



MEETING DATE: April 18, 2024

TO: Pinal County Planning & Zoning Commission

CASE NO.: **IUP-004-22 (Rolling Plains Construction)**

CASE COORDINATOR: Valerie Ann Lujan

Executive Summary:

Pew & Lake, PLC –as the agent- on behalf of landowner, Shippy’s Properties, LLC. is requesting approval of an Industrial Use Permit (IUP) to operate an established materials processing and treatment facility at the Rolling Plains site (26.19 acres) located north of W. Guadalupe Road, between S. Warner Road & S. Pinal Drive in an unincorporated area of Apache Junction.

If This Request is Approved:

The IUP will be applied to all subject parcels. Proceeding BOS, for any changes or additions within the site the applicant will be required to undergo a site plan review process.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the Rolling Plains Industrial Use Permit for the subject parcels, with attached stipulations.

LEGAL DESCRIPTION: Several parcels involved. Legal descriptions provided within package submitted to the Commission.

REQUESTED ACTION & PURPOSE:

IUP-004-22 – PUBLIC HEARING/ACTION: Pew and Lake, PLC. (applicant/agent) on behalf of Shippy’s Properties LLC (owner), requesting approval of an Industrial Use Permit to add onto and continue operating an established materials processing and treatment facility, on a ±26.19 acre parcel in the Industrial Zoning District (CI-2); tax parcels 104-63-005J, 104-63-009N, 104-63-009P, 104-63-009Q, 104-63-012W, 104-63-012S, 104-63-009M – legals on file – situated in a portion of Section 06, Township 01 South, Range 08 East, of the G.S.R.B.&M., Pinal County, Arizona, located north of W. Guadalupe Road, between S. Warner Road & S. Pinal Drive in an unincorporated area of Pinal County.

LOCATION:

Located north of W. Guadalupe Road, between S. Warner Road & S. Pinal Drive in an unincorporated area of Pinal County (Apache Junction vicinity).

SIZE:

±26.19 acres

COMPREHENSIVE PLAN:

The existing Comprehensive Plan land use designation for the subject site is Employment.

COMMUNITY DEVELOPMENT
Planning Division

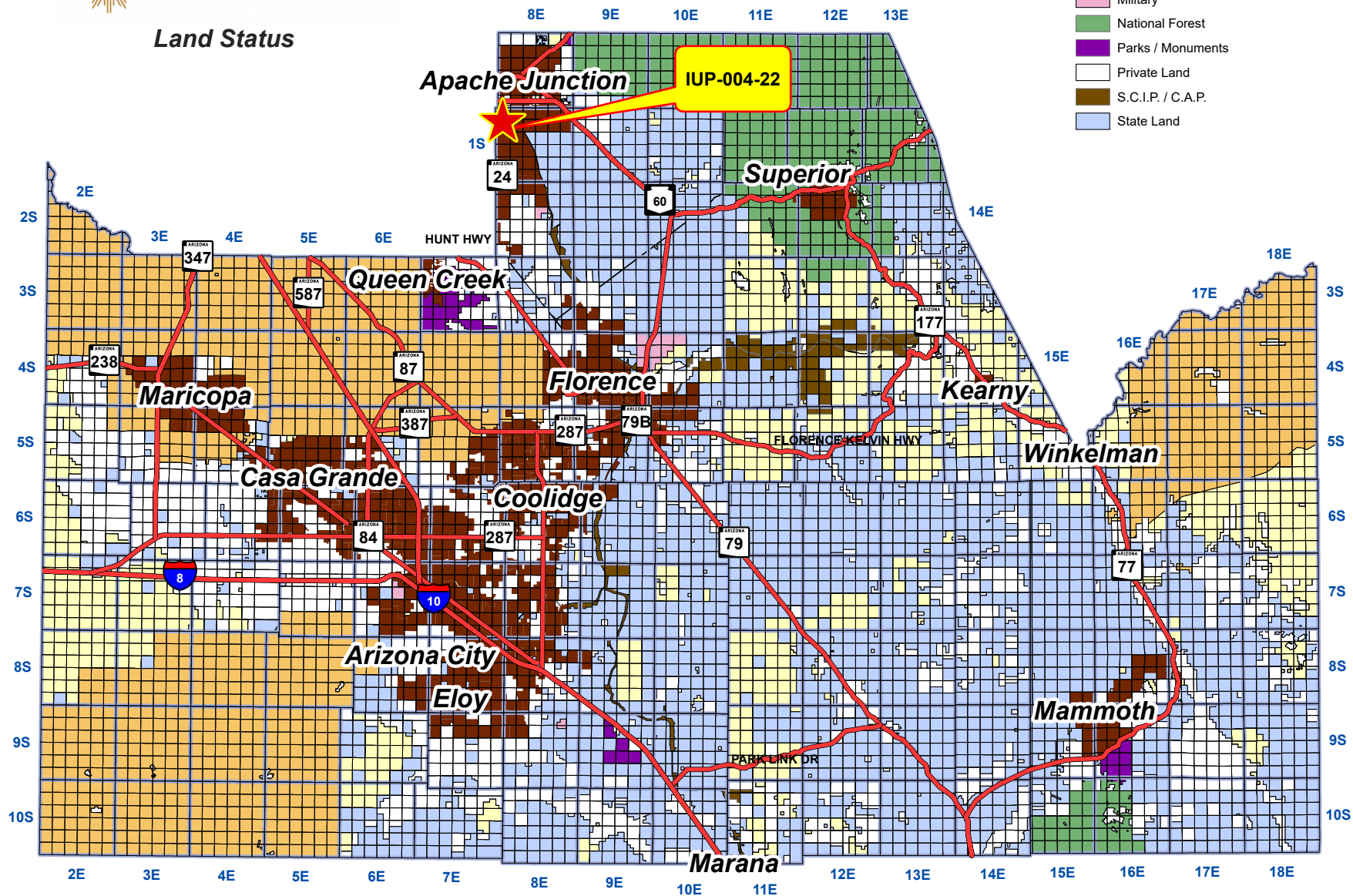


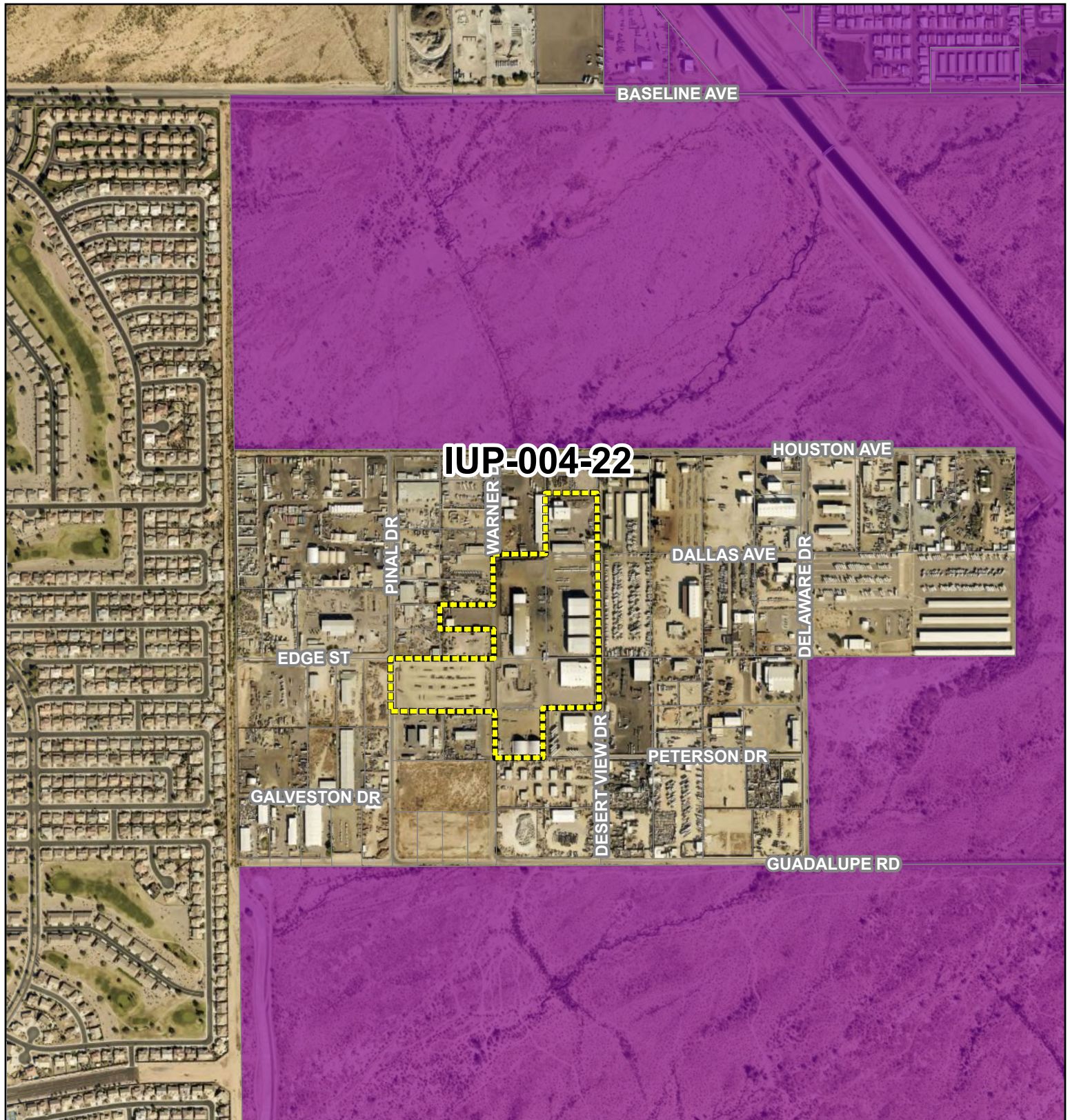
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land





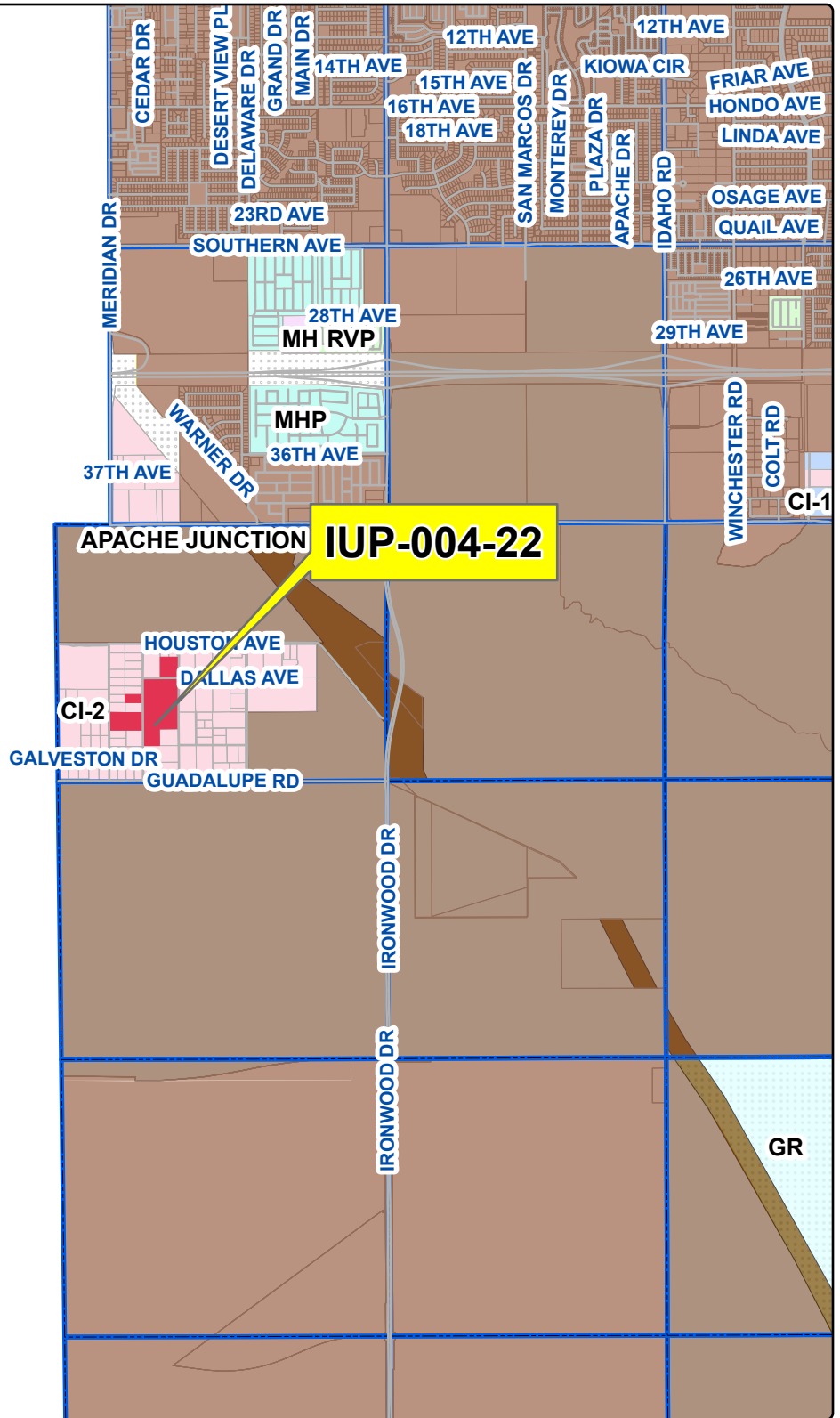
Industrial Use Permit



PINAL COUNTY
WIDE OPEN OPPORTUNITY

IUP-004-22

MARICOPA COUNTY



Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

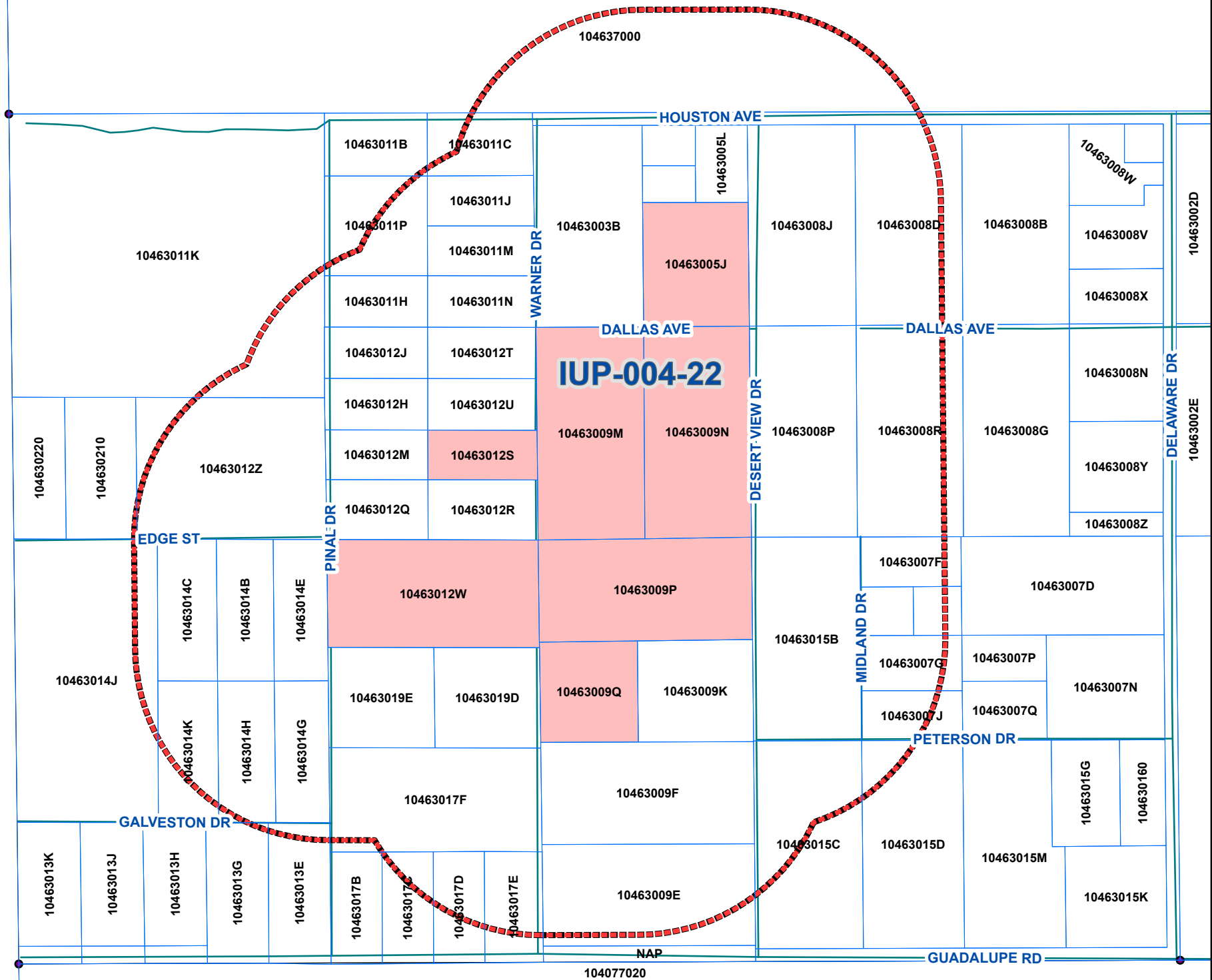
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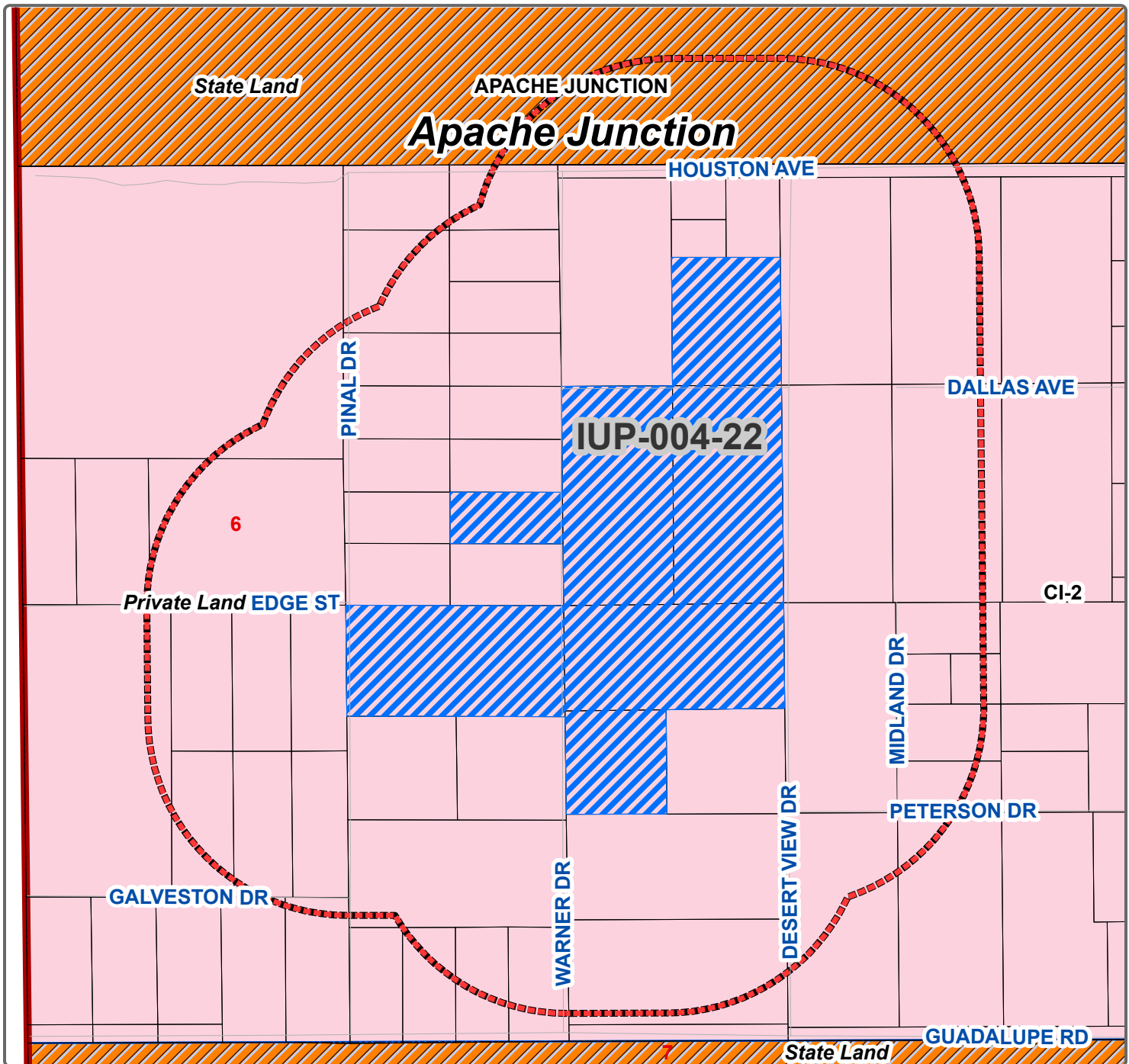
SEC 06, TWN 01S, RNG 08E



Sheet No.
1 of 1

Owner/Applicant: PEW AND LAKE, PLC SHIPPY'S PROPERTIES LLC			
Drawn By:	GIS / IT / LJT	Date:	02/07/2024
Section 06	Township 01S	Range 08E	
Case Number: IUP-004-22			





COMMUNITY DEVELOPMENT

IUP-004-22 – PUBLIC HEARING/ACTION: Pew and Lake, PLC. (applicant/agent) on behalf of Shippy's Properties LLC (owner), requesting approval of an Industrial Use Permit to add onto and continue operating an established materials processing and treatment facility, on a ±26.19 acre parcel in the Industrial Zoning District (CI-2); tax parcels 104-63-005J, 104-63-009N, 104-63-009P, 104-63-009Q, 104-63-012W, 104-63-012S, 104-63-009M – legals on file – situated in a portion of Section 06, Township 01 South, Range 08 East, of the G.S.R.B.&M., Pinal County, Arizona, located north of W. Guadalupe Road, between S. Warner Road & S. Pinal Drive in an unincorporated area of Pinal County.

Current Zoning: CI-2

Requested Zoning: Industrial Use Permit

Current Land Use: EMPLOYMENT



Legal Description:

Situated in a portion of Section 06, Township 01 South, Range 08 East, of the G.S.R.B.&M., Pinal County, Arizona, located north of W. Guadalupe Road, between S. Warner Road & S. Pinal Drive in an unincorporated area of Pinal County.
SEC 06, TWN 01S, RNG 08E



Owner/Applicant: PEW AND LAKE, PLC SHIPPY'S PROPERTIES LLC		
Drawn By: GIS / IT /LJT	Date: 02/07/2024	
Section 06	Township 01S	Range 08E
Case Number: IUP-004-22		

Sheet No.
1 of 1

EXISTING ZONING:

The subject parcels are located within the Industrial Zone (CI-2) district.

SURROUNDING ZONING AND LAND USE:

North: Industrial Zone (CI-2); Industrially developed parcels

South: Industrial Zone (CI-2); Industrially developed parcels

East: Industrial Zone (CI-2); Industrially developed parcels

West: Industrial Zone (CI-2); Industrially developed parcels

PUBLIC PARTICIPATION:

Neighborhood Meeting: September 12, 2023

Property mail out: March 26, 2024

Newspaper Advertising: March 18, 2024

Site Posting, Applicant: March 27, 2024

Site Posting, County: March 28, 2024

SITE DATA

Flood Zone: The project site is In Flood Zone X - an area that is determined to be outside the 1% and 0.2% probability of flooding (formerly and commonly known as the “100-year floodplain”). No immediate issues that would ascertain an unfavorable recommendation are apparent regarding Flood Control. Applicant has provided a Preliminary Drainage Report which was preliminarily reviewed and will be further reviewed in depth at the Site Plan Review level. As so, a stipulation regarding this requirement is listed at the end of this report.

Access: The subject parcels are located centrally within what is referred to the *Houston Industrial Park* in Apache Junction. The site would be accessed heading up Warner Drive from W. Guadalupe Road which connects to S. Ironwood Drive to the east end. Access within the site is limited to Rolling Plains operation vehicles, and no public vehicles or pedestrians are allowed within. Designated parking areas are for employees and is accessible without traversing the entirety of the site.

A Traffic Impact Statement (TIS) has been provided by the Applicant, and has been reviewed by County Engineering. Engineering did not identify any immediate issues regarding the subject site at the Rezone level. To ensure all requirements regarding traffic, improvements, etc. are met a stipulation has been provided and can be referenced at the end of this report.

FINDINGS**Site History:**

Earliest documentation regarding zoning as it pertains to the subject site is found in cases PZ-549-72 & PZ-343-72. However, of most importance is case PZ-C-043-81 which supersedes the aforementioned cases and provides the zoning determination for the subject site. PZ-C-043-81 was a County initiated zone change that rezoned about 260 acres –inclusive of the subject site– of General Rural (GR), Suburban Homestead (SH), and Trailer Homesite (TH) to Industrial Zone (CI-2). The subject site when complied in its entirety is the result from several Minor Land Divisions (MLDs). The MLDs found to be associated with the subject parcels include the following: MLD-02-0332, MLD-00-0160, and MLD-02-0055.

The Rolling Plains Construction site has been part of what is commonly referred to the *Houston Industrial Park* for several years, acquiring the site from an existing industrial use. To that, a Site Plan Review Process (SPR) was not adopted by the County until March of 2010.¹ Existing sites that desire to make revisions to what is existing or have

¹ Ordinance NO. PZ-C-001-10 (Adoption of *Site Plan and Reviews* in Pinal County Zoning Ordinance)

additions to their site are now held to the full scope of the SPR process. Similar too, Rolling Plains finds themselves in this situation by introducing a laydown yard to site found on parcel 104-63-0112W. This resulted in a Code Compliance case (CC-0789-21), of which Rolling Plains is now working with the County to rectify through the IUP and SPR processes.

ANALYSIS

Industrial Use Permit: The owner of Rolling Plains Construction is seeking to bring and established, 26.19-acre site that specializes in processing and fireproofing of materials into compliance. All the uses listed within the PAD Narrative are permitted uses within the Industrial Zoning District (CI-2), however per Section 2.110.010 (D) an Industrial Use Permit is required for such uses.

Comprehensive Plan: While this request is for a use permit, it is worth noting the site conforms to the land use designation per the Comprehensive Plan. The land use designation of Employment is consistent to the specified use of this project within its given zoning category.

Surrounding Area: The site is part of a larger industrial park that has businesses such as truss manufacturing, landscaping materials, and pipe/steel manufacturing and warehousing—to name a few. The subject site is centrally located within the industrial park and abuts only CI-2 properties. It is at about 1,200 feet to the west are residences located within a subdivision in City of Mesa jurisdiction.

Operations: The full scope of the project site consist of several parcels all of which have specific purposes that together make the Rolling Plains materials treatment and processing site. The area furthest north (Parcel 104-63-005J) hosts buildings which are utilized for warehousing/storage of equipment and repair materials for onsite vehicles, and offices for administrative related business. The smaller parcel to the west (104-63-012S) has a shade structure and does not serve a specific purpose but may be utilized for additional, temporary outdoor storage. Parcel 104-63-009N has three separate enclosed buildings all of which support paint/coatings and intumescent application of materials. Buildings on the parcel furthest south (104-63-009Q) are utilized strictly for painting of materials (no intumescent application). The laydown yard is located on the southwest section of the subject site and is utilized for layout of materials awaiting processing. Centrally located area (parcel 104-63-009M) hosts an additional office for administrative business, as well as breakroom for employees, and a parking area. The site operations takes place Monday through Thursday from 4am to 10pm. Occasional Sunday operations were expressed by the applicant for which the County has stipulated Sunday operation hours are to be the same (4am-10pm).

Impact: In determining the impact of quality of life imposed by a given project, the County looks for any incompatible uses within a 600 feet radius. Given that the subject site is enveloped by an industrial park, and the nearest residential area is outside of the 600 foot buffer (at 1,200 feet), the risk of reduction in quality of life is considered low. The impacts imposed for the site are those in relation of the site being compliant with established County standards such as abiding by the *Noise Ordinance*, adhering to Air Quality and other Environmental Health standards/permitting, ensuring Fire Safety standards, and abiding by the *Lighting Ordinance*. These impacts have been stipulated to make certain there is follow through. Otherwise the IUP can be revoked.

Analysis Conclusion: Given its conformity to the Comp. Plan, the uses being permitted in CI-2, as well as finding that the IUP would not materially affect or endanger the public health, safety or welfare and the Applicant working in good faith with the County to bring the site into conformance, Staff finds the request for an IUP appropriate and supportable.

Comments

To date, the County has not received one communication of concern. The concern regards whether adequate fire standards are being upheld at the site, such as having a fire hydrant within proximity, sprinklers, how emergency support accesses the site may traverse within. A copy of the concern is filed with this packet for further reference.

The County will require that the Applicant provide proof of meeting such fire standards in relation to their operation. As such, a stipulation has been placed relating to this and can be referenced as Stipulation #2.

Planning and Zoning Commission

At the public hearing, the Commission needs to be satisfied that the health, safety, and welfare of the County and adjacent properties will not be negatively impacted by this rezoning. Furthermore, the Commission must determine that this Industrial Use Permit (IUP) will promote the orderly growth and economic development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- A. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- B. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- C. NEIGHBORHOOD IMPACT
- D. FLOOD CONTROL
- E. TRAFFIC IMPACT
- F. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- G. BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY:

The applicant, Pew & Lake PLC on behalf of Shippy's Properties LLC, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

- 1. This request is for an Industrial Use Permit.
- 2. The request is to also bring site into conformance.
- 3. To date, no communication of opposition of support has been provided.
- 4. The property has legal access.
- 5. The subject property is located within the Employment designation and complies with the Comprehensive Plan requirements.
- 6. Granting of the IUP will require, does not waive the applicant/owner from securing any applicable approvals/permits from appropriate Federal, State, County and Local regulatory agencies.

STAFF RECOMMENDATION (IUP-004-22): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, subject to the stipulations listed in the recommended motion.

If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

STAFF RECOMMEND MOTION (IUP-004-22): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 11 stipulations as listed in the staff report.*

- 1. Approval of this Industrial Use Permit (IUP-004-22) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department. At the time of any new submissions, the Applicant will need to provide satisfactory documentation that all fire requirements have been met for the existing site, inclusive but not limited to proof of hydrant, sprinklers, and emergency access into and within the facility
3. All proposed outdoor lighting must conform to the designated Lighting Zone for the Zoning District as set by requirements of the Pinal County Development Services Code;
4. Any noise brought about by the project shall be in conformance to the Noise Ordinance as adopted by the Board of Supervisors;
5. Operational hours for the project site shall be 4am – 10pm (Monday –Saturday), and when operations are needed on Sundays, the same hours shall be maintained;
6. Any coating, fireproofing, and intumescent application is to be conducted within an enclosed building;
7. Subject parcel(s) that may undergo the Pinal County Site Plan Review process will need to meet all requirements, and receive APPROVAL prior to construction/addition to project site;
8. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan Review. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to approval of the Site Plan. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer;
9. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan Review. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to approval of the Site Plan. The approved drainage report shall provide retention for storm waters in an on-site retention area or as approved by the County Engineer;
10. All right-of-way dedication shall be free and unencumbered; and
11. All Pinal County Environmental Health inclusive but not limited to Air Quality Control District requirements must be adhered to and permits be valid and maintained.

If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

Date Prepared: 04/08/24 –val

Date Revised: 04/11/24- val



APPLICATION FOR AN INDUSTRIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

IUP Formal Application & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: _____
2. Date of Concept Review _____ Concept Review Number: _____
3. The Legal Description of the Property: _____

4. Assessor Parcel Number: _____
5. Current Zoning: _____
6. Parcel Size: _____
7. The existing use of the property is as follows: _____

8. The exact use proposed under this request: _____

9. Is the property located within three (3) miles of an incorporated community? YES ☒ NO
10. Is an annexation into a municipality currently in progress? YES ☒ NO
11. Is there a zoning violation on the property for which the owner has been cited? YES ☒ NO
If yes, Zoning Violation Number SPR-PA-032-22
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. _____

13. Explain why the proposed development is needed and necessary at this time. _____


INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.


Shippy's Properties LLC 12331 Peoria Street, Henderson Colorado 80640 303-659-7861

Name of Landowner (Applicant)	Address	Phone Number
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		robert@rollingplains.com
Signature of Landowner (Applicant)		E-Mail Address

Sean Lake, Pew & Lake, PLC. 1744 S. Val Vista Dr. Suite 217 Mesa, AZ 85204 480-461-4670

Name of Agent	Address	Phone Number
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		sean.lake@pewandlake.com
Signature of Agent		E-Mail Address

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

See Attached

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary.

Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 1 day of SEPTEMBER, 2022, at the office of
Pew & Lake, PLC. _____ and is accurate and complete to the best of my knowledge.

(Source of Information)

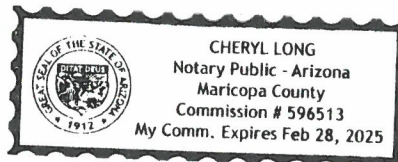
On this 17th day of October, 2022, before me personally appeared Sarah Fitzgerald
(Name of signor)

Signature [Signature] Date 10/17/2022

State of Arizona)
)ss.

County of Maricopa)

My Commission Expires 2/28/2025



(SEAL)

Signature of Notary Public [Signature]

(If additional copies of this form are needed, please photocopy)

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Shippy's Properties LLC, a Colorado Limited Liability Company

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 26.19 acres located at
5136 S. Desert View Sr., Apache Junction, AZ 85120, and further identified

[Insert Address of Property]

As assessor parcel number 104-63-012W, 104-63-005J, 104-63-012S, 104-63-009M, 104-63-009N, 104-63-009P, 104-63-009Q and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Pew & Lake, PLC.

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION]

[Signature]
12331 N. PEORIA, HENDERSON, CO
[Address] 80640

[Signature]
[Address]

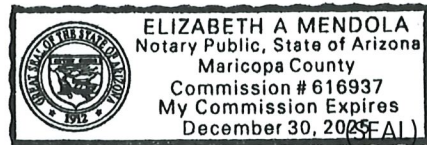
Dated: 10-12-22

Dated: 10-12-22

STATE OF Arizona

COUNTY OF Maricopa

) ss.



The foregoing instrument was acknowledged before me 125 this day October of by Robert Shippy

My Commission Expires 12-30-2025

Elizabeth Mendola
Printed Name of Notary

[Signature]
Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Shippy's Properties LLC

[Insert Company's or Trust's Name]

By: [Signature]

[Signature of Authorized Officer, or Trustee]

Its: OWNER

[Insert Title]

Dated: 10/12/2022

STATE OF Arizona)
) ss.

COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 12th day of October, 2022 by

Robert Shippy, Owner

[Insert Signor's Name]

[Insert Title]

Shippy's Properties LLC

an,

[Name of Company or Trust]

[Insert State of Incorporation, if applicable]

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: 12-30-2025

Elizabeth Mendola

Printed Name of Notary

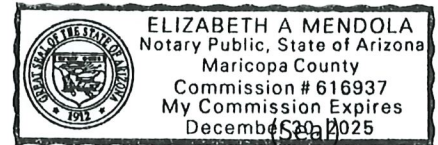
[Signature]
Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF _____)
) ss.

COUNTY OF _____)



The foregoing instrument was acknowledged before me, this _____ day of _____, 2022 by

_____, who acknowledges himself/herself to be

[Insert Signor's Name]

_____, of _____

[Title of Office Held]

[Second Company]

As _____ for _____, and who being

[i.e. member, manager, etc.]

[Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

Printed Name of Notary

Signature of Notary

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public None

2. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan. The estimated number of total trips generated per day is 295. The PM Peak Hour trips is 29. The existing ingress/egress for each parcel will be maintained from Warner Drive and Desert View Drive. No new entrances are proposed.

3. How many parking spaces are to be provided (employees and customers). Indicate these parking spaces on the site plan. Adequate parking for the combined sites is provided in three existing paved areas. The total parking available is 61 spaces. The largest shift will not exceed 40 employees. Areas outside of the paved parking are not open to public.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
Rolling Plains Construction maintains an air quality permit with Pinal County. All coatings and applications take Place inside buildings. All buildings exceed Pinal County requirements for air quality permit.

5. What type of landscaping are you proposing to screen this use from your neighbors? No building, site or landscape improvements are proposed to the existing site. A 30' landscape buffer exists along Warner & Desert View Dr. and will be maintained.

6. What type of signage are you proposing for the activity? Where will the signs be located? No new signage is proposed. All existing buildings have "Rolling Plains" signage attached and are numbered for address.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative. See Narrative

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested The appearance and operation of the the proposed land use will maintain the integrity of the CI-2 Industrial Zone area by conforming to the site development standards and allowed uses.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

YES NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted and permit declared null and void?

YES NO

Legal Descriptions for Rolling Plains IUP



LEGAL DESCRIPTION
ZONING EXHIBIT
ROLLING PLAINS CONSTRUCTION
PINAL COUNTY, ARIZONA

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, BEING MARKED BY A GLO BRASS CAP, FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING MARKED BY A PINAL COUNTY BRASS CAP FLUSH WITH PAVEMENT, BEARS SOUTH 89 DEGREES 56 MINUTES 06 SECONDS EAST, A DISTANCE OF 3612.04 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 06 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1631.76 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF GOVERNMENT LOT 13 OF SAID SECTION 6;

THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 685.85 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 300.53 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 52 SECONDS WEST, A DISTANCE OF 659.95 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 38 SECONDS EAST, A DISTANCE OF 335.29 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 06 SECONDS EAST, A DISTANCE OF 659.93 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 181.37 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 34 SECONDS WEST, A DISTANCE OF 338.29 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 26 SECONDS WEST, A DISTANCE OF 159.46 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 34 SECONDS EAST, A DISTANCE OF 338.30 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 319.99 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 05 SECONDS EAST, A DISTANCE OF 330.08 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS WEST, A DISTANCE OF 370.04 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST, A DISTANCE OF 330.25 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST, A DISTANCE OF 1348.66 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 358.40 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS WEST, A DISTANCE OF 317.92 FEET;

BRH Surveying, L.L.C

1915 E. Velvet Dr., Tempe, AZ 85284

T 602-206-0963 www.bheyse6565@msn.com

BRH Surveying, L.L.C.

Land Surveying

THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS WEST, A DISTANCE OF 317.92 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 50 SECONDS WEST, A DISTANCE OF 301.54 FEET
TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 1,139,368 SQUARE FEET OR
26.1563 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS
OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION
REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND
DIVISION RESTRICTIONS.

PREPARED BY BRH SURVEYING, LLC

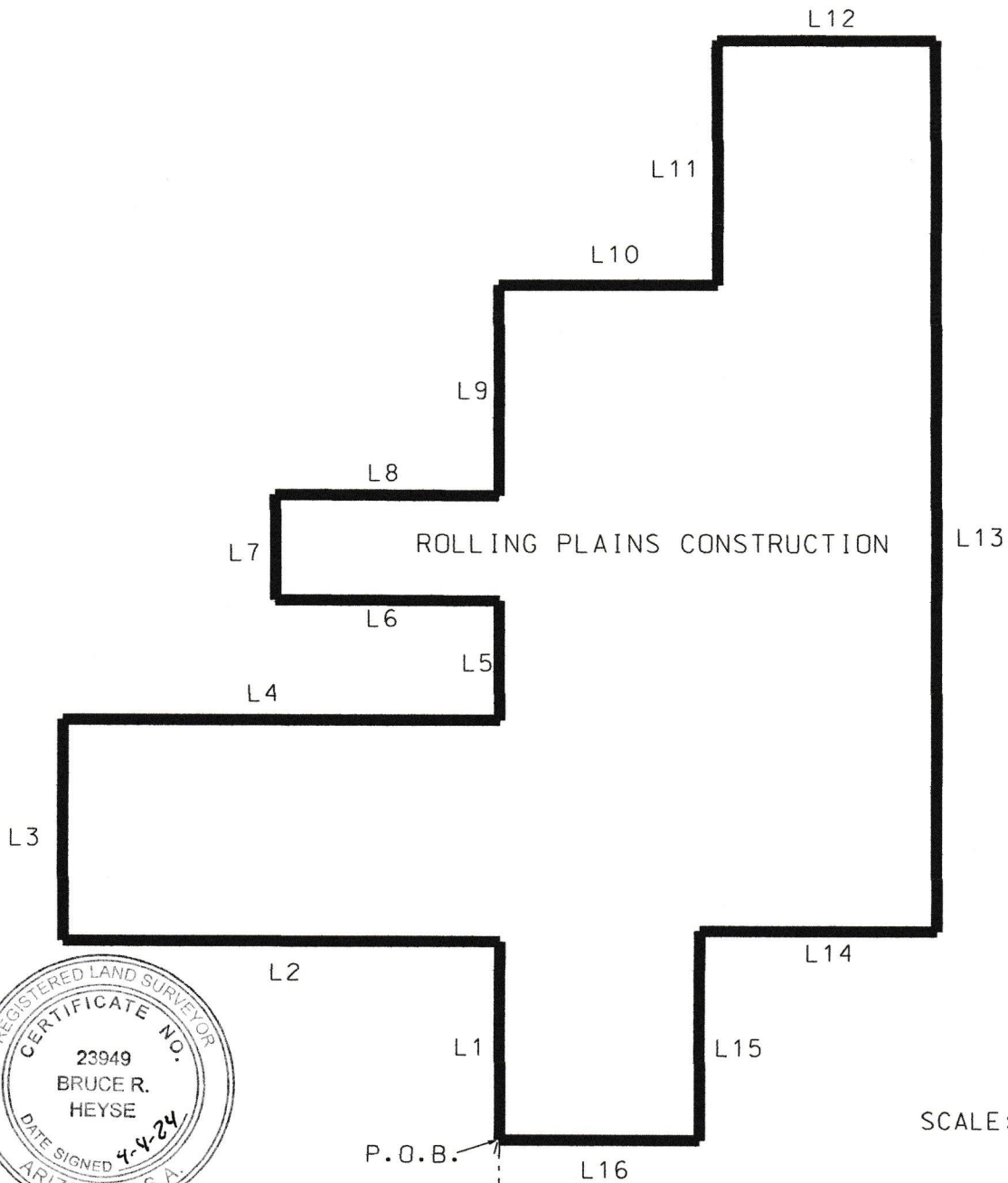
1915 E. VELVET DR.

TEMPE, ARIZONA 85284

PROJECT NO. 219-21

DATE: MARCH 4, 2024





SCALE: 1" = 250'

S1/4 COR SEC. 6
FND PINAL CO.
BRASS CAP FLUSH

SW COR. SEC. 6 FND GLO BRASS CAP
S 89° 56' 06" E 1631.76
BASIS OF BEARINGS 3612.04
1980.28

JOB NO. 219-21 4/4/24 SHEET 3 OF 4

BRH Surveying, L.L.C.

BRUCE R. HEYSE, R.L.S.
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EXHIBIT "A"
ZONING EXHIBIT
ROLLING PLAINS CONSTRUCTION
PINAL COUNTY, ARIZONA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00° 00' 20" W	300.53
L2	N 89° 54' 52" W	659.95
L3	N 00° 00' 38" E	335.29
L4	S 89° 55' 06" E	659.93
L5	N 00° 00' 20" W	181.37
L6	N 89° 43' 34" W	338.29
L7	N 00° 00' 26" W	159.46
L8	S 89° 43' 34" E	338.30
L9	N 00° 00' 20" W	319.99
L10	S 89° 55' 05" E	330.08
L11	N 00° 01' 45" W	370.04
L12	S 89° 54' 41" E	330.25
L13	S 00° 00' 12" E	1348.66
L14	N 89° 55' 41" W	358.40
L15	S 00° 01' 43" W	317.92
L16	N 89° 55' 50" W	301.54



JOB NO. 219-21 4/4/24 SHEET 4 OF 4

BRH Surveying, L.L.C.

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602-206-0963
BHEYSE6565@MSN.COM

EXHIBIT "A"
ZONING EXHIBIT
ROLLING PLAINS CONSTRUCTION
PINAL COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL NO. 4: (APN NO. 104-63-012W)

A portion of the Southwest quarter of Section 6, Township 1 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

COMMENCING at the Southwest corner of Section 6, Township 1 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

THENCE South 89 degrees 56 minutes 09 seconds East along the Southerly line of the Southwest quarter of said Section 6, a distance of 971.66 feet to the Southwest corner of G.L.O. Lot 13 of said Section 6;

THENCE North 00 degrees 00 minutes 30 seconds West along the Westerly line of said G.L.O. Lot 13, a distance of 986.60 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00 degrees 00 minutes 03 seconds West, a distance of 335.19 feet to the Northwest corner of said G.L.O. Lot 13;

THENCE South 89 degrees 55 minutes 38 seconds East, a distance of 660.14 feet to a point on the Easterly line of the West half of said G.L.O. Lot 13;

THENCE South 00 degrees 00 minutes 23 seconds East, a distance of 335.18 feet to a point from which the Southeast corner of the West half G.L.O. Lot 13 bears South 00 degrees 00 minutes 23 seconds East, 986.51 feet distant therefrom;

THENCE North 89 degrees 55 minutes 39 seconds West, a distance of 660.13 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 6: (APN NO. 104-63-005J)

The South 370 feet of the East half of the Northeast quarter of Government Lot 10, Section 6, Township 1 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 7: (APN NO. 104-63-012S)

A portion of the Southwest quarter of Section 6, Township 1 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

COMMENCING at the Southwest corner of Section 6, Township 1 South Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

THENCE North 0 degrees 22 minutes 00 seconds West, along the Westerly line of the Southwest quarter of said Section 6, a distance of 1321.97 feet to the Northwest Corner of General Land Office Lot 12 of said Section 6;

THENCE South 89 degrees 55 minutes 38 seconds East 979.93 feet to the Northeast Corner of said Lot 12, said point also being the Southwest Corner of General Land Office Lot 10 of said Section 6;

THENCE continuing South 89 degrees 55 minutes 38 seconds East, 321.57 feet;

THENCE North 0 degrees 00 degrees 26 seconds West, 182.46 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 0 degrees 00 degrees 26 seconds West, 159.46 feet;

THENCE South 89 degrees 55 minutes 31 seconds East, 338.57 feet, to a point on the Easterly line of West half of said G.L.O., Lot 10;

THENCE South 0 degrees 00 minutes 23 seconds East, along said Easterly line, a distance of 159.46 feet to point from which the Southeast Corner of the said West half of G.L.O., Lot 10 bears South 0 degrees 00 minutes 23 seconds East, 182.46 feet distant therefrom;

THENCE North 89 degrees 55 minutes 30 seconds West, 338.57 feet to the TRUE POINT OF BEGINNING.

SCHEDULE B EXCEPTIONS

5. Reservations contained in the Patent

From: The State of Arizona
Recording Date: July 3, 1957
Recording No: Docket 179, page 437

Which among other things recites as follows:

This patent is issued subject to any and all easements or rights of way heretofore legally obtained and now in full force and effect. (Parcel 1, 3 and 4)

6. Reservations contained in the Patent

From: The State of Arizona
Recording Date: May 28, 1957
Recording No: Docket 179, page 196

Which among other things recites as follows:

This patent is issued subject to any and all easements or rights of way heretofore legally obtained and now in full force and effect. (Parcel 2, 5, 6 and 7)

7. Water rights, claims or title to water, whether or not disclosed by the Public Records.

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress, Egress, Dams, Reservoirs, Levees and Access Roads
Recording Date: May 10, 1966
Recording No: Docket 451, page 64
Re-Recording Date: June 1, 1966
Re-Recording No: Docket 479, page 415
Recording Date: June 7, 1976
Recording No: Docket 825, page 292 (All Parcels)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Overhead and underground power
Recording Date: May 24, 1979
Recording No: Docket 962, page 254 (Parcel 6)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Overhead and underground power
Recording Date: July 11, 1980
Recording No: Docket 1018, page 346 (Parcel 6)

11. A resolution in favor of Pinal County

For: Zoning
Recording Date: May 7, 1981
Recording No: Docket 1061, page 927 (All Parcels)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress and egress
Recording Date: May 11, 1983
Recording No: Docket 1165, page 179 (Parcel 5)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress, egress and public utilities
Recording Date: May 11, 1983
Recording No: Docket 1165, page 180 (Parcel 5)

14. Matters shown on record of survey:

Recording No.: Book 3 of Surveys, page 473 (Parcel 4, 5 and 7)

15. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress, egress and public utilities
Recording Date: April 12, 1985
Recording No: Docket 1280, page 754 (Parcel 4 and 7)

SCHEDULE B EXCEPTIONS, CONTINUED

16. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Overhead and underground power
Recording Date: January 21, 1986
Recording No: Docket 1335, page 140 (Parcel 6)

17. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress, egress and public utilities
Recording Date: July 11, 2000
Recording No: 2000-028815 (Parcel 4)

18. Restrictions relating to Residential Fireplaces imposed on said land by reason of Ordinance No. 122000-BS by the Board of Supervisors of Pinal County, Arizona in Recording No. 2001-000756 and Revised by Ordinance No. 121207-A01 in Recording No. 2008-001862.

19. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress, egress and public utilities
Recording Date: July 13, 2001
Recording No: 2001-031577 (Parcel 2 and 5)

20. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress, egress and public utilities
Recording Date: January 30, 2002
Recording No: 2002-004761
Thereafter, Resolution No. 010919 RD 18-035 recorded in Recording No. 2019-001855. (Parcel 4)

21. Matters shown on record of survey:

Recording No.: Book 6 of Surveys, page 110 (Parcel 1, 2, 3 and 5)

22. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Transmission and distribution of electricity
Recording Date: June 1, 2004
Recording No: 2004-040456 (Parcel 2)

23. Matters contained in that certain document

Entitled: Affidavit of Disclosure
Recording Date: October 1, 2004
Recording No: 2004-078155 (Parcel 7)

Reference is hereby made to said document for full particulars.

24. Matters shown on record of survey:

Recording No.: Book 19 of Surveys, page 171
Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Transmission and distribution of electricity
Recording Date: October 25, 2012
Recording No: 2012-092244
Re-Recording Date: November 2, 2012
Re-Recording No: 2012-094843 (Parcel 2)

26. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Overhead and underground power distribution
Recording Date: August 10, 2018
Recording No: 2018-060518

27. Matters shown on record of survey:

Recording No.: 2019-048716 (Parcel 4 and 5)

28. Matters shown on record of survey:

Recording No.: 2020-083696

29. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Power distribution
Recording Date: October 19, 2020
Recording No: 2020-106272

ALTA/NSPS LAND TITLE SURVEY
of
A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

Surveyor

Bruce R. Heyse, R.L.S.
BRH Surveying, L.L.C.
1915 E. Velvet Drive
Tempe, Arizona 85284
602-206-0963
bheyse6565@msn.com

Owner

Shippys Properties, LLC

NOTE

UTILITY LINES SHOWN ARE BASED ON PHYSICAL EVIDENCE, BLUESTAKE MARKINGS AND MAPS RECEIVED.

PINAL COUNTY ZONING

Zoned CI-2 - Industrial Zone

PROPERTY DATA

PARCEL NO. 4
APN 104-63-012W
5157 S. PINAL DR.
APACHE JUNCTION, AZ 85120
221,271 SQ. FT., 5.0797 ACRES

PARCEL NO. 6
APN 104-63-005J
4884 S. DESERT VIEW DR
APACHE JUNCTION, AZ 85120
122,191 SQ. FT., 2.8051 ACRES

PARCEL NO. 7
APN 104-63-012S
5024 S WARNER DR.
APACHE JUNCTION, AZ 85120
53,952 SQ. FT., 1.2386 ACRES

Basis of Bearings

The South line of the South quarter of Section 6, Township 1 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.
North 89 degrees 56 minutes 06 seconds West

Reference Documents

RECORD OF SURVEY FEE NO. 2019-003162
RECORD OF SURVEY FEE NO. 2019-048716
MINOR LAND DIVISION BOOK 2 OF SURVEYS, PG 469
MINOR LAND DIVISION BOOK 3 OF SURVEYS, PG 473
MINOR LAND DIVISION BOOK 3 OF SURVEYS, PG 481
MINOR LAND DIVISION BOOK 2 OF SURVEYS, PG 060
MINOR LAND DIVISION BOOK 6 OF SURVEYS, PG 105
MINOR LAND DIVISION BOOK 6 OF SURVEYS, PG 110
MINOR LAND DIVISION BOOK 21 OF SURVEYS, PG 256

FEMA FLOOD ZONE DELINEATION

THIS PROJECT LIES WITHIN ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE (FIRM) MAP NUMBER 04021C0200E, REVISED DECEMBER 4, 2007. FLOOD ZONE "X" IS CLASSIFIED AS:

"AREA OF 500-YEAR FLOOD; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

Certification

To:

Shippys Properties, LLC AND
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7(a), 7(b)(1), 8, 9, 10, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. That the field work was completed on June 1, 2023. That this survey based on Chicago Title Insurance Company Report No. CT346230102, dated April 6, 2023, was performed on the ground under my supervision and that all corners were found or set as shown hereon, and that there are no encroachments or improvements onto contiguous property nor any encroachments from adjoining property onto the subject property other than those shown hereon.

Bruce R. Heyse L.S.#23949

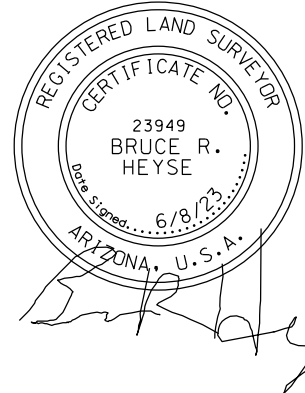
6/8/23
Date

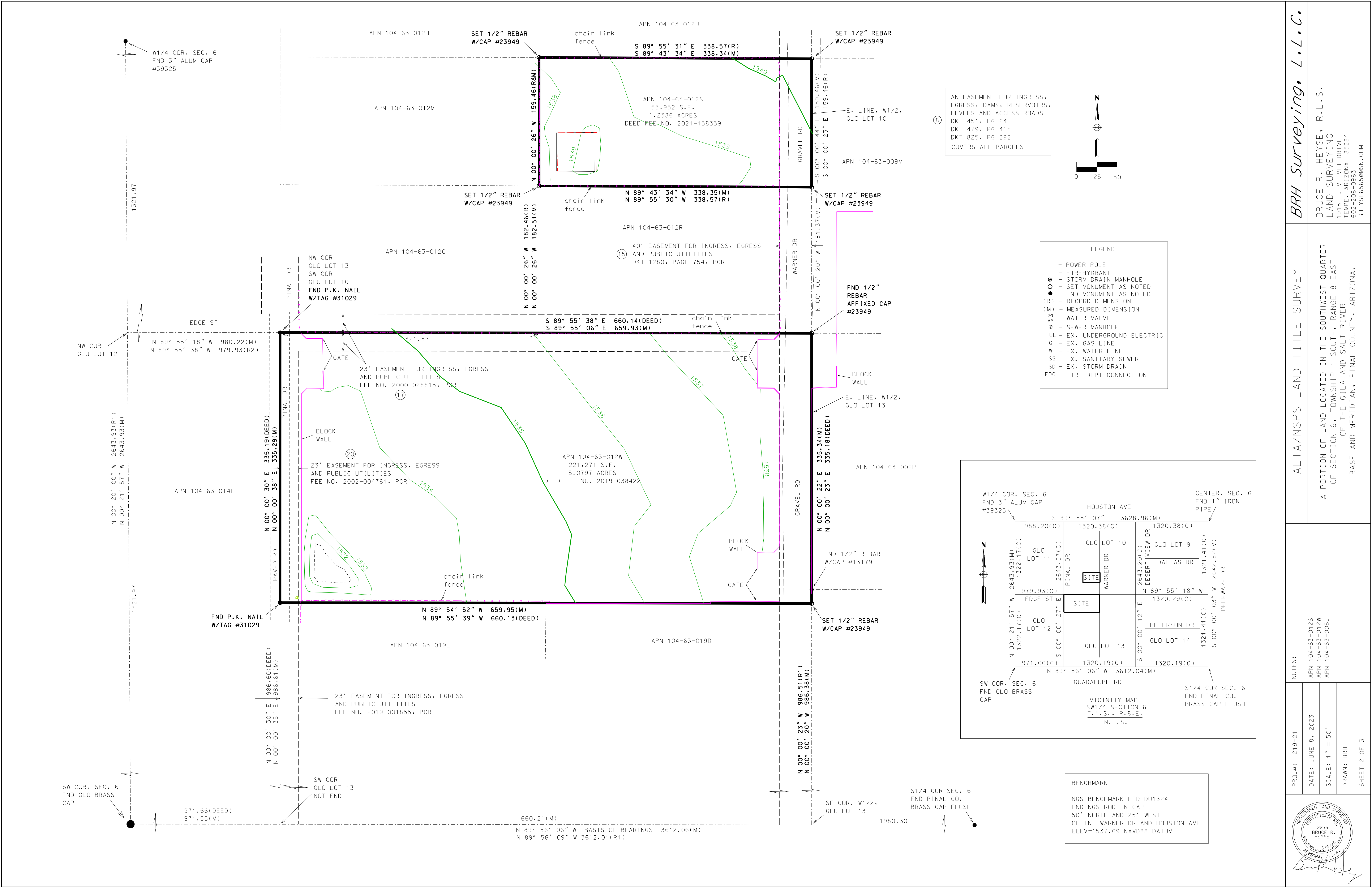
BRH Surveying, L.L.C.

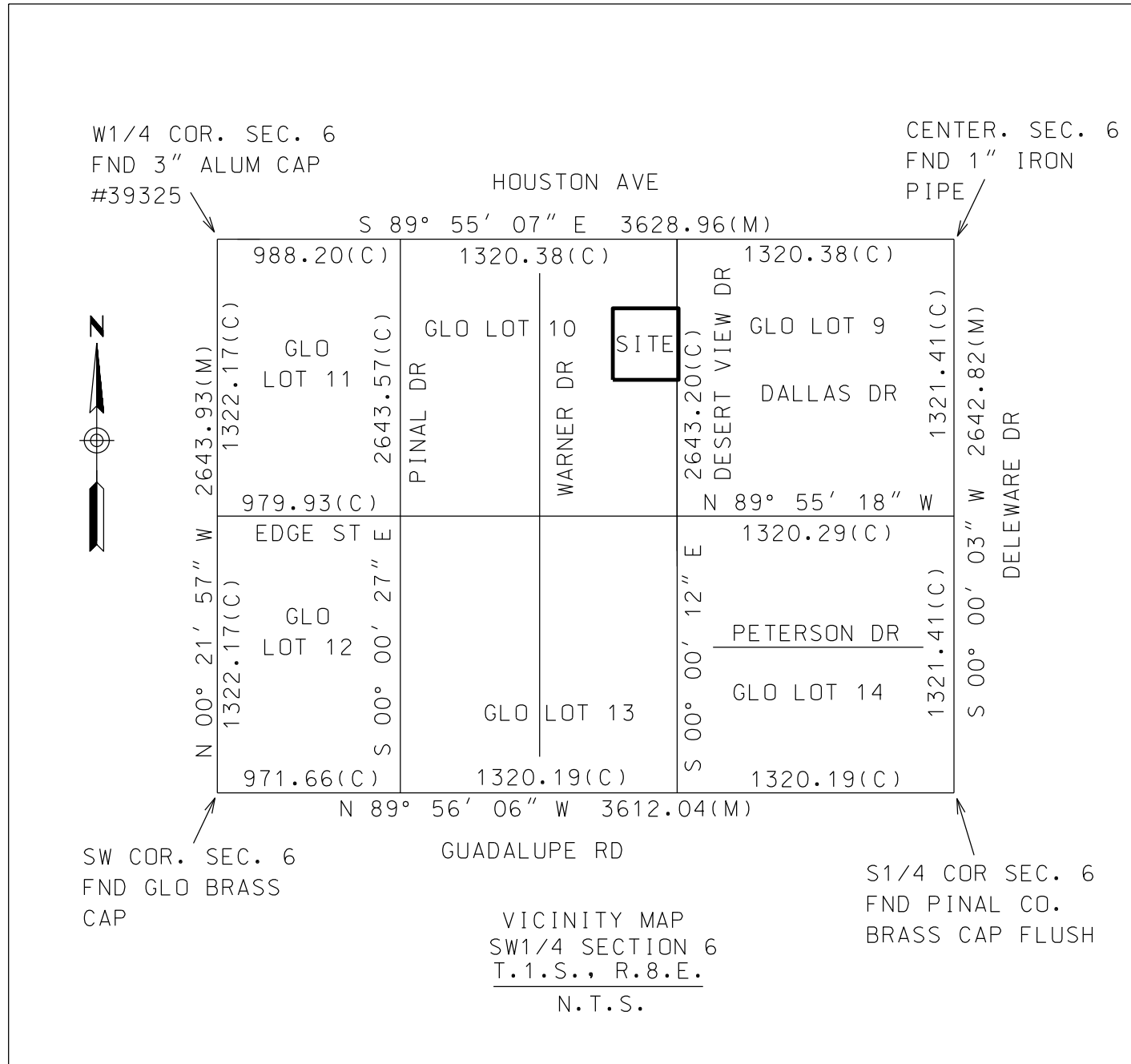
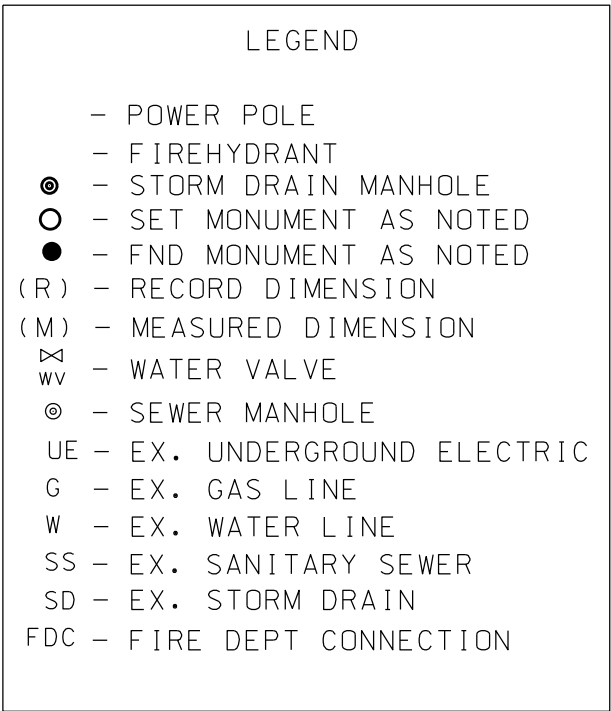
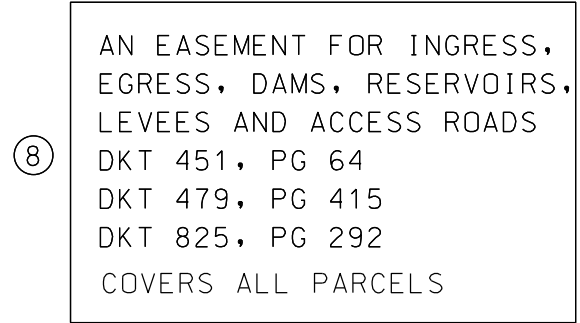
ALTA/NSPS LAND TITLE SURVEY

NOTES:
APN 104-63-012S
APN 104-63-012W
APN 104-63-005J

PROJ#:
DATE:
SCALE:
DRAWN:
SHEET







BENCHMARK

NGS BENCHMARK PID DU1324

FND NGS ROD IN CAP

50' NORTH AND 25' WEST

OF INT WARNER DR AND HOUSTON AVE

ELEV=1537.69 NAVD88 DATUM

BRH Surveying, L.L.C.

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

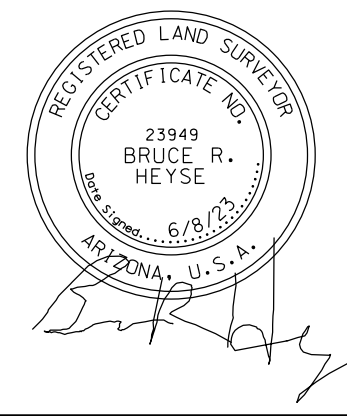
NOTES:

PROJ#: 219-21

DATE: JUNE 8, 2023

SCALE: 1" = 50'

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PARCEL 2 – LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTHEAST QUARTER OF LOT 10 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL 2 – SCHEDULE B – EXCEPTIONS

5. RESERVATIONS CONTAINED IN THE PATENT

FROM: THE UNITED STATES OF AMERICA
RECORDING NO.: BOOK 20 OF DEEDS, PAGE 363

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

7. EASEMENT(S) FOR PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ROADWAY
RECORDING NO.: DOCKET 1165, PAGE 179

8. EASEMENT(S) FOR PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS AND PUBLIC UTILITIES
RECORDING NO.: DOCKET 1165, PAGE 180

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RELATING TO RESIDENTIAL FIREPLACE RESTRICTIONS
RECORDING DATE: JANUARY 5, 2001
RECORDING NO.: FEE NO. 2001-756 AND IN DOCUMENT RECORDED JANUARY 8, 2008 IN FEE NO. 2008-1862

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

10. EASEMENT(S) FOR PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: RESOLUTION NO. 111004-1GR
RECORDING NO.: BOOK 6, OF SURVEYS, PAGE 110

PARCEL 3– LEGAL DESCRIPTION

PARCEL NO. 1:
COMMENCING AT THE SOUTH CORNER OF SECTION SIX (6), TOWNSHIP ONE (1) SOUTH, RANGE EIGHT (8) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, WITH BASIS OF BEARINGS OF NORTH, BEING THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 6:

THENCE NORTH 89 DEGREES 56 MINUTES 09 SECONDS WEST, ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1320.19 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID SECTION 6:

THENCE NORTH 0 DEGREES 00 MINUTES 15 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 1003.70 FEET TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 89 DEGREES 55 MINUTES 44 SECONDS WEST, 660.13 FEET TO A POINT ON THE WESTERLY LINE OF THE EAST HALF OF SAID LOT 13 AND FROM WHICH POINT THE SOUTHWEST CORNER OF THE SAID EAST HALF OF SAID LOT 13 BEARS SOUTH 0 DEGREES 00 MINUTES 23 SECONDS EAST, 1003.78 FEET DISTANT THEREFROM:

THENCE NORTH 0 DEGREES 00 MINUTES 23 SECONDS WEST, 317.92 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF LOT 13:

THENCE SOUTH 89 DEGREES 55 MINUTES 38 SECONDS EAST, 660.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 13:

THENCE SOUTH 0 DEGREES 00 MINUTES 15 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 317.90 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA WITH BASIS OF BEARINGS OF NORTH, BEING THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 6:

THENCE NORTH 89 DEGREES 56 MINUTES 09 SECONDS WEST, ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1980.28 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF LOT 13 OF SAID SECTION 6:

THENCE NORTH 0 DEGREES 00 MINUTES 23 SECONDS WEST, 1321.70 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 6, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING:

THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 23 SECONDS WEST, 660.85 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE EAST HALF OF SAID LOT 10:

THENCE SOUTH 89 DEGREES 55 MINUTES 24 SECONDS EAST, 330.08 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTH HALF OF THE EAST HALF OF SAID LOT 10:

THENCE SOUTH 0 DEGREES 00 MINUTES 20 SECONDS EAST, 660.83 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTH HALF OF THE EAST HALF OF LOT 10:

THENCE NORTH 89 DEGREES 55 MINUTES 38 SECONDS WEST, 330.07 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3 – SCHEDULE B – EXCEPTIONS

5. EASEMENT(S) FOR PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: POWER DISTRIBUTION
RECORDING DATE: JUNE 01, 2004
RECORDING NO.: 2004-040456

6. EASEMENT(S) FOR PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: POWER DISTRIBUTION
RECORDING DATE: OCTOBER 25, 2012
RECORDING NO.: 2012-092244
RE-RECORDING DATE: NOVEMBER 02, 2012
RE-RECORDING NO.: 2012-094843

PARCEL 4– LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA WITH BASIS OF BEARINGS OF NORTH, BEING THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 6:

THENCE NORTH 89 DEGREES 56 MINUTES 09 SECONDS WEST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1,320.19 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID SECTION 6:

THENCE NORTH 0 DEGREES 00 MINUTES 15 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 685.80 FEET TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 89 DEGREES 55 MINUTES 53 SECONDS WEST, 660.12 FEET TO A POINT ON THE WESTERLY LINE OF THE EAST HALF OF SAID LOT 13 AND FROM WHICH POINT THE SOUTHWEST CORNER OF THE SAID EAST HALF OF SAID LOT 13 BEARS SOUTH 0 DEGREES 00 MINUTES 23 SECONDS EAST, 685.85 FEET, DISTANT THEREFROM:

THENCE NORTH 0 DEGREES 00 MINUTES 23 SECONDS WEST, 317.93 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF SAID EAST HALF OF LOT 13 BEARS NORTH 0 DEGREES 00 MINUTES 23 SECONDS WEST, 317.92 FEET DISTANT THEREFROM:

THENCE SOUTH 89 DEGREES 55 MINUTES 44 SECONDS EAST, 660.13 FEET TO A POINT ON THE SAID EASTERLY OF LOT 13 AND FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 13 BEARS NORTH 0 DEGREES 00 MINUTES 15 SECONDS WEST, 317.90 FEET DISTANT THEREFROM:

THENCE SOUTH 0 DEGREES 00 MINUTES 15 SECONDS EAST, 317.90 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE EAST 358.58 FEET THEREOF.

PARCEL 4 – SCHEDULE B – EXCEPTIONS

11. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCKET 451, PAGE 64 AND RECORDED IN DOCKET 479, PAGE 415 AND RECORDED IN DOCKET 825, PAGE 292 PURPOSE PERMANENT RIGHT-OF-WAY

12. TERMS AND CONDITIONS CONTAINED IN INSTRUMENT ENTITLED "RESOLUTION FOR PLANNING AND ZONING COMMISSION", ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:

RECORDED IN DOCKET 1061, PAGE 927

13. TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RELATING TO RESIDENTIAL FIREPLACE RESTRICTION, AS SET FORTH IN INSTRUMENT RECORDED IN FEE NO. 2001-000756.

14. TERMS AND CONDITIONS CONTAINED IN INSTRUMENT ENTITLED "ORDINANCE NO. 121207-A01", ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:

RECORDED IN FEE NO. 2008-001862

15. MATTERS SHOWN ON SURVEY

RECORDED IN BOOK 6 OF SURVEYS, PAGE 110

PARCEL 5– LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA:

THENCE SOUTH 89 DEGREES 56 MINUTES 09 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 971.66 FEET TO THE SOUTHEAST CORNER OF GENERAL LAND OFFICE LOT 13 OF SAID SECTION 6:

THENCE NORTH 00 DEGREES 00 MINUTES 30 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID G.L.O. LOT 13, A DISTANCE OF 986.60 FEET TO THE TRUE POINT OF BEGINNING:

THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 03 SECONDS WEST, A DISTANCE OF 335.19 FEET TO THE NORTHWEST CORNER OF SAID G.L.O., LOT 13:

THENCE SOUTH 89 DEGREES 55 MINUTES 38 SECONDS EAST, 660.14 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST HALF OF SAID G.L.O. LOT 13:

THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS EAST, 335.18 FEET TO A POINT TO A POINT FROM WHICH THE SOUTHEAST CORNER OF THE WEST HALF G.L.O. LOT 13 BEARS SOUTH 0 DEGREES 00 MINUTES 23 SECONDS EAST, 986.51 FEET DISTANT THEREFROM:

THENCE NORTH 89 DEGREES 55 MINUTES 39 SECONDS WEST, A DISTANCE OF 660.13 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5 – SCHEDULE B – EXCEPTIONS

4. EASEMENT(S) FOR PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: INGRESS AND EGRESS, DAMS, RESERVOIRS, LEVEES, ACCESS ROADS
RECORDING DATE: JUNE 07, 1976
RECORDING NO.: DOCKET 825, PAGE 292

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: RESOLUTION
RECORDING DATE: MAY 07, 1981
RECORDING NO.: DOCKET 1061, PAGE 927

REFERENCE IF HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

6. EASEMENT(S) FOR PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS AND PUBLIC UTILITIES
RECORDING DATE: APRIL 12, 1985
RECORDING NO.: DOCKET 1280, PAGE 754

7. MATTERS SHOWN ON RECORD OF SURVEY:

RECORDING NO.: BOOK 3 OF SURVEYS, PAGE 473

8. EASEMENT(S) FOR PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS AND PUBLIC UTILITIES
RECORDING DATE: JULY 11, 2000
RECORDING NO.: 2000-028815

9. EASEMENT(S) FOR PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS AND PUBLIC UTILITIES
RECORDING DATE: JANUARY 30, 2002
RECORDING NO.: 2002-004761; AND RESOLUTION NO. 010919-RD18-035
RECORDING DATE: JANUARY 09, 2019
RECORDING NO.: 2019-001855

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: AFFIDAVIT OF DISCLOSURE
RECORDING DATE: MAY 08, 2006
RECORDING NO.: 2006-066410

REFERENCE IF HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BE APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: JANUARY 08, 2008
RECORDING NO.: 2008-001862

12. WATER RIGHTS, CLAIMS TO TITLE OR WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

13. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE STATE OF ARIZONA, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF.

14. INTENTIONALLY DELETED.

15. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY.

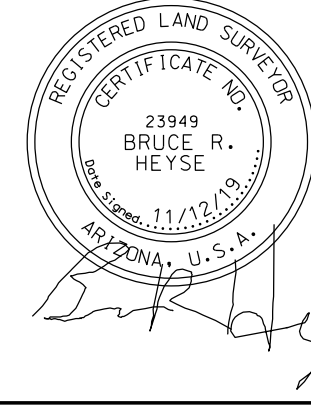
JOB NO.: 190450
DATED: MAY 9, 2019
PREPARED BY: G. BRYAN GOETZENBERGER OF ALLIANCE LAND SURVEYING, LLC
MATTERS SHOWN: A) 7' CHAIN LINK FENCE ALONG THE NORTH BOUNDARY ENCLOSES ONTO ADJOINING PROPERTY. B) WALL LOCATED ON THE PROPERTY ADJOINING TO THE EAST ENCLOSES ONTO SAID LAND.

BRH Surveying, L.L.C.

ALTA/NSPS LAND TITLE SURVEY

NOTES:

PROJ#:
DATE:
SCALE:
DRAWN:
SHEET



A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

BRUCE R. HEYSE, R.L.S.
LAND SURVEYING
1915 E. VELVET DRIVE
TEMPE, ARIZONA 85284
602-206-0963
BHEYSE65@MSN.COM

Rolling Plains Construction

Industrial Use Permit Project Narrative

April 8, 2024

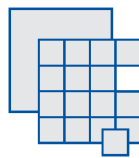
Applicant

Rolling Plains Construction / Shippy's Properties LLC
Chris Henderson, Chris.henerson@rollingplains.com
5136 S. Desert View Drive
Apache Junction, AZ 85120
480-688-7279



Submitted By

Pew & Lake, PLC.
Sean B. Lake, sean.lake@pewandlake.com
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1744 S. Val Vista Drive Suite 217
Mesa, AZ 85204
480-461-4670



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

Development Team

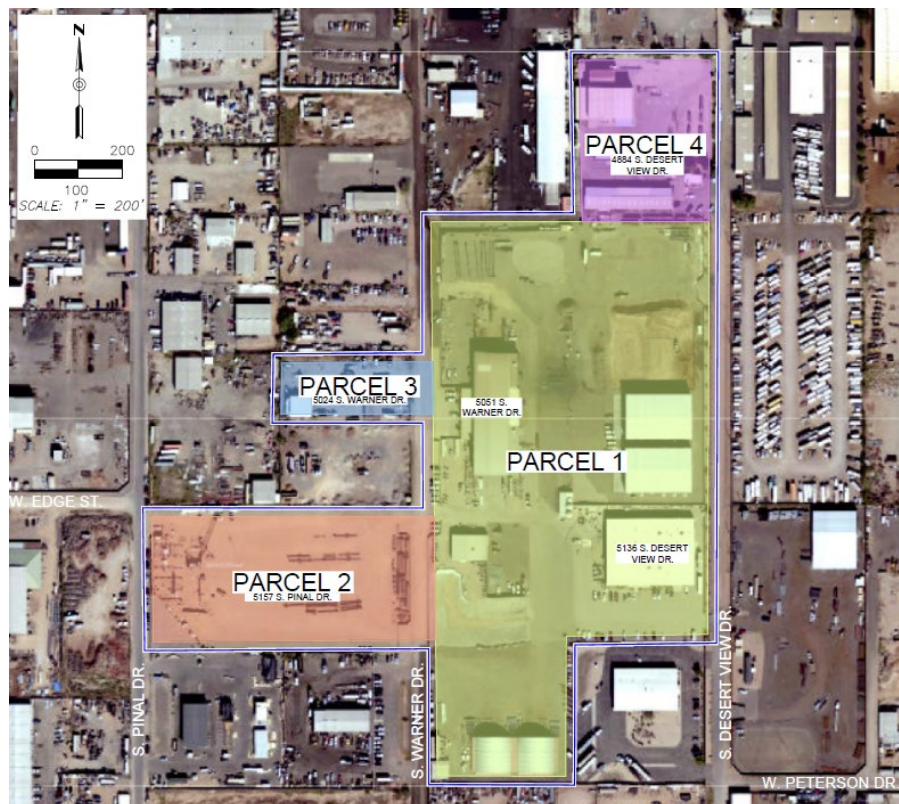
Vista Design Group
Jared Cox, PE
602-686-7166



Introduction

Pew & Lake, on behalf of Rolling Plains Construction LLC, is pleased to present this narrative and exhibits for an Industrial Use Permit application. The Rolling Plains Construction Property consists of seven parcels located near Ironwood Drive and Guadalupe Road in Apache Junction. APNs 104-63-005J, 104-63-012S, 104-63-009M, 104-63-009N, 104-63-012W, 104-63-009P, and 104-63-009Q. **Figure 1** below illustrates the entire Rolling Plains Construction site.

Figure 1: Site Details



Purpose of Request

The applicant is requesting an Industrial Use Permit for all parcels within the Rolling Plains Construction Property. Rolling Plains Construction is an existing local company that specializes in fireproofing. All operations conducted throughout the site are allowed within the CI-2 Zoning district.

Description of Proposal

The Rolling Plains Construction operation is conducted on approximately 26.19 acres which includes offices, storage, equipment repair, and preparation of materials. The operation is an allowed use within the existing Industrial CI-2 Zoning. Additionally, the project is in conformance with the comprehensive plan, as the site is located within the employment area. As seen in figures 2 & 3, on the next page.

Figure 2: Zoning Map

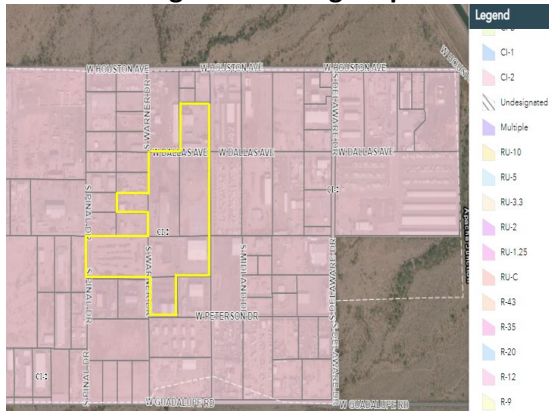
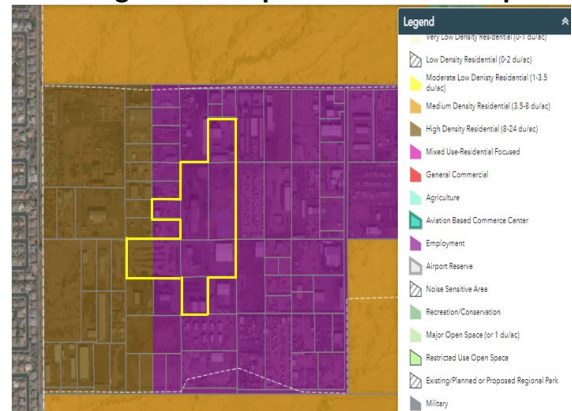


Figure 3: Comprehensive Plan Map



As seen in **Figure 4**, RPC includes several areas and buildings which interact with one another to create the overall operation. The table on the next page provides an overview of each parcel/building and the use of each.

Figure 4 – Site Details



Table 1 – Description of Site per Parcel/Building

Parcel	Use
104-63-005J 2.8 AC	Building 9 - Warehouse Building 10 – Equipment repair and storage Building 11 – Equipment / vehicle repair, parts storage, fabrication of parts for equipment modification and repairs Building 12 – Office Parking Area C & D
104-63-012S 1.23 AC	Shade Structure
104-63-009M 5.01 AC	Building 2 – Office, blast building with 2-wheel machines, break room & warehouse storage. Parking Area B
104-63-009N 5.01 AC	Building 3 -Paint/Coatings and Epoxy based intumescent application Building 4 – Paint/coatings and epoxy based intumescent application Building 5 – Paint coatings and epoxy based intumescent application
104-63-012W 5.12 AC	Laydown Yard
104-63-009P 4.82 AC	Building 1 – Office small workout area for employee use, and warehouse Building 6 – Equipment Repair & Storage Parking Area A
104-63-009Q 2.2 AC	Building 7 – Paint / Coatings Building 8 – Paint / Coatings

Daily working hours of operation for the steel finishing division and office personnel are Monday-Saturday 4am to 10pm. If necessary, Rolling Plains is occasionally open on Sundays. During the summer months, several operations occur at night. Currently, RPC employee's approximately 70-85 full-time employees. The entire site includes office and warehouse space for the western half of the US. Additionally, sand blasting, coating, and intumescent fireproofing is conducted on site. *No sand blasting, coating, fireproofing, or fabrication is conducted in the laydown yard.*

Materials used by RPC consist of structural steel, blast media, fireproofing material, coating material, equipment for field and shop applications, company vehicles, and trailers. Most of the materials used by RPC are quickly used limiting the amount of product that is stored on site at one time. Any unused material is mixed, cured, and disposed of following the air quality permit guidelines.

Health and Safety / Impact on Nearby Property

To ensure safety and minimize impact on the surrounding properties, RPC meets and exceeds all Pinal County requirements. ***All coating and intumescent applications take place inside buildings.*** All guidelines outlined in the air quality permit are followed for abrasive blasting. To ensure compliance, monthly documentation is submitted to Pinal County by EnviroSure which records the materials and blast media that is used.

Location and accessibility

The Property is located east of Ironwood Drive and north of Guadalupe Road. Access to the RPC is offered along south Warner Drive. Parking is available on Parcels 1, 3, and 4 (see **Figure 1**). The subject site is only open to private RPC vehicles that are granted permission to enter. No public pedestrian activity is allowed within the site.

Utilities and Services

Electricity	Salt River Project
Gas	Southwest Gas
Sewer	Superstition Mountain Community Facilities District No. 1
Trash & recycle	Republic Services
Water	Arizona Water Company

Neighborhood Meeting Information

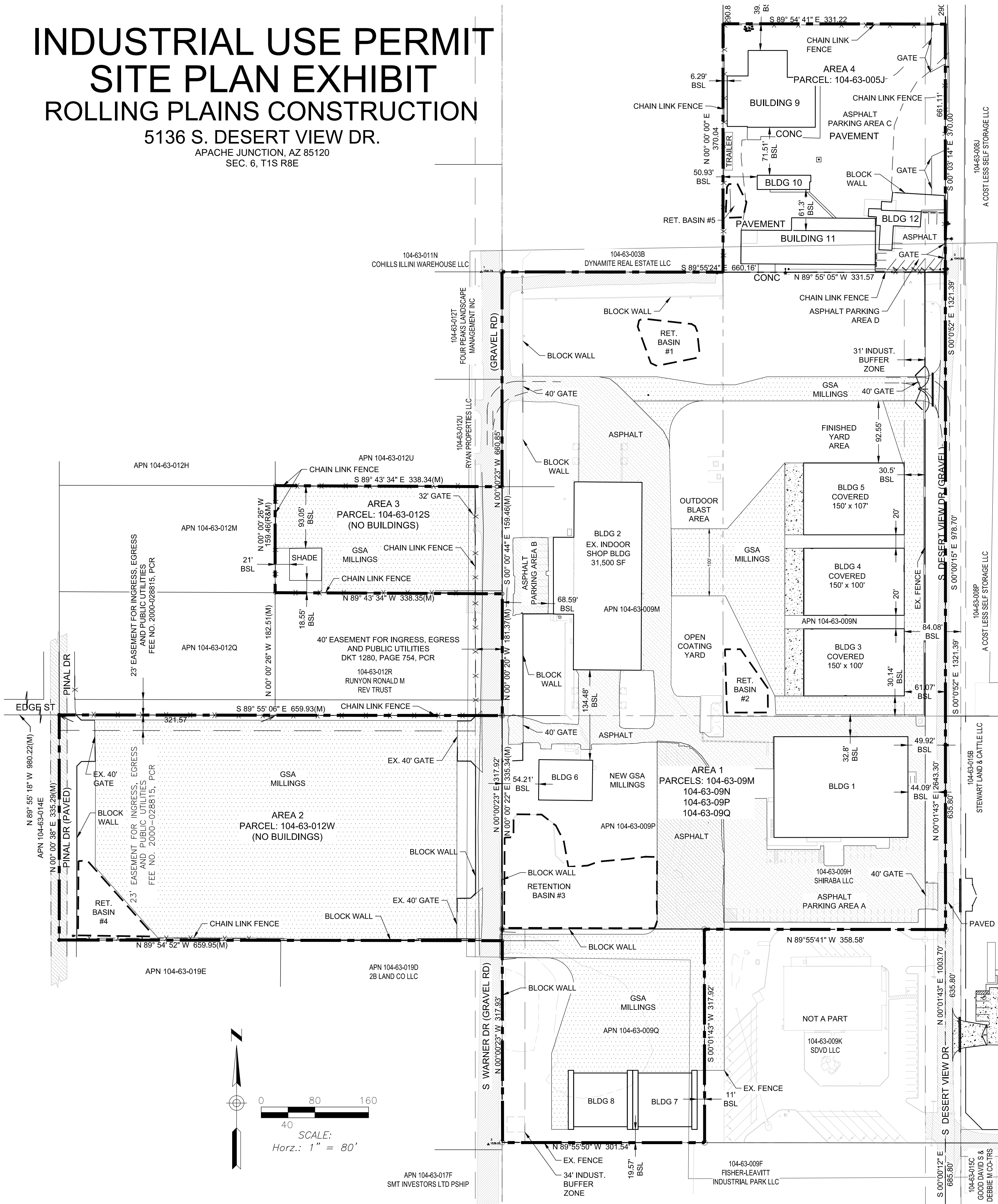
All property owners within 600' were notified and invited to attend an in-person neighborhood meeting that was held on September 12th, 2023. No neighbors attended the meeting. All neighborhood meeting materials have been included with this application.

Conclusion

Rolling Plains Construction looks forward to working with Pinal County to obtain an Industrial Use Permit for the entire Rolling Plains Construction operation.

INDUSTRIAL USE PERMIT
SITE PLAN EXHIBIT
ROLLING PLAINS CONSTRUCTION

5136 S. DESERT VIEW DR.
APACHE JUNCTION, AZ 85120
SEC. 6, T1S R8E



OWNER

SHIPPY'S PROPERTIES LLC
12231 PEORIA STREET
HENDERSON, CO 80640
PH: (480) 688-7297
CONTACT: CHRIS HENDERSON
EMAIL: CHRIS.HENDERSON@ROLLINGPLAINS.COM

ENGINEER

VISTA DESIGN GROUP, LLC
2715 E. HERMOSA VISTA DR.
MESA, AZ 85213
PH: (602) 686-7166
CONTACT: JARED COX, PE
EMAIL: JCOX@VDG-LLC.COM

APPLICANT

PEW & LAKE, PLC
1744 SOUTH VAIL VISTA DRIVE
SUITE 217
MESA, AZ 85204
PH: (480) 461-4670
CONTACT: SARAH PRINCE
EMAIL: SARAH.PRINCE@PEWANDLAKE.COM

SITE DATA:

PARCEL #	MULTIPLE
ZONING DESIGNATION	CI-2
ZONING CASE:	N/A
SETBACKS (FRONT-SIDE-REAR)	15/0/10
GFA TOTAL	141,913 SF
TOTAL LAND AREA	26.1 AC (GROSS)
LOT COVERAGE	13%
FLOOD ZONE	ZONE X

AREA 1

AREA: 17.0 AC
PARCELS: 10463009M, 10463009N, 10463009P,
10463009Q
USE: CORPORATE OFFICES
STEEL SURFACE PREP
STEEL FIRE PROOF COATING
(SEE IUP NARRATIVE FOR USE DETAILS)

AREA 2

AREA: 5.1 AC
PARCEL: 10463012W
USE: LAYDOWN YARD
STORAGE
MATERIAL DROP-OFF / STAGING
(SEE IUP NARRATIVE FOR USE DETAILS)

AREA 3

AREA: 1.2 AC
PARCEL: 10463012S
USE: STORAGE
(SEE IUP NARRATIVE FOR USE DETAILS)

AREA 4

AREA: 2.8 AC
PARCEL: 10463005J
USE: OFFICES
STORAGE
WAREHOUSING
(SEE IUP NARRATIVE FOR USE DETAILS)

PARKING:

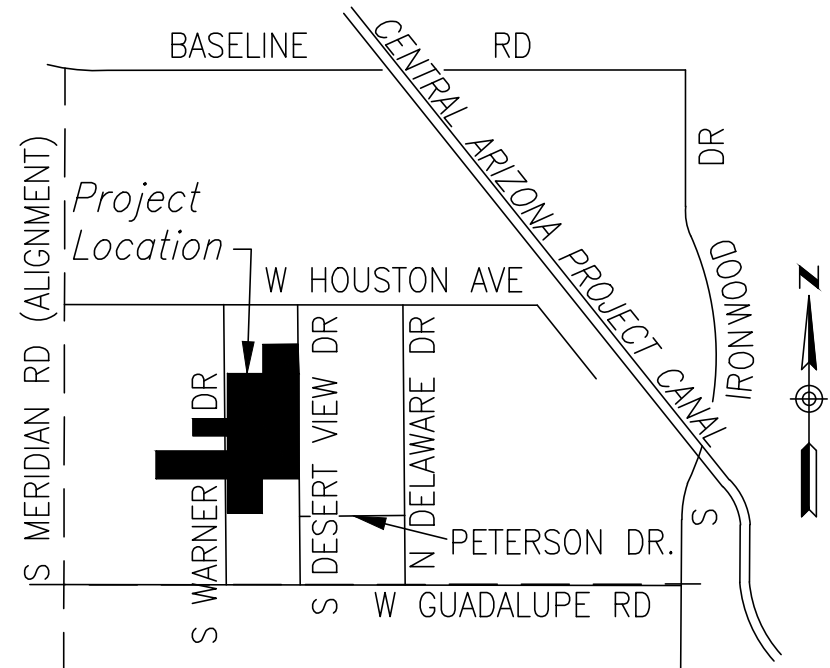
ADEQUATE PARKING FOR THE ENTIRE SITE IS PROVIDED IN FOUR EXISTING PAVED PARKING AREAS AND ALONG WARNER DRIVE. THE AREAS OUTSIDE OF TEH PAVED PARKING ARE NOT OPEN TO THE PUBLIC.

FIRE PROTECTION:

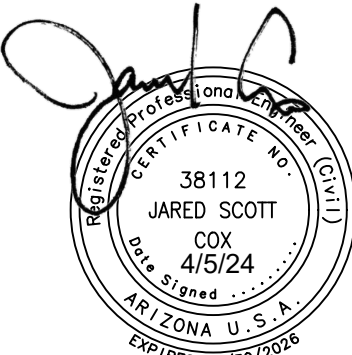
THERE IS NO PUBLIC WATER SYSTEM AVAILABLE TO THIS SITE. FIRE PROTECTION IS PROVIDED TO THE BUILDINGS BY TWO MEANS:
1. A 1500 GALLON WATER TRUCK WILL BE ON SITE AT ALL TIMES.
2. FIRE EXTINGUISHERS ARE LOCATED AT ALL ENTRANCES TO THE BUILDINGS AND THROUGHOUT. THE EXISTING OFFICE BUILDING HAS AN AUTOMATIC FIRE SPRINKLER SYSTEM.

TRASH ENCLOSURES

THE SITE IS AN ACTIVE INDUSTRIAL YARD WITH MULTIPLE MOVEABLE TRASH BINS. THE SITE OPERATOR HAULS & DISPOSES THE TRASH ON AN "AS-NEEDED" BASIS. THE TRASH BINS MOVE BASED ON JOB NEEDS., BUT ARE ALWAYS LOCATED BEHIND THE 6' BLOCK WALLS IN AREAS ONLY ALLOWED FOR STAFF. FIXED ENCLOSURES ARE NOT PLANNED NOR PRACTICAL FOR THE NEEDED FLEXIBILITY OF THE TRASH BIN LOCATIONS.



VICINITY MAP
Not To Scale



BUILDING USAGE

- BUILDING 1: OFFICE, SMALL WORKOUT AREA & WAREHOUSE.
- BUILDING 2: OFFICE, BLAST BUILDING WITH 2-WHEEL MACHINES, BREAK ROOM, & WAREHOUSE STORAGE.
- BUILDING 3: PAINT/COATINGS AND EPOXY BASED INTUMESCENT APPLICATION.
- BUILDING 4: PAINT/COATINGS AND EPOXY BASED INTUMESCENT APPLICATION.
- BUILDING 5: PAINT/COATINGS AND EPOXY BASED INTUMESCENT APPLICATION.
- BUILDING 6: EQUIPMENT REPAIR AND STORAGE
- BUILDING 7: PAINT / COATINGS
- BUILDING 8: PAINT / COATINGS
- BUILDING 9: WAREHOUSE
- BUILDING 10: EQUIPMENT REPAIR AND PARTS STORAGE
- BUILDING 11: EQUIPMENT/VEHICLE REPAIR, PARTS STORAGE, FABRICATION OF PARTS FOR EQUIPMENT MODIFICATION & REPAIRS.
- BUILDING 12: OFFICE

DUST CONTROL MEASURES:

THE ENTIRE SITE IS COVERED WITH GSA MILLINGS FOR DUST CONTROL. WATER TRUCKS ARE USED ON SITE FOR REGULAR WATERING OF THE COMPACTED GSA PATHS.

SITE PLAN NOTES:

- SIGNS ARE APPROVED BY SEPARATE PERMIT.
- WALLS OVER 6' HIGH REQUIRE SEPARATE PERMIT.
- PARKING WILL BE PAVED.
- DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW.
- PARKING WILL BE WITHIN 600 FEET OF BUILDINGS.

FIRE ACCESS

THE SITE CAN BE ACCESSED FROM WARNER DRIVE, DESERT VIEW DRIVE, OR PINAL DRIVE. A 20' WIDE FIRE ACCESS ROUTE HAS BEEN DELINEATED ON THE SITE PLAN SHOWING INSIDE TURNING RADIUS OF 35' AND OUTSIDE 55'. THIS IS A SIMPLIFIED EXERCISE TO DEMONSTRATE ADEQUATE CLEARANCE FOR FIRE APPARATUS. ALL WEATHER ACCESS INCLUDES ASPHALT PAVEMENT OR COMPACTED GROUND STABILIZED ASPHALT.



OCT 02 2023



PINAL COUNTY
WIDE OPEN OPPORTUNITY



FILED

SEP 28 2023

PINAL COUNTY
HEARING OFFICE

HEARING OFFICE

NOTICE OF DISMISSAL OF COMPLAINT

This form is to be completed by the Code Enforcement Officer prior to a defendant's appearance before the Hearing Office. Dismissal of Complaints after a defendant's appearance must be issued by a Hearing Officer Decision.

Today's Date: September 28, 2023	
Citation or Complaint Number: CC-0789-21 / ZO23-00014	
Defendant's Name: Shippy's Properties LLC, C/O Robert Shippy	
Physical Address: 5157 S Pinal DR, Apache Junction, AZ 85120	
Mailing Address if different than above: 12231 Peoria St, Henderson, CO 80640	
CODE ENFORCEMENT OFFICER VERIFICATION: I hereby request that the above-referenced Citation or Complaint issued against the above-named defendant be dismissed.	
Code Enforcement Officer: Travers Hunter	Date: September 28, 2023
Signature: <i>T. K. Hunter</i> <small>Digitally signed by Travers K. Hunter Date: 2023.09.28 07:31:00 -07'00'</small>	Phone: 520-866-6858

The Complaint is dismissed without prejudice and effective upon its filing with the Hearing Office.

I certify that a copy of the forgoing was mailed September 28, 2023 to the defendant's mailing address as provided herein.

By: Cynthia Valencia
Civil Hearing Office

Contact the Hearing Office at 520-866-6244 or 520-866-6292 for additional information or access the Pinal County Civil Hearing Office Rules of Procedure online at www.pinalcountyyaz.gov

85 N Florence St., Florence, AZ 85132, P.O. Box 2973, FLORENCE, AZ 85132 (520)866-6244 or (520) 866-6292 FAX (520)866-6267