

# ORACLE VALLEY ESTATES LLC

2145 W. American Ave.  
Oracle, AZ 85623





# AGENDA

- Introduction
- Owner Profile and Company Profile
- Where Are We Now
- Our Plans
- Final

# ALLEN YADGARI

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**CEO and Founder of Skyline Real Estate  
Jan 2003-Present**

**Allen Yadgari, a seasoned California Broker with a deep passion for real estate management, investment, and development.**

**Allen has built a strong foundation in the industry with over two decades of experience and expertise in land leased communities and property management.**

**He has made Skyline Real Estate one of the Top 20 Manufactured Home Community owner and operator in the country.**

**sre.co**



**Pioneer  
Tucson**



# SKYLINE REAL ESTATE

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SRE specializes in the acquisition and management of RV and mobile home parks. With over 20 years of experience in real estate management, brokerage, investment, and development, we have a proven track record of turning properties into thriving communities.

SRE owns over 60 mobile homes & RV communities, hotels, and commercial buildings with over 7000 units across multiple states. We prioritize the well-being of our residents, striving to create safe, comfortable, and vibrant communities.



## OUR MISSION

**Revitalize Communities:** We are committed to breathing new life into mobile home parks, ensuring they are safe, welcoming, and well-maintained environments for our residents.

**Sustainable Growth:** We aim to expand our portfolio thoughtfully, targeting properties that align with our values and growth objectives.

## OUR SERVICE

**Acquisition and Development:** Identifying and acquiring underperforming mobile home parks with high potential for improvement.

**Management:** Implementing effective management practices to ensure our parks are well-maintained and residents are satisfied.

**Investment:** Providing attractive investment opportunities with strong returns through strategic acquisition and development.



# Where We Are Now

The mobile home park was acquired in March 2019 with plans to renovate the property and make it a better addition to the community.

We saw the potential of the property to add value to the community and have plans of fixing the roads roads, replacing or renovating the older mobile homes that are already on the property, upgrade the over all appearance, and provide amenities after we stabilized the current occupancy of the park.

When Oracle Valley Estates was bought, the owner was not made aware that the park was expanded beyond what it was originally allowed. The park encompasses two parcels (308-56-0290 and 305-56-0030), that were developed into additional spaces over time.

In order for us to realize our vision for Oracle Valley Estates, we are requesting a zoning change, and we want to always be in compliance with the county. We want the park to remain with the current layout of 74 units and have completed a recent survey with a site plan that show the dimensions for each lot.



# Our Plans

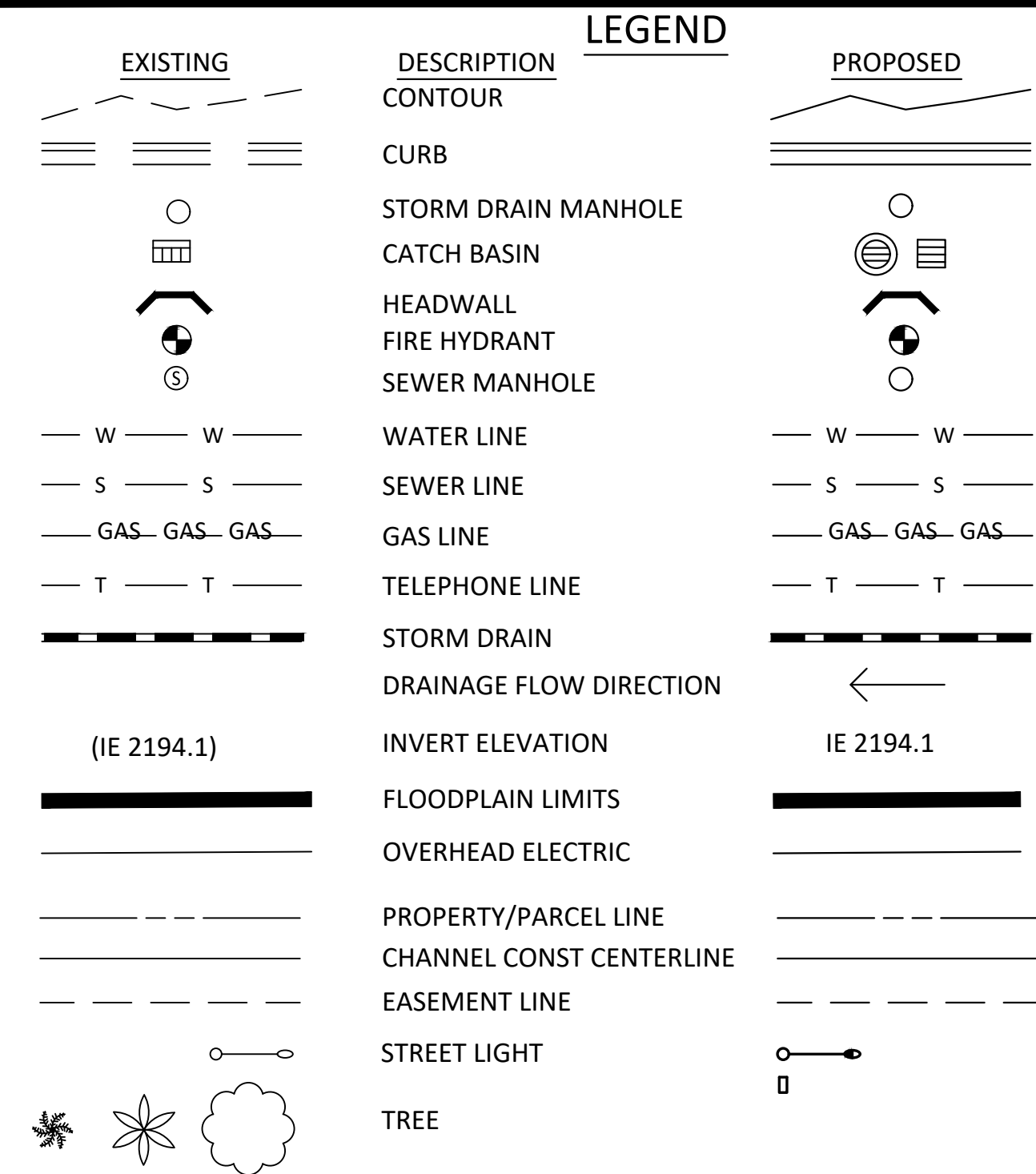
To replace older mobile homes with newer ones, provide RV spaces and fix the roads.



# Our Plans

Our plan also includes providing community spaces such as a dog park, barbeque and picnic areas, a playground, clubhouse with kitchen, laundry areas, and so much more.





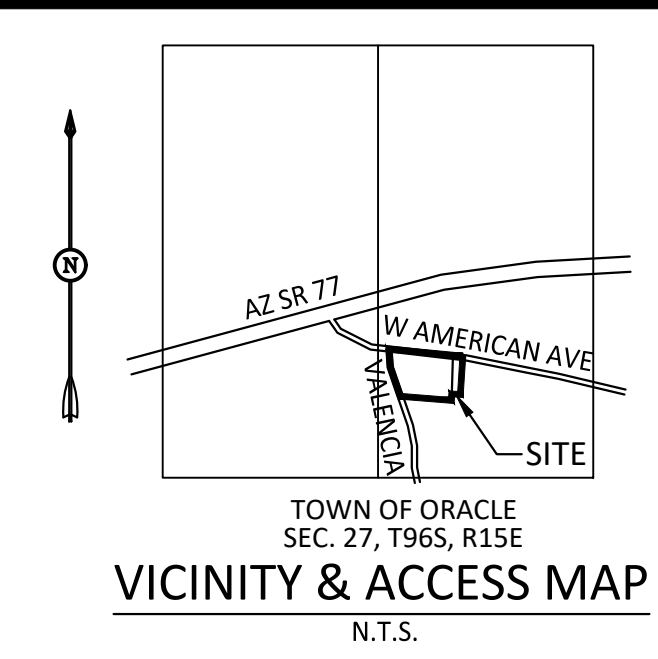
# ORACLE VALLEY ESTATES2

## SITE PLAN

### 2145 W AMERICAN AVE, ORACLE, AZ 85623

PINAL COUNTY ASSESSOR PARCEL NUMBER 308-56-030 & 308-56-029

THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 15 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, TOWN OF ORACLE, PINAL COUNTY, ARIZONA



#### ABBREVIATIONS

ESMT	EASEMENT
EX	EXISTING
EG	EXISTING GRADE
FG	FINISH GRADE
PROP.	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
B/C	BACK OF CURB
TYP.	TYPICAL
P	PAVEMENT
INV	INVERT
W	WATER
SS	SANITARY SEWER
SD	STORM DRAIN

#### SITE PLAN SHEET INDEX

SHT. NO.	DESCRIPTION
1	COVER SHEET
2	COUNTY NOTES
3	ZONING AND BOUNDARY MAP
4	EXISTING TOPOGRAPHY
5	DIMENSIONING PLAN
6	AMENITIES PLAN

#### OWNER

ORACLE VALLEY ESTATES LLC  
 9454 WILSHIRE BLVD  
 BEVERLY HILLS, CA 90212  
 CONTACT: ALLEN YADGARI  
 EMAIL: ALLEN@SKYLINERE.COM

#### ENGINEER

McDOUGALL DEVCON  
 4624 E MARILYN RD  
 PHOENIX, ARIZONA 85032  
 PH: (602) 619-9900  
 CONTACT: KEVIN McDOUGALL, PE, RLS  
 EMAIL: KEVIN@MCDUGALLDEVCON.COM

#### CONTRACTOR

TBD  
 -  
 -  
 CONTACT:  
 PHONE:  
 EMAIL:

#### SITE ADDRESS

ORACLE VALLEY ESTATES  
 2145 W AMERICAN AVE  
 ORACLE, AZ 85623

#### LAND USE DATA TABLE

GROSS AREA	SF	ACRES	PC APN
PARCEL 1	44501	1.02	308-56-029
PARCEL 2	336974	7.74	308-56-030
Total	381475	8.76	

	SF	ACRES	
SPACES	257774	5.92	67.6%
OPEN SPACE	69462	1.59	18.2%
PAVEMENT	54239	1.25	14.2%
Total	381475	7.51	100.0%

ZONING AREA	SF	ACRES	
1 MHP 435	184724	4.24	PARCELS 1&2
2 PMRV 435	196751	4.52	PARCELS 1&2
SEE SHT. 2	Total	8.76	

DENSITY	UNITS
MHP 435	31
PMRV435	38
TOTAL	69
DU/AC	7.9

#### NOTES:

- MHP 435 SPACES 4000 SF MIN. PER PC CODE.
- PMRV 435 SPACES 2000 SF MIN. PER PC CODE.
- AMENITIES TO BE ADDED (SEPARATE PERMITS REQ'D. FROM PC BUILDING DEPT.): POOL, REC. CENTER/ADMIN. BLDG., DOG PARK, PATIO, PLAYGROUND AND PICKLEBALL COURT.
- REC. BLDG. IS SCHEMATIC ONLY, APPROX. 2400 SF. EXACT NUMBERS AND DESIGN TBD BY AZ LICENSED ARCHITECT, SEPERATE PERMIT.
- EACH SPACE PROVIDES PARKING FOR TWO VEHICLE.

#### LEGAL DESCRIPTION

FROM PC SURVEY FEE NUMBER 2019-081530  
 PARCEL 1:  
 THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 61.47 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE ENTRANCE ROAD TO ORACLE VILLAGE ESTATES;

THENCE NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 139.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE (50 FEET FROM CENTER LINE) OF ARIZONA STATE HIGHWAY NO. 77, WHICH POINT IS ON A CURVE AND AT WHICH POINT A TANGENT TO SAID CURVE BEARS NORTH 80 DEGREES 21 MINUTES 41 SECONDS WEST;

THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 50 MINUTES 37 SECONDS A DISTANCE OF 254.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 394.12 FEET TO A POINT ON THE NORTHERLY LINE OF AN 80 FOOT DRAINAGE WAY;

THENCE NORTH 85 DEGREES 10 MINUTES 47 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 112.12 FEET;

THENCE NORTH 02 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 400.52 FEET TO A POINT IN SAID SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY NO. 77;

THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE, AND ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 34 SECONDS, A DISTANCE OF 112.51 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 20 DEGREES 46 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY LINE A DISTANCE OF 372.46 FEET TO AN ANGLE POINT,

THENCE NORTH 00 DEGREES 05 MINUTES 21 SECONDS WEST ALONG SAID EASTERLY LINE 159.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF ARIZONA STATE HIGHWAY #77;

THENCE NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 139.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE (50 FEET FROM CENTER LINE) OF ARIZONA STATE HIGHWAY NO. 77, WHICH POINT IS ON A CURVE AND AT WHICH POINT A TANGENT TO SAID CURVE BEARS NORTH 80 DEGREES 21 MINUTES 41 SECONDS WEST;

THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 16 MINUTES 43 SECONDS A DISTANCE OF 367.12 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 480.57 FEET TO A POINT ON THE SOUTHERLY LINE OF AN 80 FOOT DRAINAGE WAY;

THENCE NORTH 85 DEGREES 10 MINUTES 47 SECONDS WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 586.85 FEET TO A POINT ON THE EASTERLY LINE OF AN EXISTING ROADWAY;

THENCE NORTH 20 DEGREES 46 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY LINE A DISTANCE OF 372.46 FEET TO AN ANGLE POINT,

THENCE NORTH 00 DEGREES 05 MINUTES 21 SECONDS WEST ALONG SAID EASTERLY LINE 159.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF ARIZONA STATE HIGHWAY #77;

THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 11,409.16 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 44 MINUTES 12 SECONDS, A DISTANCE OF 744.07 FEET TO THE POINT OF BEGINNING.

#### SERVICE PROVIDERS

POLICE - PINAL COUNTY SHERIFF  
 FIRE - TOWN OF ORACLE  
 WATER - AZ. WATER CO.  
 SEWER - ORACLE SANITARY DISTRICT  
 SOLID WASTE - LOCAL WASTE MANAGEMENT  
 ELECTRIC - APS  
 CABLE OR SATELLITE - DIRECT TV OR DISH TV

#### PROJECT LATITUDE, LONGITUDE, ELEVATION

LAT.=32D37'08" NORTH, LONG.= 110D47'53" WEST, ELEVATION 4290

#### NOTICES

CONTRACTOR SHALL PROVIDE A COPY OF ADEQ NOTICE OF INTENT (NOI) FOR CONSTRUCTION ACTIVITY DISCHARGES FORM (AZG2013-001) PRIOR TO ANY CONSTRUCTION STARTING AND A NOTICE OF TERMINATION (NOT) UPON COMPLETION OF CONSTRUCTION. REGISTER ONLINE AT <https://azdeq.gov/node/2964>

#### NOTES RELATED TO COUNTY CODE

- ALL WATER AND SEWER IMPROVEMENTS BUILT ON PRIVATE PROPERTY, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. PRIVATE WATER SYSTEM STARTS AFTER THE METER.
- PARKING - EACH UNIT WILL HAVE PARKING SPACES FOR 2 VEHICLES.
- ROADS (OUTSIDE OF PUBLIC RIGHT OF WAY) SHALL PRIVATELY OWNED AND MAINTAINED BY THE LAND OWNER.
- NO SIGNAGE AT THIS TIME. FUTURE SEPARATE APPLICATION IF NEEDED.
- 6' CMU PERIMETER WALL FENCING IS REQUIRED AND AS NOTED ON PLANS.
- ON SITE DRAINAGE PATHS AND STRUCTURES ARE HISTORICAL, EXISTING, OWNED, AND MAINTAINED BY LAND OWNER.
- LANDSCAPING FOR THE DESERT GARDEN WILL INCLUDE: 2 BENCHES, 6 LOW WATER USE NATIVE TREES (MESQUITE/PALO VERDE) AND A VARIETY OF LOCAL CACTII, ALOE, SAGE AND OTHER SUCCULENTS (20 PLANTS MIN.) FOR LOCALS TO ENJOY.

#### ADEQ NOTES

THIS PROJECT WILL BE CONSTRUCTED WITH CONFORMANCE TO ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) RULES AND REGULATIONS AS OUTLINED IN A.A.C. R-18-4-119. SPECIFICALLY THE FOLLOWING ADEQ REQUIREMENTS:

- ALL WATER LINES AND FITTINGS SHALL HAVE NSF-PW SEAL.
- ALL MATERIALS AND PRODUCTS USED IN THE DRINKING WATER SYSTEM SHALL CONFORM TO NSF STANDARD 61.
- CONSTRUCTION MATERIALS USED IN THE WATER SYSTEM SHALL BE LEAD FREE AS DEFINED AT R18-5-504 AND R18-4-101.
- WATER LINES SHALL BE PRESSURE AND LEAK TESTED IN ACCORDANCE WITH AWWA C805 STANDARDS.
- WATER LINES SHALL BE DISINFECTED WITH CHLORINIZATION IN ACCORDANCE WITH AWWA C601 STANDARD OR ADEQ BULLETIN NO. 8.
- MINIMUM DEPTH OF COVER OVER WATER LINES SHALL BE 3 FEET FOR WATER LINES UP TO AND INCLUDING 10-INCH DIAMETER PIPES, AND 4 FEET FOR WATER LINES 12-INCH DIAMETER AND LARGER.
- WATER/SEWER LINE SEPERATION SHALL BE IN ACCORDANCE WITH A.A.C. R-18-5-502C.

#### ZONING

PINAL COUNTY ZONING COMM./B.O.S. CASES: PZ-PA-021-21 (CPA), PZ-036-21(REZONE) & PZ-PD-036-21 (PAD).

#### PROJECT DESCRIPTION

COMPREHENSIVE PLAN AMENDMENT. REZONE AND FORM PAD TO PROVIDE SITE IMPROVEMENTS TO AN EXISTING (7/6/1970) RV/MHP PROJECT WITH RESIDENTIAL RENTAL SPACES. EXISTING PARK SPACES (DECREASED FROM PREVIOUS TOTAL) PER THIS APPROVAL CASE INCLUDE 31 MHP 435 AND 38 PM/RVP 435 TYPE AND PARK AMENITIES AS OUTLINED HEREON.

#### FINISHED FLOOR CERTIFICATION

FINISHED FLOORS ARE SAFE FROM INUNDATION DURING A 100 YEAR PEAK RUN OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. MANUFACTURED HOMES ARE BUILT ON I-BEAMS, SECURED AND PLACED ON CONCRETE PIERS; HOME FINISHED FLOORS ARE 12" MINIMUM ABOVE SURROUNDING FINISHED GRADE AND 12" MINIMUM ABOVE 100 YEAR STORMWATER FLOWS, AS REQUIRED BY CODE.

#### PINAL COUNTY SPECIFIC SITE PLAN APPROVAL:

COMMUNITY DEVELOPMENT, ENGINEERING DIVISION	DATE
COMMUNITY DEVELOPMENT, PLANNING DIVISION	DATE
FIRE DISTRICT/DEPARTMENT	DATE

#### PINAL COUNTY SPECIFIC SITE PLAN RE-APPROVAL:

COMMUNITY DEVELOPMENT, ENGINEERING DIVISION	DATE
COMMUNITY DEVELOPMENT, PLANNING DIVISION	DATE
FIRE DISTRICT/DEPARTMENT	DATE

#### AS BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR      DATE      REG. NUMBER

CONTACT ARIZONA 811 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN TO EXCAVATE

**ARIZONA**  
CALL 811 OR CLICK ARIZONA811.COM

	DATE
	BY
	REVISION

**McDougal Devcon**  
*Planning for successful projects.*

4624 East Marilyn Road, Phoenix, AZ 85032 602.619.9900  
Civil Engineering - Land Surveying - Construction Management

*Kevin T. McDougall*

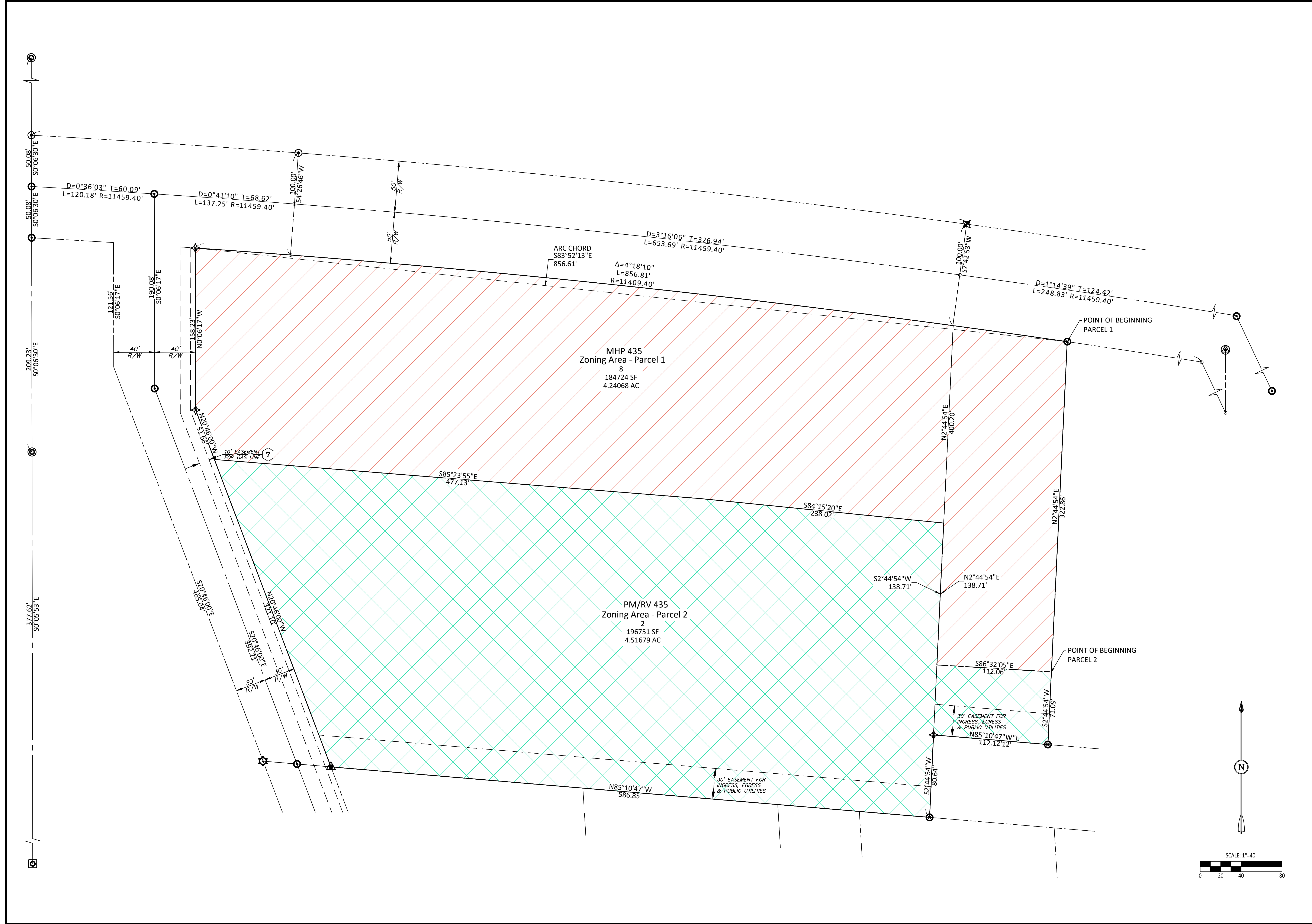
PINAL COUNTY, AZ 85193

ORACLE VALLEY ESTATES  
SITE PLAN  
COVER SHEET

2145 W AMERICAN AVE, ORACLE  
PC NO.:

JOB: ORACLE VLY EST MSP	
DGN KTM   DFT STF	
DATE:	2024.08.22
SHEET	1 OF 6





**ORACLE VALLEY ESTATES  
SITE PLAN  
BOUNDARY AND ZONING MAP**

2145 W AMERICAN AVE, ORACLE  
PC NO.:

PINAL COUNTY, AZ 85193

CONTACT ARIZONA 811 AT  
LEAST TWO FULL WORKING  
DAYS BEFORE YOU BEGIN TO  
EXCAVATE

**ARIZONA**  
CALL 811 OR CLICK  
ARIZONA811.COM

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

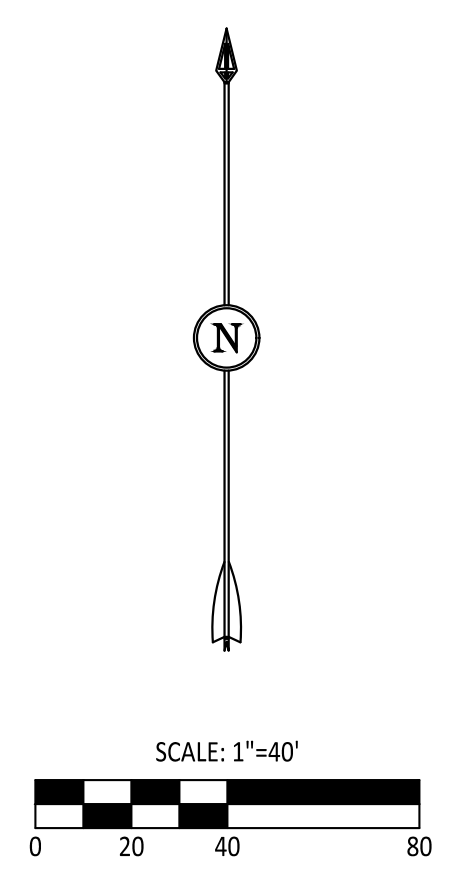
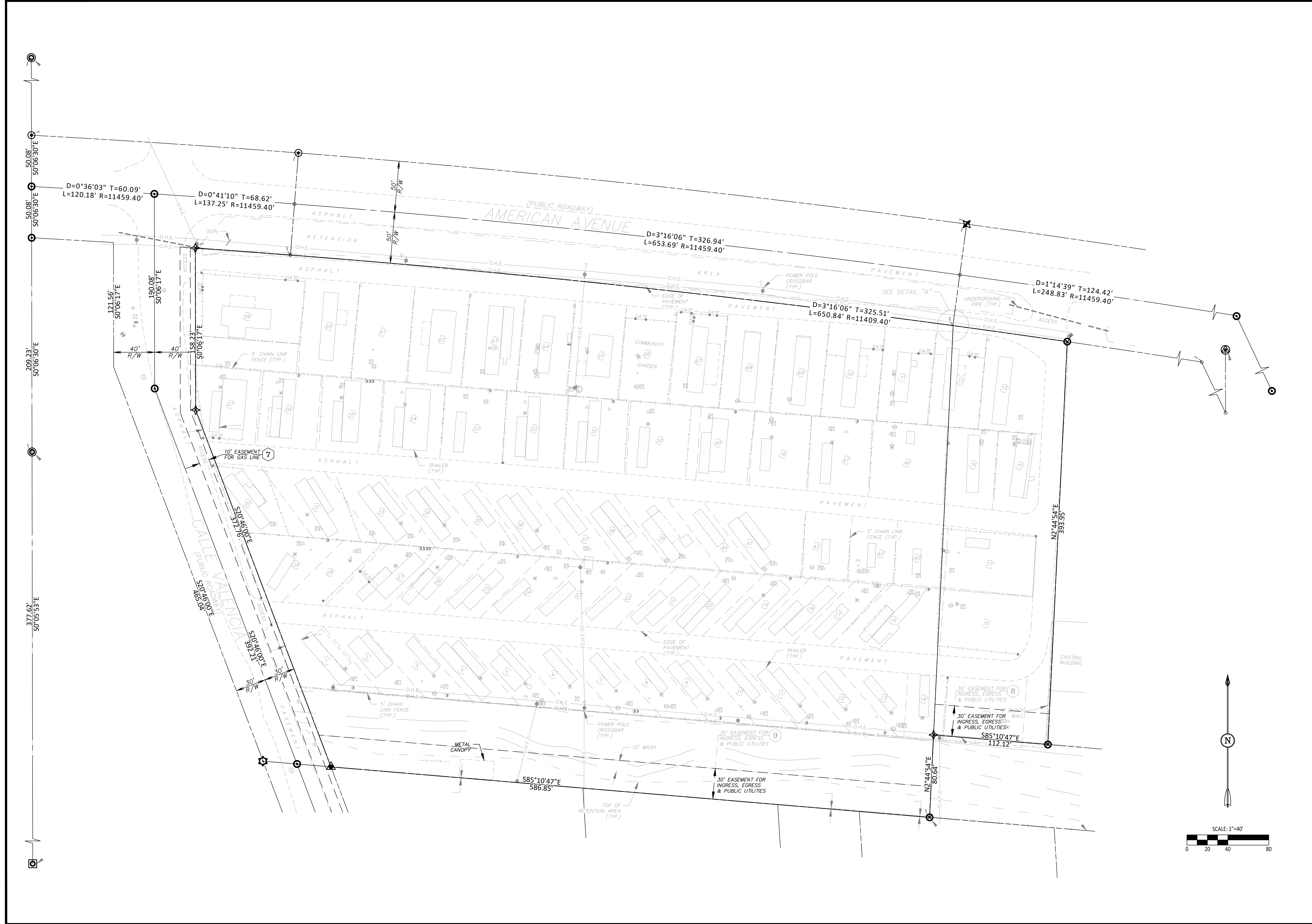
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4624 East Marilyn Road, Phoenix, AZ 85032 602.619.9900  
Civil Engineering - Land Surveying - Construction Management

**McDougal Devcon**  
REGISTERED PROFESSIONAL ENGINEER (CIVIL) - AZ  
43831  
KEVIN T. McDUGALL  
2024.08.22  
K. T. McDougall

JOB: ORACLE VLY EST MSP  
DGN KTM | DFT STF  
DATE: 2024.08.22  
SHEET 3 OF 6

SCALE: 1"=40'



CONTACT ARIZONA 811 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN TO EXCAVATE  
**ARIZONA 811**  
 CALL 811 OR CLICK ARIZONA811.COM

REVISION	DATE	BY

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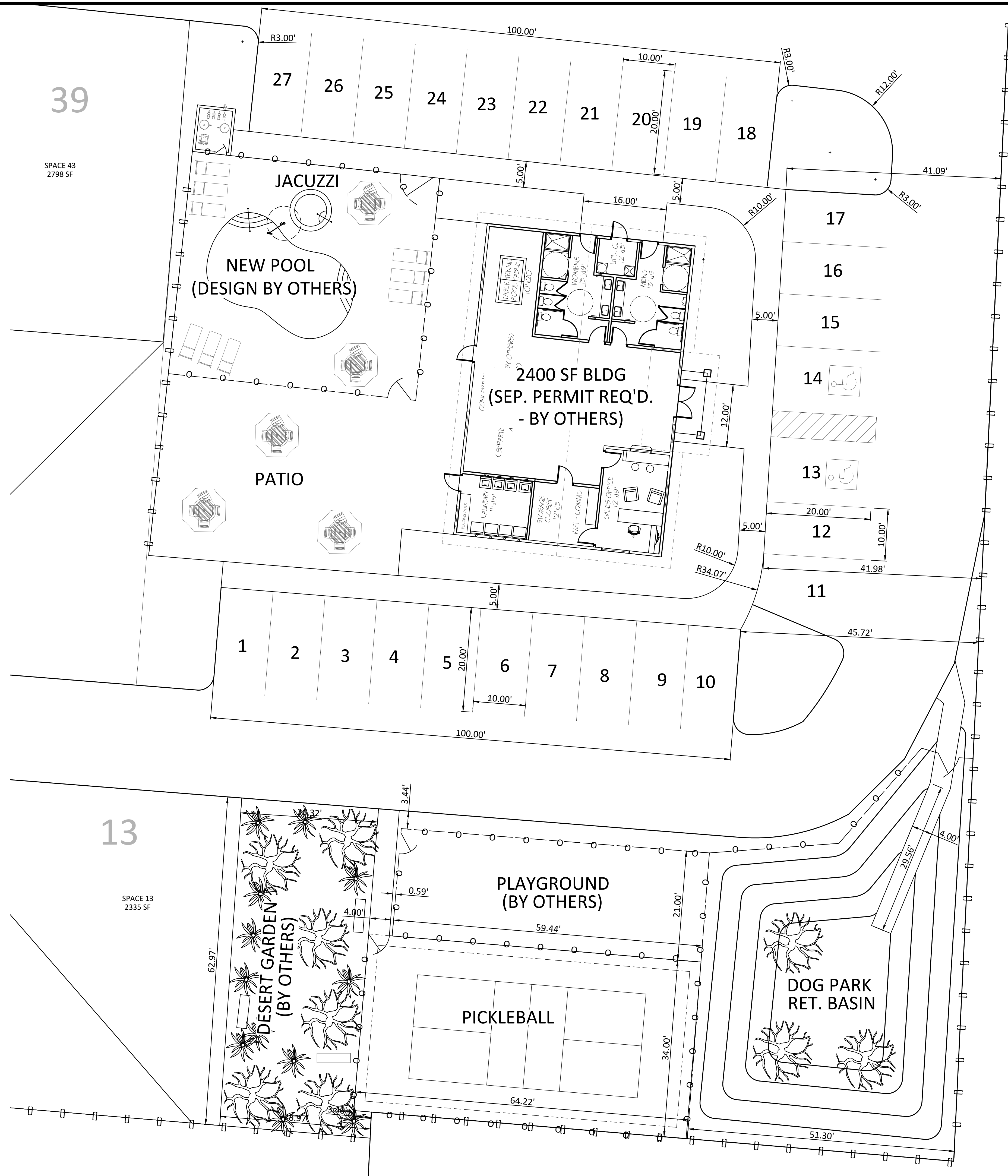
*Kevin T. McDougal*

**ORACLE VALLEY ESTATES  
 SITE PLAN  
 EXISTING TOPOGRAPHIC MAP**

2145 W AMERICAN AVE, ORACLE  
 PINAL COUNTY, AZ 85193  
 PC NO.:

JOB: ORACLE VLY EST MSP  
 DGN KTM | DFT STF  
 DATE: 2024.08.22  
 SHEET 4 OF 6





CONTACT ARIZONA 811 AT  
LEAST TWO FULL WORKING  
DAYS BEFORE YOU BEGIN TO  
EXCAVATE

REVISION	DATE	BY

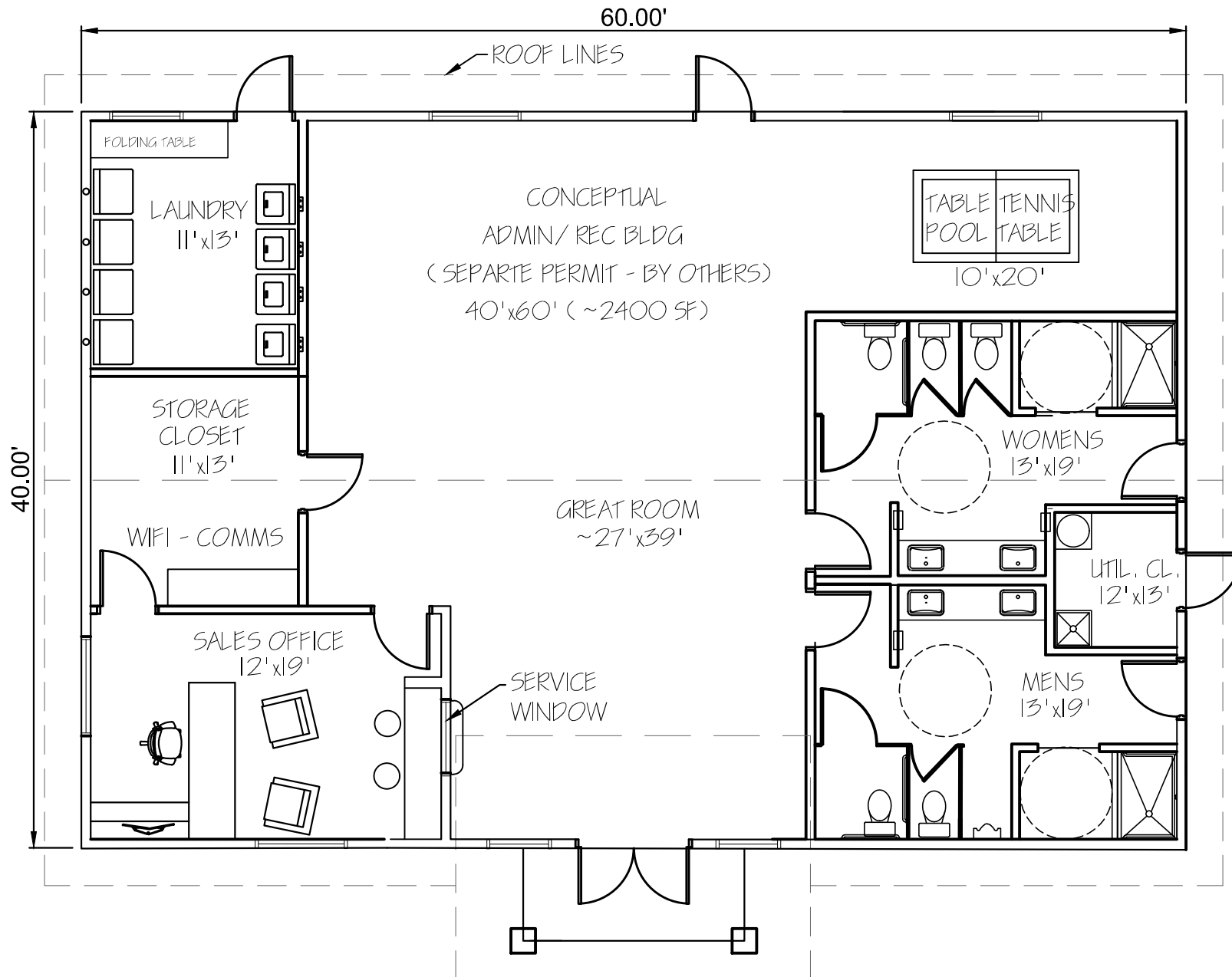
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ORACLE VALLEY ESTATES  
 SITE PLAN  
 AMENITIES PLAN

PINAL COUNTY, AZ 85193  
 2145 W AMERICAN AVE, ORACLE  
 PC NO.:

JOB: ORACLE VLY EST MSP  
 DGN: KTM | DFT: STF  
 DATE: 2024.08.22  
 SHEET 6 OF 6



# **Oracle Valley Estates**

**Oracle Valley Estates is roughly 60 year-old community with existing mobile homes and RV sites. Our end goal is to upgrade and bring value to the community.**

**We can realize the wonderful vision and opportunities for the community with Pinal County's help. We are humbly appealing for approval of our Zone Change request.**

**Thank you.**

