JAN 19 2011

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Chandler
All-America City
2010

MEMORANDUM **Transportation & Development - PZ Memo No. 11-007**

DATE: JANUARY 11, 2011

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: ZUP10-0046 SPIRAL VOLLEYBALL

Request: Use Permit extension approval to allow an athletic training facility with occasional tournaments, within a Planned Industrial (I-1) zoned district

Location: 400 N. 56th Street,
¼ mile north of the northwest corner of Chandler Boulevard and 56th Street

Applicant: Reggie Fowler, Owner

RECOMMENDATION

The request is for Use Permit extension approval to allow an athletic training facility with occasional tournaments, within a Planned Industrial (I-1) zoned district. Staff, upon finding consistency with the General Plan, recommends approval with conditions.

BACKGROUND

The subject site received Use Permit approval in 2009 for one-year, the request is to extend the Use Permit. The subject site is located approximately ¼ mile north of the northwest corner of Chandler Boulevard and 56th Street. Surrounding the subject site on all sides are industrial zoned properties. Directly north of the subject site, is a nutritional supplement processing facility. East, adjacent to the subject site is 56th Street, with an automotive salvage yard east of 56th Street. South, across Erie Street is a specialized paper processing facility, and computer wafer manufacturing company. West is an aircraft parts manufacturing facility. The subject site is located within a larger industrial zoned area extending west from 56th Street to 54th Street and north from Erie Street to Galveston Street.

The site is adjacent to 56th Street and provides two access points directly onto 56th Street. Vehicular connections to Erie Street and surrounding users are not provided. The subject site is a single building of concrete-tilt construction, and is currently vacant. The approved I-1 zoning designation allows for various mechanical, manufacturing and processing, and storage type uses, all of which have the potential to store hazardous materials by-right; with the Fire and Building codes governing their storage and use.

The subject building is approximately 31,750 square-feet and sits on an approximate two and three-quarter-acre site. With the previous approval, approximately 20,000 square-feet of the building was utilized for athletic training and associated restrooms, fitness area, and office space, with the remaining 11,750 square feet housing office equipment. The applicant has removed all of the office equipment and would like to provide two additional courts in addition to the existing four volleyball courts.

Forty-eight parking stalls are provided on the sites east side, with an additional 45 parking stalls provided on the gated west side for a total of 93 stalls. Public assembly uses require a ratio of one stall per 200 square feet. In order to meet code requirements for parking the site would need approximately 159 parking spaces. A number of the athlete's carpool to the site and on average there will be 20-30 athletes during any one session, with an average of ten cars in the parking lot. However, in the event that parking is an issue, the applicant has indicated that the property owner to the southwest will allow overflow parking; a letter has been attached. Staff is unaware of any parking issues occurring over the past year.

DISCUSSION

The current request is to extend the Use Permit, as well as to allow for occasional tournaments at the facility. Tournaments, at most, would be six times a year, and would occur on weekends. As indicated in the narrative, it is anticipated that the maximum number of attendee's would not exceed 300. Planning Staff, along with the Chief Building Inspector, visited the site to ensure compliance with building codes with the potential for an increase in occupancy. The Chief Building Inspector did not have any concerns from a building safety standpoint with allowing tournaments and the potential for 300 attendants. The applicant has secured from the property owner directly south of the site a letter allowing for overflow parking for tournaments in the event that additional parking is needed; the letter is attached.

Staff has a concern with pedestrian access from the overflow parking area since there are no sidewalks along Erie Street. To have safe pedestrian access, attendee's parking in the overflow parking area will need to walk through the parking lot east to 56th Street in order to have safe pedestrian access.

In addition to the tournaments, the applicant would like to add two additional courts for practices. The two additional courts are labeled as "training" on the attached floor plan, and will be located where the office equipment was stored. Although adding two additional courts is a 50% increase, the number of athlete's will not be increased. The two additional courts have a softer, more forgiving flooring material and will only be used for practices. Additionally, the flooring of the two courts does not meet tournament regulations.

Staff is supportive of the request citing the potential increase in traffic will be generated during off-peak business hours; the site has segregated access points from the surrounding industrial uses; the use has operated successfully without issue for the past year; and parking concerns are addressed through the additional overflow parking area to the south.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Monday, December 20, 2010. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP10-0046 SPIRAL VOLLEYBALL, subject to the following conditions:

1. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

3. The Use Permit is non-transferable to another location.

4. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

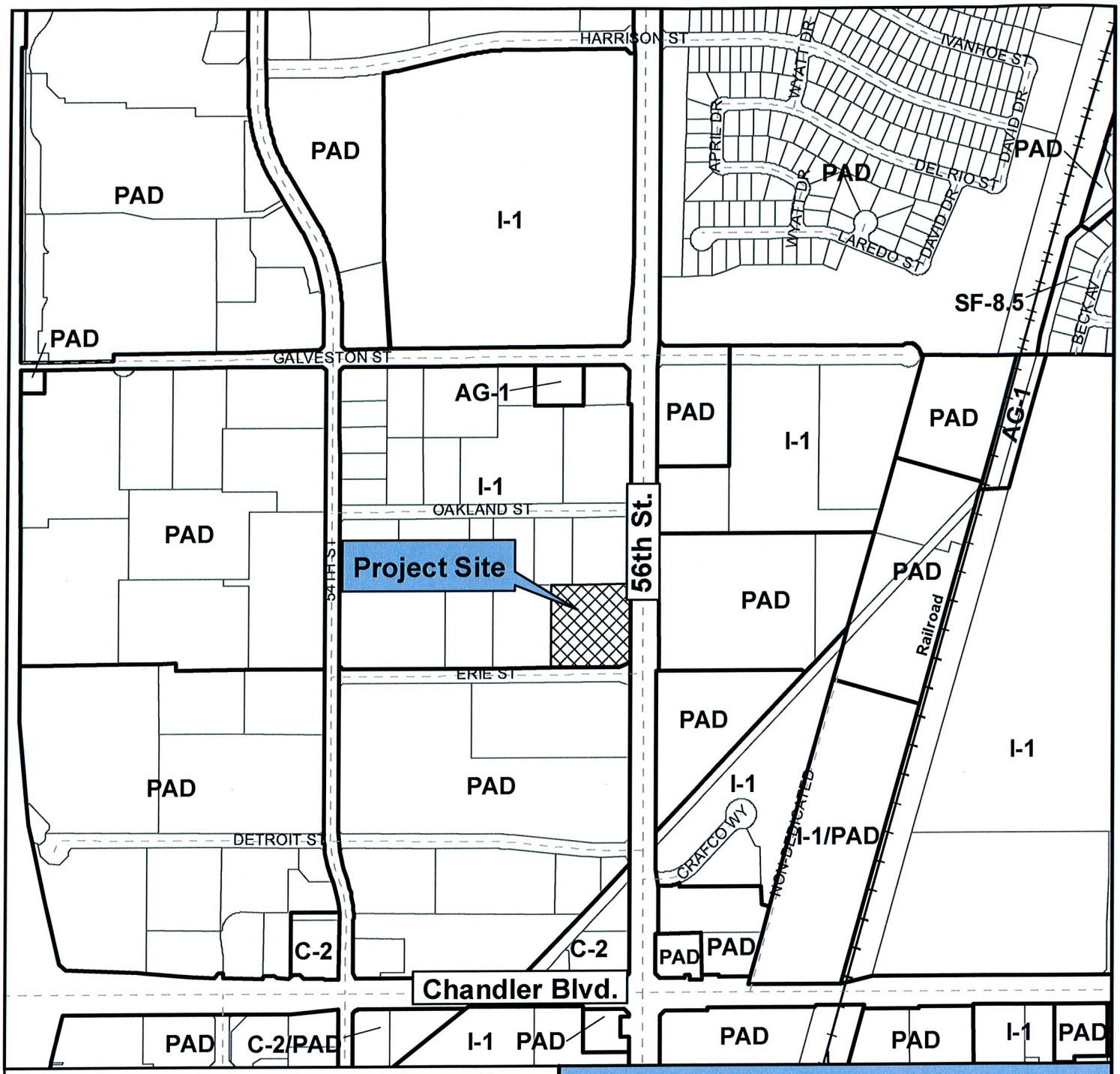
5. The parking lot located in the rear of the site shall be striped to accommodate additional parking stalls as represented by the site plan.

PROPOSED MOTION

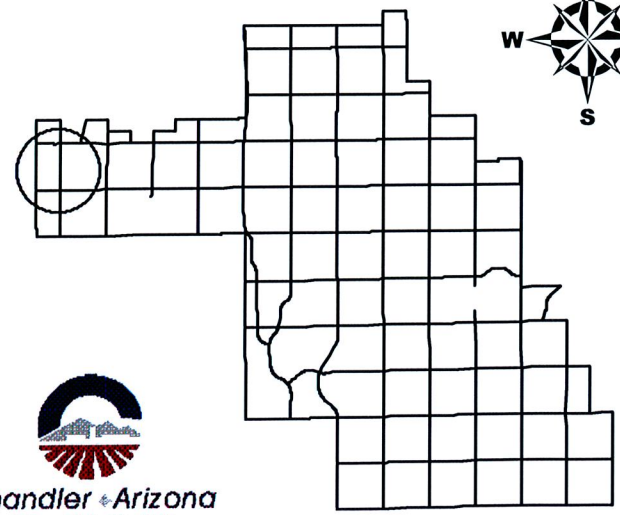
Motion to recommend approval of ZUP10-0046 SPIRAL VOLLEYBALL, Use Permit extension approval for an athletic training facility and occasional tournaments, subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Applicant Narrative



Vicinity Map



ZUP10-0046

Spiral Volleyball

Chandler Arizona
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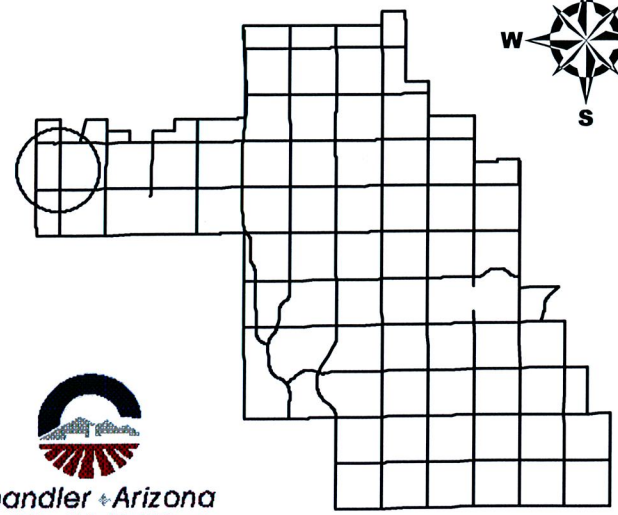
CITY OF CHANDLER 11/22/2010

Vicinity Map



Chandler Arizona
Where Values Make The Difference

ZUP10-0046

Spiral Volleyball

CITY OF CHANDLER 11/22/2010

SPIRAL VOLLEYBALL
TENANT IMPROVEMENT

400 56TH STREET, CHANDLER, ARIZONA

GENERAL NOTES

1. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS SET FORTH BY THE AGENCIES GOVERNING THE LOCATION OF THE BUILDING/SITE.
2. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2001 C.B.C., C.M.C., C.E.C.,C.P.C. AND TITLE 24 ENERGY AND ACCESSIBILITY STD. AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
3. APPROVAL BY THE BUILDING INSPECTOR DOES NOT IMPLY COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH IS NOT CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ARCHITECT OR ENGINEER FOR INTERPRETATION AND/OR CLARIFICATION.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. DO NOT SCALE DRAWINGS FOR ERECTION PURPOSES. DETAILS AND GENERAL NOTES ARE MIN. REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE. IF DIMENSION OR NOTE IS NOT INDICATED OR IS UNCLEAR, CONTACT THE ARCHITECT FOR CLARIFICATION. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS HE FINDS WHERE, IN HIS JUDGEMENT, IT WOULD BE BETTER TO MODIFY THE DESIGN OR SPEC. TO PRODUCE THE BEST RESULTS, AND OR BE MORE EFFICIENT OR EFFECTIVE.
5. ALL TRADES SHALL VERIFY CONDITIONS AND ACTUAL DIMENSIONS AT THE JOB SITE AFFECTING THEIR WORK BEFORE COMMENCEMENT OF WORK.
6. COMPARE CAREFULLY LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR LOCATION AND CONSTRUCTION OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL BUILDING LINES AND LEVELS.
7. THE OWNER MAY ORDER EXTRA WORK OR MAKE REVISIONS ALTERING, ADDING OR DEDUCTING FROM THE CONTRACT. CONTRACT SUM BEING ADJUSTED ACCORDINGLY.
8. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY, INDICATED, REASONALLY INFERRED OR REQUESTED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED PROJECT.
9. MODIFIED FIRE SPRINKLER PLANS AND FIRE-LIFE-SAFETY PLANS SHALL BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT ISSUANCE.
10. NO FRAMING OR T-BAR APPROVALS WILL BE GRANTED WITHOUT THE FIRE DEPARTMENT APPROVAL FOR THE FIRE SPRINKLERS.
11. EXIT DOORS AND GRILLES SHALL BE OPENABLE FROM WITHIN WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT WHEN THE SPACE IS OCCUPIED.
12. LIGHTING AND MECHANICAL FIXTURE MUST BE SUPPORTED BY ADDITIONAL INDEPENDENT NO. 12 GAUGE WIRES ATTACHED TO EACH CORNER OF FIXTURE.
13. EXISTING SITE, ACCESSIBLE PARKING STALLS, RESTROOMS, ETC. SHALL FULLY COMPLY WITH T-24, AND SUBJECT TO FIELD VERIFICATION AND APPROVAL.
14. FIRE SPRINKLER SYSTEM WILL BE INSTALLED OR MODIFIED IN COMPLIANCE WITH NFPA 13 AND CITY SPECIFICATIONS FOR AUTOMATIC FIRE SPRINKLER SYSTEMS.
15. COMPLY WITH CITY SPECIFICATION, MINIMUM REQUIREMENTS FOR PORTABLE FIRE EXTINGUISHERS.

STATISTICS

LEGAL DESCRIPTION :
LOT 22 CHANDLER-FREEWAY BUSINESS PARK, BOOK 243, PAGE 3, MARICOPA COUNTY.

SITE COVERAGE : 27%
OCCUPANCY : MIXED A3 + B1

PARKING :
FRONT = 49
BACK = 45
TOTAL = 94

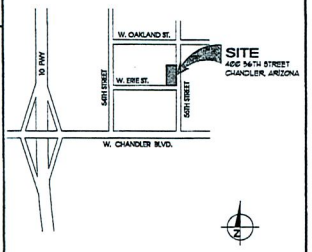
BUILDING AREA : 31,750 S.F.
GYMNASIUM - COURTS + TRAINING : 18,543 S.F.
OFFICE / LOBBY / RESTROOMS : 1,020 S.F.

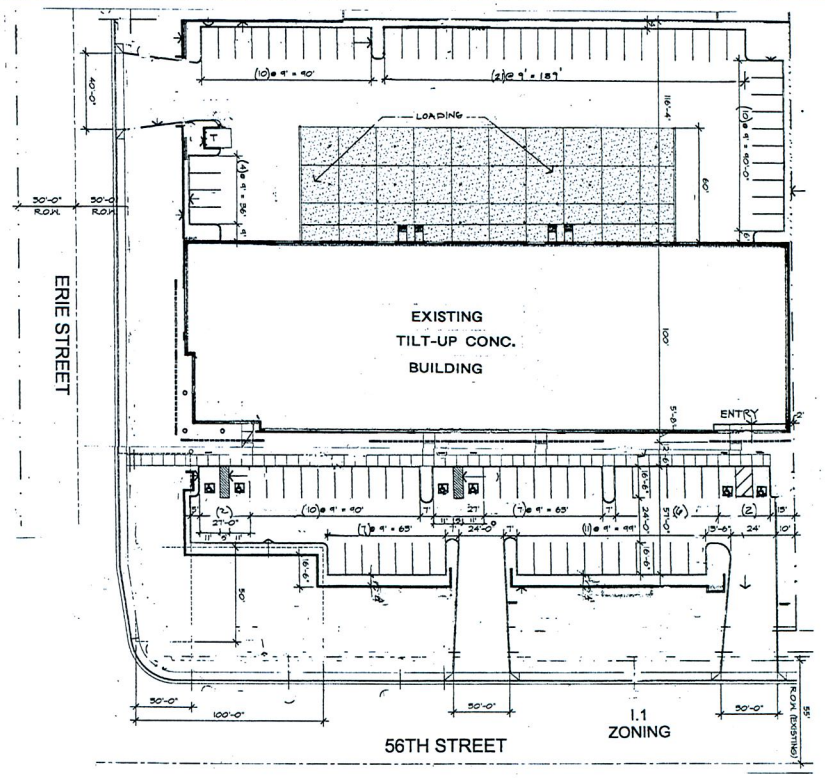
SUB TOTAL
WAREHOUSE (S1) : 8,187 S.F.
WORKSHOP (F1) : 3,678 S.F.
TOTAL 31,750 S.F.

SHEET INDEX

T1 TITLE, SITE PLAN
A1 EXISTING FLOOR
A2 ENLARGED FLOOR PLAN, REFLECTED CEILING PLAN
A3 ACCESSIBILITY STANDARDS AND DETAILS
E1 ELECTRICAL SPECIFICATIONS
E2 ELECTRICAL PLANS
M1 HVAC
P1 PLUMBING

VICINITY MAP





SITE PLAN

OWNER :
ERIE 4400, LLC
6909 W. RAY #21
CHANDLER, ARIZONA
480 - 893 - 5600

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT

DATE: 11/06/09
SCALE: 1" = 20'
C/O FILE : 568CA-T1

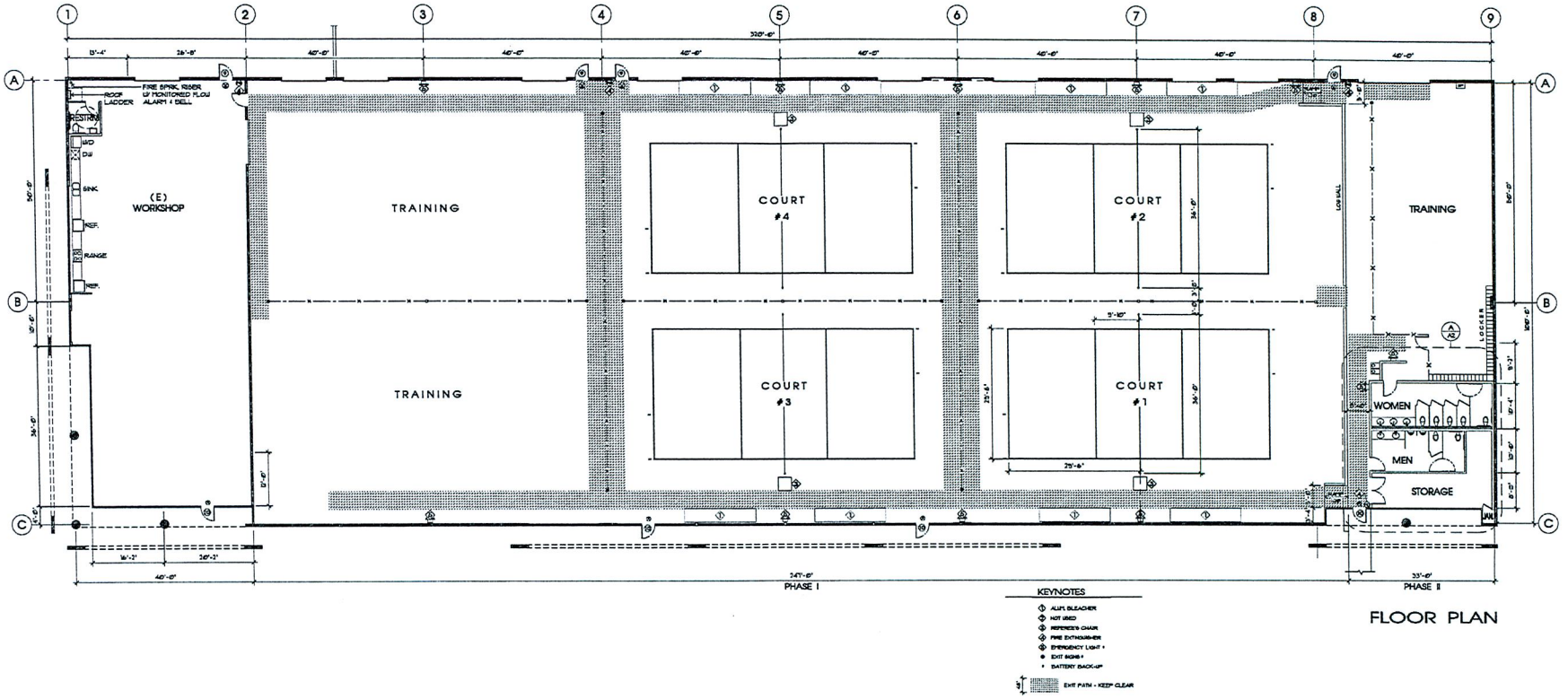
SPIRAL VOLLEYBALL T. I.
400 56TH STREET CHANDLER ARIZONA

JEFF BERGSMA ARCHITECT

TEAM D·E·S·I·G·N
714 526 8888
221 26th STREET SUITE A
HUNTINGTON BEACH, CA. 92648
FAX 714 960 3250

T1

SITE PLAN



FLOOR PLAN

FLOOR PLAN

SPIRAL volleyball

400 N. 56th Street, Chandler, Arizona 85226

INTRODUCTION

Spiral, Inc. is seeking an extension of the current Use Permit for the state of the art athletic training facility located at the northwest corner of Erie Street and 56th Street in Chandler, Arizona. This state of the art facility provides young, female athletes (14 -18 years) from Chandler and the East Valley an opportunity to train in a professional environment in order to prepare them for future opportunities in the sport of Volleyball.

The subject property is approximately three acres and includes one freestanding 31,780 square feet concrete building. The building faces and has two access points onto 56th Street. Parking is provided on the 56th Street frontage and additional parking is available in the rear of the building. The property's frontage includes two rows of parking, a single drive aisle and a large landscape buffer that separates the building from 56th Street.

The property is a stand alone building and totally self-contained site and therefore there is no potential for mixing of industrial and non-industrial traffic. Because the site is (1) located near the Ray Road & I-10 "core", (2) has 56th Street access, (3) has sufficient building height (which is necessary to accommodate the playing of volleyball), and (4) has ample parking, we believe that these characteristics make this site an ideal one for a quiet, low impact use that is a good neighbor at this location and accommodates a growing need in the community. We have canvassed all of our nearby neighbors and they are supportive of our use. The current site has proven to be a good location for the use and no negative instances have occurred (i.e. traffic issues) at the site.

PROGRAM PHILOSOPHY

Spiral Volleyball has assembled a talented coaching staff (approximately 20 coaches) that has many years of experience and which has produced outstanding high school players. The program director is a former professional volleyball player. The girls who participate in the club activities are primarily from Chandler although there are some other athletes who reside in several east valley cities. The facility will only be used for practice and tournaments.

Club volleyball is an extremely important vehicle for young athletes who want to pursue the sport at the collegiate level. While high school volleyball is important, the fact is that the upper echelon athletes participate in club volleyball during the months of November to July. The club volleyball experience increases the skill level of the players dramatically and provides an opportunity for the most talented players to showcase their abilities to interested colleges. Club volleyball is a springboard for many athletes to participate in this sport at the collegiate level.

Below, please find a list of Spiral Club Volleyball players who will be playing volleyball at the collegiate level:

Abby Hornacek	2012	University of Kansas
Molly McDonald	2011	United States Military Academy at West Point
Katie Bartlett	2011	Air Force Academy
Jocelyn Leichner	2011	New Mexico State University
Taylor Stephens	2011	Northern Arizona University
Davia Lee	2011	Southern Utah University
Jenee Henderson	2011	Concordia University Irvine
Kristen Johannsen	2010	Grand Canyon University
Betsi Metter:	2010	Loyola Marymount University
Chanel Brown:	2010	University of Florida
Emily Helm:	2010	University of Arizona
Erin Truett:	2010	Kansas State University
Cassie Ronda:	2010	University of Denver
Jacquie Cason:	2010	University of Texas El Paso
Kyle Hartman:	2010	University of Central Arkansas
Ashley Kastl:	2009	Arizona State University
Ashley Andrade:	2009	Wichita State
CeCe Twitty:	2009	Villanova
Anna Gott:	2009	Northern Arizona University
Madi Fitzgerald:	2009	Dixie State
Nicole Eiler:	2009	Point Loma Nazarene University

There will be a minimum of five Spiral, Inc. teams consisting of approximately 60 girls. The girls practice at this facility and then travel to different tournaments. The cost to each family for participating in the club is approximately $5,000. In this day and age, that is an extremely significant financial commitment for these families. This amount would be considerably more but for the fact that one of the most unusual aspects of this application is that the owner of the building, which is the subject of this application, is **donating the use of the building completely free of charge to the club volleyball** players. This donation represents an approximately $150,000 charitable gift which benefits these young ladies. Without this contribution the cost of renting a facility simply couldn't be absorbed by the parents of these female athletes. Practicing at local schools is not an option because of the limited availability of suitable facilities.

The coaching staff is dedicated to training these young girls at the highest level possible in a safe and positive learning environment. The coaches all have professional backgrounds and understand the concept of whole-player development. Attention is given to physical training and emotional development which is required to achieve the highest level of competition. The young players are taught the fundamentals of the game, the skills necessary to compete at a high level and the nutritional requirements which are necessary for athletic excellence. The coaching staff stresses the importance of self-discipline, positive relationships between athletes and coaches,

and individual goals and aspirations. One of the very important aspects of club volleyball is that the players are given the opportunity to showcase their abilities at a series of local and national venues so that college scholarships are achievable.

USE OF THE PROPERTY

There will be no family fitness memberships or family volleyball. The use of the property will be exclusively for female athletes ranging from 14 to 18 years old.

In addition to four volleyball courts there is a fitness room equipped with cardio, strength, core, and agility equipment. There are multiple video cameras strategically placed to film practices in order for the athletes to analyze technique and strategy. Video technology, which will allow for remote feeds, will allow college coaches to view practices. There is a break room with kitchen, refrigerator and ice machine.

The hours of operations will be from 5-9 pm Monday through Thursday with an occasional practice on Saturdays between 10-1 pm. Private lessons are available during normal hours of operation. Due to the age of the athletes, practices are held in the evening due to the athletes being in school during the day.

During the course of the year 4 - 6 tournaments will be held on weekends on Saturday from 8:00 a.m. – 5:00 p.m. We anticipate 8 – 10 teams with an average of 10 players per team and expect 50 to 100 people relative to parents and spectators. The maximum amount of people at anyone time would be 250 – 300 people. The required parking spaces would be 125 – 150. The site currently provides 90 parking spaces and we have an additional 70 parking spaces committed to us by the surrounding businesses for a total of 160 parking spaces. There are currently four bleachers. Each bleacher accommodates 75 people for a total of 300 people. In addition to the bleachers we have in excess of 100 chairs that we keep on site at all times. The facility currently has sufficient restrooms available for the players and spectators. The Women's restroom is equipped with six stalls and the Men's restroom is equipped with two urinals and 2 stalls. If additional restrooms are needed, we will lease portable restrooms to accommodate the appropriate number of people.

SPIRAL, INC.

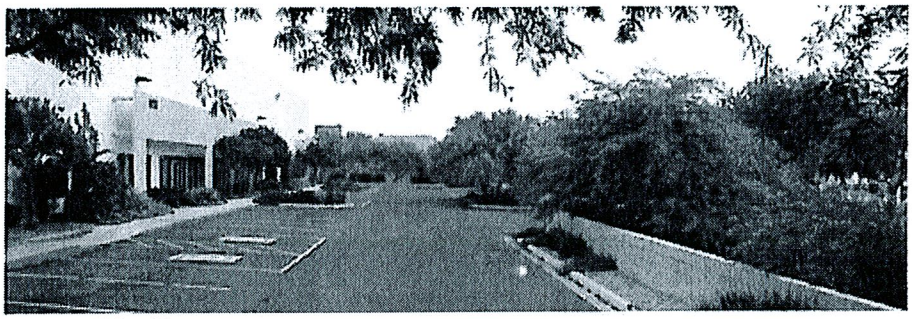
Reggie Fowler is the Chairman and CEO of Spiral, Inc., which is a Chandler-based company. Since 1989, Mr. Fowler's business has grown from a single distribution company to a collection of more than 33 companies including one which is a partial owner in the Minnesota Viking football team. Spiral, Inc. invests, constructs, develops and manages approximately a million square feet of retail office and industrial space in a number of western states. Spiral Inc. produces sales of approximately $65 Million per year in the City of Chandler and provides 421

Chandler jobs. Spiral Inc., provides approximately $7 million in payroll per year to Chandler employees. Several of Spiral's local businesses include Polar Ice Chandler; Polar Ice Gilbert; Polar Ice Houston; Polar Ice Peoria; and Makutu's Island in Chandler.

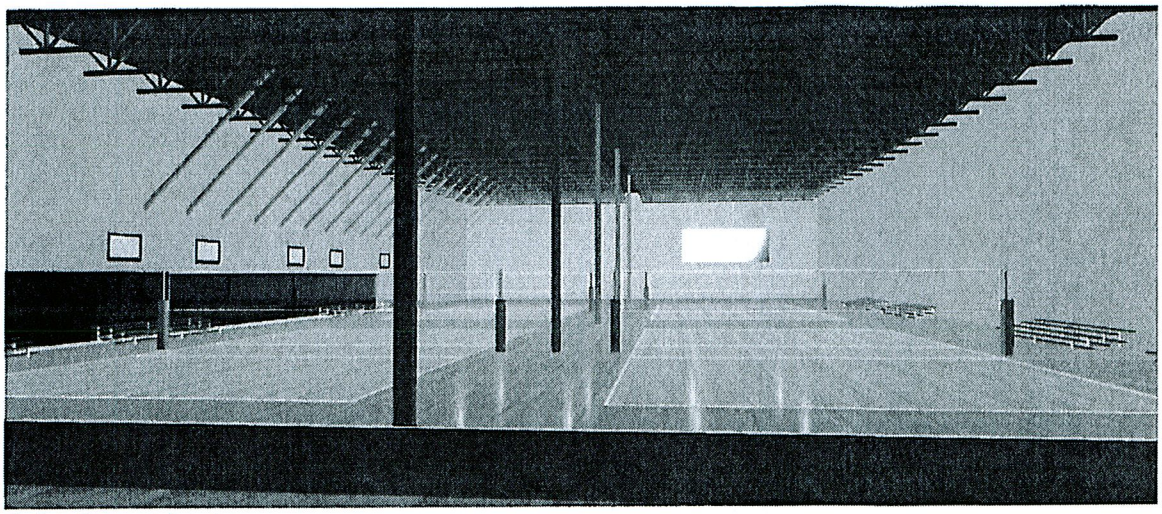
As part of their corporate philosophy, Spiral, Inc. believes in contributing to the community. Mr. Fowler's background in sports has led him to becoming the sponsor of Spiral Volleyball. His motivation is to provide a healthy, athletic environment for young, female athletes who want to pursue their passion of volleyball. Spiral, Inc. owns the building and Mr. Fowler is donating the building, at no cost to the club.

PARKING

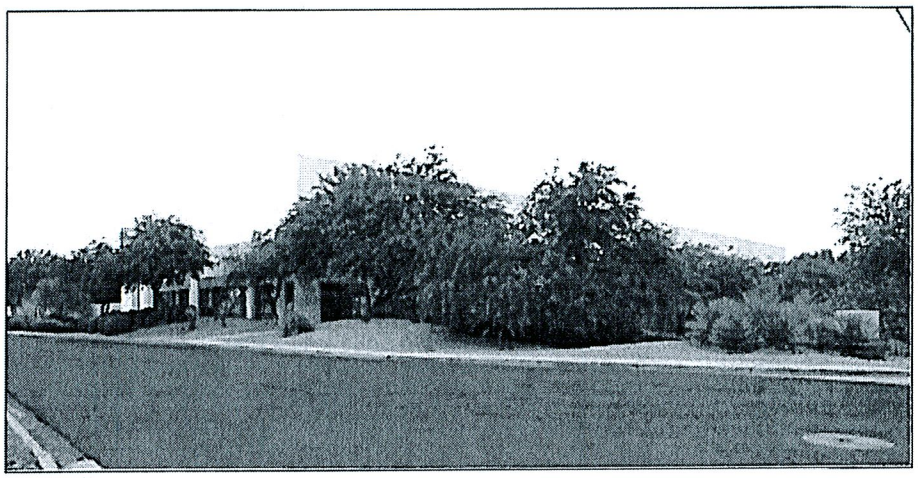
There are a minimum of 5 Spiral teams which use the facility at different times. It has been the program's experience that typically there are 10 cars in the parking lot during a normal practice session. Practices are typically scheduled with a maximum of 20 athletes at any one session. Many of the girls are ages 14-16 years old and they are typically dropped off at the site by their parents. Some 17 and 18 year olds do drive to the site but they usually carpool. Assuming a worse case scenario of 20 athletes driving separate cars, there would be approximately 20 cars attributable to athletes and an additional 10 spaces for staff for a total of 30 spaces. The site currently provides 45 parking spaces in front of the building and therefore there is more than ample parking available. As mentioned earlier, there are also 45 parking spaces in the rear which can be utilized. Bazzill Basics Paper has granted permission for Spiral Volleyball to utilize their 70 parking spaces on Saturdays in the event of a tournament for a total of 160 parking spaces. (Please see the attached letter).



Entry and Parking



Artists Concept Interior



Street View

BUILDING SPECIFICS

The building has a security alarm and fire/sprinkler monitoring. There are security cameras on the inside and outside of the building. The building has mounted lights which provide sufficient lighting. All entrances and exits are well lit in addition to exterior cameras in the parking lot. A janitorial service cleans the facility.

Spiral Volleyball's state-of-the-art training facility is dedicated exclusively to the sport of volleyball. The latest engineering technology provides for the health and safety of the developing athlete with the following special features:

- Unique "floating floor" results in greater cushioning for the rigors of aggressive practice and training. One of only three club programs in the United States to use this system, the special floor is especially forgiving to the athletes' developing bones and joints.
- Dynamic fitness room equipped for Cardio, Strength, Core, and Agility training insures athletes' proper conditioning for competition at all levels
- Multiple video cameras strategically placed to film practices and scrimmages with immediate playback capabilities.
- Advanced video technology with secure feed enable remote viewers such as college coaches to view practices and scrimmages.
- Dedicated area for video analysis of practices, matches and individual skills for both team and one-on-one coaching.
- Break room equipped with kitchen, refrigerator, and ice machine
- Retail area featuring team athletic attire related to the proposed use
- Private volleyball lessons available
- Personal fitness training available

Front Entry

LAST YEAR'S ACCOMPLISHMENTS

Listed below is a list of the accomplishment achieved last year thru the implementation of this program.

1. Spiral qualified for the USA Volleyball Junior Olympics - The 18s team finished the season ranked in the top 32 in the country.
2. Spiral Volleyball 18s finished the 2010 season as the top team overall in Arizona.
3. Spiral Volleyball 16s finished the 2010 season as the top 16s team in Arizona.
4. Spiral Volleyball 15s finished the 2010 season as the top 15s team and #2 team in the 16s age group in Arizona.
5. All 6 of our seniors received scholarship offers to play in college.
6. Club Director. Molly Stark, was awarded the Robert L. Lindsay Meritorious Service Award from USA Volleyball and the Arizona Region of USA Volleyball. The award recognizes her for elevating the level of volleyball in Arizona and making an impact at the national level.
7. Since Spiral Volleyball`s inception we have sent 50% of our teams to the USA Volleyball Junior Olympics.

2009 ACCOMPLISHMENTS

18's: American Division - **5th**
17's: National Division - **12th**
16-1's: National Division - **30th**
14`s: 7th out of 100 teams

CONCLUSION

Granting an extension of the Use Permit with the additional request for tournaments will not negatively impact the surrounding area. The club concept has been well received and beneficial to the youth of Chandler. Additionally, there really is not an option for this use because as stated beforehand the participating club families cannot afford the rent associated with a facility that is exclusively utilized as a practice facility. Those facts notwithstanding, we are not asking the City to approve this extension simply because the use benefits Chandler youth. We believe that the benefit to the Chandler youth is certainly a consideration but also believe that the location attributes of this site are appropriate for the desired use. The building is just south of the Ray Road retail corridor; is conveniently located on a major arterial street; and is immediately south of quasi-retail uses such as an auto glass store and a scuba store, both of which are retail in nature. If this property were in the midst of an industrial park where you had conflicting industrial truck traffic, there might be some incompatibility between this use and the industrial truck traffic. The fact, however, is that this site is a completely independent, freestanding site that will not be subject to incompatible truck traffic. The use will take place entirely indoors and is completely benign in nature as is proven by the fact that all of our surrounding neighbors are supporting the case.

In sum, we believe that this is a proper land use which also has the enormous benefit of benefiting the City's youth. Thank you for your consideration.

SPIRAL volleyball

October 22, 2010

Spiral Volleyball Club

Molly Stark, Director

Chandler, AZ

Molly,

Per our conversation yesterday, Bazzill Basics Paper gives you permission to use our 70 parking spaces on Saturdays during your volleyball tournament season January 8 – May 14, 2011. Our only specification is that no one park in the dock areas and use only marked parking spaces. Two of our 70 spaces are handicap parking.

Sincerely,

Carol S. Niemyski, VP

B | B | P

BAZZILL BASICS PAPER

7001 W. Erie St., Ste. 2 • Chandler, AZ 85226