



Planning & Development
Department



DATE: Thursday, July 28, 2005
TO: DISTRIBUTION NOTED BELOW
FROM: Rachel Applegate, Assistant Planner, Planning and Zoning Division
RE: Travel Center of America, Administrative Amendment - 2nd Revisions
CASE #: Z2005052

Enclosed are the following application materials relating to the zoning case noted above:

- Application (application from 1st submittal)
- Narrative Report
- Site Plan

The Technical Advisory Committee (TAC) will not hold a meeting to discuss the above-referenced case. However, please return comments regarding this case as soon as possible.

Please call me at 602-372-0318 (or email to rachelapplegate@mail.maricopa.gov) if you have any questions. Thank you.

DISTRIBUTION:

Arizona Department of Transportation
Tonopah Valley Community Council
Maricopa County Department of Emergency Management
Pinnacle West Capital Corporation
Tonopah Area Coalition

INFORMATIONAL PURPOSES ONLY (memo only):

Melvin Corley, Travel Center (via e-mail)
George Kennedy, Delaware Valley Signs (via mail)
Wes Shoner, MCESD (via e-mail)
Gerald Toscano, MCDOT (via e-mail)
Peter Davidse, Drainage Review (via e-mail)



Planning & Development
Department

GENERAL APPLICATION

ONE
STOP
SHOP

APPLICATION MUST BE COMPLETED IN FULL
ALL FEES ARE DUE AT TIME OF APPLICATION AND ARE NON-REFUNDABLE

Project Name: I A TRAVEL CENTER
 Description of Request: ENSTACE ARCH & Pylon SIGN TO MATCH CORRECTOR
 Existing Use of Property: TRUCK STOP AND RESTAURANT WITH RESTAURANT
 Existing Zoning District: C-2
 Requested Zone: C-2
 Related Case Number: 288-18

PROPERTY INFORMATION

Address (if known): 1010 N. 337TH AVE, TONAPAH, AZ
 General Location (Include nearest city/town): WEST OF PHOENIX, TONAPAH EXIT 103
NEAREST TOWN TONAPAH
 Size in Acres: 41.3 Square Feet: 1,799,896
 Legal Description: Section: 5 Township: 1N Range: 3W
 Assessor's Parcel Number: 504-11-006F
 Subdivision Name (if applicable):

APPLICANT INFORMATION

Name: MERVIN CORLEY Contact:
 Address: 3661 W. SARAGOSA ST
 City: CHANDLER State: AZ ZIP: 85226
 Phone #: 480-250-4490 FAX #: 480-917-8589
 E-mail Address: TRIPPER23@COX.NET

PROPERTY OWNER INFORMATION

Name: TRAVEL CENTERS OF AMERICA Contact: PETER GREENE
 Address: 24601 CENTRAL RIDGE RD
 City: WESTLAKE State: OH ZIP: 44145
 Phone #: FAX #:
 E-mail Address:

Applicant's Signature: M. Corley Date: 5/16/05

PERMITTING HISTORY

Case #: 22005052 Zoning Map #: C9 Supervisorial District: Wilson
 Date of Submittal: 5-17-05 TAC Date:
 Fees: 500⁰⁰ Accepted By: Cota folio

22005052 RECEIVED MAY 17 2005

NARRATIVE
TRAVEL CENTERS OF AMERICA
MARICOPA COUNTY, AZ
6/9/05

Purpose of Request - DVS Industries & TA Operating Corporation are requesting an Administrative Amendment to add the tower style wall sign to the front of the restaurant building.

Description of Proposal, including proposed uses - Add tower style wall sign to the front entrance of the building. Sign invites patrons into the Travel Center facility which has multiple businesses that are there to service the motoring public. Retail, restaurants, service and fuel. Sign has internal metal framing with apolic cladding. Internal metal framing with apolic cladding. Attached to the structure is a single face fabricated pan formed TA Logo 6' 0" x 8' 0", internally illuminated. Face to be red, white and blue with black cabinet and retainers. Cabinet is illuminated with 9' 0" cool white fluorescent lamps. Face is hinged for service. "Welcome" is open face red channel letters 9" high on white 26" background. "Canopy face" has acrylic 8" letters with brushed alum film on face, copy to read TONOPAH TRAVEL CENTER in Adobe Gill San Regular type style. These letters are push thru and are non illuminated. "Arch" is red open face self contained channel letter 9" deep

Relationship to Surrounding Properties - no properties within 2 miles

Benefit to Community - As the conversion unfolds the overall complexion of the property will take on a cleaner, brighter and more appealing look. This sign structure is their signature element which welcomes the traveling public. Travel Centers has a long term standing in other markets, and has come to have a large following. The overall aesthetics of the unit itself softens the entrance of the building and directs customers into the restaurant area.

Discussion of Recent Changes - With the recent purchase of Rip Griffin by TA Operating Corporation and doing business as Travel Centers of America they strive to maintain certain standards regarding modernization of their properties along with a clean and safe environment.

Location & Accessibility - Travel Centers of America is easily accessible off I-10 @ Exit 103 in Tonopah, AZ and is located on 339th Avenue. It has a total of 477 parking spaces, 5 of which are handicap.

Circulation System (on & off) - 339th Avenue has curb cuts allowing traffic to go directly into both diesel fuel islands or auto fuel / restaurant area. Roosevelt Avenue gives clear access to service department and truck parking.

Development schedule (phasing) -- n/a

Community Facilities and Services -- n/a

Public Utilities and Services (refuse, sewer, water, police, fire, etc.) updated on s/p

- Other information that will be helpful in evaluating the request
- Architectural renderings and themes (description) - color version attached
- Landscaping renderings and themes (descriptions) -- n/a
- Sign details and descriptions -- noted under Purpose of Request
- Screening wall / fence details -- n/a