

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **18th** DAY OF **APRIL 2024**, AT THE PINAL COUNTY EOC / PLANNING & ZONING BUILDING, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR AN **INDUSTRIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

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.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:
<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS **13th** DAY OF **MARCH 2024**, by Pinal County Community Development Dept.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

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PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON WEDNESDAY, APRIL 10, 2024

Contact for this matter: Val Lujan, Planner
E-mail address: valerie.lujan@pinal.gov
Phone # (520) 866-6528

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Arizona Republic



AFFIDAVIT OF PUBLIC NOTICE REQUIREMENTS

As Authorized Applicant/Agent for Rolling Plains Construction IUP-004-22, I attest that
[CASE NUMBER(S)]
requirements of adequate notice to the public has been fulfilled as set forth in the Pinal County
Development Services Code by the following means:

Per § 2.166.050 (G)(1). [Publication]:

☐ Publication Date: 3/18/2024

**affidavit of publication must be submitted*

Per § 2.166.050 (F)(1)(2a-g). [Broadcast Sign on Site]:

☐ Posting Date: 3/27/2024

**must be posted a minimum 28 days prior to Hearing*

Per § 2.166.050 (G)(3a-c). [Mailings]:

☐ Mailing Date: 3/26/2024

Additional Documentation:

** provide explanation:* _____

Development Services / Planning Division

PO Box 739, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyaz.gov



PINAL COUNTY

WIDE OPEN OPPORTUNITY

By signing below, I SARAH PRINCE, Authorized Applicant/Agent for

1UP-004-22

[CASE NUMBER(S)]

acknowledges the information on page 1 to be true.

Signature of Applicant/Agent

STATE OF ARIZONA)

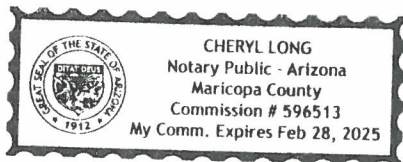
) ss:

COUNTY OF PINAL)

Subscribed and sworn to me by Sarah Prince this 27th day of March
in the year 2024.

Notary Public Signature

My Commission Expires:



Development Services / Planning Division

PO Box 739, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyz.gov

AFFIDAVIT OF Mailing of Notice of Hearing*

I, Sarah Prince, Applicant for case 1UP-004-22
A (Case number), personally caused 39 mailer(s)
to be mailed by first class post regarding the public hearing associated with case 1UP-004-22 on
3/26/2024 (Date), on a form prescribed by the planning division at least 28 days before the
Planning and Zoning Commission Public Hearing, regarding the proposed 1UP (Type of
application), in unincorporated Pinal County.

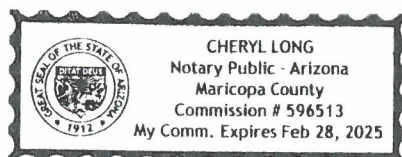
The notice(s) and mailing lists were mailed as attached.


Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Sarah Prince this 26th day of March, 2024.


Notary Public
My Commission Expires:



- * as directed by your staff Coordinator
- * please attach the mailer and the list addresses

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

This is not an invoice

PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

PEW & LAKE PLC
1744 S VAL VISTA DR # 217
MESA, AZ 85204-7366

This is not an invoice

Order # 0005884510 # of Affidavits 1

P.O # IUP-004-22

Issues Dated:

03/18/24

STATE OF WISCONSIN
COUNTY OF BROWN } **SS.**

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.

Sworn to before me this

18 TH day of
MARCH 2024

Notary Public

My Commission expires: 9/19/25

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FLORENCE, AZ 85132
NO LATER THAN 4:00 PM ON WEDNESDAY, APRIL 10, 2024
Contact for this matter: Val Lujan, Planner
E-mail address: valerie.lujan@pinal.gov
Phone # (520) 866-6528
Pub: March 18, 2024

VICKY FELTY
Notary Public
State of Wisconsin

LEWIS ARLON J & CINDY K
3322 W GALVESTON DR
APACHE JUNCTION, AZ 85120

RYAN PROPERTIES LLC
PO BOX 834
QUEEN CREEK, AZ 85142

TAYLOR HOLDINGS INC
3690 N CHURCH AVE
LOUISVILLE, MS 39339

HORST MELINDA & DOUG
4620 S CHATHAM
MESA, AZ 85212

AGNEW PARTNERSHIP LLC
21700 PEARSON AVE
SONOMA, CA 95476

NORTH AMERICAN ENVIRONM...
3266 W GALVESTON DR #103
APACHE JUNCTION, AZ 85120

BLUE VALLEY LAND LLC
MAIL RETURN
,

NIELSEN PENNEY L
21626 E CALDWELLS WAY
QUEEN CREEK, AZ 85142

ARIZONA ROAD SPECIALTIES I...
3175 W HOUSTON AVE
APACHE JUNCTION, AZ 85120

WHEELE DANIEL A & CANDACE
2450 W SADDLE BUTTE ST
APACHE JUNCTION, AZ 85120

VISTA MOUNTAIN LAND HOLDIN...
2619 W DALLAS AVE
APACHE JUNCTION, AZ 85120

TALON WEST LLC
777 S 300 W
WELLSVILLE, UT 84339

OMAC LEASING LLC
3956 E FLINTLOCK DR
QUEEN CREEK, AZ 85142

CIRCLE B INVESTMENTS LLC
18016 N 74TH DR
GLENDALE, AZ 85308

GOOD DAVID S & DEBBIE M CO...
18521 E QUEEN CREEK RD # F...
QUEEN CREEK, AZ 85142

ALLEN TIMOTHY J & PAMELA D ...
MAIL RETURN
,

HIRKO MICK
1826 W 4TH ST
TEMPE, AZ 85281

STEWART LAND & CATTLE LLC
5050 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

MCGREGOR DONNA J
1240 KELLY LN
LEBANON, TN 37087

LISZEWSKI LEONARD P
135 COUNTRY CENTER DR STE...
PAGOSA SPRINGS, CO 81147

SDVD LLC
MAIL RETURN
,

MCGREGOR DONNA J
1240 KELLY LN
LEBANON, TN 37087

TALON WEST LLC
777 S 300 W
WELLSVILLE, UT 84339

GOOD DAVID S & DEBBIE M CO...
MAIL RETURN
,

AEF DEVELOPMENT LLC
3290 W EDGE ST
APACHE JUNCTION, AZ 85120

TALON WEST LLC
2006 E SIERRA MADRE AVE
GILBERT, AZ 85296

KELLEY CHARLES L & LINDA
709 N MERRILL RD
MESA, AZ 85207

GOLDENSTEIN STEVEN & THE...
3849 E GARNET AVE
MESA, AZ 85206

A COST LESS SELF STORAGE ...
855 E WARNER RD STE 102
CHANDLER, AZ 85225

3346 WEST GUADALUPE LLC
1820 E DEER VALLEY RD
PHOENIX, AZ 85024

WIERZGACZ WAYNE
3643 E MAIN ST
MESA, AZ 85205

5275 PINAL LLC
2650 E MOHAWK LN STE 164
PHOENIX, AZ 85050

SHIPPY'S PROPERTIES LLC
5136 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

NEWPORT DEVELOPMENT & IN...
1400 N GILBERT RD STE C
GILBERT, AZ 85234

BLACKBEARD CAPITAL LLC
39506 N KENNEDY DR
SAN TAN VALLEY, AZ 85140

ROCKING HORSE 2022 TRUST
39693 N RATTLESNAKE RD
SAN TAN VALLEY, AZ 85140

WIERZGACZ WAYNE
3643 E MAIN ST
MESA, AZ 85205

RUNYON RONALD M REV TRUS...
6558 E FOX HOLLOW LN
SAN TAN VALLEY, AZ 85140

FISHER-LEAVITT INDUSTRIAL P...
16430 N BEAVER DAM RD
COLLINSTON, UT 84306

TALON WEST LLC
2006 E SIERRA MADRE AVE
GILBERT, AZ 85296

SHIPPY'S PROPERTIES LLC
5136 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

2B LAND CO LLC
5254 S WARNER DR
APACHE JUNCTION, AZ 85120

TALON WEST LLC
2006 E SIERRA MADRE AVE
GILBERT, AZ 85296

SHIPPY HOLDINGS LLC
5136 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

SMT INVESTORS LTD PSHIP
1242 E JACKSON ST
PHOENIX, AZ 85034

DYNAMITE REAL ESTATE LLC
2875 W HOUSTON AVE
APACHE JUNCTION, AZ 85120

SHIPPY'S PROPERTIES LLC
5136 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

SMT INVESTORS LTD PSHIP
1242 E JACKSON ST
PHOENIX, AZ 85034

KELLEY CHARLES L & LINDA L
709 N MERRILL RD
MESA, AZ 85207

SHIPPY'S PROPERTIES LLC
5136 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

SMT INVESTORS LTD PSHIP
1242 E JACKSON ST
PHOENIX, AZ 85034

SBA 2012 TC ASSET LLC
8051 CONGRESS AVE
BOCA RATON, FL 33487

SHIPPY'S PROPERTIES LLC
5136 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

SMT INVESTORS LTD PSHIP
1242 E JACKSON ST
PHOENIX, AZ 85034

THGWB HOLDINGS INC
4425 N 24TH ST STE 200
PHOENIX, AZ 85016

SHIPPY'S PROPERTIES LLC
5136 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

SMT INVESTORS LTD PSHIP
1242 E JACKSON ST
PHOENIX, AZ 85034

A COST LESS SELF STORAGE ...
855 E WARNER RD STE 102
CHANDLER, AZ 85225

SHIPPY'S PROPERTIES LLC
5136 S DESERT VIEW DR STE A...
APACHE JUNCTION, AZ 85120

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PO BOX 749 FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON WEDNESDAY, APRIL 10, 2024

Contact for this matter:
Val Lujan, Planner
E-mail Address: Valerie.Lujan@pinal.gov Phone: (520) 866-6528 / (520) 866-6442

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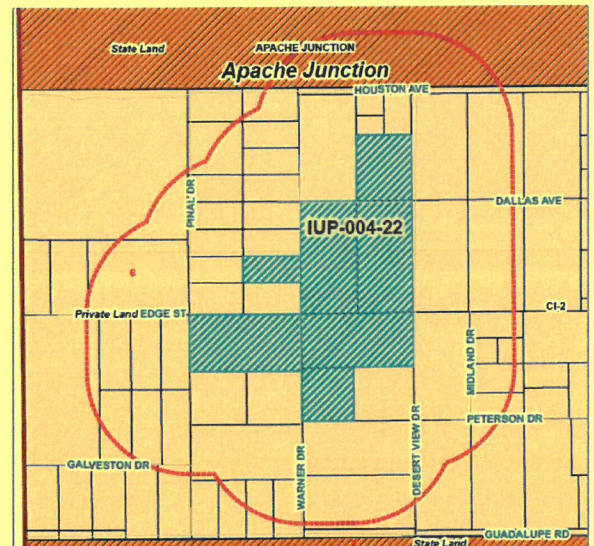
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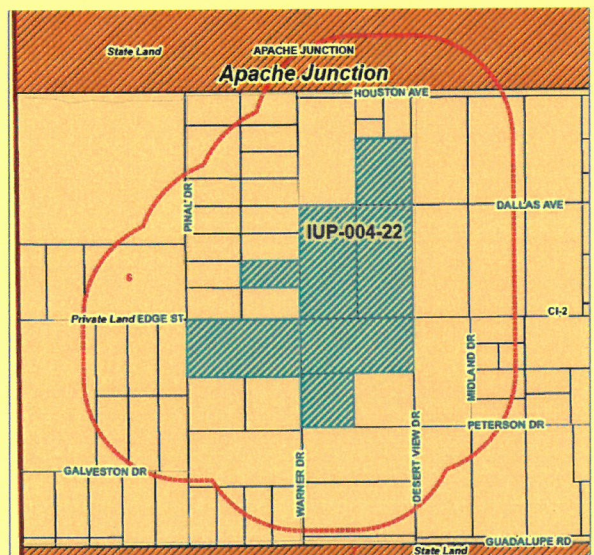
Current Zoning:	Requested Zoning:	Current Land Use:
CI-2	Industrial Use Permit	EMPLOYMENT

PINAL COUNTY
WIDE OPEN OPPORTUNITY

LEGAL DESCRIPTION: Shippy's Properties LLC, a limited liability company, is the owner of the property described in the attached map. The property is located in the Industrial Zoning District (CI-2) and is currently zoned CI-2. The property is located north of W. Guadalupe Road, between S. Warner Road & S. Pinal Drive in an unincorporated area of Pinal County.

Map: The map shows the property location within the Industrial Zoning District (CI-2). The property is located north of W. Guadalupe Road, between S. Warner Road & S. Pinal Drive in an unincorporated area of Pinal County.

Map Title: COMMUNITY DEVELOPMENT



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Map Title: COMMUNITY DEVELOPMENT



Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # IUP-004-22, personally caused at least one sign to be posted in a visible place on or near the proposed project site at 5136 S. Desert View Drive, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 3/27/24 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public

My Commission expires: 10-25-24



PINAL COUNTY

Public Hearings

Case Number: IUP-004-22

Existing Zoning: CI-2

SUP/IUP Use: Industrial (Materials Facility)

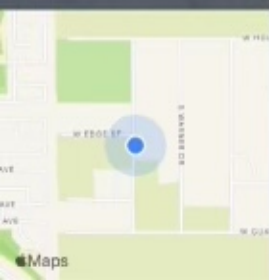
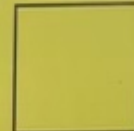
Acreage: 26.19

Applicant Name: Pew & Lake, PLC

Applicant Phone Number: 480-461-4670

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442 or www.pinalcountyaz.gov

Public Hearing
Information



March 27, 2024 at 8:35 AM
5157 S Pinal Dr
Apache Junction AZ 85120

PINAL COUNTY

Public Hearings

Case Number: IUP-004-22

Existing Zoning: CI-2

SUP/IUP Use: Industrial (Materials Facility)

Acreage: 26.19

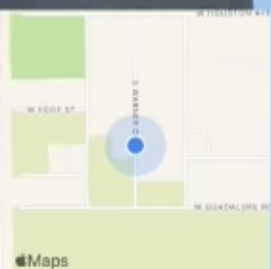
Applicant Name: Pew & Lake, PLC

Applicant Phone Number: 480-461-4670

Public Hearing
Information



Case Information Available at Pinal County Planning & Development Services
(520) 866-6442 or www.pinalcountyz.gov



March 27, 2024 at 7:45 AM
5249 S Warner Dr
Apache Junction AZ 85120

PINAL COUNTY *Public Hearings*

Case Number: IUP-004-22

Existing Zoning: CI-2

SUP/IUP Use: Industrial (Materials Facility)

Acreage: 26.19

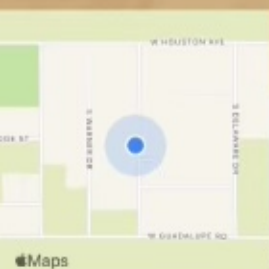
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Applicant Phone Number: 480-461-4670

Public Hearing
Information



Case Information Available at Pinal County Planning & Development Services
(520) 866-6442 or www.pinalcountyaz.gov



March 27, 2024 at 7:09 AM
5136 S Desert View Dr
Apache Junction AZ 85120

PINAL COUNTY *Public Hearings*

Case Number: IUP-004-22

Existing Zoning: CI-2

SUP/IUP Use: Industrial (Materials Facility)

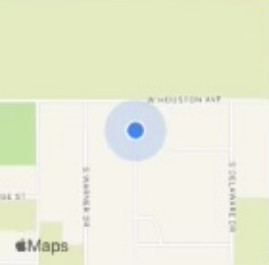
Acreage: 26.19

Applicant Name: Pew & Lake, PLC

Applicant Phone Number: 480-461-4670

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442 or www.pinalcountyz.gov

Public Hearing
Information



March 27, 2024 at 7:29 AM
4884 S Desert View Dr
Apache Junction AZ 85120

PINAL COUNTY *Public Hearings*

Case Number: IUP-004-22

Existing Zoning: CI-2

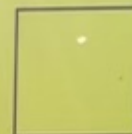
SUP/IUP Use: Industrial (Materials Facility)

Acreage: 26.19

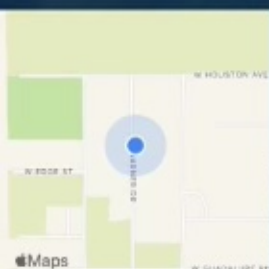
Applicant Name: Pew & Lake, PLC

Applicant Phone Number: 480-461-4670

Public Hearing
Information



Case Information Available at Pinal County Planning & Development Services
(520) 866-6442 or www.pinalcountyz.gov



March 27, 2024 at 8:01 AM
5051 S Warner Dr
Apache Junction AZ 85120

PINAL COUNTY *Public Hearings*

Case Number: IUP-004-22

Existing Zoning: CI-2

SUP/IUP Use: Industrial (Materials Facility)

Acreage: 26.19

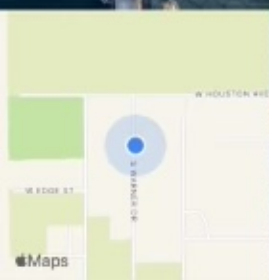
Applicant Name: Pew & Lake, PLC

Applicant Phone Number: 480-461-4670

Public Hearing
Information



Case Information Available at Pinal County Planning & Development Services
(520) 866-6442 or www.pinalcountyz.gov



March 27, 2024 at 8:17 AM
5067-5087 S Warner Dr
Apache Junction AZ 85120

Rolling Plains Construction - Neighborhood Meeting Summary

Date: September 12, 2023

Time: 6:00 pm

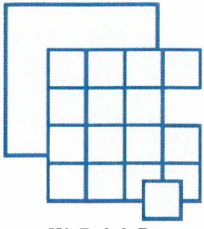
Location: Rolling Plains Construction 5136 S. Desert View Drive Apache Junction AZ 85120

Hosted by: Pew & Lake, PLC Sean B. Lake

Number of Neighbors in attendance: 0

Summary: Pew & Lake and members of the Rolling Plains Construction management team arrived on site at approximately 5:40 pm. Presentation boards were displayed, and sign-in sheets were provided. No neighbors were in attendance and the team concluded the meeting after 6:15 pm. The applicant has not received any calls in opposition of this project. A copy of the presentation, sign-in sheets, the neighborhood meeting notice letter and mailing list is included in this neighborhood meeting materials set.

Meeting end time: 6:15 pm



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

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

August 28, 2023

NOTICE OF NEIGHBORHOOD OPEN HOUSE MEETING

Dear Neighbor:

On behalf of our client, Rolling Plains Construction INC., we are pleased to invite you to an in-person neighborhood meeting to discuss the proposed Industrial Use Permit for the Property located at 5136 S. Desert View Drive, Apache Junction, Arizona 85120 (Pinal County Assessor parcel numbers 104-63-012W, 104-63-009P, 104-63-009Q, 104-63-012S, 104-63-009M, 104-63-009N, 104-63-005J). This request is for an Industrial Use Permit. You will see the property highlighted in blue on the aerial picture on the next page.

We have scheduled an in-person neighborhood meeting at the Rolling Plains Construction office facility to meet with the community, share additional details on the plans, and discuss the project.

The details of the meeting are as follows:

Date:	September 12, 2023
Time:	6:00 PM
Location:	Rolling Plains Construction 5136 S. Desert View Drive Apache Junction, AZ 85120

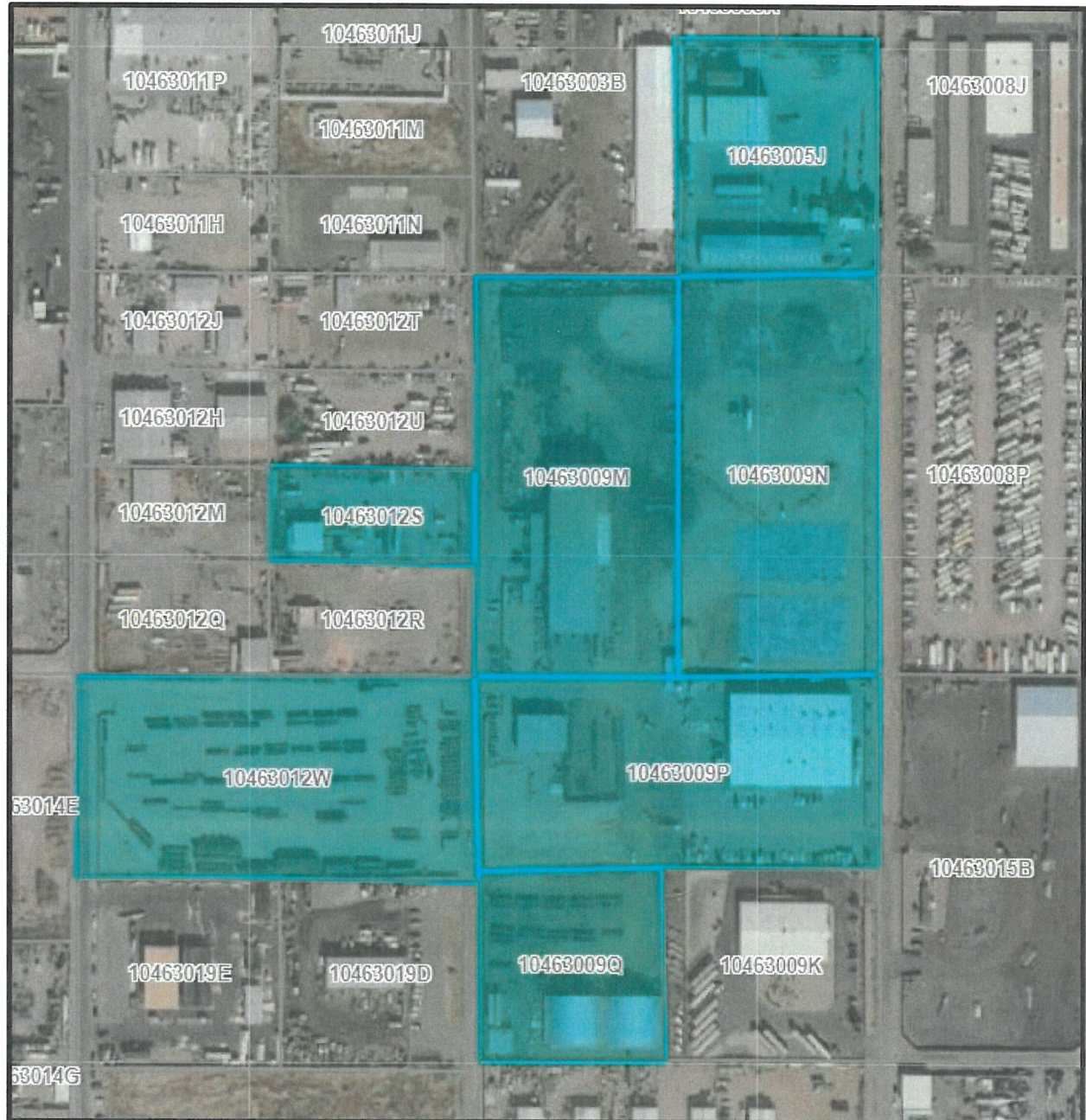
If you are unable to join us for the neighborhood meeting, either myself or Sarah Prince will be happy to discuss the proposed project with you via telephone or email. You can contact me or Sarah at 480-461-4670 or via email at sean.lake@pewandlake.com or sarah.prince@pewandlake.com. Pinal County Planning Department has assigned this case to Valerie Lujan, who can be reached at valerie.lujan@pinal.gov.

A summary of this meeting will be created and provided to the Planning & Zoning Commission as part of the public record for this project. At this time, no public hearings before the Pinal County Planning and Zoning Board have been scheduled. When that meeting date is known, the property will be properly posted, notices will be mailed to neighbors in the vicinity and to those that attend the neighborhood meeting and provide their contact information will also be notified.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Site Aerial



BLUE VALLEY LAND LLC
MAIL RETURN

AGNEW PARTNERSHIP LLC
21700 PEARSON AVE
SONOMA, CA 95476

WHEELER DANIEL A & CANDACE
2450 W SADDLE BUTTE ST
APACHE JUNCTION, AZ 85120

NIELSEN PENNEY L
21626 E CALDWELLS WAY
QUEEN CREEK, AZ 85142

HE APACHE JUNCTION LLC
450 MAIN ST
BATON ROUGE, LA 70801

OMAC LEASING LLC
3956 E FLINTLOCK DR
QUEEN CREEK, AZ 85142

VISTA MOUNTAIN LAND HOLDIN...
2619 W DALLAS AVE
APACHE JUNCTION, AZ 85120

SUPERSTITION VISTAS STORA...
4024 E LAVENDER LN
PHOENIX, AZ 85044

ALLEN TIMOTHY J & PAMELA D ...
1182 E IVANHOE ST
GILBERT, AZ 85295

CIRCLE B INVESTMENTS LLC
18016 N 74TH DR
GLENDALE, AZ 85308

3346 WEST GUADALUPE LLC
1820 E DEER VALLEY RD
PHOENIX, AZ 85024

MCGREGOR DONNA J
1240 KELLY LN
LEBANON, TN 37087

4878 S DELAWARE DR LLC
4878 S DELAWARE DR
APACHE JUNCTION, AZ 85120

STEELMAN 55 LLC
PO BOX 530
QUEEN CREEK, AZ 85142

MCGREGOR DONNA J
1240 KELLY LN
LEBANON, TN 37087

HIRKO MICK
1826 W 4TH ST
TEMPE, AZ 85281

ENRIQUEZ ANTONIO M JR
482 N CITRUS LN
GILBERT, AZ 85234

AEF DEVELOPMENT LLC
3290 W EDGE ST
APACHE JUNCTION, AZ 85120

HOOVER LYNN C A TR
15720 W 108TH ST STE 100
LENEXA, KS 66219

RFW REALTY LLC
2040 S ALMA SCHOOL RD #1 P...
CHANDLER, AZ 85286

GOLDENSTEIN STEVEN & THE...
3849 E GARNET AVE
MESA, AZ 85206

LISZEWSKI LEONARD P
135 COUNTRY CENTER DR STE...
PAGOSA SPRINGS, CO 81147

LEWIS ARLO J & CINDY K
3322 W GALVESTON DR
APACHE JUNCTION, AZ 85120

GOLDENSTEIN STEVEN & THE...
3849 E GARNET AVE
MESA, AZ 85206

TALON WEST LLC
777 S 300 W
WELLSVILLE, UT 84339

HORST MELINDA & DOUG
4620 S CHATHAM
MESA, AZ 85212

RYAN PROPERTIES LLC
PO BOX 834
QUEEN CREEK, AZ 85142

TALON WEST LLC
2006 E SIERRA MADRE AVE
GILBERT, AZ 85296

A COST LESS SELF STORAGE ...
855 E WARNER RD STE 102
CHANDLER, AZ 85225

SDVD LLC
MAIL RETURN
,

FISHER-LEAVITT INDUSTRIAL P...
16430 N BEAVER DAM RD
COLLINSTON, UT 84306

TAYLOR HOLDINGS INC
3690 N CHURCH AVE
LOUISVILLE, MS 39339

GOOD DAVID S & DEBBIE M CO...
MAIL RETURN
,

2B LAND CO LLC
5254 S WARNER DR
APACHE JUNCTION, AZ 85120

NORTH K LLC
1441 E ALAMEDA DR
PHOENIX, AZ 85024

HE APACHE JUNCTION LLC
450 MAIN ST
BATON ROUGE, LA 70801

SMT INVESTORS LTD PSHIP
1242 E JACKSON ST
PHOENIX, AZ 85034

HOOVER LYNN C TR
15720 W 108TH ST STE 100
LENEXA, KS 66219

MESSERSMITH CAROLYN
4680 E CAROB DR
GILBERT, AZ 85298

SMT INVESTORS LTD PSHIP
1242 E JACKSON ST
PHOENIX, AZ 85034

GAMEZ CARLOS A
2960 W SHIPROCK ST
APACHE JUNCTION, AZ 85120

KELLEY CHARLES L & LINDA
709 N MERRILL RD
MESA, AZ 85207

SMT INVESTORS LTD PSHIP
1242 E JACKSON ST
PHOENIX, AZ 85034

NORTH AMERICAN ENVIRONM...
3266 W GALVESTON DR #103
APACHE JUNCTION, AZ 85120

3346 WEST GUADALUPE LLC
1820 E DEER VALLEY RD
PHOENIX, AZ 85024

SMT INVESTORS LTD PSHIP
1242 E JACKSON ST
PHOENIX, AZ 85034

ARIZONA ROAD SPECIALTIES I...
3175 W HOUSTON AVE
APACHE JUNCTION, AZ 85120

WIERZGACZ WAYNE
3643 E MAIN ST
MESA, AZ 85205

SMT INVESTORS LTD PSHIP
1242 E JACKSON ST
PHOENIX, AZ 85034

TALON WEST LLC
777 S 300 W
WELLSVILLE, UT 84339

,

5275 PINAL LLC
2650 E MOHAWK LN STE 164
PHOENIX, AZ 85050

GOOD DAVID S & DEBBIE M CO...
18521 E QUEEN CREEK RD # F...
QUEEN CREEK, AZ 85142

NEWPORT DEVELOPMENT & IN...
1400 N GILBERT RD STE C
GILBERT, AZ 85234

BLACKBEARD CAPITAL LLC
39506 N KENNEDY DR
SAN TAN VALLEY, AZ 85140

STEWART LAND & CATTLE LLC
5050 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

ROCKING HORSE 2022 TRUST
39693 N RATTLESNAKE RD
SAN TAN VALLEY, AZ 85140

WIERZGACZ WAYNE
3643 E MAIN ST
MESA, AZ 85205

TALON WEST LLC
2006 E SIERRA MADRE AVE
GILBERT, AZ 85296

SHIPPY'S PROPERTIES LLC
5136 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

BEEBE TECHNOLOGIES LLC
320 S GIBSON ST
GILBERT, AZ 85296

TALON WEST LLC
2006 E SIERRA MADRE AVE
GILBERT, AZ 85296

PROCHEMTECH INTERNATIONAL...
51 PRO CHEM TECH DR
BROCKWAY, PA 15824

DYNAMITE REAL ESTATE LLC
2875 W HOUSTON AVE
APACHE JUNCTION, AZ 85120

RUNYON RONALD M REV TRUS...
6558 E FOX HOLLOW LN
SAN TAN VALLEY, AZ 85140

TNT LEASING LLC
6944 E MIRABEL AVE
MESA, AZ 85209

SHIPPYS PROPERTIES LLC
5136 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

DWYER GROUP INC
1010 N UNIVERSITY PARKS DR
WACO, TX 76707

TSR PROPERTIES LLC
5248 S DELAWARE DR
APACHE JUNCTION, AZ 85120

SHIPPY HOLDINGS LLC
5136 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

PLATINUM PROPERTY GROUP ...
15433 W DALE LN
SURPRISE, AZ 85387

KELLEY CHARLES L & LINDA L
709 N MERRILL RD
MESA, AZ 85207

SHIPPY'S PROPERTIES LLC
5136 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

PROCHEMTECH INTERNATIONAL...
PO BOX 214
BROCKWAY, PA 15824

SBA 2012 TC ASSET LLC
8051 CONGRESS AVE
BOCA RATON, FL 33487

SHIPPY'S PROPERTIES LLC
5136 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

USA CAP
PO BOX 43020
PHOENIX, AZ 85080

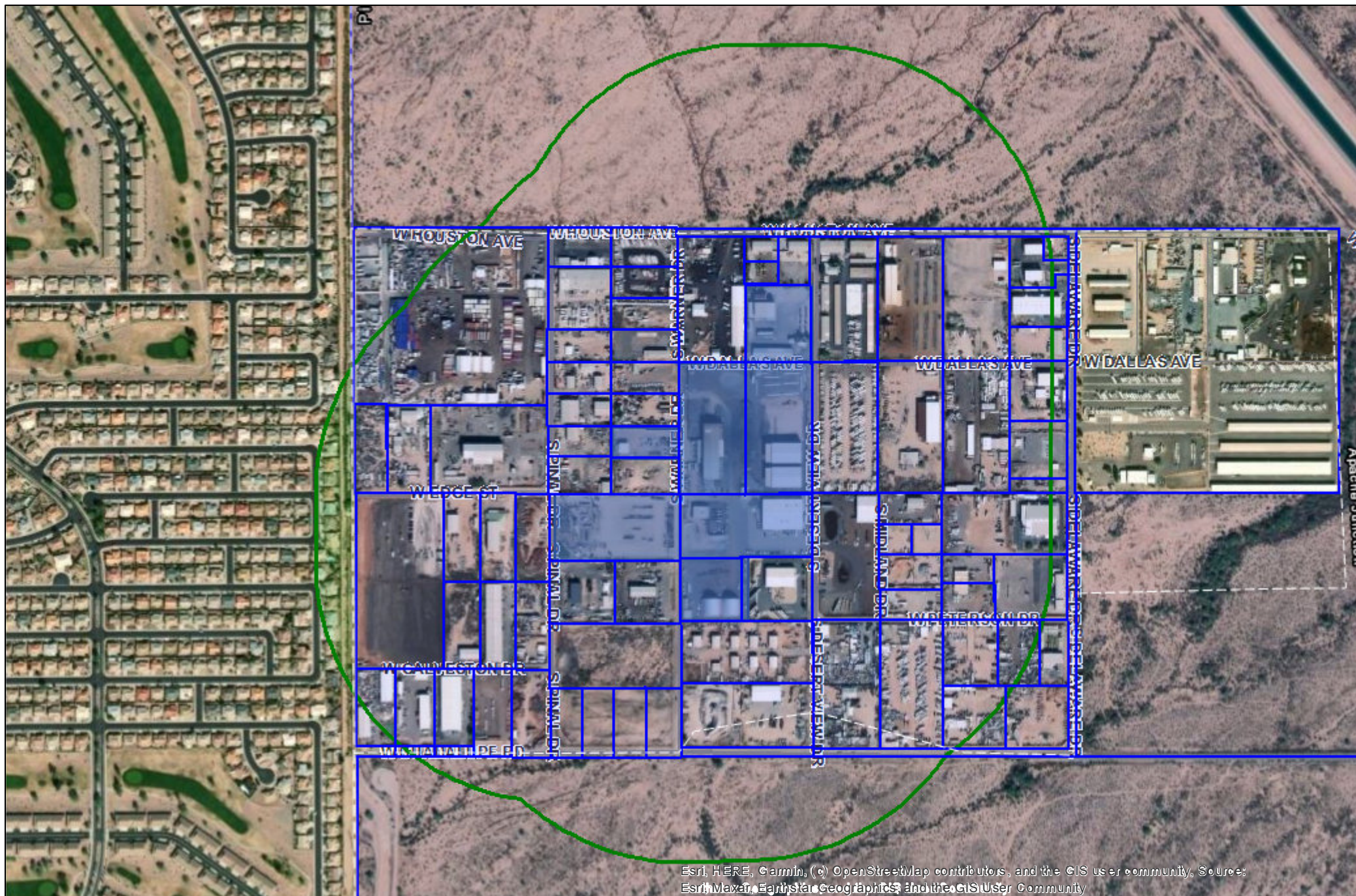
SHIPPY'S PROPERTIES LLC
5136 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

THGWB HOLDINGS INC
4425 N 24TH ST STE 200
PHOENIX, AZ 85016

SHIPPY'S PROPERTIES LLC
5136 S DESERT VIEW DR
APACHE JUNCTION, AZ 85120

A COST LESS SELF STORAGE ...
855 E WARNER RD STE 102
CHANDLER, AZ 85225

SHIRABA LLC
5136 S DESERT VIEW DR STE A...
APACHE JUNCTION, AZ 85120



Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

Neighborhood Meeting
Sign-In Sheet

Applicant:

Pew & Lake, PLC/ Rolling Plains Construction

Property Location:

Ironwood Drive and Guadalupe Roads.

Date:

September 12, 2023

Meeting Location:

**Rolling Plains Construction
5136 S. Desert View Drive
Apache Junction AZ, 85120**

Time:

6:00 PM

Case:

IUP-004-22

#	NAME	ADDRESS	ZIP	Email	PHONE
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					



SHIPPY'S
Rolling Plains INC.
CONSTRUCTION

Industrial Use Permit - Neighborhood Meeting

Pinal County

Case No. SPR-PA-032-22

Site Details

APNs:

104-63-005J – 2.8 AC

104-63-012S – 1.23 AC

104-63-009M – 5.01 AC

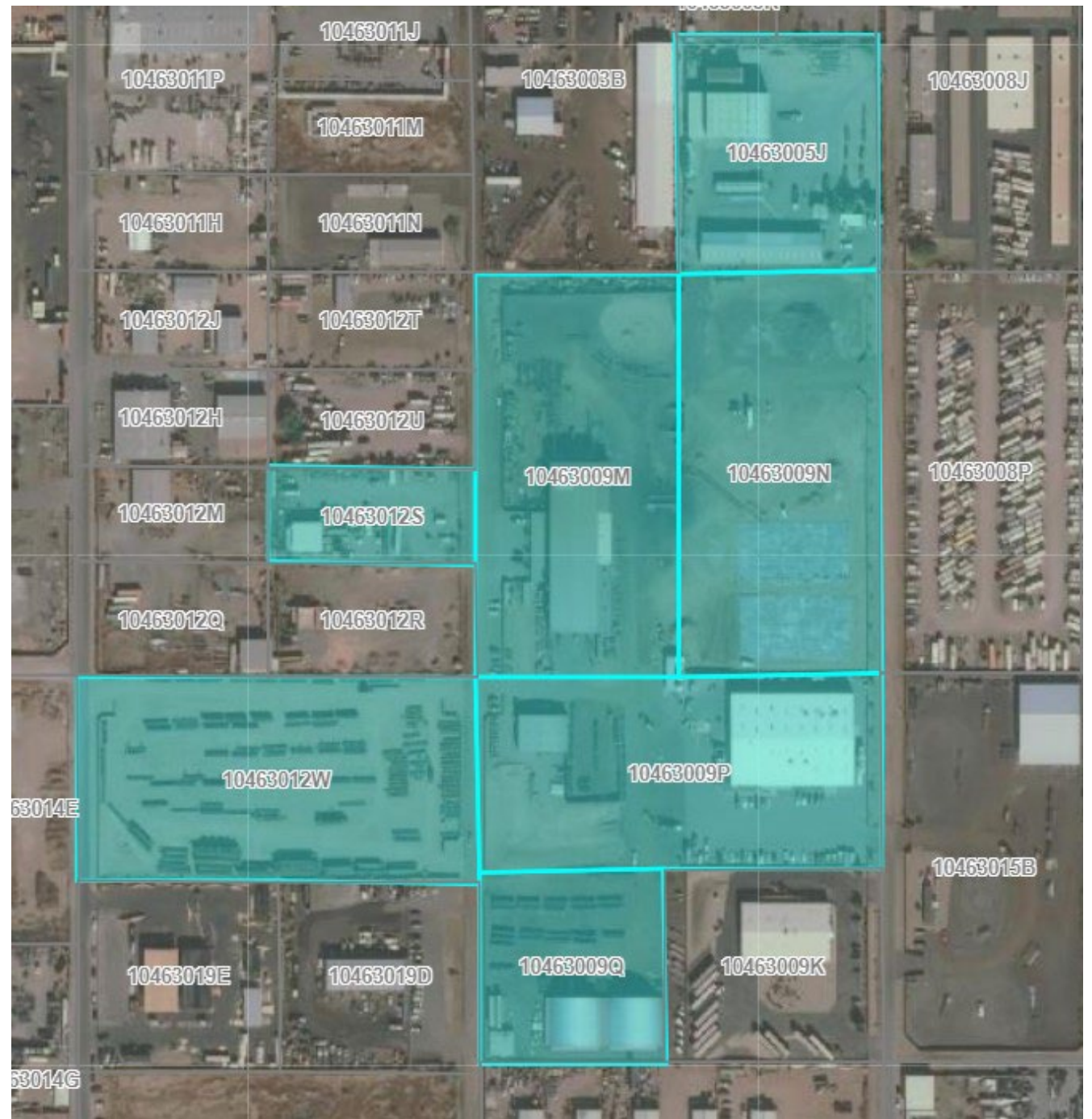
104-63-009N – 5.01 AC

104-63-012W – 5.12 AC

104-63-009P – 4.82 AC

104-63-009Q – 2.2 AC

Total approx. acreage – 26.19 AC



Site Details

SITE PLAN EXHIBIT ROLLING PLAINS CONSTRUCTION

5136 S. DESERT VIEW DR.

APACHE JUNCTION, AZ 85120
SEC. 6, T18 R8E

PARCEL 1

AREA: 17.0 AC

USE: CORPORATE OFFICES
STEEL SURFACE PREP
STEEL FIRE PROOF COATING

PARCEL 2

AREA: 5.1 AC

USE: LAYDOWN YARD
STORAGE
MATERIAL DROP-OFF / STAGING

PARCEL 3

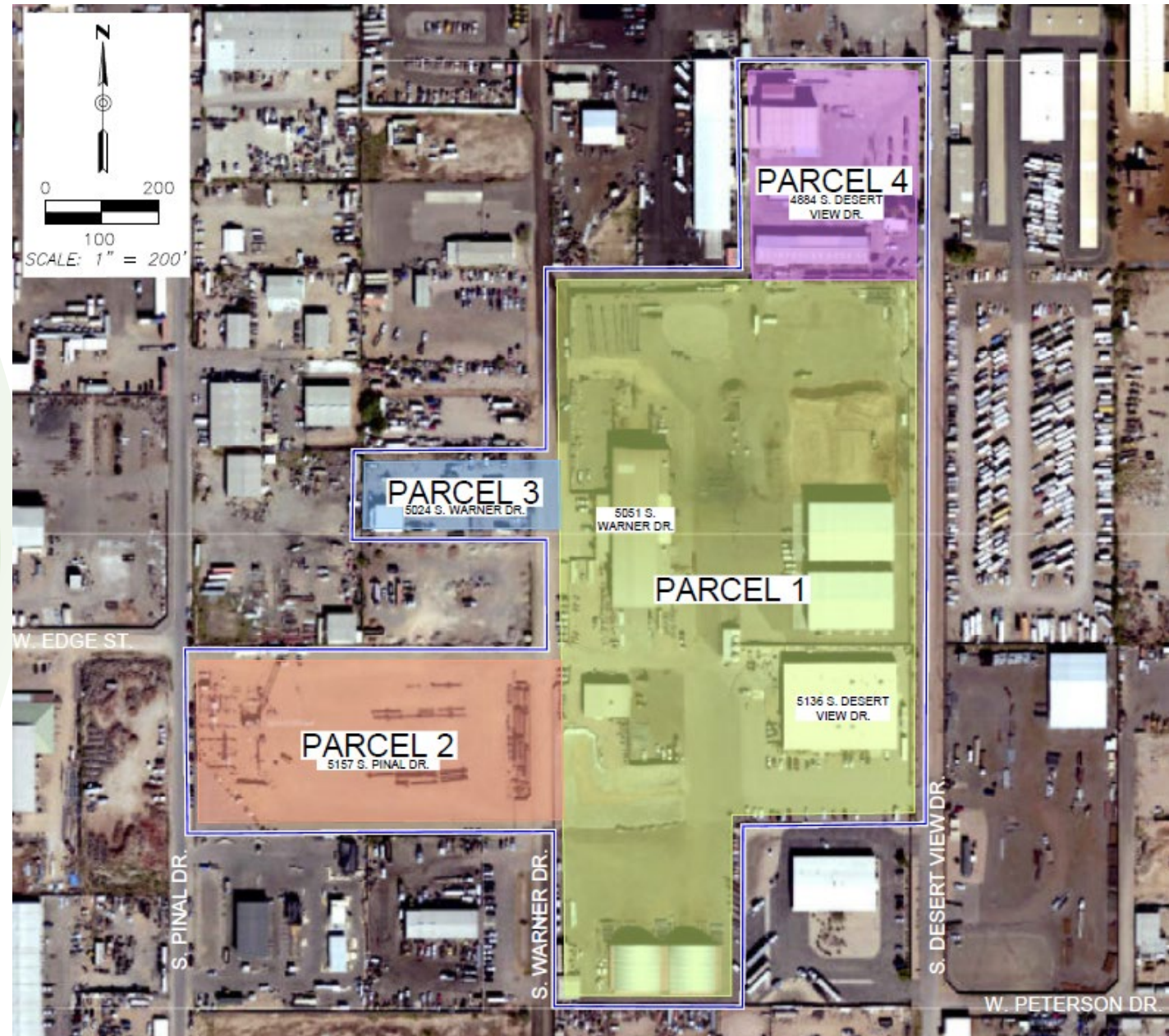
AREA: 1.2 AC

USE: STORAGE

PARCEL 4

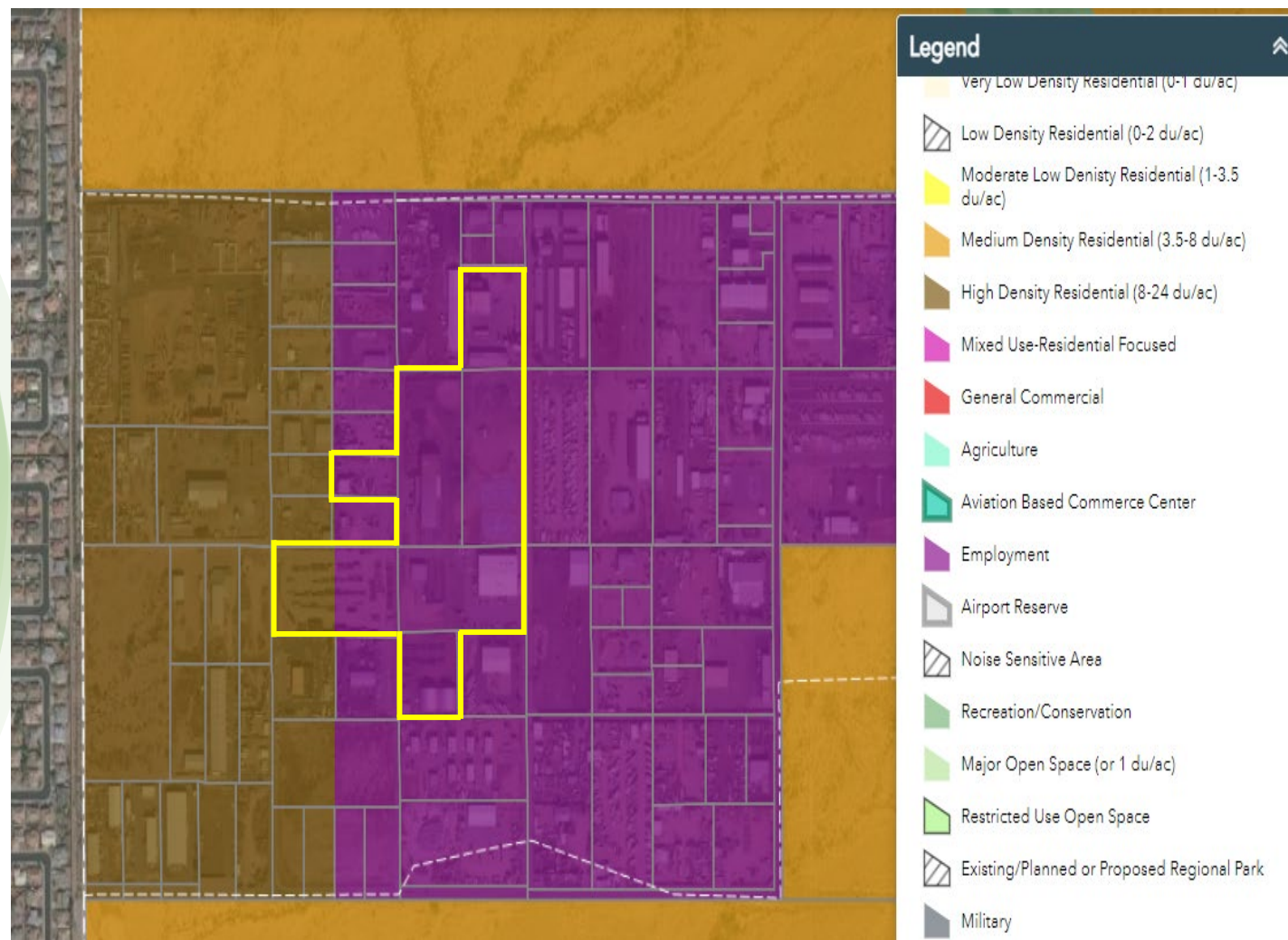
AREA: 2.8 AC

USE: OFFICES
STORAGE
WAREHOUSING



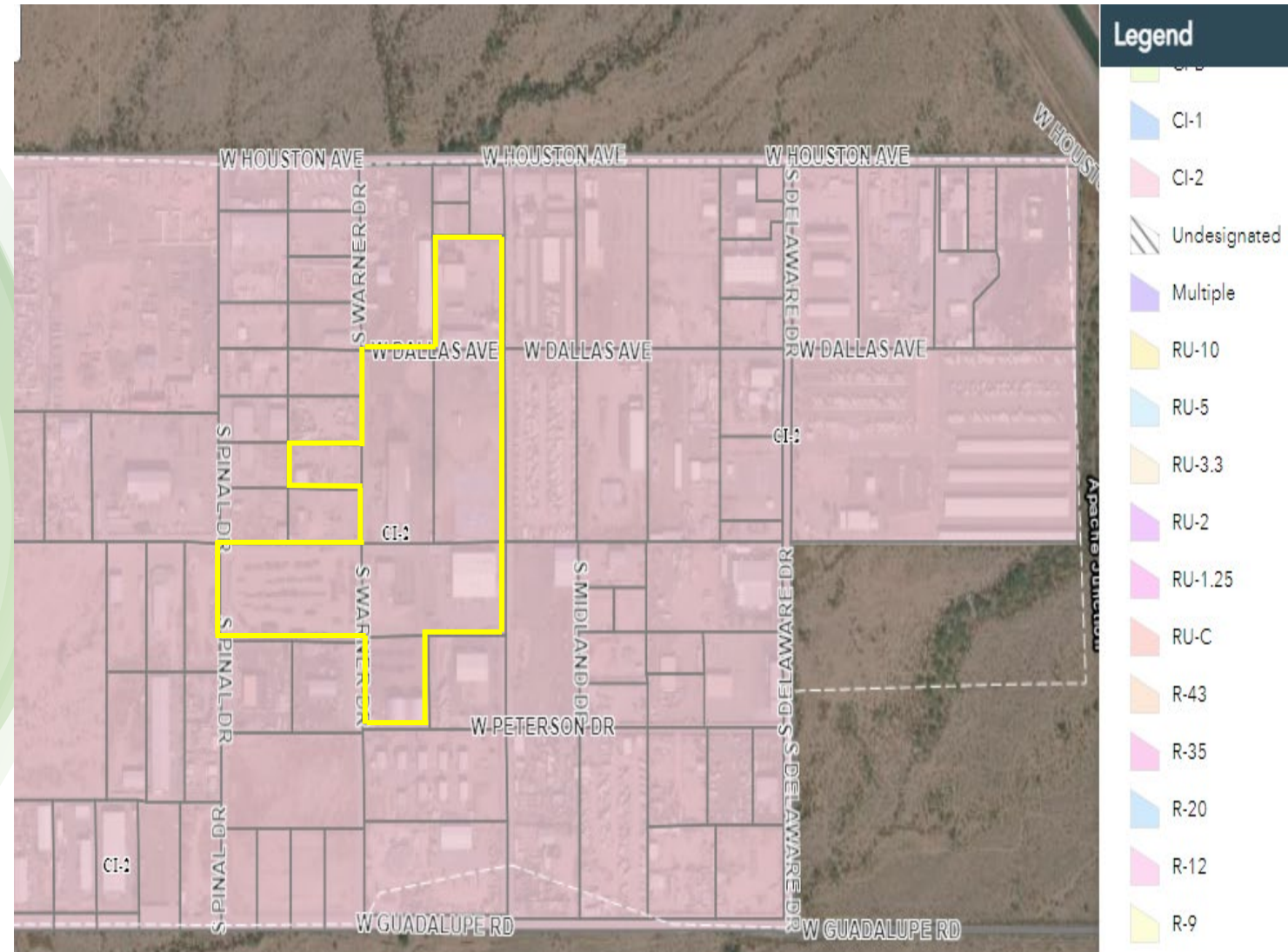
Comprehensive Plan

Employment & High Density
Residential



Zoning

CI-2 Industrial Zone



Industrial Use Permit



Request to
Pinal County

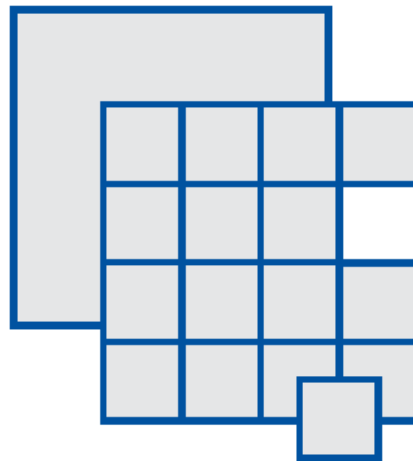
Questions & Comments?

Sean B. Lake or Sarah Fitzgerald

480-461-4670

sean.lake@pewandlake.com

sarah.fitzgerald@pewandlake.com



Pew & Lake, P.L.C.

Real Estate and Land Use Attorneys

TRANSMITTAL FORM TO:

[X] USPS

[] School:

[] High School:

[X] Irrigation & Drainage District: Superstition Mountain Community Facilities District No.1 & Arizona Water Company

[X] Fire/Police: Superstition Fire and Medical / Rural Metro / Pinal County Sherriff

[X] Electric / Gas Service: Southwest Gas

[X] SRP

Adjacent within 3 miles:

[X] Arizona State Land

[X] BLM

[] National Forest:

[] Reservation:

[] State Highway

[X] Other: Apache Junction



DATE: 3/20/2024

CASE: IUP-004-22 (Rolling Plains Materials Facility)

CASE NOTICE: 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. Subject site is located north of W. Guadalupe Road, between S. Warner Road & S. Pinal Drive in an unincorporated area of Apache Junction, Pinal County.

ATTENTION:

We are sending a copy of preliminary documents for the above zoning case for your review and commentary. Finalized documents can be found on the Planning and Zoning Agenda page closer to the hearing date; found here: <https://www.pinal.gov/1228/Planning-Zoning-Commission-Agendas>
The Planning and Zoning Commission will be reviewing this case on April 18, 2024.

Please submit your comments no later than: April 10, 2024 to Valerie.Lujan@pinal.gov

Sincerely,
Valerie "Val" Lujan
Planner

COMMUNITY DEVELOPMENT
Planning Division

31 North Pinal Street, Building F, PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyz.gov

Rolling Plains Materials Facility Comments

External

Inbox x



Richard Mooney <Richard.Mooney@sfmd.az.gov>

to Valerie.Lujan@pinal.gov ▾

10:25 AM (30 minutes ago)



Valerie,

April 10, 2024

Attn: Valerie Lujan

Valerie.Lujan@pinal.gov

Rolling Plains Materials Facility
5136 S. Desert View Drive
Apache Junction, AZ 85120

Pinal County Case: IUP-004-022

The Superstition Fire & Medical District (SFMD) does not cover the above project. The City of Mesa does not cover this area. The SFMD follows the 2018 International Fire Code, and the state of Arizona follows it.

The SFMD has the following comments for the project:

- The property does not have a fire hydrant in proximity, which means the fire flow is not being met for the occupancy.
- There are no sprinklers, which would provide additional time for another fire agency to respond.
- Does the facility use Knox Locks on their gate entries or buildings to allow emergency access?
- They commented that the project's access requirements are met but did not state whether they have maintained 20 ft access roads within the project area.
- Who is providing emergency fire services for the project so they can also review it? This will ensure that SFMD or the Mesa Fire & Medical Department is not accidentally dispatched for emergency services to this facility.



Richard Mooney | Assistant Chief & Fire Marshal

Superstition Fire & Medical District

Office | (480) 982-4440 ext. 160

Mobile | (480) 676-8099

Website | sfmd.az.gov