

**NOTICE OF PUBLIC HEARINGS**  
**CITY OF TOLLESON CITY COUNCIL**

**NOTICE IS HEREBY GIVEN** that the City of Tolleson Mayor and Council will conduct the following **PUBLIC HEARINGS** during a Special City Council Meeting on **TUESDAY, AUGUST 3, 2021** beginning at **6:00 P.M.**, via Zoom Conference at <https://us02web.zoom.us/j/5439720804> or via telephone at 1-253-215-8782 (Meeting ID: 543 972 0804), for the purpose of:

1. Soliciting comments from interested parties in reference to Site Plan Application #21030004 submitted by Shelby JM Duplessis with Empire Group LLC, on behalf of the property owner, Village at Paseo de Luces LLC, for a proposed residential duplex community containing 272 residential units, both single-family detached and two-unit attached duplex homes, to be located east of the northeast corner of 99th Avenue and Van Buren Street in Tolleson, AZ. The proposed site, APNs 102-53-344A and 102-53-327B, is approximately 921,343 square feet in total and is currently zoned General Commercial (C-2). (Village at Paseo de Luces)
2. Soliciting comments from interested parties in reference to Use Permit Application #21040002 submitted by Jonathan Naut with QuikTrip, on behalf of the property owner, TRW-91 LLC, to operate a convenience store and associated fuel sales on the property located at the southwest corner of 91st Avenue and McDowell Road in Tolleson, AZ. The proposed site, APN 102-53-345, is approximately 328,985 square feet and is currently zoned Light Industrial (I-1). (QT 91)
3. Soliciting comments from interested parties in reference to Site Plan Application #21030001 submitted by Jonathan Naut with QuikTrip, on behalf of the property owner, TRW-91 LLC, for a new 4,993 square foot QuikTrip (QT) convenience store with associated fuel sales to be located at the southwest corner of 91st Avenue and McDowell Road in Tolleson, AZ. The proposed site, APN 102-53-345, is approximately 328,985 square feet and is currently zoned Light Industrial (I-1). (QT 91)
4. Soliciting comments from interested parties in reference to Use Permit Application #21060002 submitted by Nancy Garera with Wingspan Wireless for Vertical Bridge, on behalf of property owner, Tolleson Union High School District No. 214, for a new Wireless Communications Facility with the installation of a stealth 65' Broadleaf Tower and its associated ground equipment to be located towards the southwest end of the property located at Tolleson Union High School – 9419 West Van Buren Street, Tolleson AZ 85353. The proposed site, APN 101-04-001C, is approximately 514,008 square feet and is currently zoned Public Facility – School (PF). (TUHSD)

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