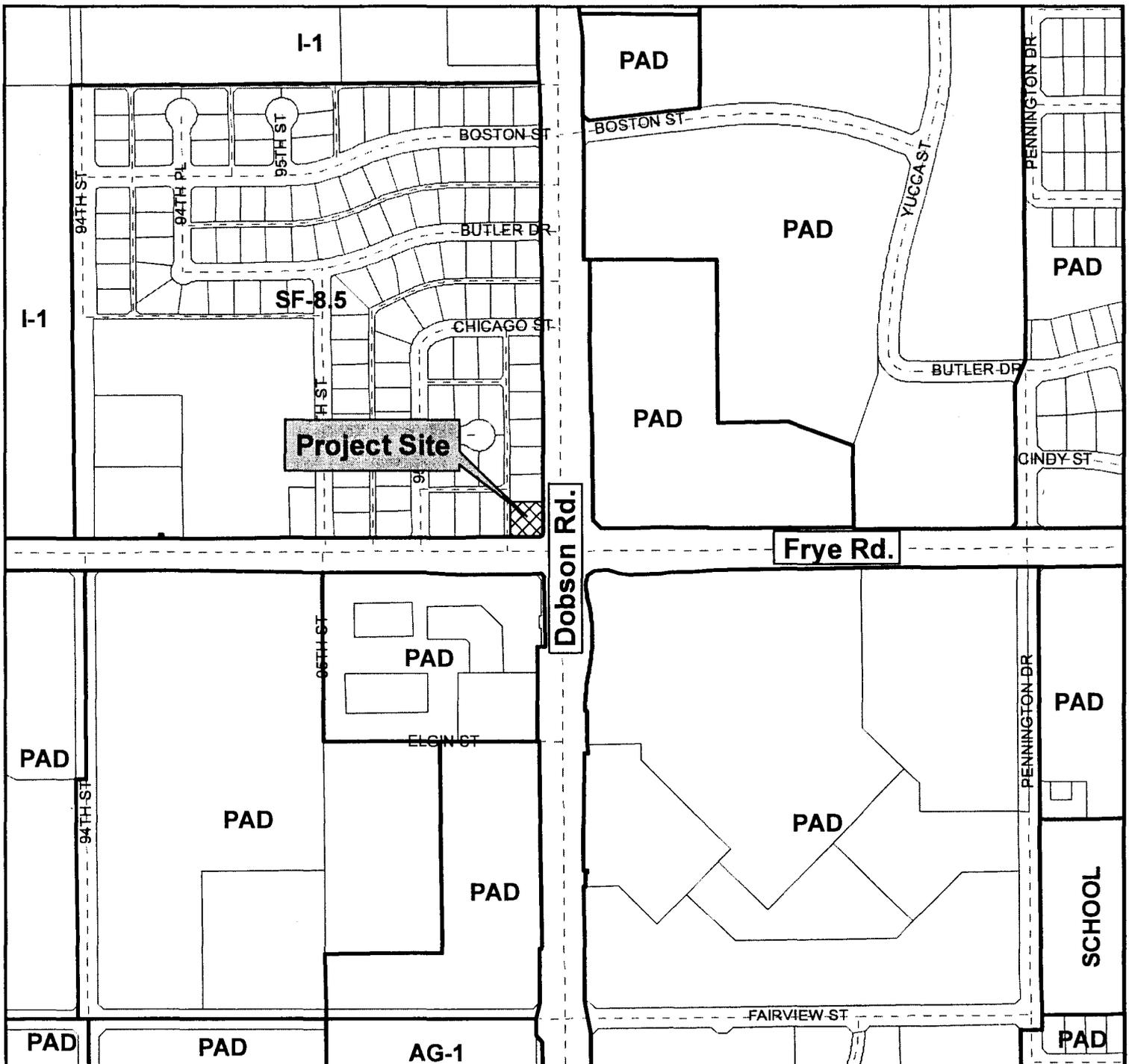
8. A freestanding monument sign shall require a new Use Permit application and approval by the City of Chandler. Building wall signage is limited to that represented. The materials and color to be reviewed by Planning Staff at time of sign permit application.
9. Any site improvements must occur within the property and not within the City's public right-of-way. Any existing walls and plantings within the City's public right-of-way shall be removed.
10. Trees shall be 24-inch box size at time of planting.
11. Provide one (1) tree along Dobson Road frontage.

PROPOSED MOTION

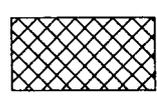
Move to approve Use Permit case ZUP10-0043 WIN BEAUTY HOUSE, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan with floor plan and elevations
4. Enlarged sections of Site Plan
5. Petition in Support
6. Photos
7. Colored Building Elevation
8. Color/Materials Board



Vicinity Map

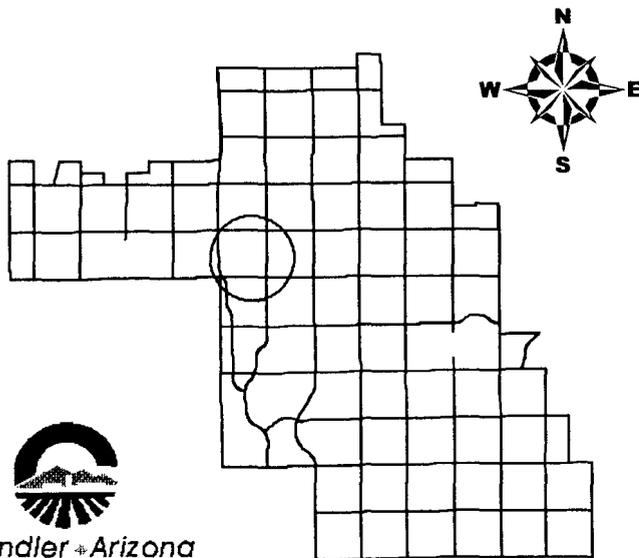


ZUP10-0043

Win Beauty House



Vicinity Map



ZUP10-0043

Win Beauty House



Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/20/2010



DESIGN NARRATIVE

Use Permit Number: ZUP10-0043

Date: April 12, 2011

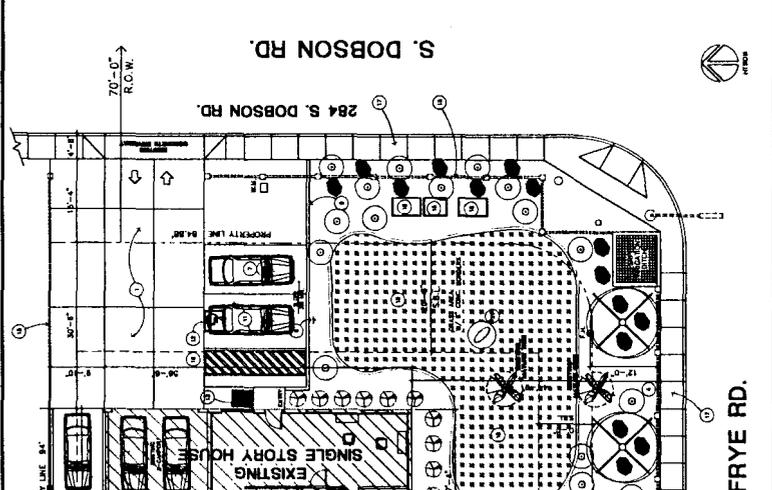
- Project Name:** WIN Beauty House
- Project Address:** 284 S. Dobson Rd., Chandler, Arizona 85224
- Floor Area:** 1,446 s.f. (existing, no addition)
- Property Eligibility:** The existing single family home has the only frontage to Dobson Road, an arterial road in Chandler.
- Project Objectives:**
1. To convert an existing single story house building to accommodate a professional beauty studio.
 2. To re-develop this 35-year-old property for a new harmonious neighborhood hair care studio.
- Office Operations:** To offer customers hair cut & facial care services.
Hair cut services: hair cut & related hair care services.
Facial Care: Facial Care & related services.
- Business History:**
1. The property owners, husband & wife have leased retail suite for the subject services in the area for years.
 2. The subject property was purchased by the couple in 2010. Their existing customers will continue to patron at this location.
- Project Concept:**
1. Studio Hours – Open 10:00am to 6:00pm daily, except Thursdays, by appointment only.
 2. Number of Employee - Two owners & an assistant (3 employees).
 3. Space Plan – See the attached plans.
 - Living room to be reception area or lobby;
 - Enclosed two-car garage to be restored to 2-carport;
 - Front bedrooms to be an open hair studio;
 - Kitchen to be a shampoo room.
 - One restroom to be an accessible.
 4. Parking Spaces –
Total of provided parkings: 9 spaces, including an accessible space in front, 2 in existing carport, 2 in front of house & 4 spaces in rear lot.
Total of required parkings: 10 (1,446 s.f./ 150 s.f.)
 5. Environment impact – No noise or traffic will be generated in the premises. After 6:00pm, no activity is in the property. Studio activities will not interfere neighbors' nightlife.
 6. Landscaping – More canopy trees, shrubs & ground covers will be planted to enhance the hard corner of the street intersection.

- LEGENDS**
- EXISTING WALL TO REMAIN
 - RETINCE NUMBER
 - DIRECTION OF TRAFFIC
 - SITE DRAINAGE DIRECTION
 - EXISTING FIRE HYDRANT
 - EXISTING STREET SIGNAL LIGHTS

LANDSCAPE LEGENDS

NOTE: GROUND TYPING IS DECOMPOSED GRANITE IN ALL LANDSCAPE AREAS

- EXISTING TREE TO REMAIN
- EXISTING MEDIUM FAN PALM
- NEW MEDIUM CANOPY TREE
- NEW SHRUB
- NEW SPRAWL
- LANDSCAPE MOUNTING: 1 CALLON (1/2" & 1/4")



- KEYNOTES**
1. EXISTING CONCRETE DRIVEWAY TO REMAIN
 2. EXISTING ASPHALT DRIVEWAY TO REMAIN
 3. EXISTING ASPHALT DRIVEWAY TO REMAIN
 4. EXISTING 1/2" W. MASONRY FENCE TO REMAIN
 5. EXISTING 8" EXTRUDED CONCRETE CURB
 6. NEW CONCRETE DRIVEWAY/PARKING LOT
 7. NEW CONCRETE DRIVEWAY/PARKING LOT
 8. WHITE PARKING STRIPING
 9. ACCESSIBLE PARKING SPACES WITH METAL POST
 10. STRIPES ON PARKING
 11. NEW ACCESSIBLE PARKING SPACE
 12. 2" X 4" DIMENSION STUDS, PAINTED ON
 13. EXISTING CONC. RAMP WITH BUMP LINES
 14. EXISTING SWIMMING POOL TO BE REFINISHED AND FILL WITH SLURRY & CLEAN SHEL. CONCRETE
 15. EXISTING 1/2" MASONRY SPHERE WALL TO BE REFINISHED TO REMAIN
 16. EXISTING CONC. STREET SIDEWALK TO REMAIN
 17. EXISTING CONC. STREET SIDEWALK TO REMAIN
 18. GRANITE WITH AUTO IRRIGATION SPRAY
 19. EXISTING CONC. DRIVEWAY TO REMAIN
 20. EXIST 1/2" MASONRY SPHERE WALL TO BE REFINISHED FOR NEW 24" WIDE DRIVEWAY
 21. NEW 4" X 4" U.S. 1/2" PRICE SCULPTURE ON 24" DIA. CONC. BASE

PROJECT DATA

ZONE: SF-4.5 (EXISTING)
 PARCEL: 302-24-028
 TYPE OF CONSTRUCTION: I-B
 OCCUPANCY: 8 (PROPOSED BEAUTY STUDIO)
 GROSS LOT AREA: 18,271 SQ. FT. (0.41 AC.)
 NET LOT AREA: 8,319 SQ. FT. (0.19 AC.)
 GROSS FLOOR AREA: 1,448 SQ. FT. (EXISTING HOUSE)
 COVERED PATIO AREA: 358 SQ. FT. (EXISTING)
 GROSS PARKING REQUIRED: 10 (1,448 SF. / 150 = 10)
 PARKING PROVIDED: 8 (1 ACCESS + 8 STANDARD)
 CODES: 2008 I.B.C. WITH CHANDLER'S IMPROVEMENTS
 2008 I.A.C. WITH CHANDLER'S IMPROVEMENTS
 2008 U.L.C. U.F.C.C.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD BY INVESTIGATING, EXPOSING OR EXCAVATING AS NECESSARY. ALL DISCREPANCIES SHOULD BE REPORTED TO ARCHITECT IMMEDIATELY.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY PORTION OF THE WORK.
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DRAWING INDEX

A-1 SITE PLAN/FLOOR PLAN, PROJECT DATA AND NOTES

OWNERSHIP

W&B REALTY, LLC
 1000 N. GILBERT AVENUE, SUITE 100
 CHANDLER, AZ 85226
 TEL: 480-941-1333

USE PERMIT FOR

Win Beauty House
 284 S. Dobson Rd.
 PROFESSIONAL HART & FACIL CARES
 Chandler, Arizona

PRELIMINARY

DATE: 12/14/11
 DRAWN BY: J. DODD
 CHECKED BY: J. DODD
 PROJECT NO.: 10011
 SHEET NO.: 0043

CHEN Architects International, Inc.
 877 N. Aliso Street, Suite 100
 Chandler, Arizona 85225-1863
 TEL: (480) 792-1300 FAX: (480) 792-1399

A-1

CASE ZUP10-0043

PROPOSED FLOOR PLAN SCALE: 1/8" = 1'-0"

PROPOSED BUILDING ELEVATIONS SCALE: 1/8" = 1'-0"

VICINITY MAP SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN SCALE: 1/8" = 1'-0"

FRONT ELEVATION (EAST) SCALE: 1/8" = 1'-0"

SOUTH ELEVATION SCALE: 1/8" = 1'-0"

LEGENDS

LANDSCAPE LEGENDS

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USE PERMIT FOR

PRELIMINARY

CHEN Architects International, Inc.

Win Beauty House

284 S. Dobson Rd.

Chandler, Arizona

A-1

CASE ZUP10-0043

PROPOSED FLOOR PLAN SCALE: 1/8" = 1'-0"

PROPOSED BUILDING ELEVATIONS SCALE: 1/8" = 1'-0"

VICINITY MAP SCALE: 1/8" = 1'-0"

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FRONT ELEVATION (EAST) SCALE: 1/8" = 1'-0"

SOUTH ELEVATION SCALE: 1/8" = 1'-0"

LEGENDS

LANDSCAPE LEGENDS

KEYNOTES

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LANDSCAPE LEGENDS

KEYNOTES

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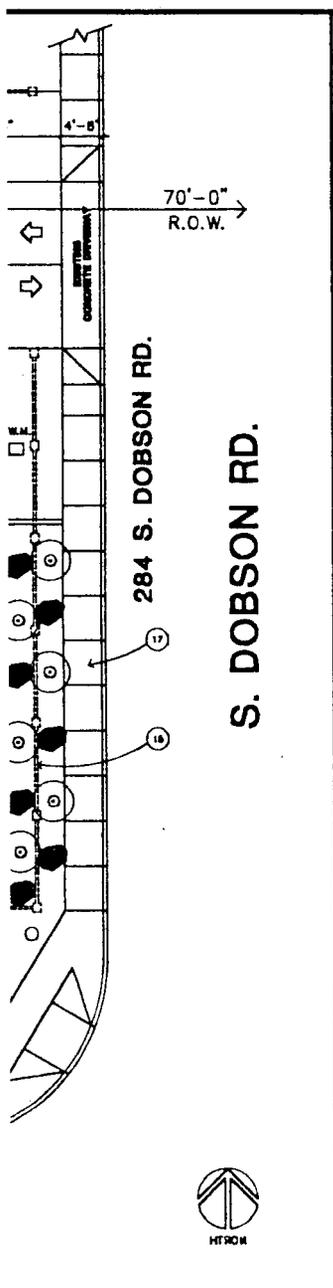
GENERAL NOTES

DRAWING INDEX

OWNERSHIP

USE PERMIT FOR

PRELIMINARY



- KEYNOTES**
- EXISTING CONCRETE DRIVEWAY TO REMAIN.
 - DESERT PLANTING AREA WITH SPRINKLER DRIP SYSTEM.
 - EXISTING 10' W. WROUGHT IRON GATES TO REMAIN.
 - DECOMPOSED GRANITE GRAVEL ON GROUND
 - EXISTING 6" H. MASONRY FENCE TO REMAIN.
 - EXISTING 8" EXTRUDED CONCRETE CURB.
 - NEW CONCRETE DRIVEWAY/ PARKING LOT.
 - WHITE PARKING STRIPPING.
 - ACCESSIBLE PARKING SIGN WITH METAL POST.
 - 5' WIDE ACCESSIBLE ISLE WITH YELLOW STRIPES ON PAVING.
 - 10'X16' ACCESSIBLE PARKING SPACE.
 - 4'X4' HANDICAP SYMBOL PAINTED ON PAVING IN YELLOW COLOR.
 - 1:12 ACCESSIBLE CONC. RAMP WITH BLIND LINES.
 - EXISTING SWIMMING POOL TO BE DEMOLISHED, AND BACK FILLED WITH SLURRY & CLEAN DIRT, COMPACT.
 - EXISTING 3' H. MASONRY SCREEN WALL TO BE REMOVED.
 - EXISTING UNDERGROUND STREET LIGHT BOXES TO REMAIN.
 - EXISTING CONC. STREET SIDEWALK TO REMAIN.
 - GRASS AREA WITH AUTO IRRIGATION SPRAY.
 - NEW 3' H. MASONRY FENCE, SEE ELEVATION BELOW.
 - EXIST. 6" H. MASONRY SCREEN WALL TO BE REMOVED. FOR NEW 24" WIDE DRIVEWAY.
 - NEW 4' H. E.I.F.S. ART PIECE SCULPTURE ON 60" DIA. CONC. BASE.

PROJECT DATA

ZONING: SF-8.5 (EXISTING)
 PARCEL: 303-24-028
 TYPE OF CONSTRUCTION: V-B
 OCCUPANCY: B (PROPOSED BEAUTY STUDIO)

GROSS LOT AREA: 19,211 SQ. FT. (0.44 AC.)
 NET LOT AREA: 9,319 SQ. FT. (0.21 AC.)
 GROSS FLOOR AREA: 1,446 SQ. FT. (EXISTING HOUSE)
 COVERED PATIO AREA: 356 SQ. FT. (EXISTING)
 GROSS PARKING REQUIRED: 10 (1,446 S.F. / 150 = 10)
 PARKING PROVIDED: 9 (1 ACCESS. + 8 STANDARD)

CODES: 2006 I.B.C. WITH CHANDLER'S AMENDMENTS
 2006 I.M.C.
 2006 L.P.C. WITH CHANDLER'S AMENDMENTS
 2005 M.E.C.
 2006 L.F.C., L.F.G.C.

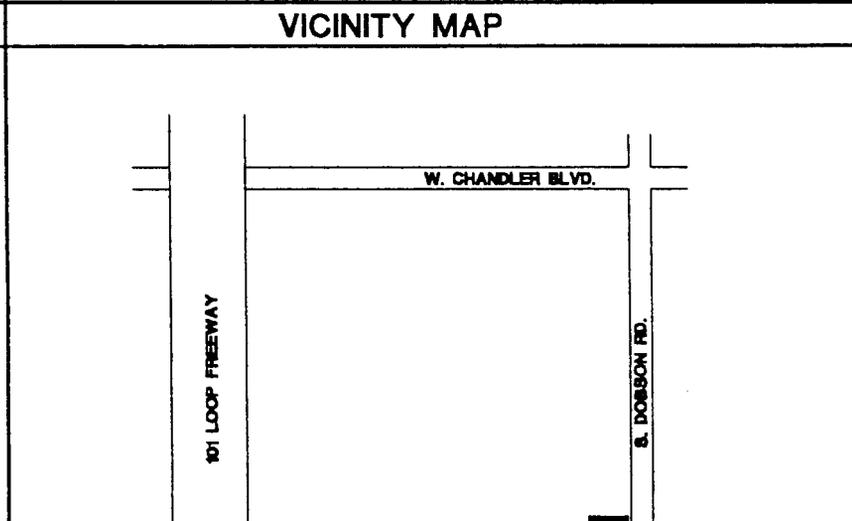
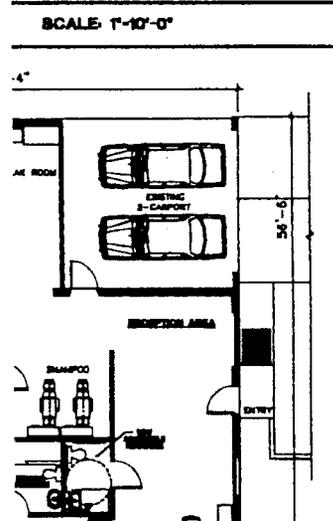
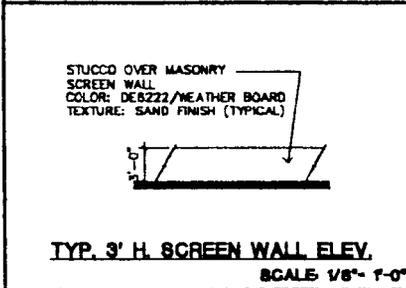
- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DIMENSIONAL ERROR OCCURS OR CONDITIONS NOT COVERED IN DRAWINGS IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR OWNER BEFORE COMMENCING THAT PORTION OF THE WORK.
 - THE OWNER TO SELECT FINAL FINISHES, COLORS AND SIZES OF INTERIOR BUILDING MATERIALS.
 - ALL DIMENSIONS MEASUREMENTS ARE TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.

DRAWING INDEX

A-1 SITE PLAN/FLOOR PLANS, PROJECT DATA AND NOTES

OWNERSHIP

WIN SALON, LLC
 2682 E. VERMONT CT.
 OILBERT, AZ 85295
 TEL: 480-862-2233

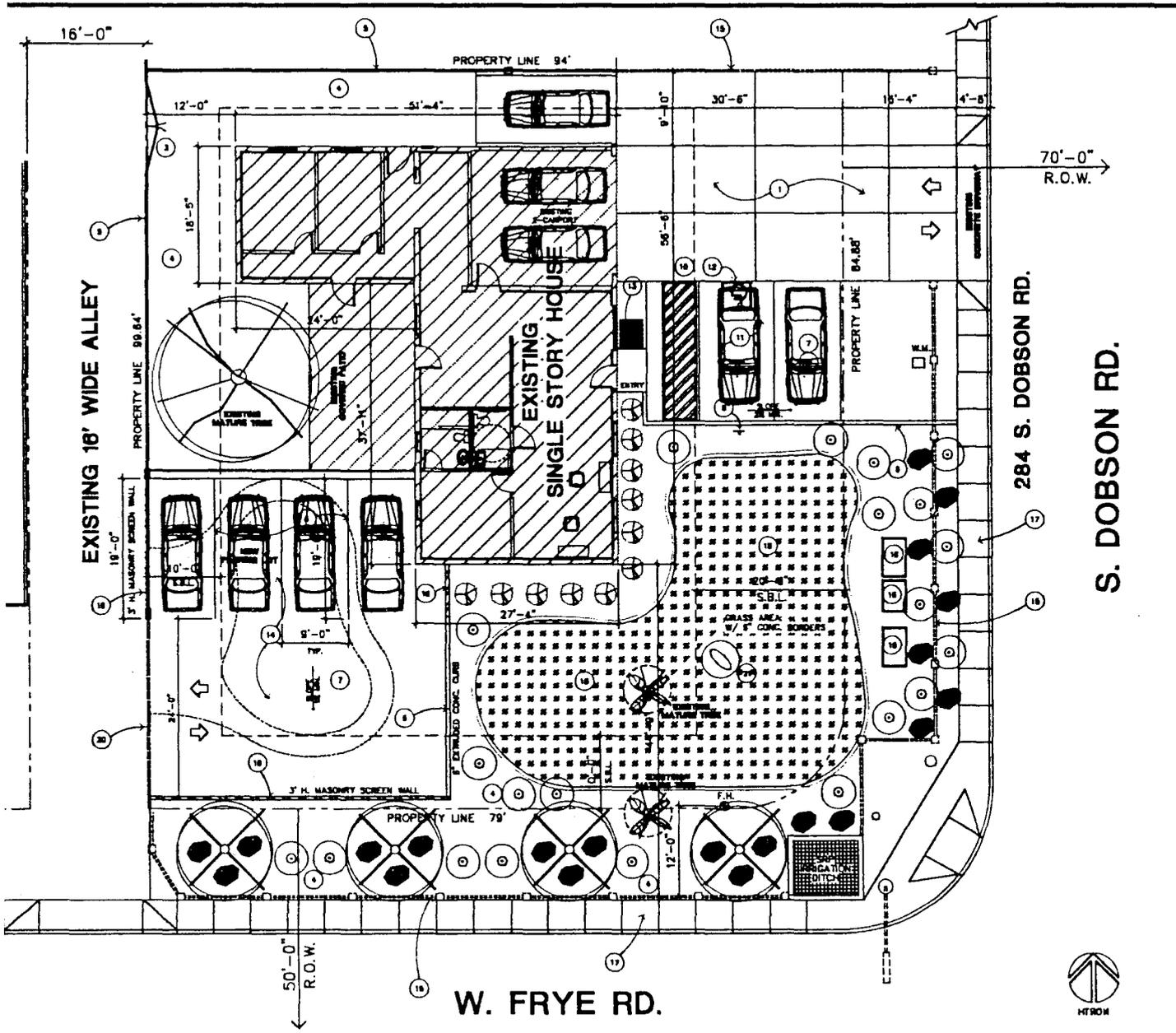


USE PERMIT FOR:
WIN Beauty House
 PROFESSIONAL HAIR & FACIAL CARES
 284 S. Dobson Rd.
 Chandler, Arizona

PRELIMINARY
 Date: 8-27-08

Job No:	CA 10011	
Project Mgr:	MCC	
Drawn By:	CADD	
Checked By:	MCC	
No.	Revision	Date

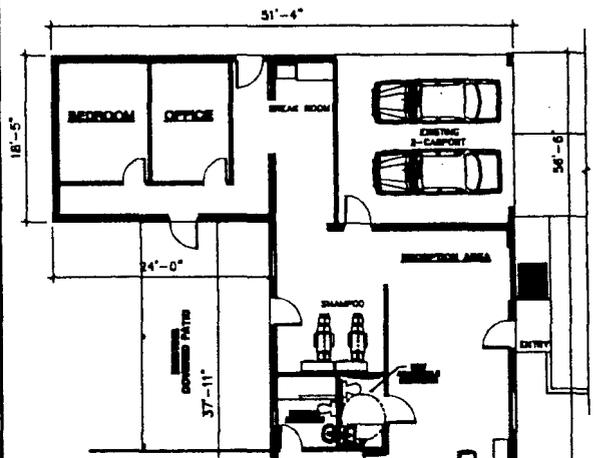
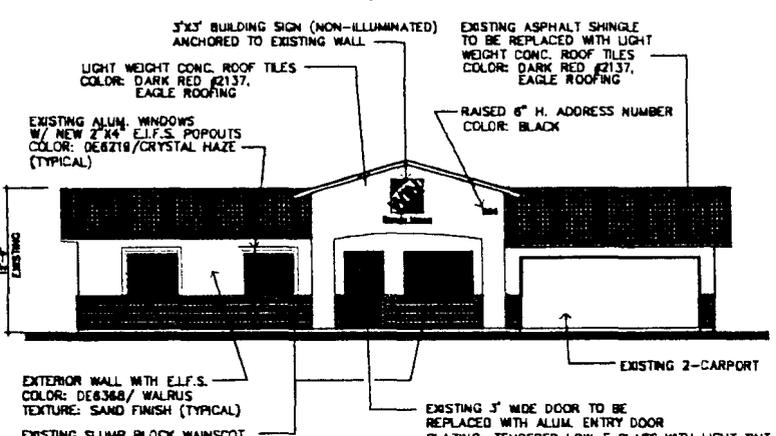
CHEN Architects International
 877 N. Alma School Rd.
 Chandler, Arizona 85224-3662
 (480) 792-1200 TEL.
 (480) 792-1288 FAX



- KE**
- EXISTING CONCR.
 - DESERT PLANTIN DRIP SYSTEM
 - EXISTING 10' W.
 - DECOMPOSED GR.
 - EXISTING 6" H. I
 - EXISTING 8" EXT
 - NEW CONCRETE
 - WHITE PARKING
 - ACCESSIBLE PAR
 - 5' WIDE ACCESS STRIPES ON PAY
 - 10'x18' ACCESSI
 - 4'x4' HANDICAP PAVING IN YELL
 - 1:12 ACCESSIBL
 - EXISTING SWMMI BACK FILLED W
 - EXISTING 3' H. I
 - EXISTING UNDER TO REMAIN
 - EXISTING CONC.
 - GRASS AREA W
 - NEW 3' H. MASK
 - EXIST. 6" H. MA FOR NEW 24" W
 - NEW 4" H. E.L.F.: 60" DIA. CONC.
- STUCCO OVE SCREEN WAL COLOR: DE6; TEXTURE: S4
- TYP. 3' H.**

PROPOSED SITE PLAN

SCALE 1"=10'-0"

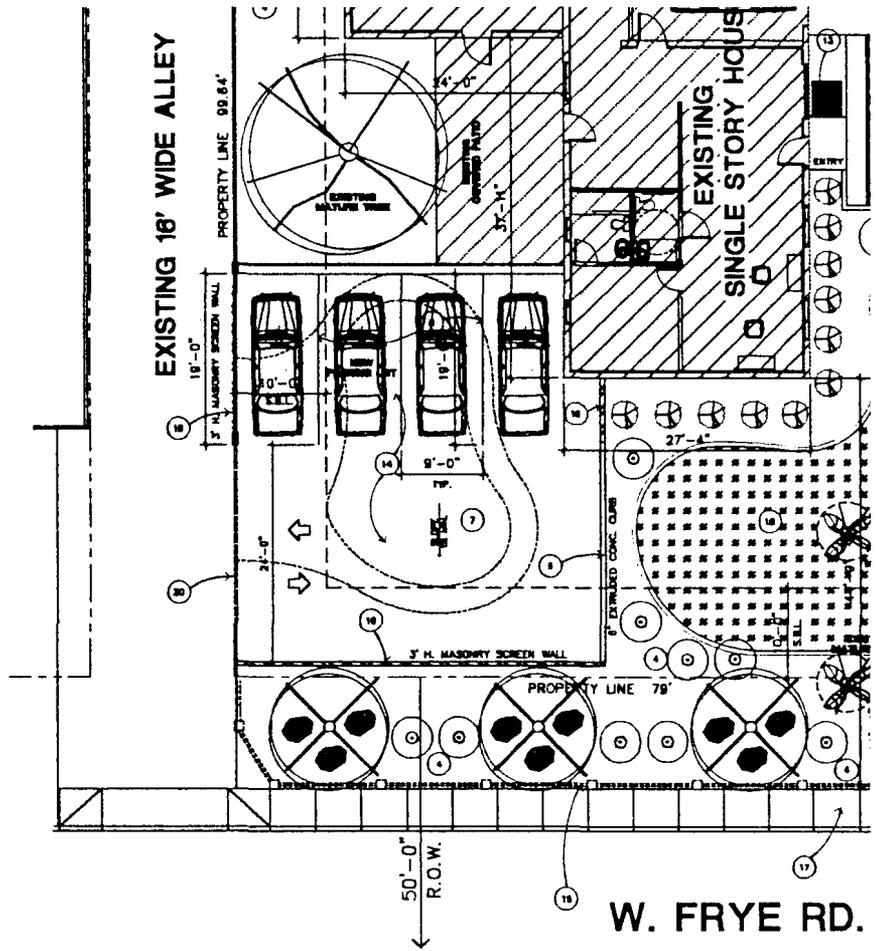


EXISTING STREET SIGNAL LIGHTS

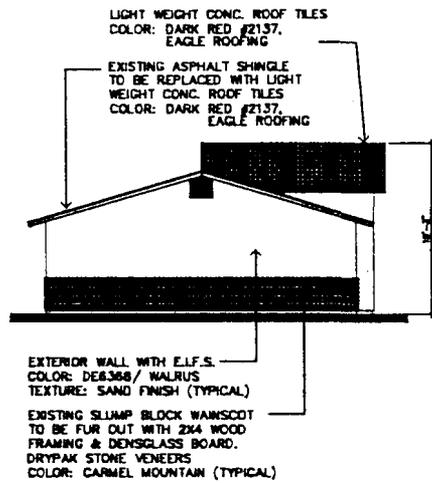
LANDSCAPE LEGENDS

-  EXISTING TREE TO REMAIN
-  EXISTING MEXICAN FAN PALM
-  NEW SISOO CANOPY TREE
-  NEW SHRUB
-  NEW SHRUB
-  LANTANA MONTEVIDENSIS PURPLE & GOLD (HALF & HALF) 1 GALLON

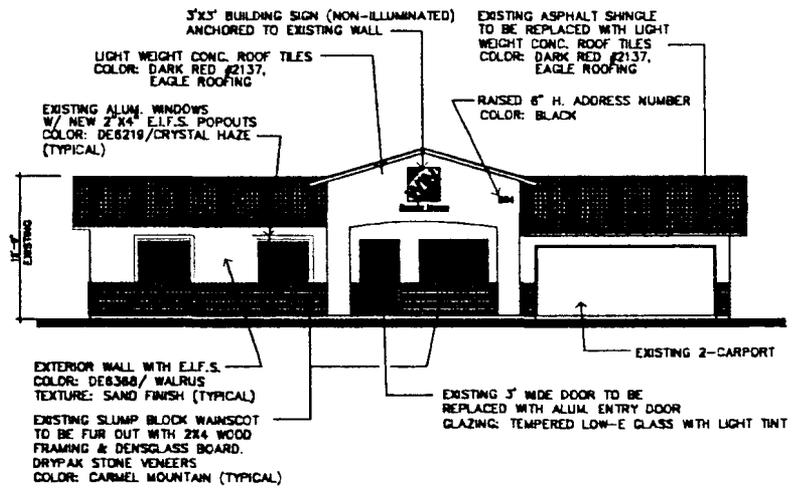
NOTE: GROUND TOPPING 2" DECOMPOSED GRANITE IN ALL LANDSCAPE AREAS



PROPOSED SITE PLAN



SOUTH ELEVATION



FRONT ELEVATION (EAST)

NOTES: EXISTING FACIA BOARD TO BE REPAIRED AS NEEDED. NEW TILE ROOF.
(WEST & NORTH BUILDING ELEVATIONS REMAIN THE SAME, EXCEPT NEW PAINTS.)

PROPOSED BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

WIN Beauty House

Use Permit Number: ZUP10-0043

Neighborhood Meeting Date: March 7, 2011

Project Name: WIN Beauty House

Project Address: 284 S. Dobson Rd., Chandler, Arizona 85224

List of Neighbors' Support

Note: - By signing my name below, I hereby support the proposed project as submitted.

<u>Name</u>	<u>Address</u>	<u>Tel</u>
Kelly Han M.D. KELLY HSU, M.D.	875. S. DOBSON RD.	480-899-9407
XinXin Wang M.D.	875 S. Dobson Rd.	480 899 9800
YATIN PATEL MD Yatin R. Patel	875 S. Dobson Rd.	480-899-9800
Jessica J. Daily	875 S. Dobson Rd	480 363-6046
Richard Peterson	875 S. Dobson Rd	480-855-2036
Mary Ruff	875. S. Dobson Rd	480-205-6134
Joy Weisman	875 S. Dobson Rd	480-855-2027
Shari Ford	875 S. Dobson Rd	480-899-9800
Lee Moore	875 S. Dobson Rd.	480-899-9800
Patsy Papp	875 S. Dobson Rd	(480) 855-2021
Cristal Mitchell	875. S. Dobson Rd	480 818 3115
Dorothy Blue	875. S. Dobson Rd.	480 899 9800
Kelsie Harris	875 S. Dobson Rd	480.899.9800
Jason Lei Xie	200 S Dobson Rd	480-236-7205

WIN Beauty House

Use Permit Number: ZUP10-0043

Neighborhood Meeting Date: March 7, 2011

Project Name: WIN Beauty House

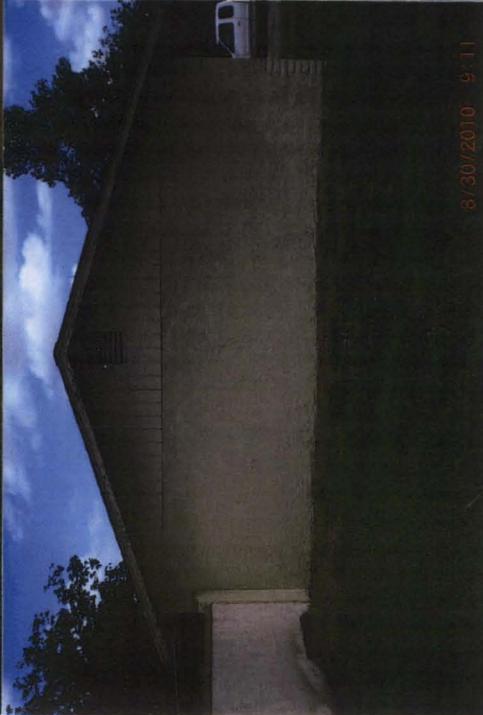
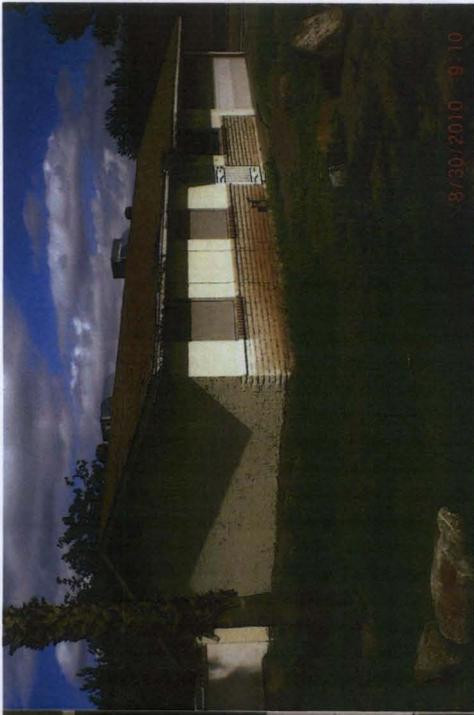
Project Address: 284 S. Dobson Rd., Chandler, Arizona 85224

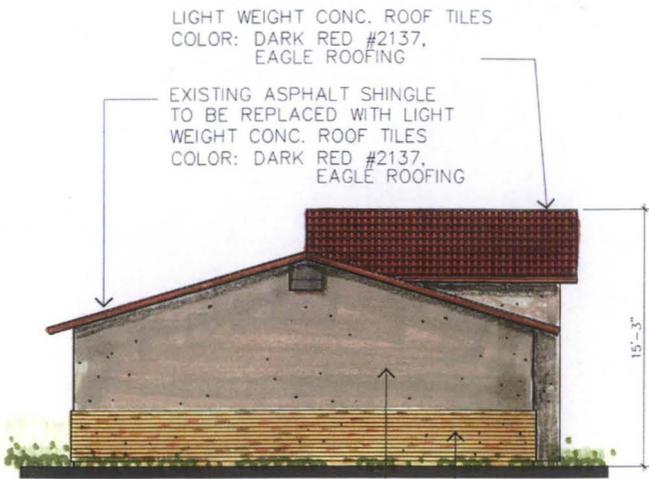
List of Neighbors' Support

Note: By signing my name below, I hereby support the proposed project as submitted.

<u>Name</u>	<u>Address</u>	<u>Tel</u>
Jason Zhang	200 S. Dobson Rd.	602-526-1180
* Jim Pitts	2219 W. Boston St	480 963-1388
* Rebecca Lebio	939. 95th St Chandler A	480-201-2292
* Pilar Rosas	2237 W. Boston St Chandler A	480-782-1111

* DENOTES THE PERSON WHO CAME TO THE NEIGHBORHOOD MEETING.





LIGHT WEIGHT CONC. ROOF TILES
 COLOR: DARK RED #2137,
 EAGLE ROOFING

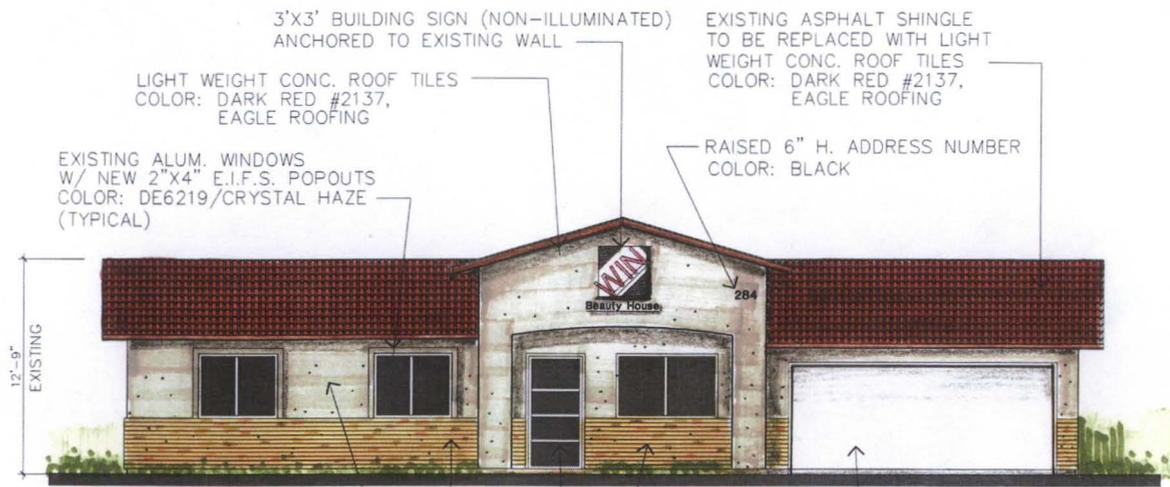
EXISTING ASPHALT SHINGLE
 TO BE REPLACED WITH LIGHT
 WEIGHT CONC. ROOF TILES
 COLOR: DARK RED #2137,
 EAGLE ROOFING

15'-3"

EXTERIOR WALL WITH E.I.F.S.
 COLOR: DE6368/ WALRUS
 TEXTURE: SAND FINISH (TYPICAL)

EXISTING SLUMP BLOCK WAINSCOT
 TO BE FUR OUT WITH 2X4 WOOD
 FRAMING & DENSGLOSS BOARD.
 DRYPAK STONE VENEERS
 COLOR: CARMEL MOUNTAIN (TYPICAL)

SOUTH ELEVATION



3'X3' BUILDING SIGN (NON-ILLUMINATED)
 ANCHORED TO EXISTING WALL

LIGHT WEIGHT CONC. ROOF TILES
 COLOR: DARK RED #2137,
 EAGLE ROOFING

EXISTING ALUM. WINDOWS
 W/ NEW 2"X4" E.I.F.S. POPOUTS
 COLOR: DE6219/CRYSTAL HAZE
 (TYPICAL)

EXISTING ASPHALT SHINGLE
 TO BE REPLACED WITH LIGHT
 WEIGHT CONC. ROOF TILES
 COLOR: DARK RED #2137,
 EAGLE ROOFING

RAISED 6" H. ADDRESS NUMBER
 COLOR: BLACK

12'-9"
 EXISTING

EXTERIOR WALL WITH E.I.F.S.
 COLOR: DE6368/ WALRUS
 TEXTURE: SAND FINISH (TYPICAL)

EXISTING SLUMP BLOCK WAINSCOT
 TO BE FUR OUT WITH 2X4 WOOD
 FRAMING & DENSGLOSS BOARD.
 DRYPAK STONE VENEERS
 COLOR: CARMEL MOUNTAIN (TYPICAL)

EXISTING 3' WIDE DOOR TO BE
 REPLACED WITH ALUM. ENTRY DOOR
 GLAZING: TEMPERED LOW-E GLASS WITH LIGHT TINT

EXISTING 2-CARPORT

FRONT ELEVATION (EAST)

NOTES: EXISTING FACIA BOARD TO BE REPAIRED AS NEEDED. NEW TILE ROOF.
 (WEST & NORTH BUILDING ELEVATIONS REMAIN THE SAME, EXCEPT NEW PAINTS.)

PROPOSED BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

TILE ROOF:

E.I.E.F./WALLS



COLOR:
DE 6368
WALRUS



WAINSCOT:
DRYSTACK
STONE VENEERS

Joints: Drystack



Quick Stack

Color: Carmel Mountain