



PINAL COUNTY
WIDE OPEN OPPORTUNITY

IUP-004-22:

ROLLING PLAINS CONSTRUCTION INDUSTRIAL USE PERMIT

06/05/24

Presentation for Pinal County Board of Supervisors by
Community Development Department

IUP-004-22

- **Request:** Pew & Lake, PLC (as applicant/agent) is seeking approval of an Industrial Use Permit for continued operation of an established materials processing and treatment facility; referred to as Rolling Plains.
- **Site Information:** ± 26.19 acres (7 parcels)
- **Location:** Located north of W. Guadalupe Road, between S. Warner Road & S. Pinal Drive, in an unincorporated area of Apache Junction.
- **Owner/Applicant:** Shippy's Properties, LLC
(owner [authorization on file])

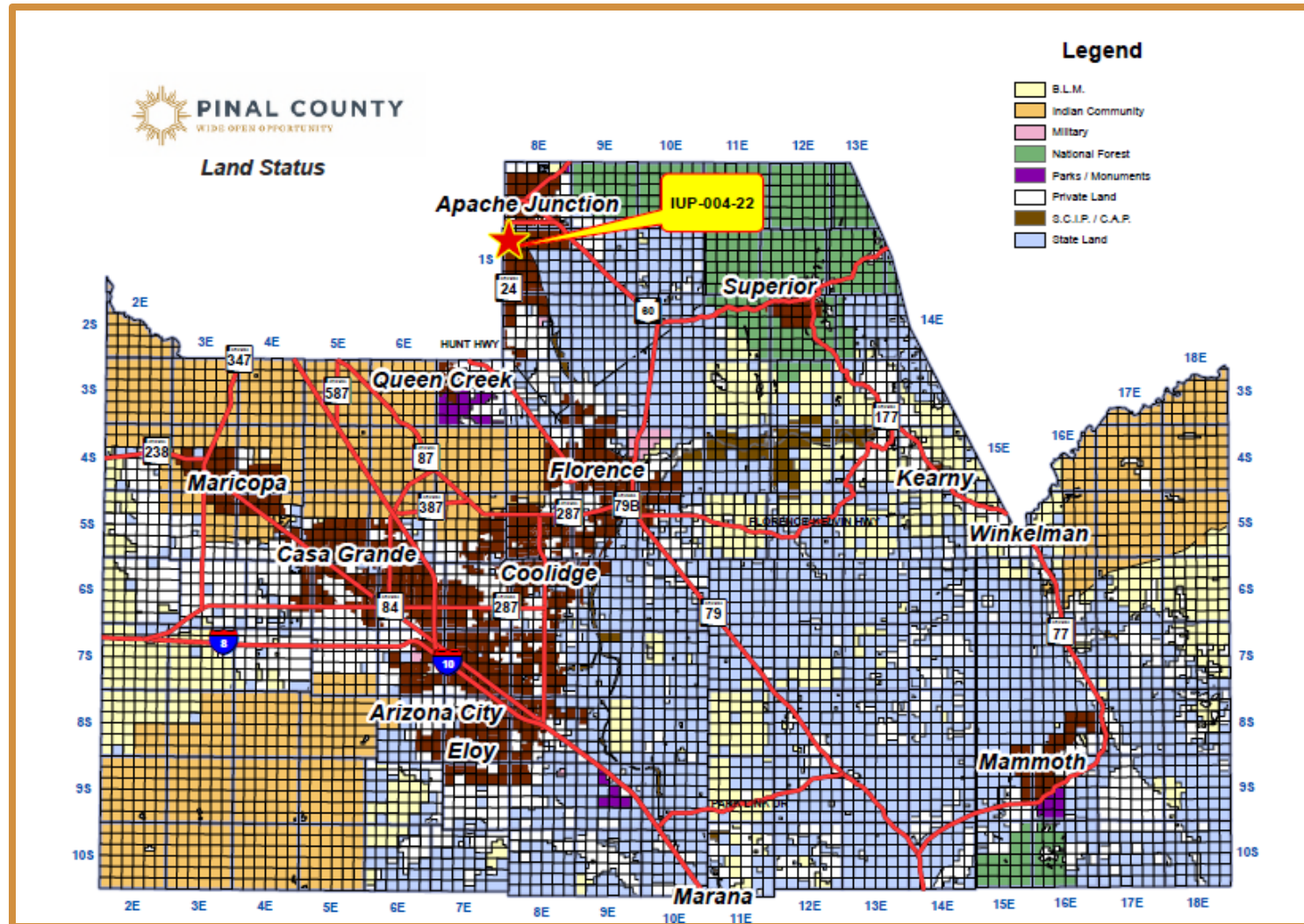
Pew & Lake, PLC (agent/applicant)

County Map



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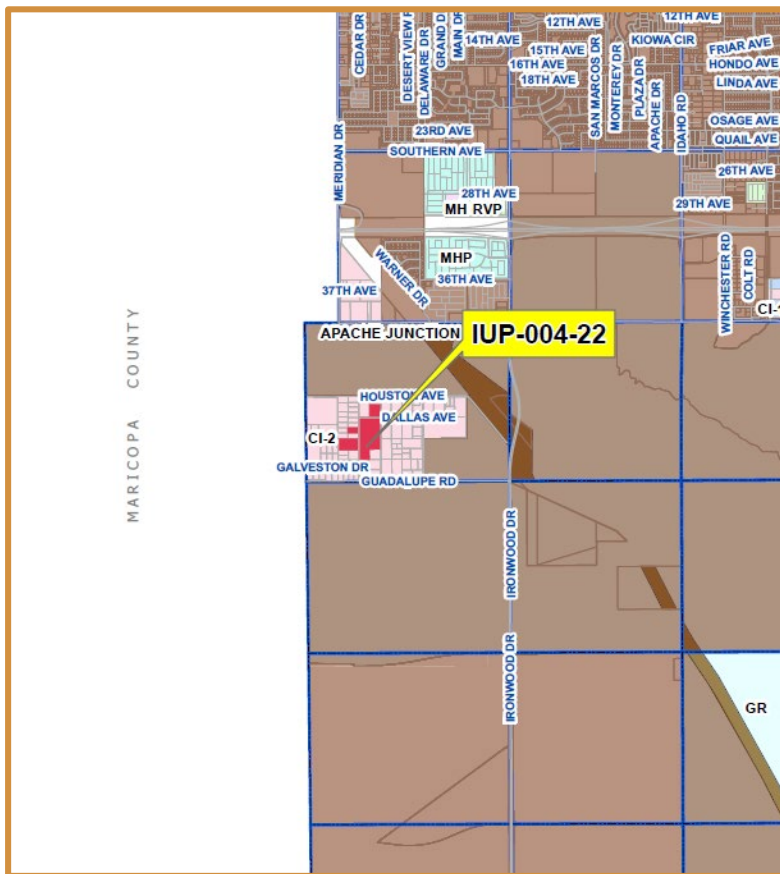
Zoning Context



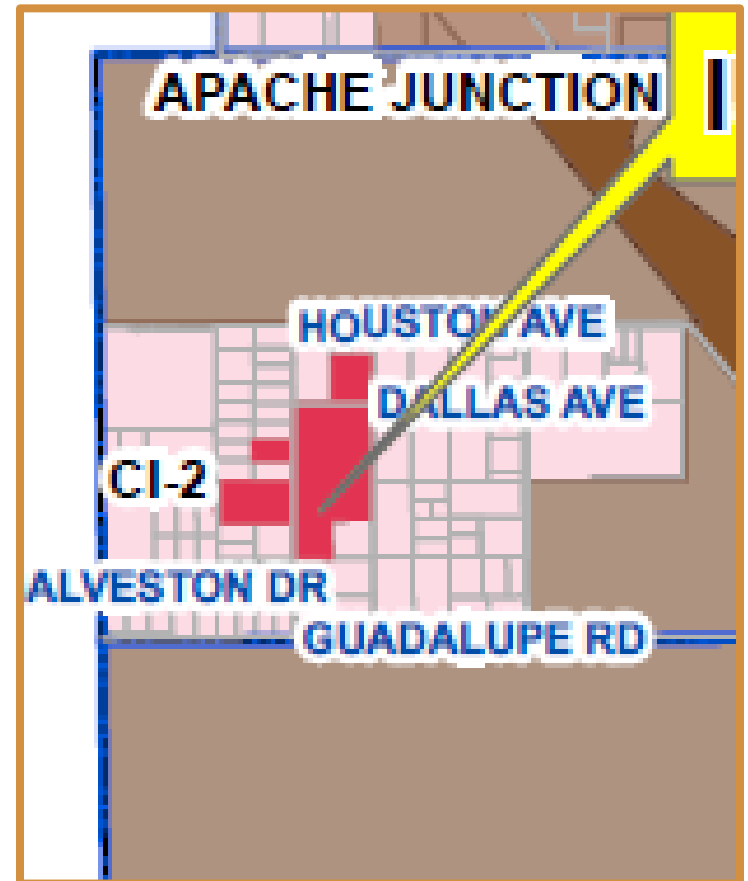
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Full Map



Zoomed In

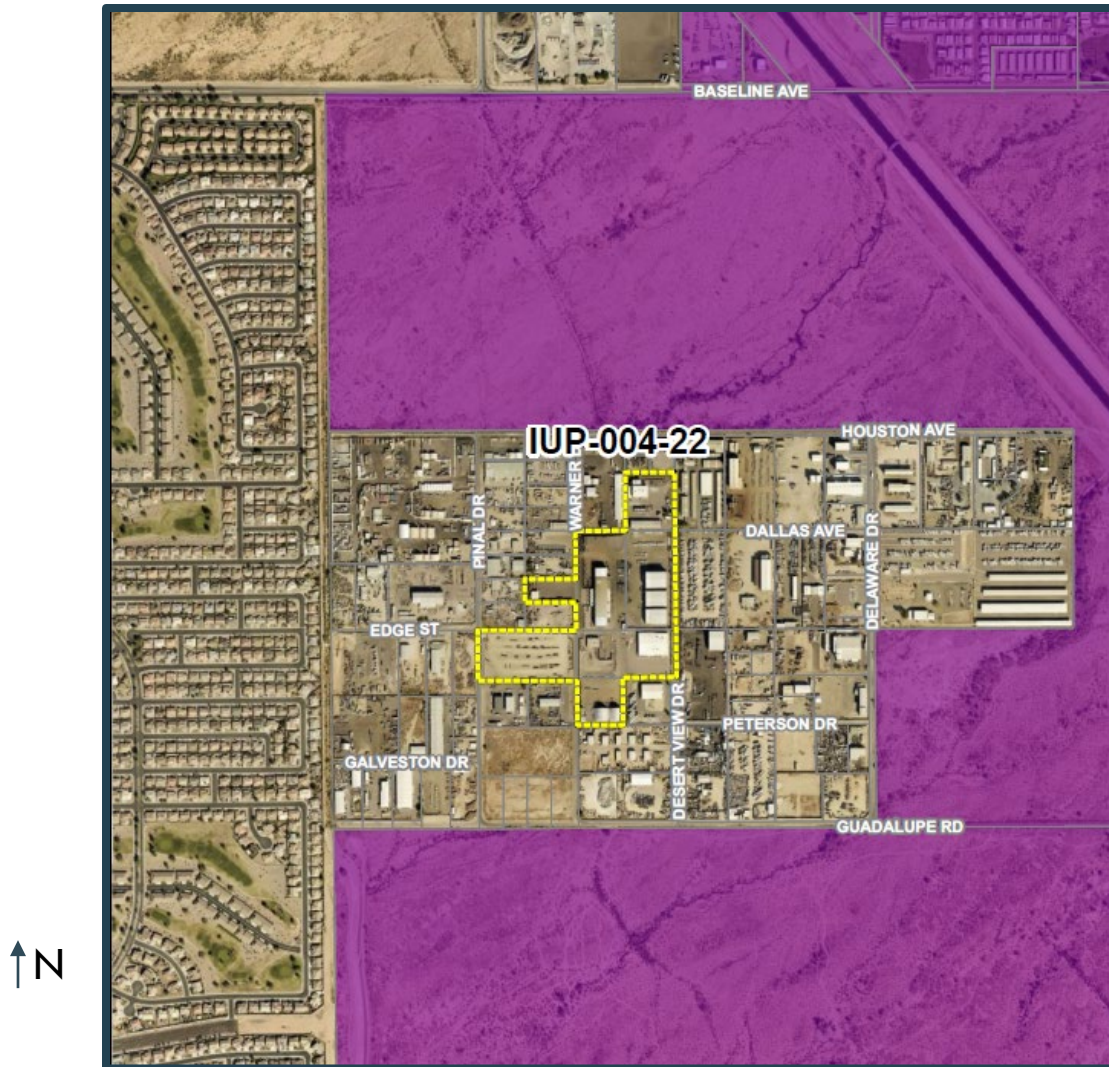


Area Map

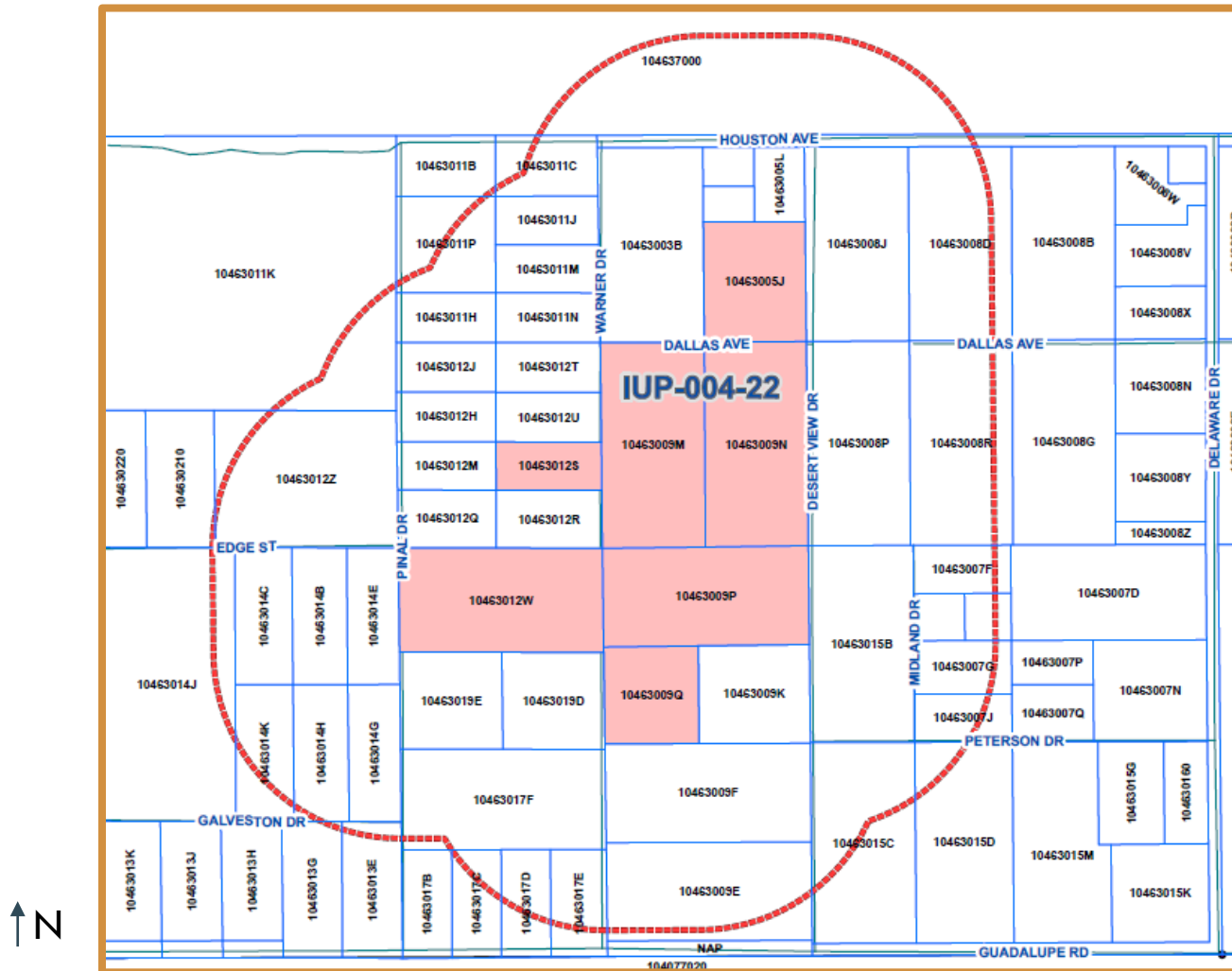


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Photos



Site History

- CI-2 (Industrial Zone)
 - Through case PZ-C-043-81

- Long Existing Industrial Site
 - Prior to County introduction of SPR process
 - Rolling Plains introduced material laydown yard, resulting in a now dismissed Code Compliance case; Applicant taking appropriate steps

- Has approved SPR-032-20 for area of project site

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5136 S. DESERT VIEW DR.
APACHE JUNCTION, AZ 85120
SEC. 6, T15 R0E

OWNER

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

APPLICANT

PEW & LAKE, PLC
1744 SOUTH VAL 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	C1-2
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: 10463009N, 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: 104630125
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 THE 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:

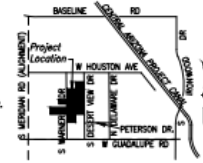
1. A 1500 GALLON WATER TRUCK WILL BE ON SITE AT ALL TIMES.
2. FIRE EXTINGUISHERS ARE LOCATED AT ALL

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.

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



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:

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

FIRE ACCESS

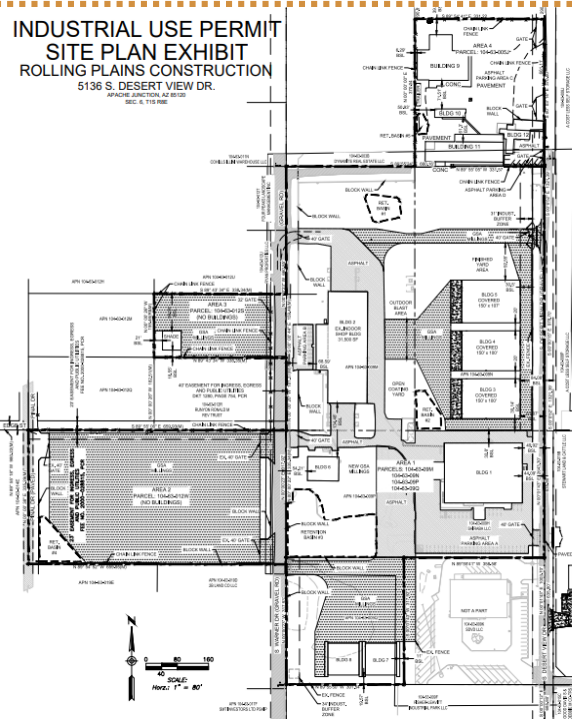
THE SITE CAN BE ACCESSED FROM WARNER DRIVE, DESERT VIEW DRIVE, OR PINAL DRIVE. A 20' WIDE FIRE ACCESS ROUTE HAS BEEN DELINEATED ON THE SITE PLAN SHOWING INSIDE TURNING RADIUS OF 35' AND OUTSIDE 55'. THIS IS A SIMPLIFIED EXERCISE TO DEMONSTRATE ADEQUATE CLEARANCE FOR FIRE APPARATUS. ALL WEATHER ACCESS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

Site Plan - Highlights



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INDUSTRIAL USE PERMIT SITE PLAN EXHIBIT ROLLING PLAINS CONSTRUCTION 5136 S. DESERT VIEW DR. APACHE JUNCTION, AZ 85120 SEC. 8, T19 N06E



OWNER
SUNNY'S PROPERTIES LLC
1227 RIVER STREET
HENDERSON, CO 80640
PH: (480) 480-1797
CONTACT: CHRIS HENDERSON
EMAIL: CHRIS.HENDERSON@SUNNYPLAINS.COM

ENGINEER
VISTA DESIGN GROUP, LLC
2115 E. HENDERSON AVE.
MESA, AZ 85213
PH: (480) 686-7146
CONTACT: JARED COLE, PE
EMAIL: JCOLE@VDSG.COM



APPLICANT

PER & LINC, P.C.
1744 SOUTH VIL VISTA DRIVE
SUITE 217
MESA, AZ 85204
CONTACT: SARAH PRINCE
EMAIL: SARAH.PRINCE@PERLINC.COM

SITE DATA

PARCELS: MULTIPLE
ZONING DESIGNATION: D1-2
ZONING CASE: N/A
SETBACKS (FRONT-SIDE-REAR): 15/10/10
TOTAL LAND AREA: 26.1 AC (GROSS)
LOT COVERAGE: 13%
FLOOD ZONE: X

AREA 1

AREA: 17.5 AC
PARCELS: 10443000K, 10443000K, 10443000K
USE: CORPORATE OFFICES
SITE SURFACE: PIMP
SITE FIRE PROOF COATING
(SEE MAP NARRATIVE FOR USE DETAILS)

AREA 2

AREA: 5.1 AC
PARCELS: 10443012K
USE: STORAGE
LAYOUT: TWO
(SEE MAP NARRATIVE FOR USE DETAILS)

AREA 3

AREA: 1.8 AC
PARCELS: 10443012S
USE: STORAGE
(SEE MAP NARRATIVE FOR USE DETAILS)

AREA 4

AREA: 2.8 AC
PARCELS: 10443000J
USE: OFFICES
WAREHOUSING
(SEE MAP NARRATIVE FOR USE DETAILS)

PARKING

ASPHALT PAVING FOR THE ENTIRE SITE IS PROVIDED BY THE APPLICANT. THE APPLICANT HAS ALREADY OBTAINED THE NECESSARY PERMITS FOR THE PARKING AREAS OUTSIDE OF THE PAVED AREAS.

FIRE PROTECTION

THERE IS NO PUBLIC WATER SYSTEM AVAILABLE TO THIS SITE. FIRE PROTECTION IS PROVIDED TO THE BUILDINGS BY TWO MEANS:
1. A 100 GALLON WATER TANK WILL BE ON SITE
2. FIRE EXTINGUISHERS ARE LOCATED AT ALL BUILDING ENTRANCES AND THROUGHOUT THE EXISTING OFFICE BUILDING HAS AN AUTOMATIC FIRE SPRINKLER SYSTEM.

TRASH ENCLOSURES

THE SITE IS AN ACTIVE INDUSTRIAL YARD WITH MULTIPLE MOVABLE TRASH ENCL. THE SITE OPERATOR HAS A 40' X 60' TRASH ENCL. ON AN "AS-NEEDED" BASIS. THE TRASH ENCL. IS NOT BASED ON JOB NEEDS, BUT ARE PLACED AS NEAR THE 40' X 60' WASH IN AREAS ONLY ALLOWED FOR TRASH. TRASH ENCLOSURES ARE NOT PLACED FOR PROTECTION OF THE TRASH BIN LOCATIONS.

BUILDING USAGE

BUILDING 1: OFFICE, SMALL WORKOUT AREA & WAREHOUSE.
BUILDING 2: OFFICE, MEET BUILDING WITH 2-WHEEL MACHINES, BREAK ROOM, & WAREHOUSE STORAGE.
BUILDING 3: PAINT/COATING AND EPOXY BASED INTUMESCENT APPLICATION.
BUILDING 4: PAINT/COATING AND EPOXY BASED INTUMESCENT APPLICATION.
BUILDING 5: PAINT/COATING AND EPOXY BASED INTUMESCENT APPLICATION.
BUILDING 6: EQUIPMENT REPAIR AND STORAGE.
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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 MULCHES FOR DUST CONTROL. WATER TRUCKS ARE USED ON SITE FOR REGULAR WATERING OF THE COMPACTED GSA PAVING.

SITE PLAN NOTES

1. SIGNS ARE APPROVED BY SEPARATE PERMIT.
2. WALLS OVER 4' HIGH REQUIRE SEPARATE PERMIT.
3. PARKING WILL BE PAVED.
4. CLIMATIZED AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW.
5. PARKING WILL BE WITHIN 600 FEET OF BUILDINGS.

FIRE ACCESS

THE SITE CAN BE ACCESSED FROM WARDEN DRIVE, DESERT VIEW DRIVE OR PINAL DRIVE. A 20' WIDE FIRE ACCESS DRIVE WILL BE MAINTAINED ON THE SITE. PLAN SHOWING INSIDE TURNING RADIUS OF 35' AND OUTSIDE 10'. THIS IS A SHARPER TURNING RADIUS TO DEMONSTRATE ADEQUATE CLEARANCE FOR FIRE APPARATUS. ALL ROADWAY ACCESS INCLUDES ASPHALT PAVEMENT OR COMPACTED GROUND STABILIZED ASPHALT.

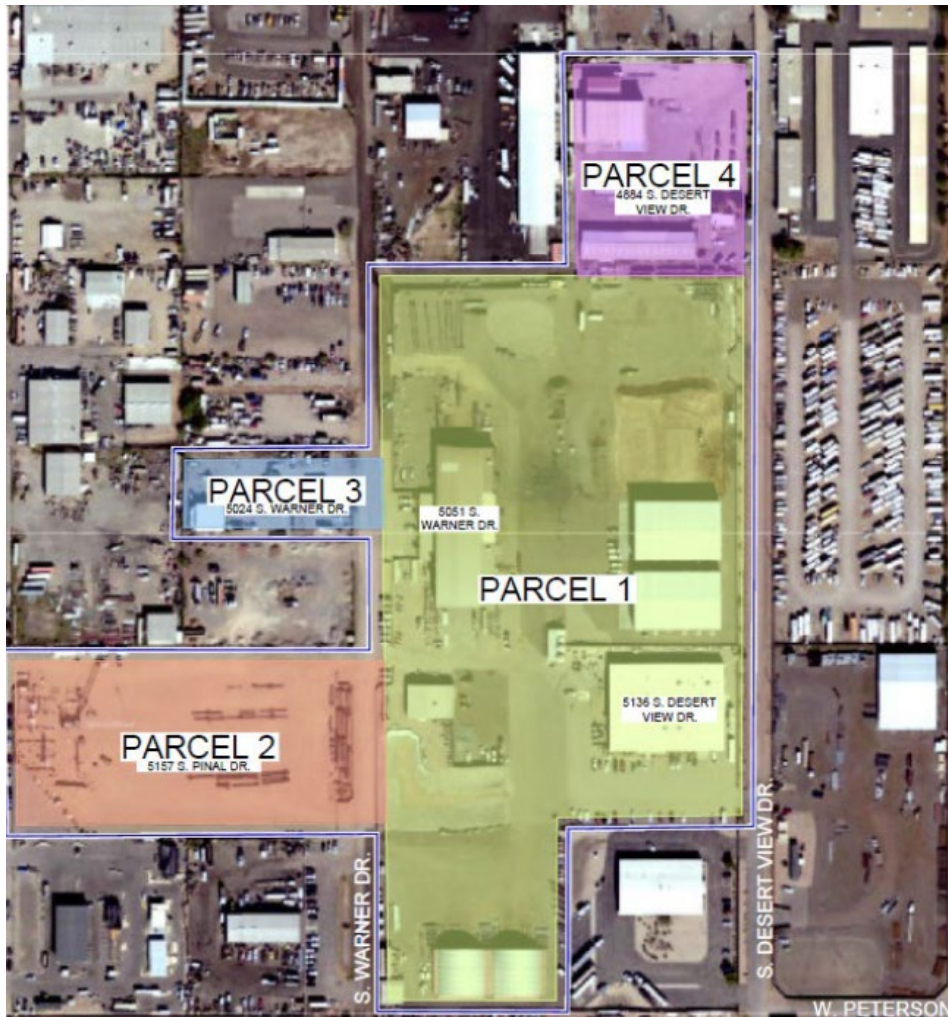
Site inaccessible to general public

Parking: 4 paved parking areas

Adequate gate and fencing across site as a vehicular/pedestrian safety measure

Fire Protection: 1500 gallon water truck on site at all times / Extinguishers at building entrance and across site / Office buildings have auto sprinkler systems

Site Layout - Details



OVERALL OPERATIONS: Fireproofing of materials

Area 1 (4 parcels):

- Main office; staff breakroom; parking area
- Site equipment repair & storage
- Prep and coating

Area 2 (1 parcel):

- Laydown yard
- Material drop-off, staging &, storage

Area 3 (1 parcel):

- No buildings; shade structure
- Area used for additional storage as needed

Area 4 (1 parcel):

- Office space
- Warehouse
- Equipment repair and parts storage
- Additional parking areas

PnZ Recap

- No additional discussion or questions were raised by the Commission.
- Staff has received 1 communication at PnZ; nothing further for BOS
 - Concern of adequate fire measures, resources, access
 - Some of those measures previously mentioned; water truck on site (kept full by onsite water well); extinguishers; fire sprinklers
 - Site is accessible from Desert View Drive, Warner Drive, and Pinal Drive (access gates are 32-40 feet wide; drive aisles within the site are sufficiently paved with 24 feet wide and adequate turning radii)
 - Stipulation provided and at SPR fire signature is required for approval
- Commission provided a favorable recommendation.

Items of Consideration

- Established, permitted use within the zoning district; Conforms to land use designation of *Employment*
- Applicant has submitted all necessary documentation required of an IUP, and has willingly worked with Staff to rectify CC issue
- Applicant has begun site plan review process for the additions
 - Applicant has approved site plan
- Impact on *Quality of Life*
 - No identified incompatible uses within the immediate area
 - Site centrally located, surrounded by other industrial uses
 - Impacts typical of this use type such as noise, lighting, environmental health, etc. have been stipulated for continued compliance
 - As so, the risk of reduction in quality of life is considered low

Items of Consideration

- Outreach to County Divisions; No adverse impacts have been identified by County Staff that would prevent the case from moving forward.
 - Preliminary TIS & Drainage Report have been provided; stipulations.
 - Air Quality permit on file

Recommendation

- Staff Recommends **approval** with ten (10) stipulations

Thank you!



□ Questions?... 😊