Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: APRIL 30, 2025

TO: BOARD OF SUPERVISORS

CASE NO.: **PZ-016-24 (AZ QUALITY RV AND BOAT STORAGE)**

CASE COORDINATOR: PATRICK ZAIA-ROBERTS, SENIOR PLANNER

SUPERVISOR DISTRICT: DISTRICT #5, SERDY

Executive Summary: *Melissa Richards, AZ Quality RV and Boat Storage LLC, (Landowner/Applicant) is requesting approval of a Rezone from GR General Rural to C-3 General Commercial for a 2.84± acre parcel southwest of US Highway 60 and ½ mile northwest of E El Camino Viejo to allow for commercial development of an RV and Boat Storage facility.*

If This Request is Approved:
The applicant may apply for a site plan application and applicable permits under the new development and design standards.

Location:
Parcel number: 104-15-0030 (Legal on File)

Items for Board consideration:
- Proposal is to rezone 2.84± acres to C-3 General Commercial Zoning District)
- Proposed use is for an RV and Boat Storage facility.
- Proposed use contemplates a low traffic use.
- Current land use designation is Moderate Low Density Residential (MLDR) which is compatible with commercial development under 25 acres with consideration of land use location.
- The property is contiguous to other commercial and industrial properties.
- Staff has received no letters of support or opposition to this case.

Commission recommendation:
- At the February 20th Planning and Zoning meeting, the Commission recommended for approval for the rezone (7-0).

If the Board wishes to approve the rezone from General Rural (GR) to General Commercial (C-3) zoning, staff has provided the following seven stipulations of approval for case PZ-016-24 for Board consideration:

1. Approval of this zone change (PZ-016-24) 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. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer to Pinal County Air Quality Code of Regulations Chapter 4, Article 3;

3. Development shall coordinate with ADOT regarding access and Right of Way dedication. Development shall provide a copy of the ADOT approvals to the County for the record;

4. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area, or as approved by the County Engineer;

5. A Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer. The TIS shall be in accordance with the current Pinal County TIS Guidelines and shall be approved prior to the Site Plan approval;

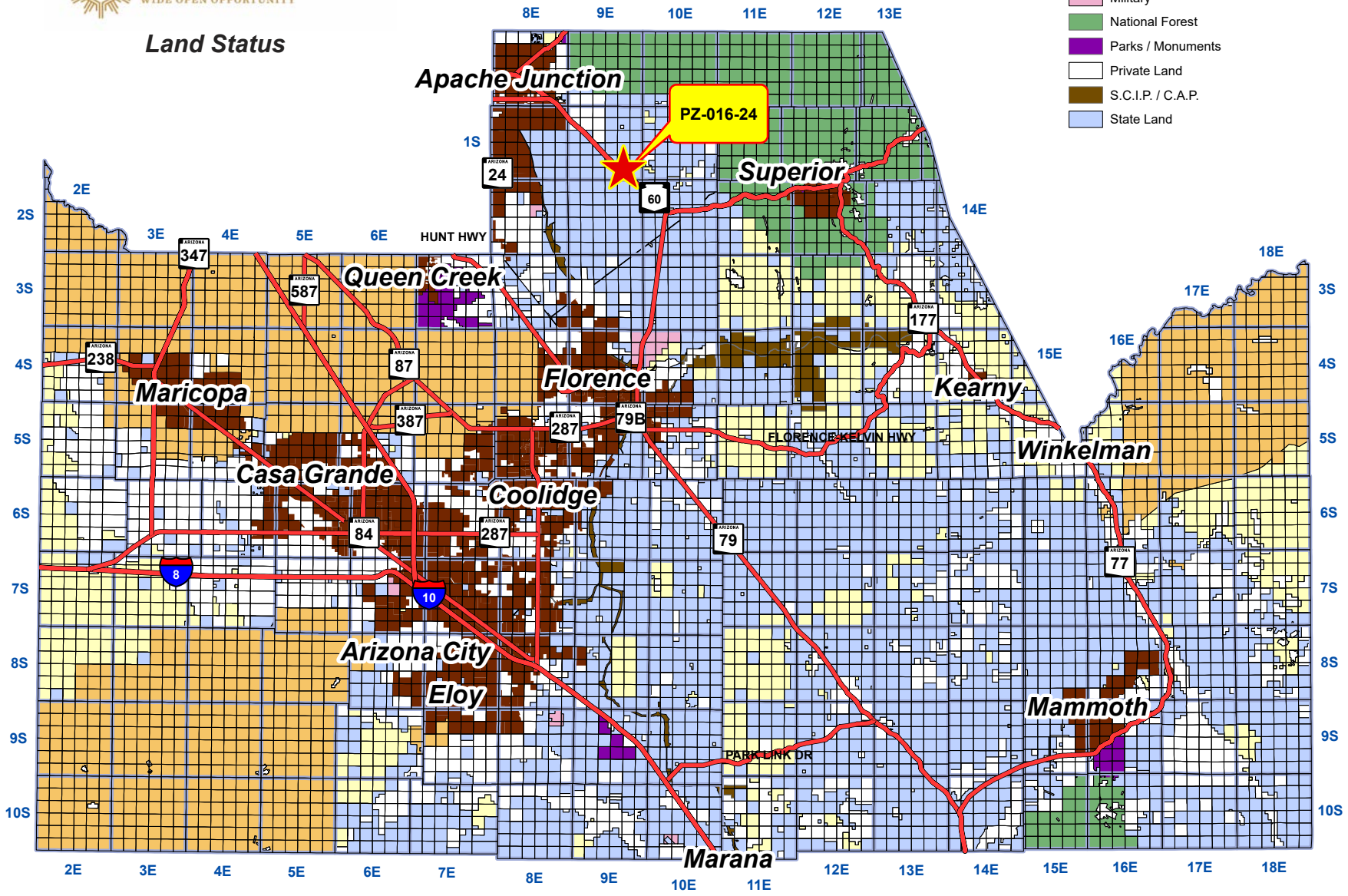
6. Any roadway sections, alignments, access locations and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer; and,

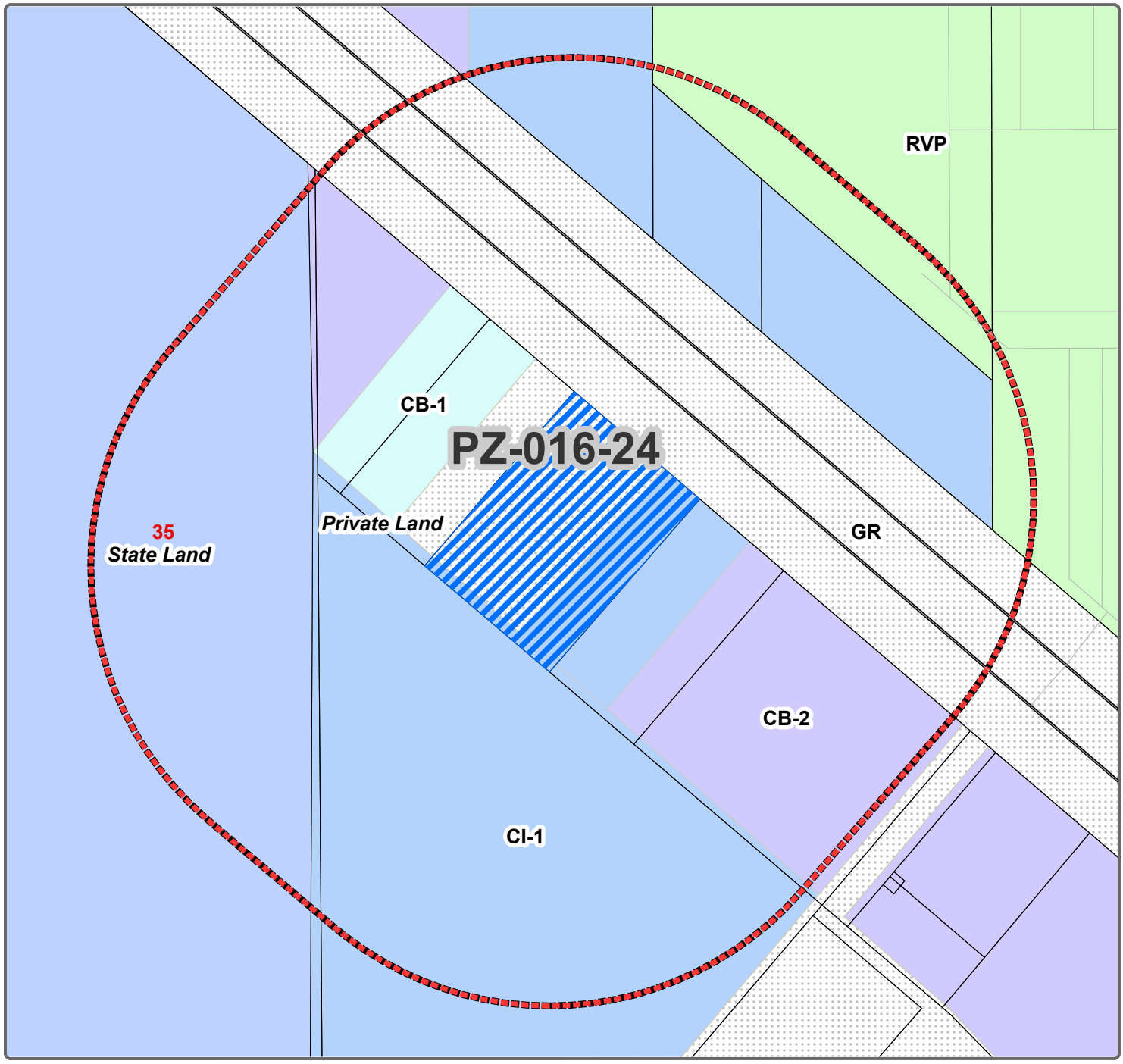
7. All right-of-way dedication shall be free and unencumbered;

Date Prepared 4/17/25 PZR

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Land Status





Community Development

PZ-016-24-PUBLIC HEARING/ACTION: Melissa Richards, Arizona Quality RV and Boat Storage LLC, landowner and applicant requesting approval of a rezoning of 2.84± acres from General Rural (GR) Zone to General Commercial (C-3) Zoning District to allow for development of a RV and Boat Storage Facility, Located Southwest of US Highway 60, approximately one half mile north of E El Camino Viejo. Section 35, Township 1 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, Tax parcel 104-15-0030 (Legal on file).

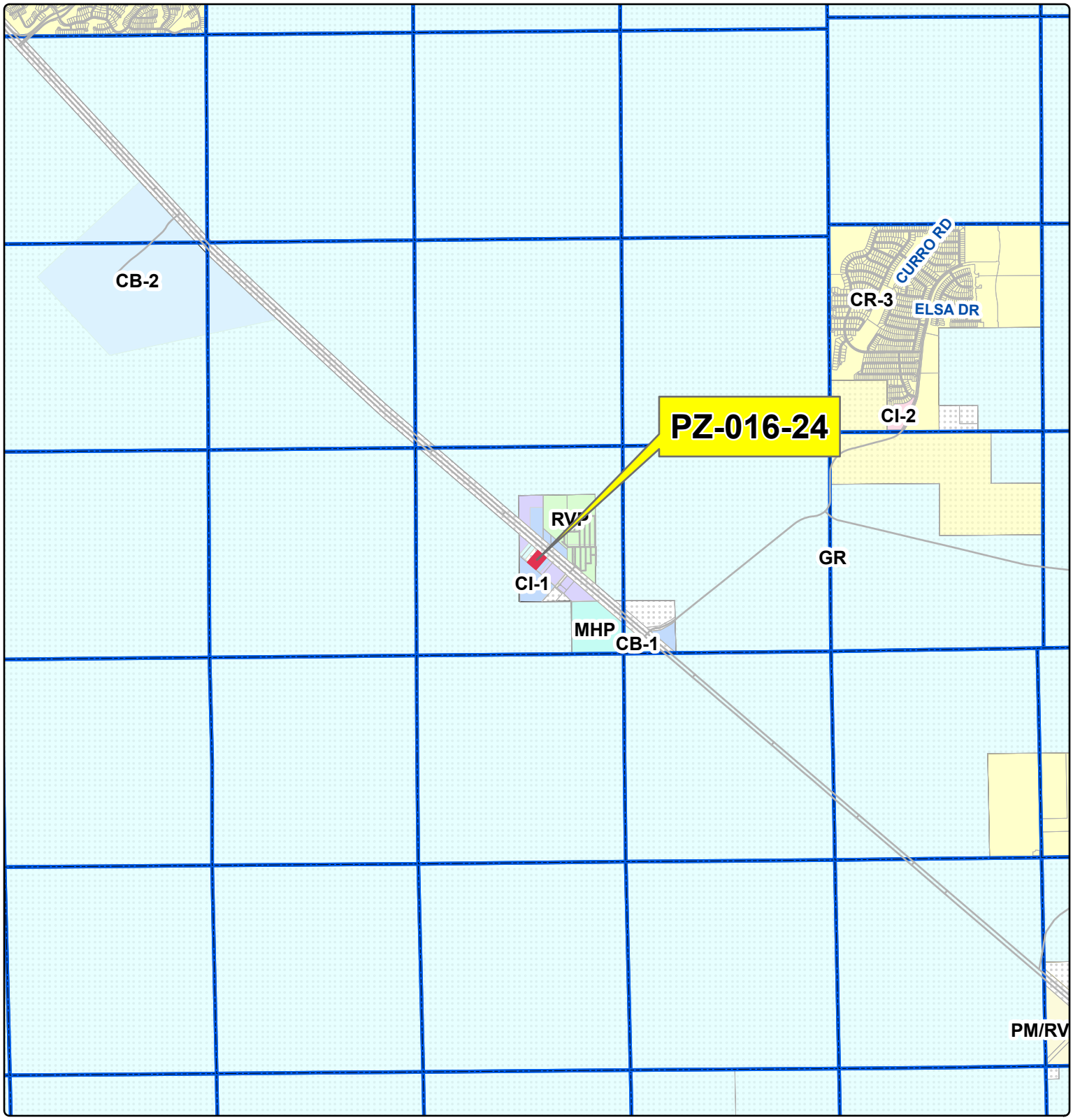
Current Zoning: GR	Requested Zoning: Rezone	Current Land Use: MLDR

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Legal Description:
Located Southwest of US Highway 60, approximately one half mile north of E El Camino Viejo. Section 35, Township 1 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, Tax parcel 104-15-0030 (Legal on file).

SEC 035, TWN 01S, RNG 09E

Sheet No. 1 of 1	Owner/Applicant: MELISSA RICHARDS, ARIZONA QUALITY RV AND BOAT STORAGE LLC		
	Drawn By: GIS / IT /RWH		Date: 02/03/2025
	Section: 35	Township: 01S	Range: 09E
	Case Number: PZ-016-24		



Community Development

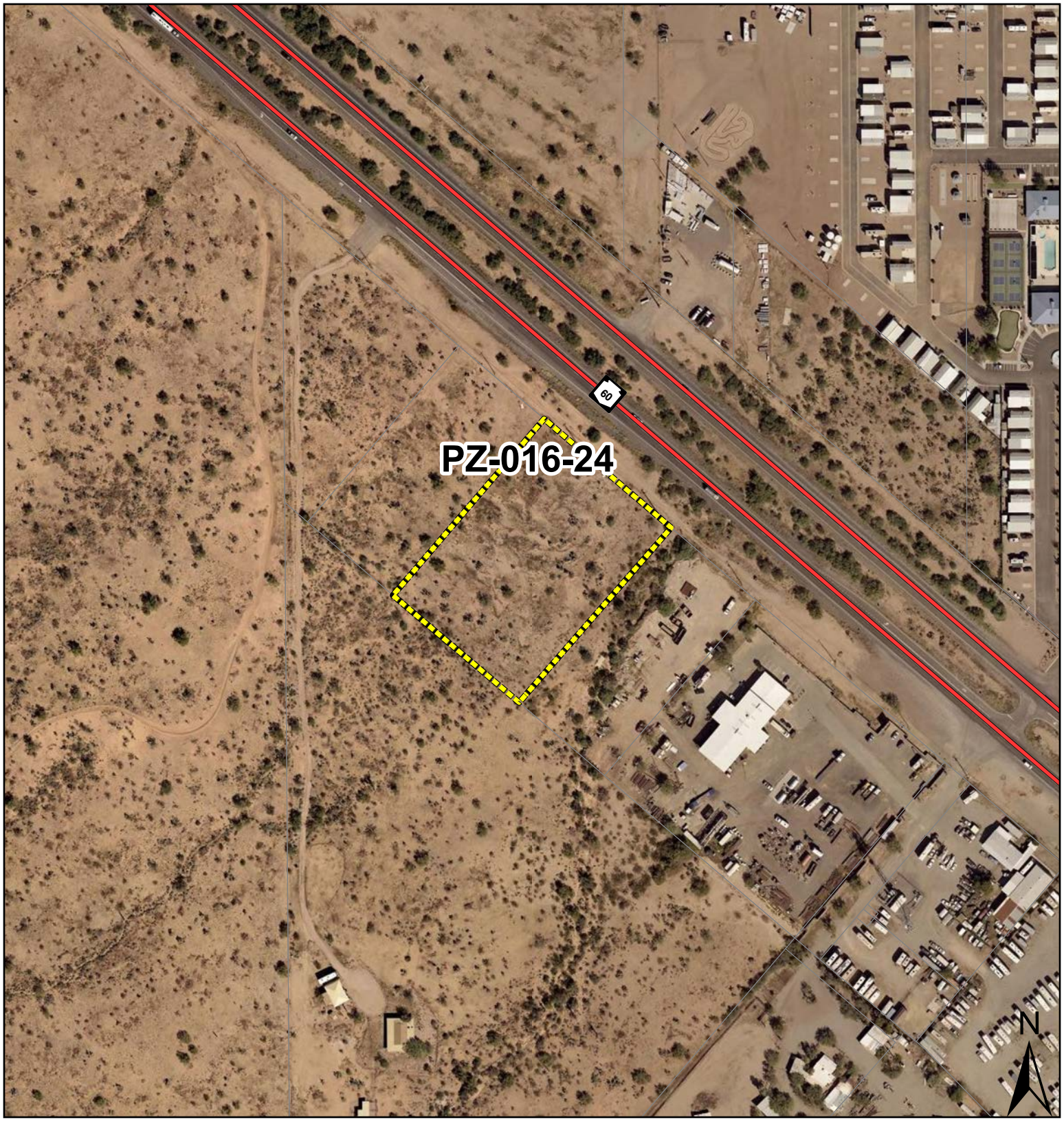
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Located Southwest of US Highway 60, approximately one half mile north of E El Camino Viejo. Section 35, Township 1 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, Tax parcel 104-15-0030 (Legal on file).

SEC 35, TWN 01S, RNG 09E

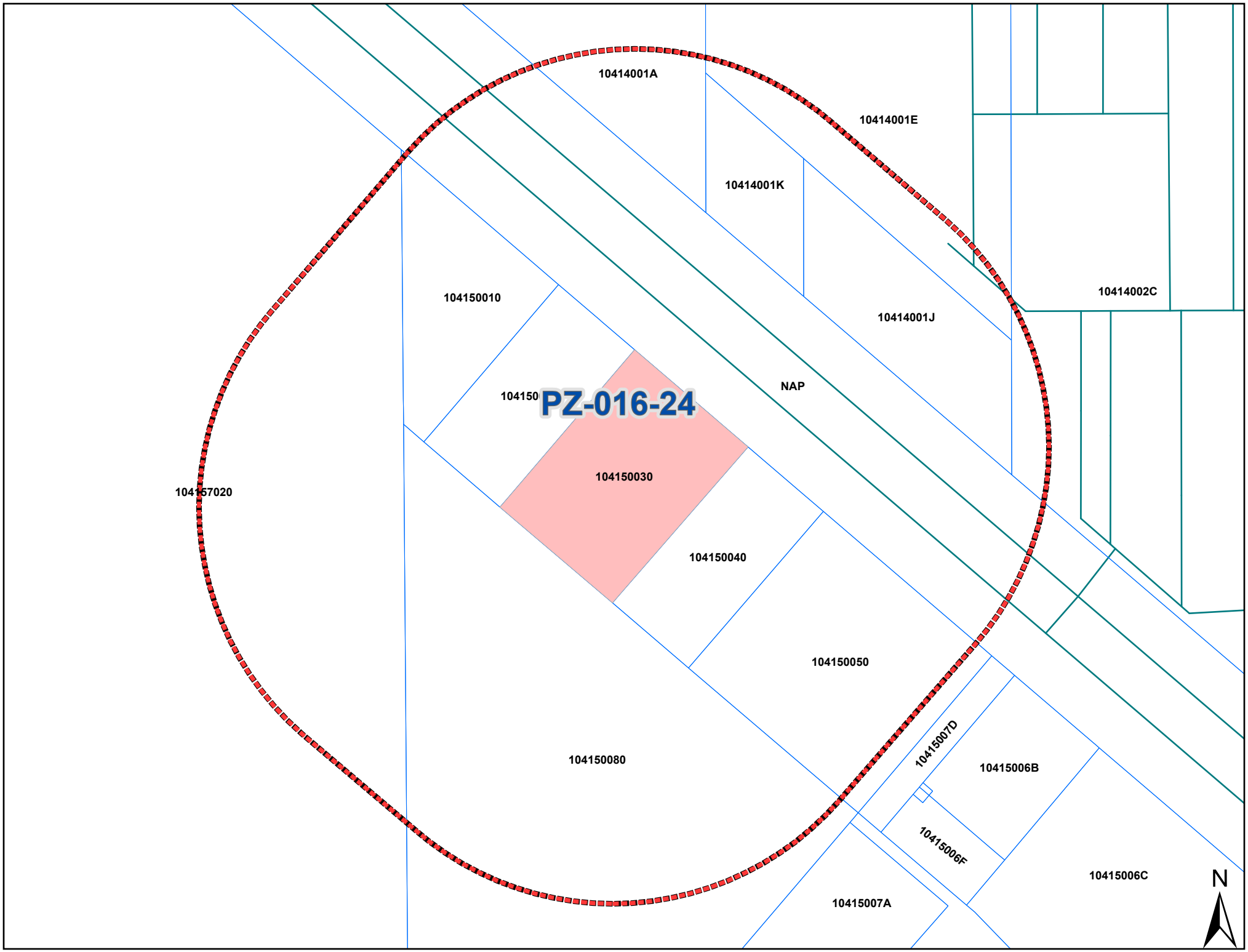
Sheet No. 1 of 1	Owner/Applicant: MELISSA RICHARDS, ARIZONA QUALITY RV AND BOAT STORAGE LLC		
	Drawn By: GIS / IT / RWH		Date: 02/03/2025
	Section 35	Township 01S	Range 09E
	Case Number: PZ-016-24		



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-016-24


10414001A
10414001E
10414001K
10414002C
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PZ-016-24
104150030
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N

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 AM ON THE **30th** DAY OF **APRIL 2025**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **REZONE** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-016-24-PUBLIC HEARING/ACTION: Melissa Richards, Arizona Quality RV and Boat Storage LLC, landowner and applicant requesting approval of a rezoning of 2.84± acres from **General Rural (GR) Zone** to **General Commercial (C-3) Zoning District** to allow for development of a RV and Boat Storage Facility, Located Southwest of US Highway 60, approximately one half mile north of E El Camino Viejo. Section 35, Township 1 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, Tax parcel 104-15-0030 (Legal on file).

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

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

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

DATED ON THIS **17th** DAY OF **MARCH, 2025** by Pinal County Development Services Department

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.

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Contact for this matter: Patrick Zaia-Roberts
E-mail Address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409

[*Anything below this line is not for publication.*]

PUBLISH ONCE:
Pinal Central Dispatch

equipment to be screened from public view.

KLOB: Very good. Do I have a second?

LIZARRAGA: Second.

KLOB: Second, Lizarraga. All in favor say aye.

COLLECTIVE: Aye.

KLOB: Any opposed? Motion carries unanimously, thank you. Thank you, Valentyn. All right, with that I will call - is it the Commission's purview to continue this next case before lunch?

SCHNEPF: Yes.

KLOB: We have one case, let's run through. Very good. I'll call PZ-016-24. Patrick.

ZAIA-ROBERTS: Good morning Vice Chair, Members of the Commission, Patrick Zaia-Roberts, Senior Planner. Before I begin, I do have supplemental material from Arizona Department of Transportation I'd like to hand it out to the Commission. And to briefly summarize this letter, it is a letter from the Arizona Department of Transportation that briefly summarizes the current standing of the ADOT access permit for US Highway 60. They did clarify that they are neutral in the zoning matter and that they're continuing to work with the Richards to process their permit going forward prior to any site plan approvals. This is case PZ-016-24 for Arizona Quality RV and Boat Storage. This is an action requesting a rezoning for GR to C-3. The applicant is Melissa

and Rick Richards from Arizona Quality RV and Boat Storage. They are the landowner and applicant, and they are requesting approval to rezone 2.84 acres of land from GR to C-3 to allow development of an RV and boat storage facility on parcel 104-15-003. And this is approximately half a mile northwest of El Camino Viejo on US Highway 60, on the south side of US Highway 60. And this is located in Supervisor District 5. This is a map of the County showing the approximate location of the site, north of Florence Junction. A vicinity map showing the surrounding zoning of nearby properties and nearby communities. An aerial map showing the location of the property. A zoning map showing a more proximal view of the surrounding zoning categories, and proximity to State Land. This is a graphic of their proposed site plan, preliminary site plan, identifying the intended uses. The applicants are proposing 32 covered RV spaces of dimensions of 12 foot by 60 feet, two stalls of 12 foot by 40 foot stalls and – excuse me, two stalls each of 12 foot by 40 and 12 foot by 35 stalls respectively, and a total of 36 covered RV spaces. It will also include 33 enclosed garage units, 18 units with 15 by 80 – or sorry, 15 by 50 feet dimensions, and 15 units with 15 by 40 foot dimensions. All these garage units are enclosed units, will have 18 foot ceiling heights, and further identifies 29 mini storage units along the south wall of the site. This is an image looking north across US60 towards the

Arizonian RV Resort. South onto the subject site. East on the perimeter wall. And west up US Highway 60. So some items for Commission consideration. The submitted application for this land use request is for approval of a rezoning. If the application is approved, the subject property will be rezoned from GR to C-3 to allow for development of an RV and boat storage use. The property has access to Highway 60 directly fronting the property. And the project adheres to the Comprehensive Plan standards and identifies a commercial service to local residents under 25 acres. The Comprehensive Plan designation in this area is Moderate Low Density Residential. The project was subject to a code compliance case CC-0012-24, which has been closed as of January 14, 2025 upon the clearance of the site and vacation of all unpermitted operations. And the project has potential to attract future local development and eliminates an incompatible existing zoning area in direct proximity to existing commercial and industrial uses. Staff has received no comments of opposition or support for this case. And the Commission may conditionally approve with 7 stipulations or issue a recommendation of denial. At this point, does the Commission have any questions of staff?

KLOB: Any questions of staff?

SCHNEPF: I have a question.

KLOB: Commissioner Schnepf.

SCHNEPF: On the US60, is there direct exit off of it or is it down the road and they have to come back on an access road?

ZAIA-ROBERTS: They're in discussions with ADOT to clarify their direct access. They did issue a - ADOT did issue a permit indicating ingress/egress access to the property.

SCHNEPF: And that's what you gave us?

ZAIA-ROBERTS: It was included in the previous packet. This letter is a clarification to that existing permit, but they're further discussing how that will be utilized. Likely they're going to incorporate a frontage road.

SCHNEPF: Okay. So nothing's - as of right now, there is no access off of 60, US60.

ZAIA-ROBERTS: Correct. As of this time, they're clarifying how that access will be performed.

SCHNEPF: Okay. Thank you.

KLOB: Commissioner Mooney.

MOONEY: In the first paragraph, it says that this permit does not authorize, so they're not authorizing ingress or egress off the highway.

ZAIA-ROBERTS: Of the supplemental letter?

MOONEY: Yes, on the first page, the very first paragraph.

ZAIA-ROBERTS: Again, this is a supplemental letter that we received last night. They do have another permit that's included in the packet that did indicate they do have ingress/egress rights to the property.

MOONEY: But this is off of the 60, they're not going to have off of the 60, that's what this is saying, off of the highway.

ZAIA-ROBERTS: Ultimately, ADOT and the Richards are going to have to agree upon an access means. What this letter is stating is that they don't have any standing on the zoning matters, and ultimately their TIA is going to have to progress to establish that legal access.

MOONEY: Okay. And I do have another question concerning code compliance. Was the property vacant, or what was the issue?

ZAIA-ROBERTS: The property had previously operated as an RV and boat storage under an incompatible, unpermitted use with no permits under the existing GR zoning standard. I believe you guys - I believe the applicant had purchased the property in 2022, and as an action for the code compliance case and closure of the code compliance case, they have cleared the site of all operations.

MOONEY: Okay, thank you.

KLOB: Mr. Billingsley.

BILLINGSLEY: At every meeting it seems like there's

an opportunity to help provide some clarification and/or, you know, education to folks in the public and what have you. Excellent questions by Commissioner Mooney and analysis by Commissioner Schnepf with regard to looking at access. This is a zoning case and it is not uncommon for these types of cases to go forward without the access being decided. As a matter of fact, they don't have to provide a traffic impact study and have that approved by ADOT prior to getting zoning. They will prior to having to get a building permit and a site plan approved. So, you guys have heard some cases here recently, including Maverick and others where those approvals didn't happen until considerably after the zoning process had occurred. Maverick, I think, just got their approval for access from ADOT a couple months ago, and I think you guys approved it a year and a half ago. So from a zoning perspective, just to help aid.

KLOB: Thank you. Any other questions for staff? Commissioner Mooney.

MOONEY: Just a comment. I mean I only brought that up because he gave us two sheets and the first one clearly states that, so that's why I was asking and bringing up the clarification. The other one I get is there.

ZAIA-ROBERTS: Understood. And just, again, this is a document that was provided to us last night, and of course further clarification on the access will be required before

building permits are issued.

KLOB: Any other questions for staff? With that, we'll welcome the applicant.

M. RICHARDS: Hello Vice Chair and Commission, my name is Melissa Richards. We are proposing a Class A RV and boat storage facility to provide storage, Class A storage, for the residents of the Gold Canyon community. There is a shortage of storage within the Valley, especially for the higher-end storage. As you probably have seen and know, have been to, possibly, yourselves in the past, storage has not been very attractive with fences around the perimeter, and asphalt millings for the ground covering and such. So we would like to propose a Class A beautiful facility that conforms to the code with the colors of the garages and the CMU walls as they are needed. The back sides of the RV garages, as you can imagine from the height that was described by Patrick, are rather high and they create a beautiful perimeter on the backside of the facility. Those will be in conforming to the colors of what is described in the code. So that is for the perimeter of those garages, which are in an L shape on the two sides of the property. In the middle portion, again, those are covered RV storage spaces. Our heart and desire is to conform to the code so that when there is lighting that is appropriate within the code for the residents or future residents for development, that it would

be appropriate and it would be (inaudible) nothing would be shining into the communities or onto the roadways. So that would all be in careful consideration and compliance with the code. The mini storage units are just 10x10 small units that we have. They also create a backside wall that is 10 feet tall. So the parts of the facility that do not have the walls from the garages and the mini storage units, those will be the CMU wall. So it's attractive and beautiful and has the look of a Class A facility. And the drive aisles are compliant for fire code at this point from the existing site plan. Those are 40 feet. Typically, in RV and boat storage – we've been doing - we've rented land, and we've owned land in Gilbert, we own land in Gilbert, so I've been meeting with customers for nine years, almost - almost nine years this August - they need at least 35 feet. Right now those are at 40 feet. So, if there's a question of - that could be a big question I could see that comes up for fire especially, and for the appropriate ingress and egress, that it is more than substantial at this point. So, any other questions?

KLOB: Any other questions for the applicant?

R. RICHARDS: May I make a comment?

KLOB: Yes.

R. RICHARDS: My name's Rick Richards, I'm Melissa's husband, and we're doing this project together. Both of us have had multiple talks with Joey Murphy, who produced this

Arizona Department of Transportation letter and he's in charge of giving us approvals and – is this okay? Can you hear me all?

??: (Inaudible)?

R. RICHARDS: Okay, sorry. And one of the concerns that ADOT has, which is causing them to hold back on giving any kind of approvals, is that they're in plans with - if you're familiar with the Renaissance Festival, that's been traffic congestion, and they have wanted to address that - they've been talking to them a long time about this – and their - what Jody was telling us is their engineers are very strongly prioritizing the expansion of US60 and making it three lanes going both directions. And a part of that, the easement from the existing US60 to - there's a 30-foot easement of property owned by ADOT that allows for that expansion, which is right in front of our property - and they didn't want to commit to anything to us because they're still talking to all their engineers of what are we going to do specifically on the expansion of the US60. So that, those are all in discussions right now and for them to have this - their engineers just look at our property - and actually right next door to us there's a communications tower that is owned by the City of Mesa. Which it looks like a cell phone tower, but it's actually more of a 911, fire, police, communication, federal communications tower, and they have committed to

maintaining the frontage road in front of our property, as well as something that I'm not sure if you're aware, but in front of the Mesa property, there's a deceleration lane that already exists, right off the US60, which allows people to slow down and pull off the 60 to be able to access the Mesa property, as well as our proposed RV and boat storage facility. And yeah, they might have some pictures coming up.

M. RICHARDS: It's not in that picture.

R. RICHARDS: Yeah, it's further on.

M. RICHARDS: It's paved.

R. RICHARDS: But one thing Jody wanted to have happen is - oh, let's hold on that picture if you could. This is - the direction is headed away from the Renaissance Festival – this is east on the 60 where Jody would like to see the traffic flow – they'd come from the 60, use that deceleration lane, pull off the road and go in front of the Mesa property, which then it would access our property. And then when they'd leave our property, they would continue going east down this road and they would get either - and enter onto 60 in front of Beeman's Drilling. There's a - I'm not sure if you're familiar with that, but there's a Beeman's Drilling facility that they drill well water, and that's right next door to us and there is a way for - across the street there's a facility which is an RV resort, Arizonian RV Resort, and they have a turn off and it's like, almost like a little

intersection there. So what ADOT wants to see is the traffic flow is to go - if you're on the 60 you would exit deceleration lane, go the frontage road in front of us and then traffic would continue down past Beeman's and they would enter back onto the 60, or go back the opposite direction west on the 60, from in front of Beeman's. So that road that you see in this picture just goes all the way down to in front of Beeman's, and that's the flow of traffic. I just wanted to clarify that. And Jody, he's a little hesitant because they're still trying to figure this all out because things have changed so much, and that's what he indicated to us in our meeting with him recently. So just want to clarify that.

KLOB: Thank you. Anything else? Any other - any questions for the applicant? Hearing none, I will open this up for public discussion. I don't see anybody in the public, but we'll ask if anybody has anything to say on this project. And seeing none, I will close the public participation and bring it back to the dais for questions, comments, motions.

MOONEY: I do have - excuse me.

KLOB: Yes, Commissioner Mooney.

MOONEY: With your very detailed presentation on the road, if this were to get approved and what if things fall south and they don't ever work that out with you as far as being able to have access? It doesn't look like you're going to have easy access without them being - even though you've

been working with them.

R. RICHARDS: Oh they - from what Jody has said to us, that he has no problem with us having access because of the deceleration lane which I mentioned, and then - if I could, could I stand up? Right up here, this truck here, and then you can see the two headlights there, there's a truck, there's a vehicle coming this way. About right where that vehicle is there's a deceleration lane that you pull off the freeway and slow down. And right – could we – is there another picture of the tower that just got built by Mesa? Yeah, this one. Yeah, right next door to us here is this new tower that just got built. And then, can we go back to that other picture that was the deceleration one? Yeah. So the tower's over here, and all this here is asphalt millings maintained by the City of Mesa, and Jody said he was going to talk to the City of Mesa, because their agreement with ADOT is that all this where you see dirt is supposed to be filled with asphalt millings by the City of Mesa all the way up to Beeman's. So that whole area in front of us and all the way down is supposed to be maintained by the City of Mesa with asphalt milling. That's part of their agreement with ADOT. So – and they want the flow of traffic to come in here and then they go in to us and they go back down to Beeman's to get on. So Jody told us, and Paula - which Patrick, when we talked with (inaudible), we've had discussions with all of

them, and when we were talking to Jody, he was saying I have no problems with you guys having access to this, and I don't see any issues with that. Whether we expand it or not, he said he doesn't see any problem, as long as the flow traffic comes from here and they don't try to get onto the 60 right in front of our property. Their concern is they don't want people to just kind of jet out with vehicles going 65 miles an hour, and you pull your RV and boat in front and then you hold up traffic. They want there to be an entrance where there is an intersection, which is where the Arizonian RV Resort is and where Beeman is, it's a lot of traffic going in and out there, and there's deceleration lanes and a lane that pulls you off to get you off the main street. So it's safer back there.

M. RICHARDS: The good news about RV and boat storage - because I'm the actual boots on the ground person, we also run and operate a 21-year-old Arizona quality pool service and repair business, so I'm - people just don't come and go a lot, because they park their RV for quite a while and then they'll – when they're gone, sometimes they're gone usually for a week, as you guys know, especially if you have your own RV, or a month, or if you're a snowbird, they're gone for six months.

R. RICHARDS: Yeah, there's not a lot of traffic, not a lot of in and out. A lot of people will park their vehicle or truck, RV and boat and yeah, it can be six months

or a year before they even move it. So there's not a lot of stuff coming in and out of there. It's mainly for storage. And when they do come in, they'll leave for weeks or months before they even come back.

KLOB: I think a lot of the logistics too will get worked out through site plan and traffic, and right in, right outs.

??: (Inaudible).

M. RICHARDS: Right in, right out, yeah.

KLOB: Any other questions? Anybody want to make a motion?

KELLER: I'd like to make a motion.

KLOB: Very good. Commissioner Keller.

KELLER: Yeah, I'd like to make a motion that we send this for approval to the Board of Supervisors, case PZ-016-24 with the 7 stipulations.

KLOB: Do I have a second?

LIZARRAGA: Second.

KLOB: Second, Lizarraga. All in favor say aye.

COLLECTIVE: Aye.

KLOB: Any opposed? None heard, unanimous. Very good, thank you.

R. RICHARDS: All right, thank you.

M. RICHARDS: Our son thanks you. He's going to inherit this.

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: FEBRUARY 20, 2025

TO: PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-016-24 (AZ QUALITY RV AND BOAT STORAGE)**

CASE COORDINATOR: PATRICK ZAIA-ROBERTS, SENIOR PLANNER

SUPERVISOR DISTRICT 5 SERDY

Executive Summary:
Melissa Richards, AZ Quality RV and Boat Storage LLC, (Landowner/Applicant) is requesting approval of a Rezone from GR General Rural to C-3 General Commercial for a 2.84± acre parcel southwest of US Highway 60 and ½ mile northwest of E El Camino Viejo to allow for commercial development of an RV and Boat Storage facility.

If This Request is Approved:
The applicant may apply for a site plan application and applicable permits under the new development and design standards.

Action:
The planning and zoning commission may recommend conditional approval with stipulations, or denial of this rezone (PZ-016-24).

LEGAL DESCRIPTION: (Legal on file).

LANDOWNER/APPLICANT: Melissa Richards, Arizona Quality RV and Boat Storage LLC.

REQUESTED ACTION & PURPOSE:

1. **PZ-045-23-PUBLIC HEARING/ACTION:** Melissa Richards, Arizona Quality RV and Boat Storage LLC, landowner/applicant, is requesting approval of a rezone of 2.84± acres from **GR (General Rural Zone)** to **C-3 (General Commercial Zoning District)** to allow development of an RV and Boat Storage facility; situated in Sections 35, T01S, R09E G&SRB&M; Tax parcel 104-15-0030 (legal on file), located southwest of US Highway 60 and ½ mile northwest of E El Camino Viejo in unincorporated Pinal County.

LOCATION: the site is located southwest of US Highway 60 and northwest of E El Camino Viejo, south of Gold Canyon in Pinal County.

SIZE: 2.84± acres.

COMPREHENSIVE PLAN: Current land use designation is Moderate Low Density Residential (MLDR) per the 2019 Pinal County Comprehensive Plan.

EXISTING ZONING AND LAND USE: The subject site is currently zoned GR – General Rural Zone, and is vacant.

SURROUNDING ZONING AND LAND USE:
North: General Business (CB-2), Light Industry (CI-1), Recreational Vehicle Park (RVP).
South: Light Industry (CI-1),
East: General Business (CB-2), Light Industry (CI-1), Recreational Vehicle Park (RVP)
West: General Rural (GR), Local Business (CB-1), General Business (CB-2)

PUBLIC PARTICIPATION:

Neighborhood Meeting(s):	October 9, 2024
Newspaper Advertising:	January 30, 2025
Postcards/Letters:	February 4, 2025
Site posting:	January 30, 2025

FINDINGS/SITE DATA/HISTORY:
The property was acquired by the current ownership in 2022. The property remained vacant since its creation. In January of 2024, a code compliance case was filed under CC-0012-24 due to operations of an RV Storage lot conducting business on the property. This code compliance case has been closed as of January 14th, 2025 upon cessation of RV Storage operations on the property. The property owners are now pursuing this rezoning to allow commercial entitlements to develop the RV and Boat Storage facility as a permitted and allowed use.

Proposed Use:
Under the applicant's proposal, this property would develop RV and Boat Storage Uses. The applicant has submitted a preliminary site plan identifying perimeter fencing and a remote access gate for screening of internal storage. The proposal identifies 32 covered RV parking spaces with dimensions of 12 feet by 60 feet, and two stalls each of 12 feet by 40 feet stalls and 12 feet by 35 feet stalls, respectively, for a total of 36 covered RV spaces. The project also identifies 33 enclosed garage units; 18 units with 15 feet by 50 feet dimensions and 15 units with 15 feet by 40 feet dimensions. All enclosed garage units shall have 18 foot ceiling heights. The proposal further identifies 29 mini storage units along the south wall of the site. These units have internal dimensions of 10 feet width, depth and height.

The project proposes paved drive aisles and functional internal circulation with turn radii that can accommodate emergency vehicle circulation.

The project has proposed no occupiable enclosed floor area, and has therefore not provided additional parking stalls on this site. Staff finds this decision reasonable in relation to requirements outlined in the Pinal County Development Services Code Section 2.140.020 Parking space requirements.

Floodplain:
The project is located with the Flood Zone X. This classification identifies an area of minimal flood hazard conditions. A preliminary drainage statement has been preliminarily reviewed by the County Engineer.

Access:

Access to the Project site shall be provided on US Highway 60. The applicant proposes utilization of an existing deceleration lane, and construction of a turn-around point to the south of the access gate. The applicant has received a ROW use permit from ADOT for access onto US Highway 60.

ANALYSIS:

Comprehensive Plan:

The current land-use designation for the project area is classified as Moderate Low Density Residential (MLDR) per the 2019 Pinal County Comprehensive Plan. MLDR land uses are generally utilized to promote and support residential development between target densities of 1 to3.5 dwelling units per acre of land. As part of the MLDR designation, commercial uses up to 25 acres in land area may be allowed anywhere within this designation with consideration of compatibility with surrounding land uses. The property lies within immediate proximity to the Arizonian RV Resort, a 55+ RV park catering to winter visitor demographics. Additionally, the Entrada Del Oro Subdivision lies within two miles of this project, and the larger Gold Canyon community is approximately five miles away. Six miles to the east of this project lies the Queen Valley community, which also hosts primarily residential and RV park uses. All four of these communities may benefit from the RV storage services proposed by the subject site, which would identify this project as compliant with the goals of the comprehensive plan.

Rezone:

The C-3 zoning district is proposed to allow the requested business operation. Per the Pinal County Development Services Code Section 2.325.020-C, automotive repair, garages, welding shops, machine shops and outdoor storage and sales are a permitted use under the requested zoning designation. Additionally, Subsection X of the same code section further allows Self-Storage facilities. The proposal as presented would operate the mini self-storage units as an accessory use on the property.

Surrounding properties on all sides already possess entitlements for CB-1, CB-2 and CI-1 zoning for commercial and light industrial uses. While some of these properties remain undeveloped, a property abutting the subject parcel has been developed for storage and operations of equipment for Beeman Drilling and Pump. The subject property exists as an outlier to surrounding entitlements with the GR zoning standard. Legal access to the site is only available fronting US Highway 60, making residential and other GR use development hazardous and unattractive for this location. The proposal for C-3 zoning may later inspire beneficial commercial redevelopment of the site for additional services to the surrounding communities.

Public Participation:

In regards to public participation, a neighborhood meeting was held by the applicant to solicit comments from nearby residents and landowners prior to the formal submittal for this project. Letters were sent out to all property owners within the 1,200 feet of the site notifying neighbors of the general description of the request as well as contact information should they have any questions during the process. No neighbors attended the meeting.

Items for Commission Consideration:

- The site possesses MLDR designation per the Pinal County Comprehensive Plan, and the proposed development is under 25 acres with intended service of local neighborhoods. The project proposal adheres to the principles of the Comprehensive Plan.
- The project proposes a low traffic use, and provides adequate access to ADOT Right of Way.
- The development may influence development of additional commercial ventures serving the neighboring communities through proximity to the commercial property.

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 the Rezone (PZ-016-24). Furthermore, the Commission must determine that this zone change and PAD overlay will promote the orderly growth and 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: Melissa Richards – Arizona Quality RV and Boat Storage LLC, landowner/applicant, has submitted the application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information of this staff report:

1. This land use request is for approval of a Rezone for 2.84± acres.
2. To date, no comments have been received in opposition or support.
3. The property has legal access and functional internal circulation.
4. The proposed use is compatible with surrounding like uses.
5. The subject property adheres to the goals of the comprehensive plan.

STAFF CONCLUSION (PZ-016-24): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), the Planning and Zoning Commission may recommend conditional approval with the seven stipulations below, or denial of this request.

*To Approve: I move the Planning and Zoning Commission forward a recommendation of **conditional approval** of Case PZ-016-24 with seven stipulations.*

*To Deny: I move the Planning and Zoning commission forward a recommendation of **denial** of Case PZ-016-24 and to the Board of Supervisors.*

1. Approval of this zone change (PZ-016-24) 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. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer to Pinal County Air Quality Code of Regulations Chapter 4, Article 3;

3. Development shall coordinate with ADOT regarding access and Right of Way dedication. Development shall provide a copy of the ADOT approvals to the County for the record;

4. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area, or as approved by the County Engineer;

5. A Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer. The TIS shall be in accordance with the current Pinal County TIS Guidelines and shall be approved prior to the Site Plan approval;

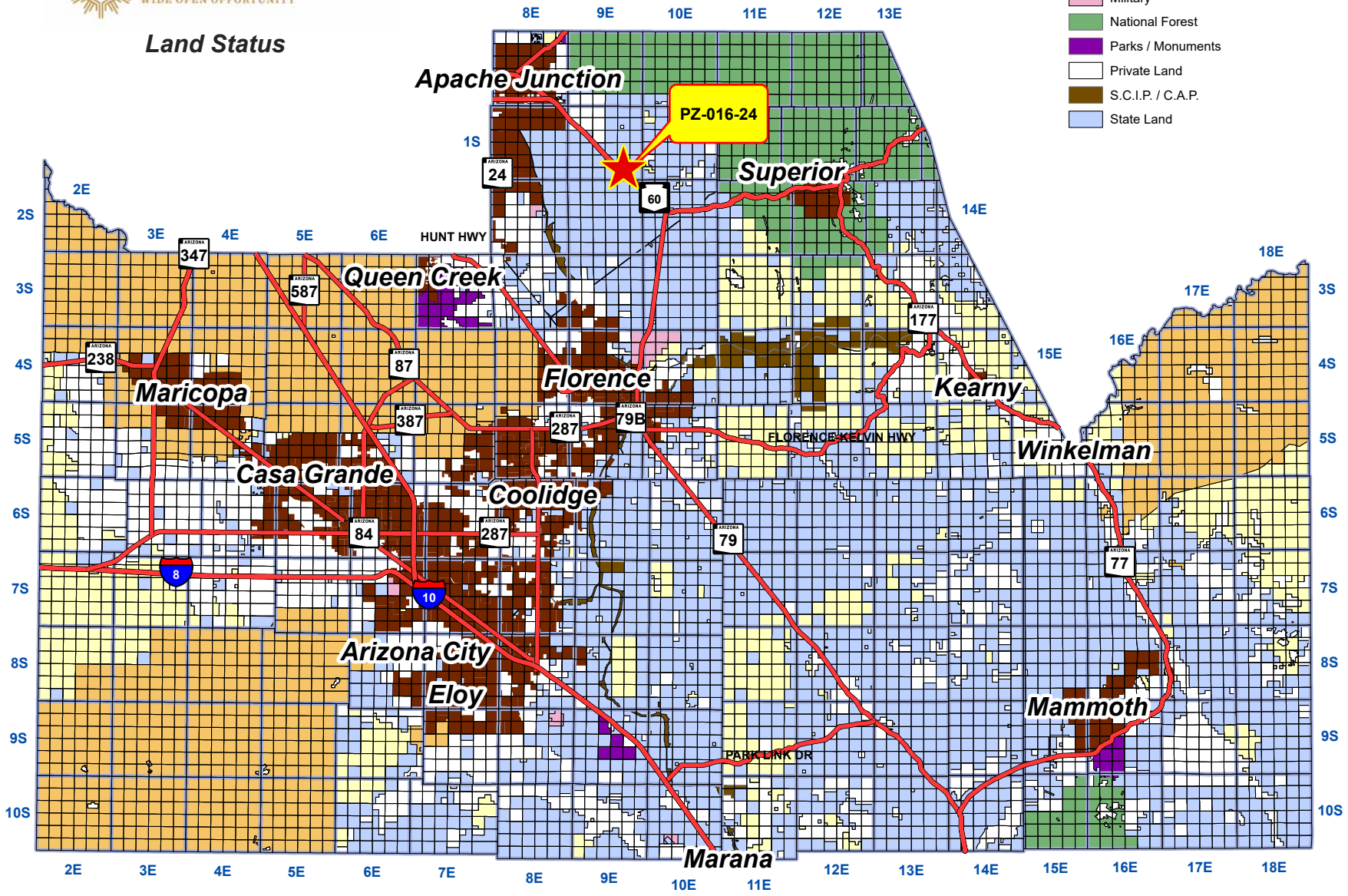
6. Any roadway sections, alignments, access locations and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer; and,

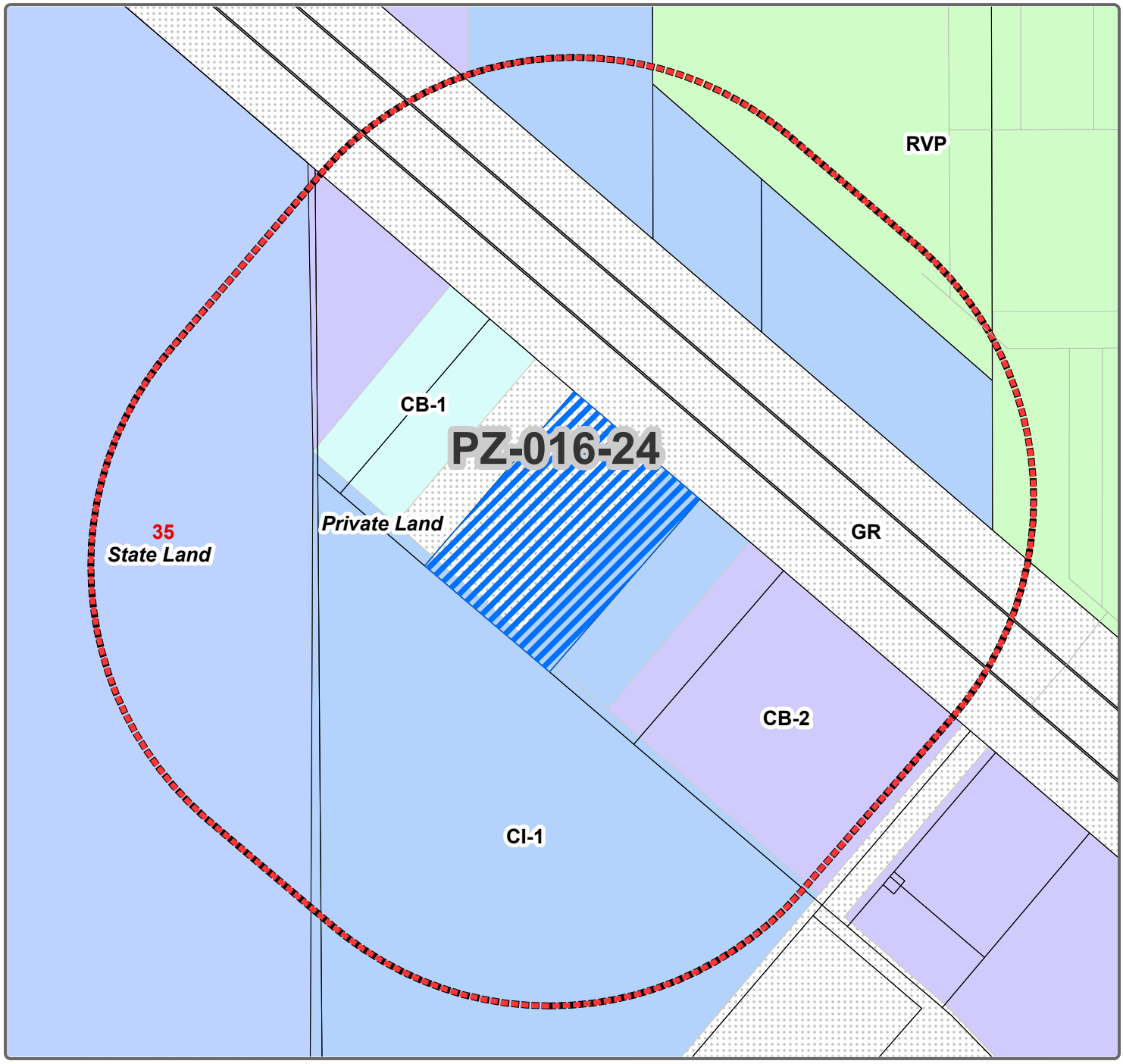
7. All right-of-way dedication shall be free and unencumbered;

Prepared: 2/11/25 - PZR
Revised: 2/12/25 - HK

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status





Community Development

PZ-016-24-PUBLIC HEARING/ACTION: Melissa Richards, Arizona Quality RV and Boat Storage LLC, landowner and applicant requesting approval of a rezoning of 2.84± acres from General Rural (GR) Zone to General Commercial (C-3) Zoning District to allow for development of a RV and Boat Storage Facility, Located Southwest of US Highway 60, approximately one half mile north of E El Camino Viejo. Section 35, Township 1 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, Tax parcel 104-15-0030 (Legal on file).

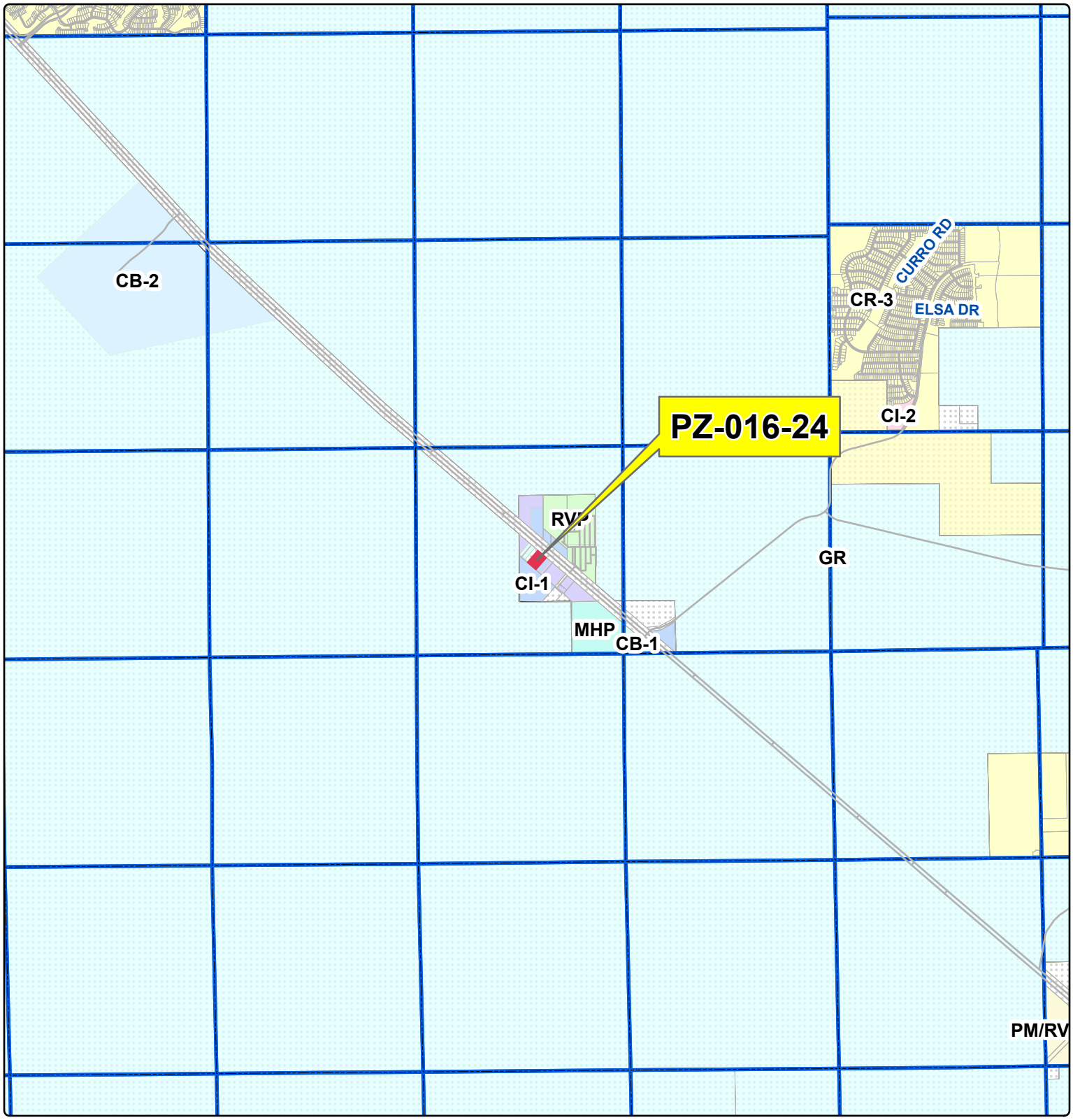
Current Zoning: GR	Requested Zoning: Rezone	Current Land Use: MLDR

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Located Southwest of US Highway 60, approximately one half mile north of E El Camino Viejo. Section 35, Township 1 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, Tax parcel 104-15-0030 (Legal on file).

SEC 035, TWN 01S, RNG 09E

Sheet No. 1 of 1	Owner/Applicant: MELISSA RICHARDS, ARIZONA QUALITY RV AND BOAT STORAGE LLC		
	Drawn By: GIS / IT /RWH		Date: 02/03/2025
	Section: 35	Township: 01S	Range: 09E
	Case Number: PZ-016-24		



Community Development

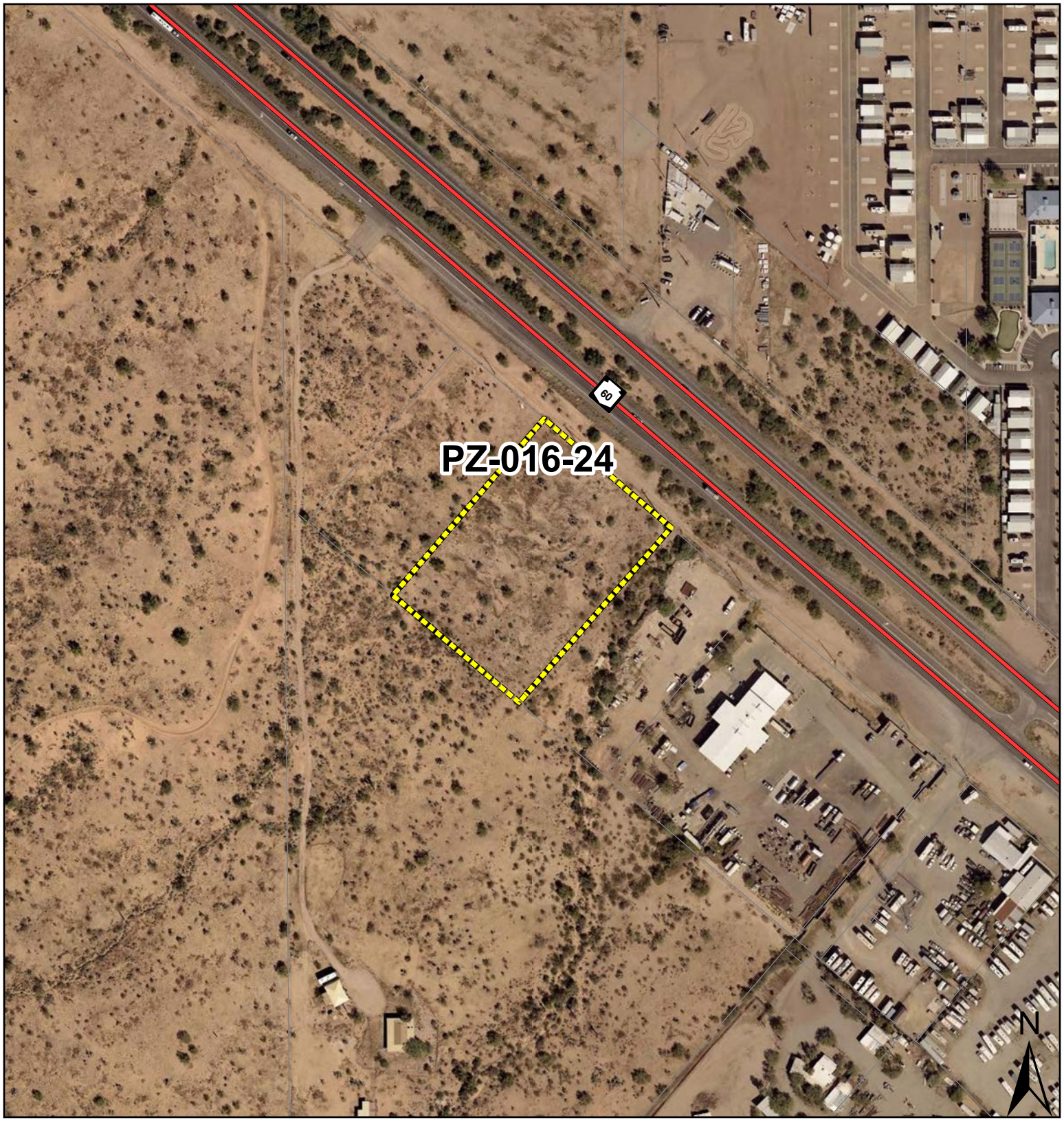
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Located Southwest of US Highway 60, approximately one half mile north of E El Camino Viejo. Section 35, Township 1 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, Tax parcel 104-15-0030 (Legal on file).

SEC 35, TWN 01S, RNG 09E

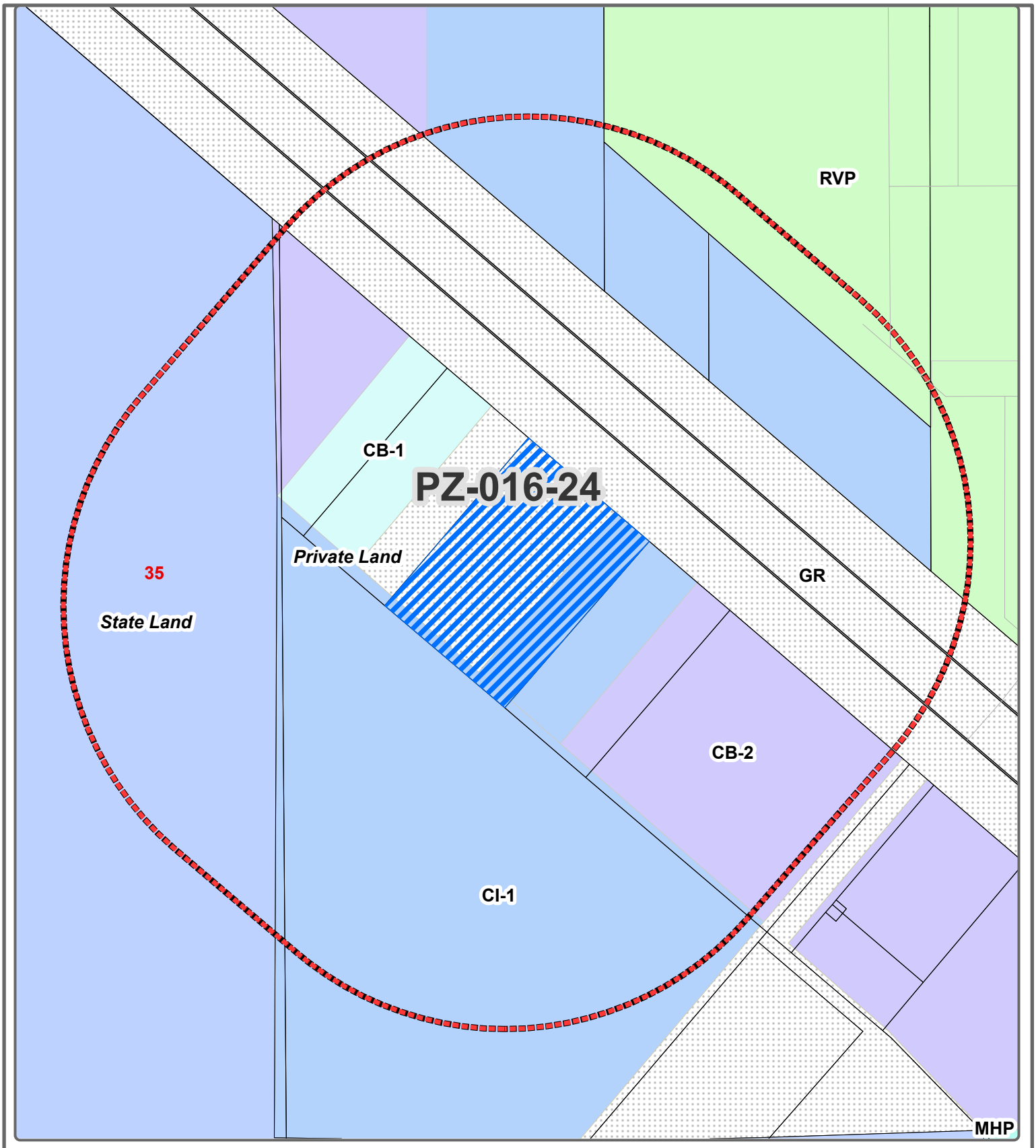
Sheet No. 1 of 1	Owner/Applicant: MELISSA RICHARDS, ARIZONA QUALITY RV AND BOAT STORAGE LLC		
	Drawn By: GIS / IT / RWH		Date: 02/03/2025
	Section 35	Township 01S	Range 09E
	Case Number: PZ-016-24		



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-016-24

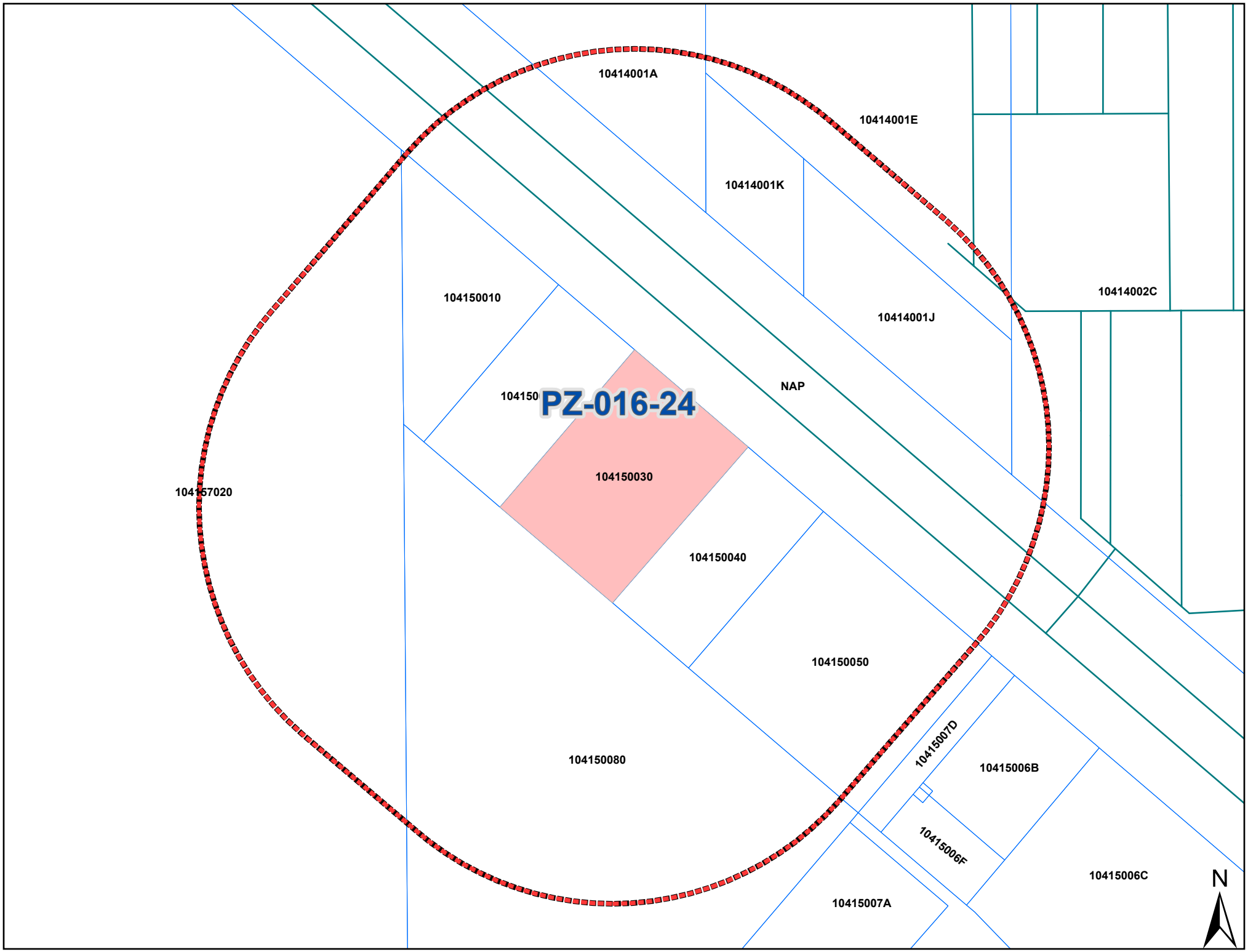


Community Development

Owner/Applicant: Melissa Richards, Arizona Quality RV and Boat Storage LLC	**Legal Description:** Located Southwest of US Highway 60, approximately one half mile north of E El Camino Viejo. Section 35, Township 1 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, Tax parcel 104-15-0030 (Legal on file). SEC 35, TWN 01S, RNG 09E	Current Zoning: GR Request Zoning: Rezone Current Land Use: MLDR
Drawn By: GIS/IT /RWH — **Date:** 02/03/2025		
Section 35 — **Township** 01S — **Range** 09E		
Case Number: PZ-016-24		

Sheet No. 1 of 1

PINAL COUNTY
WIDE OPEN OPPORTUNITY


10414001A
10414001E
10414001K
10414002C
104150010
10414001J
NAP
104150
PZ-016-24
104150030
104157020
104150040
104150050
104150080
10415007D
10415006B
10415006F
10415006C
10415007A
N

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **20th DAY OF FEBRUARY, 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC) HEARING ROOM, 85 N FLORENCE ST, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **A REZONING APPLICATION** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA:

PZ-016-24-PUBLIC HEARING/ACTION: Melissa Richards, Arizona Quality RV and Boat Storage LLC, landowner and applicant requesting approval of a rezoning of 2.84± acres from **General Rural (GR) Zone** to **General Commercial (C-3) Zoning District** to allow for development of a RV and Boat Storage Facility, Located Southwest of US Highway 60, approximately one half mile north of E El Camino Viejo. Section 35, Township 1 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, Tax parcel 104-15-0030 (Legal on file).

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

DATED on the 21st day of January, 2025, Pinal County Planning & Development Dept.

https://www.pinal.gov/236/Notice-of-Hearings

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

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING, WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.
WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, PO BOX 749, FLORENCE, AZ 85132

Contact for this matter: Patrick Zaia-Roberts,
Senior Planner
E-mail Address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409

PUBLISHED ONCE:

Pinal Central Dispatch

Pinal Central Dispatch

Receipt

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

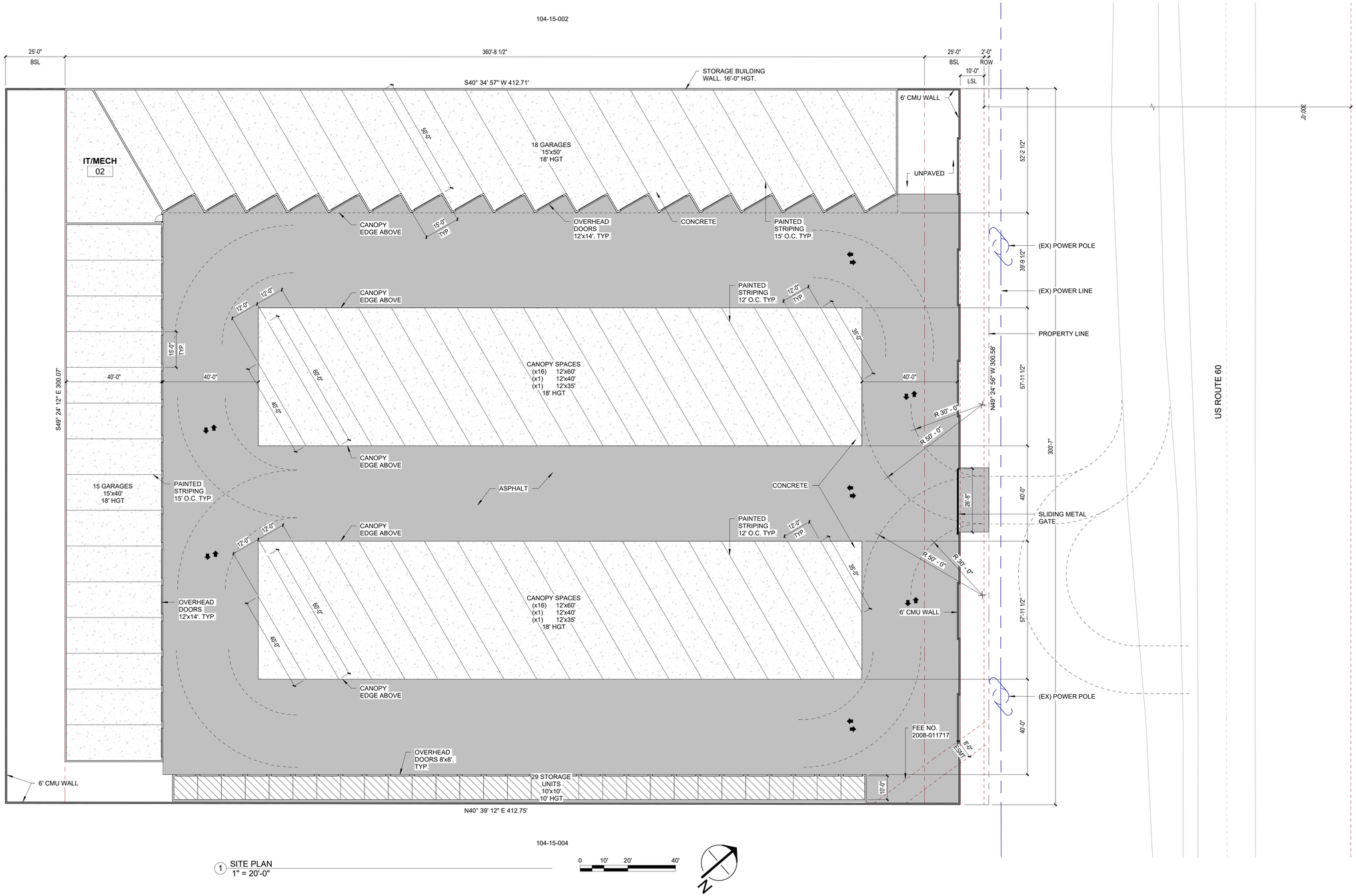
Paid by
Arizona Quality RV and Boat Storage, LLC

Receipt number	
Invoice number	F3C71C56-0001
Notice ID	4czXZH01cuwoohnGUpLv
Order Number	
Publisher	Pinal Central Dispatch
Date paid	Jan 22, 2025
Payment method	AMEX - 1015

Description	Qty	Unit price	Amount
01/30/2025: Other Notice	1	59.35	59.35

=== Notes ===
Notice Name: PZ-016-24 Notice of Hearing Rezoning

Net Subtotal	$59.35
Tax	1.07
Processing Fee	10.94
Amount paid	$71.36



1 SITE PLAN
1" = 20'-0"

PROPERTY INFORMATION

OWNER	ARIZONA QUALITY RV AND BOAT STORAGE, LLC RICHARD AND MELISSA RICHARDS	AREA	2.84 ACRES
APN	104-15-003	EXISTING ZONING PROPOSED REZONING	GR C-3
ADDRESS	BEG AT SE COR NW SE OF SEC 35; TH N-43 DEG 43'40 W-268.77; TH N-49 DEG 04'30 W-943.70' TO TPOB TH N-40 DEG 55'30 E-413.00'; TH N-49 DEG 04'30 W-300.00'; TH S-40 DEG55'30 W-413.00'; TH S-49 DEG 04'30 E-300.00' TO TPOB SEC 35-1S-9E 2.84 AC	NARRATIVE	THE PROPOSED DEVELOPMENT IS FOR A REMOTE ACCESS SELF STORAGE FACILITY WITH A COMBINATION OF ENCLOSED PARKING, OUTDOOR COVERED PARKING, AND SELF-STORAGE UNITS.

PARKING AND STORAGE AREAS

ENCLOSED GARAGE (16' HGT)		32 SPACES
QTY	LxW	AREA
18	15'x50'	750 SF *18 = 13,500 SF
15	15'x40'	600 SF *15 = 9,000 SF
IT/MECH		1,500 SF
TOTAL PARKING		22,500 SF
TOTAL ENCLOSED		26,169 SF

CANOPY PARKING W/O EXT. WALLS		34 SPACES
EA. CANOPY		
QTY	LxW	AREA
16	12'x60'	720 SF *16 11,520 SF
1	12'x40'	480 SF *1 480 SF
1	12'x35'	420 SF *1 420 SF
TOTAL STG		= 24,840 SF
TOTAL AREA COVERED		= 29,366 SF

ENCLOSED MINI STORAGE		29 UNITS
QTY	LxW	AREA
29	10'x10'	100 SF
TOTAL STORAGE		3,069 SF

PRELIMINARY NOT FOR CONSTRUCTION

no.	date	description

AZ QUALITY RV

GOLD CANYON, AZ 85118

PROJECT NO: 24053
DATE: 10/22/2024

atmosphere architects
114 w main st
mesa, az 85201

contact: Mike Hudson
email: mike@atmosarch.com
tel: 602.329.8384

SITE PLAN

AS101

COPYRIGHT 2024 BY ATMOSPHERE ARCHITECTS PRINTED: 1/20/2025 11:15:51 AM

Docusign Envelope ID: F45957C9-12EF-460B-9D6E-59B65E2D600E

ARIZONA DEPARTMENT OF TRANSPORTATION

Central District Permits

T 131666

P 1235169

January 14, 2025

Arizona Quality RV & Boat Storage
Rick Richards & Melissa Richards
335 W. Cullumber Avenue
Gilbert , AZ 85233

RE: ADOT PERMIT NO: 1235169 / Location: US-60(EB) @ 207.000-208.000

Dear Rick Richards & Melissa Richards:

Before proceeding with the attached permit, valid until 1/14/2025. Please read the specifications and standards which are included as part of your permit.

Please be advised ADOT has a moratorium during the holidays and all work shall stop the day before a holiday and/or holiday weekend. A mandatory preconstruction meeting shall be scheduled prior to any construction activities with all municipalities impacted. Failure to schedule the meeting will suspend the permit until further notice.

Permittee shall submit, the Road Restrictions Report Form, to the ADOT Central Permit Office, via Email (CentralPermit@azdot.gov), 10 business days in advance, when encroaching onto ADOT ROW. Permittee may request the use of ADOT permanent Variable Message Sign Board, if applicable.

It is of utmost importance, before starting work within the highway right-of-way, that you use an approved traffic control set-up if traffic will be or could possibly be involved.

After reading the permit, if you feel it covers the work you wish to do, and you are ready to pursue the project to its completion please notify your area inspector, Alejandro Munoz at 602-980-6081, 10 business days prior to beginning any work.

If work cannot be completed by the expiration date shown on the permit, please submit written justification for a time extension as well as a current insurance certificate naming the State of Arizona and ADOT as additional insured.

If I may be of any further assistance to you, please feel free to call.

Sincerely,

Alejandro Munoz

Alejandro Munoz
Central District Permits Office
2140 W Hilton Ave
Phoenix, AZ 85009
Phone: 602-980-6081
amunoz5@azdot.gov

Docusign Envelope ID: F45957C9-12EF-460B-9D6E-59B65E2D600E

ARIZONA DEPARTMENT OF TRANSPORTATION

Central District Permits

T 131666

P 1235169

NOTICE OF COMPLETION

Alejandro Munoz
Central District Permits Office
2140 W Hilton Ave
Phoenix, AZ 85009
Tel: 602-980-6081

THIS IS TO INFORM YOU THAT ADOT PERMIT# 1235169, HAS BEEN COMPLETED.

COMPLETION DATE: _____

LOCATION: _____

_____

Rick Richards & Melissa Richards
(Signature Required)

Arizona Quality RV & Boat Storage
335 W. Cullumber Avenue
Gilbert , AZ 85233
480-695-7665

PLEASE EMAIL THIS TO US WHEN YOU HAVE COMPLETED YOUR WORK: amunoz5@azdot.gov

US-60(EB) @ 207.000-
208.000

ARIZONA
— DEPARTMENT OF —
TRANSPORTATION

February 19, 2025

Rick Richards & Melissa Richards
Arizona Quality RV & Boat Storage
335 W. Cullumber Avenue
Gilbert , AZ. 85233

RE: ADOT PERMIT NO: 1235169 / Location: US-60(EB) @ 207.000-208.000

The current permit (T131666) issued by the Arizona Department of Transportation (ADOT) applies only to the installation of a gate at your property located at Pinal County Parcel 104-15-0030. This permit does not authorize ingress or egress access from the property to the highway

Mr. and Mrs. Richards have had a Traffic Impact Analysis (TIA) submitted for the location, and are taking the proper steps to obtain an encroachment permit for ingress and egress. The next step in the process is to have our Regional Traffic Engineers review the TIA. However, it will take time for ADOT's traffic engineers to evaluate the site and determine a safe, workable solution for access.

ADOT remains neutral on zoning matters and defers to the local jurisdiction regarding zoning decisions.

For any questions regarding the permit status or next steps, please contact me.

Sincerely,

Jody Murphy
Jody Murphy
Central District Permits Office
Phoenix, AZ
Phone: 480-904-3344
jmurphy@azdot.gov

ARIZONA
— DEPARTMENT OF —
TRANSPORTATION

February 19, 2025

Rick Richards & Melissa Richards
Arizona Quality RV & Boat Storage
335 W. Cullumber Avenue
Gilbert , AZ. 85233

RE: ADOT PERMIT NO: 1235169 / Location: US-60(EB) @ 207.000-208.000

ADOT remains neutral on zoning matters and therefore has no comment. To answer your question whether the current permit (T131666) issued by the Arizona Department of Transportation (ADOT) permits ingress and egress, the permit applies only to the owner's installation of a gate at the property within the right-of-way located at Pinal County Parcel 104-15-0030. This permit does not authorize ingress or egress access from the property to the highway nor is there a current permit that does.

Mr. and Mrs. Richards have had a Traffic Impact Analysis (TIA) submitted for the location, and are taking the proper steps to for an encroachment permit for ingress and egress. The next step in the process is to have our Regional Traffic Engineers review the TIA. However, it will take time for ADOT's traffic engineers to evaluate the site and determine a safe, workable solution for access.

For any questions regarding the permit status or next steps, please contact me.

Sincerely,

Jody Murphy
Jody Murphy
Central District Permits Office
Phoenix, AZ
Phone: 480-904-3344
jmurphy@azdot.gov

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ADOT

www.azdot.gov

Central District Permits
T 131666
P 1235169

ARIZONA DEPARTMENT OF TRANSPORTATION

Infrastructure Delivery and Operations Division

ENCROACHMENT PERMIT APPLICATION

FOR ADOT USE:
ADOT Agreement Number: ECS ☐ JPA ☐ OTHER: ☐

PERMIT NUMBER: ROUTE: MILEPOST:

ADOT PROJECT NUMBER: ADOT ENGINEERING STATION: DISTRICT:

NAME OF ENCROACHMENT OWNER:
Rick & Melissa Richards
Arizona Quality RV & Boat Storage, LLC

Mailing Address of Owner:
335 W. Cullumber Avenue

City:
Gilbert

State: Arizona Zip: 85233

Phone:
azgrvandboat@gmail.com

E-mail Address:
Rick Richards 480-695-7665

Local Point of Contact Name: Phone Number:
and Melissa Richards 480-238-4205

Same as Encroachment Owner:
NAME OF PRIME CONTRACTOR / FIRM: If other:

Mailing Address of Prime Contractor / Firm:

City:

State: Zip:

Phone:

E-mail Address:

Local Point of Contact Name: Phone Number:

TRAFFIC CONTROL COMPANY: Marina Stender (contact) PHONE NUMBER: 480-536-7150 or 480-536-6598

CONTACT NAME: LoKahi Group EMAIL: marina@lokahigroup.com

HIGHWAY/ROUTE: 60 Hwy **Approximately:** _____ **Feet:** N ☐ S ☐ E ☐ W ☐ **Milepost:** Between 207 + 208

Side Highway: N ☐ S ☑ E ☐ W ☑ City (in or near): Gold Canyon Cross Street: _____

Encroachment Owner's Parcel Number: 104-15-0030 Encroachment Owner's Project Number: Zoning # PZ-016-24 Pinal County

DESCRIPTION OF PROPOSED WORK OR ACTIVITY TO OCCUR IN RIGHT OF WAY: Project Duration within ADOT ROW: 1 year

Certificate of Insurance with endorsements and checklist are required for all permit submissions. If any Boring, Trenching or digging the XCU Endorsement is required.

The Encroachment Owner will be the Permittee. By signing this application, the Encroachment Owner and the Prime Contractor / Firm acknowledge that the information given and statements made in this application are true and correct to the best of his/her knowledge. THE ENCROACHMENT OWNER MUST ALSO SIGN ON PAGE TWO TO AGREE TO ACCEPT THE GENERAL OBLIGATIONS AND RESPONSIBILITIES AS DESCRIBED ON PAGE TWO OF THIS APPLICATION. By accepting an approved encroachment permit ONCE ISSUED the Permittee agrees to the requirements described in the permit, to be responsible for all permit requirements, and to comply with ADOT's requirements as set out in the permit. An approved permit consists of, but is not limited, to this application and final supporting documentation approved by ADOT, and any requirements set by ADOT. NO WORK SHALL TAKE PLACE INSIDE THE RIGHT OF WAY WITHOUT AN ADOT APPROVED PERMIT ON SITE.

Rick Richards x Richard R. Richards 1-14-2025
Encroachment Owner *(Print Name and Sign)* **Date**
(Richard)

Prime Contractor / Firm: *If other than the Encroachment Owner (Print Name and Sign)* **Date**

LoKahi Group - Marina Stender M.S. 1-14-2025
Traffic Control Company Representative *(Print Name and Sign)* **Date**

FOR ADOT USE:

PERMIT TO USE STATE HIGHWAY RIGHT-OF-WAY

This applica ermit and a permit is issued to the Permittee. Construction is authorized only for the period indicated below.

DocuSigned by: Jody Murphy 7E7C12F801494A1...
Authorized ADOT Name and Signature

Alejandro Munoz
Authorized ADOT Name and Signature

PERMIT ISSUED (Date): 1/14/2025 **PERMIT WORK TO BE COMPLETED BY** (Date): 1/14/2025

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ADOT

T 131666

P 1235169

ENCROACHMENT PERMIT APPLICATION GENERAL OBLIGATIONS AND RESPONSIBILITIES

THE PERMITTEE SHALL:

1. Assume all legal liability and financial responsibility for the encroachment activity for the duration of the encroachment, including indemnify, defend, and save harmless ADOT and the State of Arizona and any of its departments, agencies, boards, commissions, universities, officers, officials, agents and employees from and against any and all claims, demands, suits, actions, proceedings, loss, costs, damages of every kind, or expenses, including court costs, reasonable attorney's fees and/or litigation expenses, and costs of claim processing and investigation, arising out of bodily injury or death of any person, or tangible or intangible property damage, caused, or alleged to be caused, in whole or in part, by the negligent or willful acts, or omissions of the Permittee, any of its directors, officers, agents, employees, or volunteers, or its contractor or subcontractors. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the contractor's failure to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. Permittee and Contractor agree to provide ADOT with certificate(s) of insurance (COI) consistent with the requirements stated in the ADOT Permit Insurance Matrix and to provide the State of Arizona/ADOT with endorsements or evidence to satisfy the Additional Insured, Waiver of Subrogation and Primary/Non-Contributory coverage requirements. The required insurance shall be kept in force by the Permittee and its contractors/subcontractors for the term of the permit and shall not expire, be canceled or materially changed to affect coverage available to the State without thirty (30) days written notice to the State. Automobile and Worker's Compensation coverage requirements are dependent upon the use of employees and autos for the encroachment activity. Permittee agrees to maintain and make available to ADOT all contractors/subcontractors' certificates upon demand. ADOT reserves the right to require an increase or allow a decrease in insurance limits or coverage based on the risks and financial exposure arising out of the event or activity proposed in the permit application.
2. Comply with Environmental Laws.
   a. Environmental Laws refer collectively to any and all federal, state, or local statute, law, ordinance, code, rule, regulation, permit, order or decree regulating, relating to, or imposing liability or standards of conduct on a person discharging, releasing or threatening to discharge or release or causing the discharge or release of any hazardous or solid waste or any hazardous substance, pollutant, contaminant, water, wastewater or stormwater, and specifically includes, but is not limited to: The Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act; the Comprehensive Environmental Response, Compensation and Liability Act, as amended; the Toxic Substances Control Act; the Clean Water Act (CWA); the Clean Air Act; the Occupational Safety and Health Act; the Arizona Water Quality Act Revolving Fund Act, the Arizona Hazardous Waste Management Act, any applicable National Pollutant Discharge Elimination System (NPDES) or Arizona Pollution Discharge Elimination System (AZPDES) permit, any applicable CWA Section 404 permit, or any local pretreatment or environmental nuisance ordinance.
   b. The Permittee (and/or their agent) specifically agree that in the course of performing any activity for which this Permit is necessary:
      I. Shall comply with any and all Environmental Laws;
      II. Ensure that no activity under this Permit shall cause ADOT to be in violation of any Environmental Laws;
      III. Indemnify ADOT for any losses, damages, expenses, penalties, liabilities or claims of any nature whatsoever suffered by or asserted against ADOT.
   c. If the Permittee fails or refuses to comply with any Environmental Laws, or causes ADOT to be in violation of any Environmental Laws; ADOT may at its sole and unreviewable discretion, (1) revoke this Permit; (2) require the Permittee to undertake corrective or remedial action to address any release or threatened release or discharge of the hazardous substance, pollutant or contaminant, water, wastewater or storm water; and (3) expressly consents to entry of injunctive relief to enforce any listed remedies.
3. Be responsible for any repair or maintenance work and repair any aspect or condition of the encroachment that causes danger or hazard to the traveling public, for the duration of the encroachment and must perform such work under the appropriate encroachment permit authorization.
4. Comply with ADOT's traffic control standards with an ADOT approved traffic control plan.
5. In any case and at the Department's discretion; ADOT may require written approval from the abutting property owner prior to issuance of the encroachment permit. *If the encroachment encroaches on abutting property owned by someone other than the permittee (and/or on underlying fee land owned by someone other than the* permittee where ADOT owns its right of way by easement), the Permittee must obtain written approval from the abutting property owner (and/or underlying fee owner where ADOT owns its right of way by easement).
6. ADOT reserves the right to require the permittee to perform any repairs necessary to address damages caused by the encroachment throughout the life of the encroachment.
7. Remove the encroachment and restore repair the portions of the right-of-way that were damaged as a result of the encroachment to substantially the same condition as existed prior to the damage if ADOT cancels the encroachment permit, and terminates all rights under the permit, or if the project terminates for any reason beyond ADOT's control.
8. Reimburse ADOT for costs incurred or deposit with ADOT money necessary to cover all costs incurred for activities related to the encroachment, such as inspections, restoring and/or repairing portions of the right-of-way damaged by the encroachment to substantially the same condition as existed prior to the damage, removing the encroachment, or repair encroachment to originally permitted condition and comply with ADOT's bond policy as applicable.
9. Notify new owners of property or encroachment to apply for an ADOT encroachment permit, as required by Arizona Administrative Rule R17-3-502(D).
10. Apply for a new encroachment permit if the use of the permitted encroachment or the use of adjoining property changes.
11. Keep a copy of the encroachment permit at the work site or site of encroachment activity.
12. Construct the encroachment according to attached Specifications, Standards and the plans approved by ADOT as part of the final permit; any field changes shall be approved by ADOT prior to implementation.
13. Obtain all required permits from other government agencies or political subdivisions.
14. Remove any defective materials, or materials that fail to pass ADOT's final inspection, and replace them with materials ADOT specifies.
15. Have the right to a hearing as prescribed in Arizona Administrative Code, R17-3-509 if the permit application is denied.
16. Understand that once issued, the permit is revocable and subject to modification or abrogation by ADOT at any time, without prejudice.
17. Following the installation or relocation of utilities within ADOT Rights-of-Way, utility companies are required to provide as-built drawings.
18. Certify that the Permittee shall secure overlash approval on existing poles from the utility company pole owner. I certify I have written approval as necessary or have verified no approvals are required or needed. Initial M.R.
19. Certify that the Permittee shall secure from the existing utility owner to enter the existing sleeve, conduit, inner duct, cabinets, handholes or manholes to install additional infrastructure as noted on Page 1. I certify I have written approval as necessary or have verified no approvals are required or needed. Initial M.R.
20. Where ADOT holds an easement interest, certify the Permittee has written approval from any underlying fee owner to include government entities, political subdivisions, and private property owners. I certify I have written approval as necessary or have verified no approvals are required or needed. Initial M.R.
21. The Permittee shall: In the event of a future relocation, reimburse the Department for any damages caused by the failure of the permittee to relocate the utility on or before the relocation date provided by the Department M.R.

By accepting an ADOT approved Encroachment permit, the Encroachment Owner agrees to the requirements described in the permit, to be responsible for all permit requirements, and to comply with ADOT's requirements as set out in the permit. NO WORK SHALL TAKE PLACE INSIDE THE RIGHT OF WAY WITHOUT AN ADOT APPROVED PERMIT ON SITE. **I have read, understand and shall comply with the requirements as stated above:**

Name: Melissa A. Richards **Date:** 1-14-2025 **Signature:** Melissa A. Richards

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Central District Permits

T 131666

P 1235169

January 14, 2025

Attention: Mr. Jody Murphy
ADOT Permit Supervisor
2140 W. Hilton Avenue
Phoenix, AZ 85009

RE: Parcel 104-15-0030 (2.84 acres), 60 Hwy., between milepost 207 and 208

Per A.D.O. T. Request:

The front double (15' each) gates and the perimeter fence will be maintained by property owners Richard R. Richards and Melissa A. Richards, owners of Arizona Quality RV and Boat Storage, LLC.

If property is abandoned for some reason the fence will be brought back to its original barbed wire, 3 stranded condition.

Signed: _____ and Signed: _____

Richard R. Richards Melissa A. Richards

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SPECIFICATIONS PERMIT 1235169

NO WORK SHALL BEGIN PRIOR TO NOTIFICATION OF PROPER AUTHORITIES. NOTIFY AREA INSPECTOR 3 DAYS PRIOR TO START OR WORK AND WITHIN 3 DAYS AFTER COMPLETION FOR FINAL INSPECTION. *FAILURE TO COMPLY WITH THIS REQUIREMENT WILL RESULT IN WORK STOPPAGE.*

IN CASE OF THE EVICTION OF LICENSEE BY ANYONE OWNING OR CLAIMING TITLE TO OR ANY INTEREST IN SAID PREMISES, OR ANY PART THEREOF, STATE SHALL NOT BE LIABLE TO LICENSEE FOR ANY DAMAGE OF ANY NATURE WHATSOEVER, OR TO REFUND ANY MONEYS PAID HEREUNDER.

WITH THE ACCEPTANCE OF THIS PERMIT, THE PERMITTEE AGREES TO ALL THE CONDITIONS AS DESCRIBED HEREIN. **IF THE PERMITTEE DOES NOT AGREE TO ALL THE CONDITIONS AS OUTLINED, THE PERMIT MUST BE RETURNED TO THE PHOENIX MAINTENANCE DISTRICT PERMITS OFFICE**. NO WORK WILL BE ALLOWED TO TAKE PLACE INSIDE THE RIGHT OF WAY WITHOUT A VALID PERMIT.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRRENT ARIZONA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS and work will be inspected by the Department of Transportation.

Each party (as 'indemnitor') agrees to indemnify, defend, and hold harmless the other party (as 'indemnitee') from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as 'claims') arising out of bodily injury of any person (including death) or property damage but only to the extent that such claims which result in vicarious/derivative liability to the indemnitee, are caused by the act, omission, negligence, misconduct or other fault of the indemnitor, its officer, officials, agents employees, or volunteers.

Survey markers and monuments shall be preserved in their original positions. These monuments include, but are not limited to, Section line monuments, Right of Way markers, roadway monuments, and geodetic control stations established by the USC&GS, NGS, and USGS. Any survey markers or monuments disturbed during the execution of the Permits shall be repaired and/or replaced immediately at no cost to the Department. The relevant standards and procedures established by the Arizona State Board of Technical Registration, Arizona Statutes, the U.S. Department of Interior's Manual of Instructions for the Survey of Public Lands, the National Geodetic Survey's procedures, and Department Right of Way policies shall be adhered to when re-setting survey monuments or markers. The Permittee shall mark and inspect markers and monuments for damage prior to any permitted work. The Permittee shall notify the Department immediately to eliminate liability. Unless otherwise stated by the Department, the Permittee shall not perform any construction activity within five feet of the survey marker or monument.

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BLUE STAKE PERMIT SPECIFICATIONS:

The Permittee is responsible for understanding and complying with the Arizona Revised Statutes Title 40, Chapter 2, Article 6.3 Underground Facilities.

The Permittee shall call the Arizona Blue Stake Center at 602 623-1100 or 811, (2) two working days before excavation is scheduled to commence and shall limit the request to an area that can be reasonably excavated within the validity period of the markings. The Permittee shall white line the area of excavation or running line of the installation prior to calling for Blue Stake.

The permittee shall excavate in a "careful and prudent manner" meaning conducting an excavation in such a way that when the excavation is less than or equal to 24" inches from an underground facility that it is marked with stakes or paint or some customary manner, the facility is carefully exposed with hand tools, and the uncovered facility is supported and protected.

The permittee shall, when requested by a representative of the Arizona Department of Transportation, provide mobile traffic control or crash vehicle at permitee's cost to shadow the utility locator while completing the requested utility locate.

The permittee shall assume full responsibility for locating of any underground utilities or other facilities located within the ADOT ROW and will be responsible for any damage. Blue Staking will not relieve the permittee of responsibility or liability for damage to ADOT facilities.

If any underground facility is damaged by the permittee or delegate as a result of failing to obtain information as to its location, failing to take measures for the protection of the facility or failing to excavate in a careful and prudent manner, the person is liable to the owner of the underground facility for the total cost of the repair of the facility, loss of use, loss of product and all costs associated with the repair of the facility.

The permittee shall place warning tape in all trenches in which new conduit/pipe is placed. All warning tape shall be buried at a depth of six to eight inches below finished grade. The tape shall have the printed message warning of the location of the underground conduits / pipes / wire. The message shall be in permanent ink specifically formulated for prolonged underground use shall bear the words appropriate to the facility. The following are examples and the list is not all inclusive:

"Caution electric line buried below" in black letter on a red background
"Caution gas line buried below" in black letters on yellow background
"Caution Fiber Optic line buried below" in black letter on orange background
"Caution telephone line buried below" in black letters on orange background
"Caution cable television line buried below" in black letter on orange background
"Caution water line buried below" in black letters on a blue background
"Caution sewer line buried below" in black letter on a green background

Permittee shall comply with section 104.15 (Providing Magnetic Detection for Underground Facilities) of the Arizona Department of Transportation Standards & Specifications for Road and Bridge Construction.

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LANDSCAPE:

All landscaping is to be restored to original or better condition and to the satisfaction of the ADOT inspector.

Permittee shall repair and/or replace any damaged or removed plant material or irrigation system components caused by his portion of work to the satisfaction of the landscape inspector on site. All irrigation lines that will travel under the proposed asphalt paving and/or building must be in proper sleeves. Remote control valve wires shall be labeled and placed in conduit inside sleeves, with splices set in the approved plastic valve boxes at each end of the sleeve/s. The grade shall be re-graded to the original and/or match the adjacent finished grade, with all disturbed granite mulch brought back into place to match the existing.

Upon completion of the work, it is the Permitee's responsibility to certify on the originally submitted plans that the permitted work has been completed as shown.

Vertical drops running adjacent to the roadway shall not be left open overnight without proper barricades.

OPEN HOLES SHALL NOT BE LEFT UNATTENDED OR UNPROTECTED AT ANY TIME WHATSOEVER.

Upon completion, the Permittee shall be responsible for seeing that all surplus material has been removed from the Right of Way, the work area has been neatly graded and that no berms or depressions remain.

The Permittee shall, when requested by a representative of the Arizona Department of Transportation, provide documentation for their materials and testing.

All traffic shall be maintained through the work area and protected in accordance with the requirements of the Manual on Uniform Traffic Control Devices (as revised, including future revisions) and the Department's Traffic Control Manual for Highway Construction and Maintenance (as revised, including future revisions). All signs, placement of signs, and the necessity of using flagmen is the responsibility of the Permittee.

Both publications may be purchased from:

- ADOT Records Administration Section - Engineering Records, Room 112F, 1655 West Jackson Street - Phoenix, Arizona – 85007

- The ADOT Traffic Control Manual is Publication No. 33-003. The Manual on Uniform Traffic Control Devices is Publication No. 30-001.

NOTE: A MINIMUM OF TWO ADVANCED WARNING SIGNS SHALL BE INSTALLED, ALONG WITH NORMAL BARRICADING

When work is not in progress all unnecessary signs and supports shall be removed from roadway.

NO VEHICLES/EQUIPMENT MAY BE LEFT IN RIGHT OF WAY WHEN WORK IS NOT IN PROGRESS.

Double fines for speed in work zones. ALL TRAFFIC CONTROL SETUPS SHALL INCLUDE THESE SIGNS.

1/141/14/2024/2025

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Any traffic control plan revisions must be submitted a minimum of 5 business days in advance of work activities.

Traffic control plans affecting construction within ADOT right of way **must** be submitted to ADOT's Regional Traffic Engineer's office for review and approval 5 business days in advance of scheduled construction activities. This will allow adequate time for review or modification of traffic control plans, and also posting on ADOT's road closure report.

Anissa Gerard, Ph.D., PE
Regional Traffic Engineer
2140 W. Hilton Avenue, Phoenix, Arizona 85009
Office: (480) 244 - 5009
agerard@azdot.gov

HOLIDAY WORK HOURS: NO WORK FROM 12 NOON THURSDAY UNTIL MONDAY IF HOLIDAY FALLS ON FRIDAY OR SATURDAY OR FROM NOON FRIDAY UNTIL TUESDAY IF HOLIDAY FALLS ON SUNDAY OR MONDAY.

The above hours and days may be modified at the discretion of the Central Maintenance District Engineer.

WORK HOURS: BEGIN TRAFFIC CONTROL SETUP AFTER 9:00 AM TRAFFIC CONTROL MUST BE OFF THE ROADWAY BY 3:00 PM.

Permittee shall notify the **ADOT Traffic Operations Center, (602) 257-1563**, **48 hours in advance**, for **PRE-APPROVED** lane closures. Permittee shall request the use of ADOT Permanent Variable Message Sign Boards, if applicable.

A COMPLETE COPY OF THE APPROVED PERMIT MUST BE ON THE JOB SITE AT ALL TIMES! FAILURE TO PROVIDE THIS COPY OR COMPLY WITH THE PERMIT SPECIFICATIONS WILL RESULT IN IMMEDIATE TERMINATION OF WORK UNTIL PROOF OF A VALID PERMIT HAS BEEN PROVIDED AND OR SPECIFICATIONS VIOLATIONS HAVE BEEN CORRECTED.

NO EXCEPTIONS!

Please give advance notification to the following three business days before starting work, and also within three days after completion for final inspection.

Central District Maintenance Permits
2140 W. Hilton Avenue
Phoenix, Arizona 85009
Office: (602) 712-6954
CentralPermit@azdot.gov

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Attachment "A"

Archaeological Clearance Notification
Cultural survey specifications and responsibilities:
In accordance with the Arizona State Historic Preservation Act, ADOT must consider the effects of its actions, including the issuance of permits, on historic properties. It is the Permittee's responsibility to obtain documents indicating that the proposed permit would not affect historic properties or, if it would affect such properties, to provide documentation attesting to the mitigation of those effects, prior to beginning excavation work within ADOT Rights of Ways. Such documentation may include concurrence on the effect from the State Historic Preservation Office or a data recovery plan approved by the Arizona State Museum (in the case of mitigative data recovery).

Archaeological Features:
The attention of the Permittee is directed to the Arizona Revised Statutes §41-841 through 846 and §41-861 through 865. Violation of A.R.S §41-841 through 845 is a Class 2 misdemeanor. Violation of A.R.S. §41-861 through 865 can be classified as either a Class 1 misdemeanor or a Class 5 felony.

Section 6(a) of the Federal Archaeological Resources Protection Act of 1979 specifies that no person may excavate, remove, damage or otherwise alter or deface any archaeological resource located on public (Federal) lands or Indian lands unless such activity is pursuant to a permit issued under Section 4 of the Act. Violations of this act are considered a felony, and are punishable by fine and imprisonment.

Although the permittee will be responsible to make every effort prior to construction to identify all cultural resources in a permit area, previously unidentified archaeological materials could be found during the construction of the permit. When historic or archaeological features are encountered or discovered during any activity related to construction of the permit, the permittee shall stop work immediately at that location, and shall take all reasonable steps to secure the preservation of those features.

The permittee shall immediately contact ADOT's Historic Preservation Team, listed below and the ADOT District Permits Office that issued the permit and make arrangements for the proper treatment of such resources. The permittee shall not resume work until he/she is so directed by the Arizona Department of Transportation.

Environmental Planning Group:

District Environmental Coordinator – Central District
Alexis Zaring
2140 West Hilton Avenue
Phoenix, AZ 85009
Office: (602) 920-7392
AZaring@azdot.gov

1/14/2025

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Attachment “B”

The permittee agrees that they will be liable for, and shall reimburse ADOT for any delay and/or other damages ADOT is required to pay its own contractors or other parties if the encroachment is not installed, relocated or removed in a timely manner.

ALL TRENCHES SHALL BE AT A DEPTH TO ACCOMMONDATE A MINIMUM OF 60” OF COVER MATERIAL FOR ENCASED AND DIRECT BURIAL LINES BELOW FINISHED GRADE PER C07.06 TYPE G.

BACKFILL SHALL BE COMPACTED TO 95% DENSITY (100% IN ROADWAY) USING 1 SACK SLURRY MIXES MATERIAL. ONE-HALF SACK SLURRY MAY BE UTILIZED FOR AREAS NOT UNDER PAVEMENT.

CURB AND GUTTER REMOVAL SHALL BE SAW-CUT AND REMOVED FROM JOINT TO JOINT. SEE SUBSECTION 202-3.04 IN ADOT STANDARD SPECIFICATIONS.

SIDEWALK REMOVAL SHALL BE SAW-CUT AND REMOVED FROM JOINT TO JOINT. SEE SUBSECTION 202-3.04 IN ADOT STANDARD SPECIFICATIONS.

SIDEWALK AND SIDEWALK RAMPS SHALL BE CONSTRUCTED PER ADOT STANDARD DETAILS C-05.20 AND C-05.30.

CURB AND GUTTER SHALL BE CONSTURCTED PER ADOT STANDARD DETAIL C-5.10.

PAVEMENT REPLACEMENT WILL BE CONSTUCTED TO MATCH EXISTING PAVEMENT. IF PAVEMENT REPLACEMENT IS DUE TO POTHOLES, SLURRY-FILL & PLACE PAVEMENT ON TOP. EXCAVATIONS LARGER THAN 12-INCHES DIAMETER REQUIRE A PAVEMENT PATCH FOR A MINIMUM OF 100-FEET, FULL-LANE WIDTH, A MINIMUM OF 50-FEET FROM EACH EDGE OF EXCAVATION, ACCORDING TO ADOT GUIDELINES FOR ACCOMMODATING UTILITIES ON HIGHWAY RIGHT-OF-WAYS, OR AS DIRECTED BY ADOT INSPECTOR.

ALL POTHOLES IN PAVED AND CONCRETE AREAS WILL BE CORE DRILLED. POTHOLES LOCATED IN PORTLAND CEMENT CONCRETE PAVEMENT SHOULD BE NO LARGER THAN 8-INCHES IN DIAMETER, WITH CORE REPLACED AND EXPOCY SEALED. 12-INCHES ALLOWED BY SPECIAL REQUEST. REPLACEMENT OF FULL PANEL WILL BE REQUIRED FOR 12-INCH DIAMETER POTHOLES.

PIPE SHALL BE JACKED AND BORED BENEATH ALL PAVED AREA AT A MINIMUM DEPTH OF 60”. BORE SHALL BEGIN NO CLOSER THAN 8 FEET FROM THE EDGE OF PAVEMENT, INCLUDING SIDE STREETS AND DRIVEWAYS.

ALL BORE PITS AND RECEIVING PITS SHALL BE ADEQUATELLY PROTECTED BY THE UST OF FENCING, BARRICADES AND ASPHALT ROAD PLATING. ROAD PLATE ALL EXCAVATIONS OVERNIGHT.

BORE PITS CLOSER THAN 30 FEET FROM THE EDGE OF PAVMENT WILL BE PROTECTED WITH JERSEY BARRICADE AND FENCING.

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ALL BORE PITS SHALL BE BACKFILLED IN LAYERS NOT TO EXCEED 8” (100%). THE EXCAVATED MATERIAL MAY BE UTILIZED AS BACKFILL. IF THE IN PLACE MOISTURE IS LOW, WATER MAY HAVE TO BE UNIFORMLY ADDED.

THE DENSITY REQUIREMENTS WILL 95% (100%) OF THE MAXIMUM DENSITY.

The Standard Specifications for Road and Bridge Construction can be found at:
https://azdot.gov/business/contracts-and-specifications/specifications-pay-items-list

The Construction Standard Drawings can be found at:
https://azdot.gov/node/5376

The ADOT Signing and Marking Guide can be found at:
https://azdot.gov/business/engineering-and-construction/traffic/signing-and-marking-standard-sms-drawings

The ADOT Bridge Standards and Details can be found at:
https://azdot.gov/business/engineering-and-construction/bridge-engineering-and-construction

The ADOT Drainage Standards can be found at:
http://azdot.gov/business/engineering-and-construction/roadway-engineering/drainage-design/manuals

The ADOT Guidelines for Accommodating Utilities on Highway Rights-of-Way can be found at:
https://azdot.gov/business/engineering-and-construction/utility-and-railroad-engineering

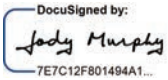
Certificate Of Completion

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Status: Completed
Subject: Complete with Docusign: Permit T131666.pdf
Source Envelope:
Document Pages: 15
Signatures: 1
Certificate Pages: 1
Initials: 0
AutoNav: Enabled
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Time Zone: (UTC-07:00) Arizona

Envelope Originator:
Alejandro Munoz Jr
206 S 17th Ave
Phoenix, AZ 85007
AMunoz5@azdot.gov
IP Address: 162.59.200.193

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Signer Events	Signature	Timestamp
Jody Murphy jmurphy@azdot.gov ADOT Security Level: Email, Account Authentication (None)	DocuSigned by:  7E7C12F801494A1... Signature Adoption: Pre-selected Style Using IP Address: 162.59.200.193	Sent: 1/14/2025 1:52:57 PM Viewed: 1/14/2025 1:56:14 PM Signed: 1/14/2025 1:59:00 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/14/2025 1:52:58 PM
Certified Delivered	Security Checked	1/14/2025 1:56:14 PM
Signing Complete	Security Checked	1/14/2025 1:59:00 PM
Completed	Security Checked	1/14/2025 1:59:00 PM

Payment Events	Status	Timestamps

September 24, 2024

To: Neighbors Surrounding Parcel: 104150030

Regarding: Rezoning from GR to C1-1 for class A RV and Boat Storage

Dear Neighbors,

This letter is to inform you of the Zoning Board meeting requested by Rick and Melissa Richards, property owners of Parcel: 104150030 (2.84 acres). The request is to rezone from General Rural (GR) to Commercial Industrial One (CI-1). The request will conform to the surrounding commercial and industrial zoning of the above mentioned parcel.

The RV and Boat Storage facility development is requested with the Pinal County Zoning and Planning Department for a Class A RV garage, covered RV parking and a small amount of mini storage units to be used for existing RV customers. The building colors, façade and landscaping will conform to Gold Canyon desert colors and Pinal County Zoning code requirements. Landscaping will be desert plants and trees, colors will be complimentary to the already existing desert colors (tans, browns, beiges, etc.) from surrounding Gold Canyon home developments and businesses. Our desire is to compliment and serve the existing Gold Canyon community.

A neighborhood meeting will be held 6:00 p.m., Wednesday October 9th at Great Wall Chinese Restaurant at: 6832 S. Kings Ranch Road, #1, Gold Canyon, AZ 85118

Sincerely Property Owners,

Rick and Melissa Richards

Mailing Address: 3054 E. Kingbird Drive, Gilbert AZ 85297

October 9, 2024

Meeting Notes with Neighbors from Surrounding Parcel: 104150030

Re: Rezoning from GR to C-3 for class A RV and Boat Storage

List of Neighbors:

1.) Mike and Sue Schaffer –
15567 US-60 Hwy., Gold Canyon AZ 85118

2.) City of Mesa, Real Estate Service, Attention: Kim Fallbeck, Director
PO Box 1466, Mesa AZ 85211

3.) Dale McGregor (Donna McGregor is deceased)
5017 S. Pinal Drive, Apache Junction, AZ 85210

4.) Arizona Beeman Drilling , Attention: Ralph Anderson
15563 E. US Hwy 60, Gold Canyon, AZ 85118

5.) Sam Tompkins
15689 E. Hwy. 60, Apache Junction, AZ 85118

MEETING NOTES:

We arrived at 5:30 p.m. on October 9, 2024 at Great Wall Chinese Restaurant. No neighbors attended the meeting. We ordered food at 5:50 p.m., ate and waited until 7:30 p.m. for neighbors to attend. We provided a neighborhood sign in sheet, and site plans for the proposed rezoning.

Regards

Rick and Melissa Richards

Mailing Addresses: 3054 E. Kingbird Drive, Gilbert AZ 85297

6:00 p.m., October 9, 2024

Arizona Quality RV and Boat Storage, LLC

Neighborhood Meeting Sign In Sheet

Parcel: 104-15-0030 – 2.84 acres

Pinal County Planning Department #: PZ-016-24

NEIGHBORS PRESENT: No Neighbors attended the 6:00p.m., 10-9-2024 meeting at Great Wall Chinese Restaurant at: 6832 S. Kings Ranch Road, Gold Canyon AZ 85118

1._____

2._____

3._____

4._____

5._____

6._____

7._____

8._____

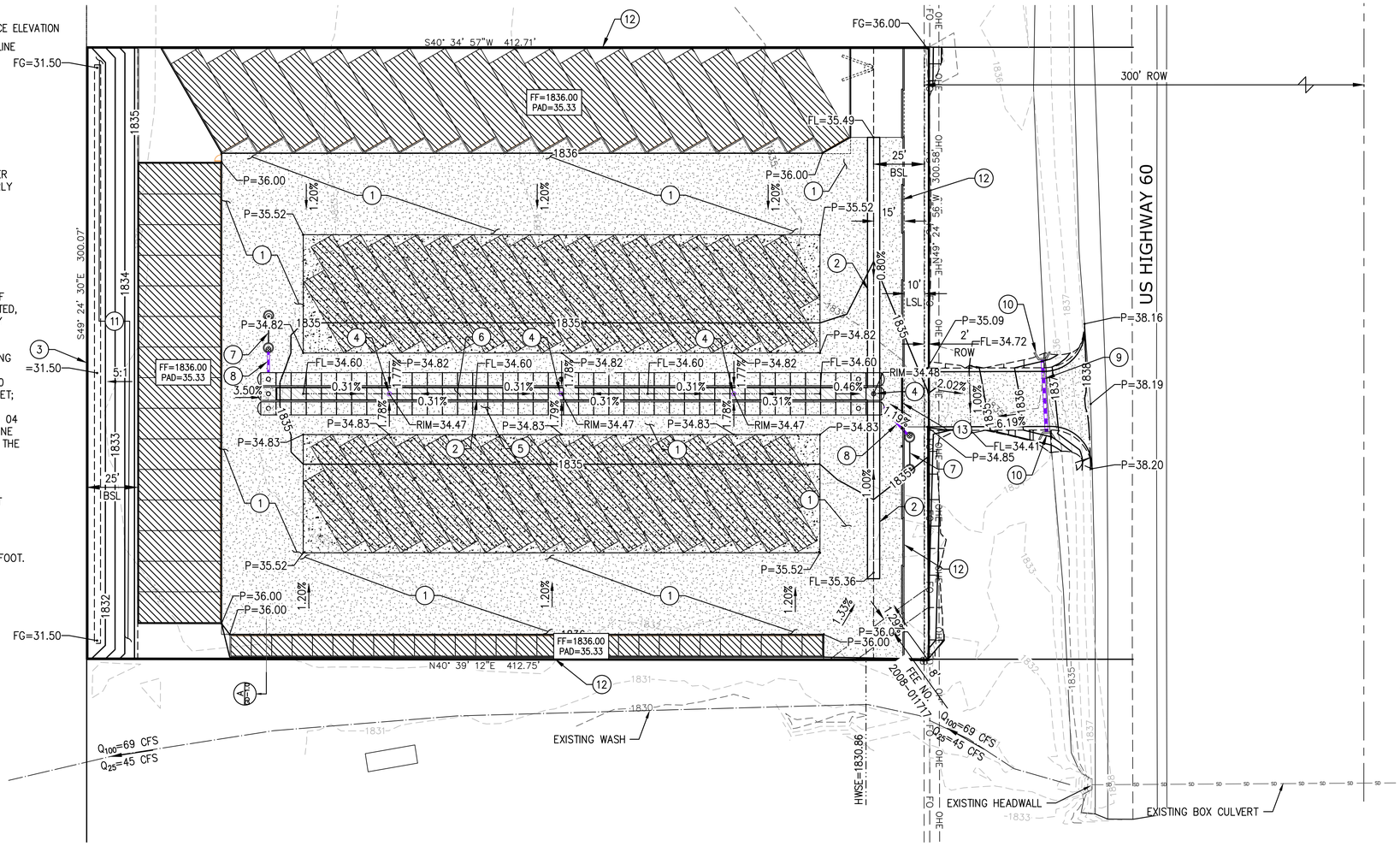
9._____

10._____

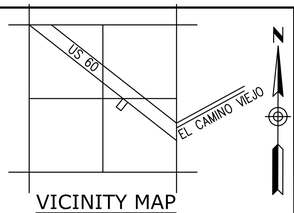
PRELIMINARY GRADING & DRAINAGE PLAN FOR
AZ RV STORAGE
000 E US HIGHWAY 60
GOLD CANYON, ARIZONA 85118

LEGEND

EXISTING	NEW	
		PROPERTY LINE
		ADJACENT PROPERTY LINE
		CENTER LINE
1575	1575	MAJOR GROUND CONTOUR
1575	1575	MINOR GROUND CONTOUR
		LIMIT OF GRADING
		DRAINAGE ARROW
		HIGH WATER SURFACE ELEVATION
		BUILDING SETBACK LINE
		EASEMENT
		ELECTRICAL LINE



VICINITY MAP
NTS
SECTION 35,
T.1S., R.9E.



LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35;
THENCE NORTH 43 DEGREES 43 MINUTES 40 SECONDS WEST (ASSUMED BEARING), A DISTANCE OF 268.77 FEET TO A POINT;
THENCE NORTH 49 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 943.79 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 40 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 413 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE MESA–SUPERIOR HIGHWAY, AS NOW CONSTRUCTED, AND FROM WHICH A POINT ON THE CENTERLINE OF SAID HIGHWAY BEARS NORTH 40 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 100 FEET;
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BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, BEING N 0° 19' 08" W 1320.71'.

HORIZONTAL DATUM

NAD83 ARIZONA STATE PLANES, CENTRAL ZONE, INTERNATIONAL FOOT.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF PHOENIX POINT NUMBER: 1715, BEING A 3" CITY OF PHOENIX BRASS CAP IN HAND HOLE, LOCATED AT THE INTERSECTION OF 28TH STREET & GROVERS AVENUE, HAVING AN ELEVATION OF 1453.19', NGVD29.

OWNER/BUILDER

ARIZONA QUALITY RV & BOAT STORAGE LLC
000 E US HIGHWAY 60
GOLD CANYON, AZ 85118

ENGINEER

JEFF WIMMER
EAST VALLEY ENGINEERING RESOURCE
3125 S BIRCH STREET,
GILBERT, AZ 85295
TEL: 602.694.2880
EMAIL: JEFF@EVER-CIVIL.COM

ARCHITECT

MIKE HUDSON
ATMOSPHERE ARCHITECTS
114 W MAIN ST
MESA, AZ 85201
TEL: 602.329.8384
EMAIL: mike@atmosarch.com

SURVEYOR

JOSEPH R. KEELEY
KEELEY LAND SURVEYING

SITE INFORMATION

APN #: 104-15-003
ADDRESS: 000 E US HIGHWAY 60
GOLD CANYON, ARIZONA 85118
COUNTY: –
ZONING: GR
REZONE: CI-1
LOT AREA: 123,953 SQ.FT / 2.845 AC

EARTHWORK (RAW)

465 CY	SITE CUT
2,826 CY	TANK CUT
5,215 CY	FILL
1,924 CY	NET RAW FILL (IMPORT)

RAW VALUES DO NOT INCLUDE CLEARING, GRUBBING, SCRAPING, OR OTHER CONTRACTOR MEANS AND METHODS OF CONSTRUCTION

CONSTRUCTION NOTES

1. CONSTRUCT RECYCLED ASPHALT
2. CONSTRUCT VALLEY GUTTER PER MAG STD DTL 240
3. CONSTRUCT 6' CMU WALL
4. INSTALL 24" DIA DRAIN BASIN
5. INSTALL 84-UNIT UNDERGROUND RETENTION STORMTECH MC-3500
6. INSTALL 42-UNIT ISOLATOR ROW
7. INSTALL DUAL-CHAMBER DRY WELL
8. INSTALL 12" ADS HDPE STORM DRAIN PIPE (OR EQUAL)
9. INSTALL 18" ADS HDPE STORM DRAIN PIPE (OR EQUAL)
10. CONSTRUCT HEADWALL PER MAG STD DTL
11. SELF RETAINING AREA
12. CONSTRUCT 6' CMU WALL OVER RETAINING WALL
13. INSTALL SLIDING METAL GATE

RETENTION CALCULATIONS

REQUIRED RETENTION FOR 100YR-2YR STORM EVENT

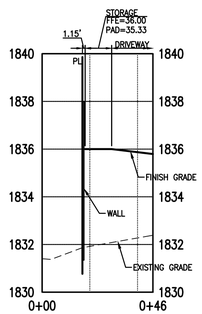
$V = A*(P/12)*C$

A = AREA
P = 100 YEAR, 2 HR RAINFALL DEPTH=2.43
C = RUNOFF COEFFICIENT = 0.95 FOR PAVEMENT & BUILDING;
0.50 FOR LANDSCAPE AREA

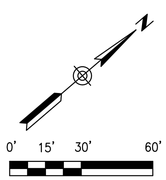
V_{REQD} = (110,894 SF * 0.95 + 3,235 SF * 0.50) x (2.43 IN/12)
V_{REQD} = 21,661 CF

TOTAL PROVIDED RETENTION

V_{PROV} = UNDERGROUND RETENTION
= 22,050 CF > 21,661 CF



SECTION A
SCALE 1"=30' H, 1"=3' V



EVER
602.694.2880
GILBERT, ARIZONA
EAST VALLEY ENGINEERING RESOURCE
EVER-CIVIL.COM
ENGINEERING EXCELLENCE
PUBLIC WORKS
INDUSTRIAL, COMMERCIAL
MEDICAL, HOSPITALITY
K-12, SINGLE & MULTI-FAMILY RESIDENTIAL

REVISIONS:
1.
2.
3.
4.

AZ RV STORAGE
000 E US HIGHWAY 60
GOLD CANYON, ARIZONA 85118

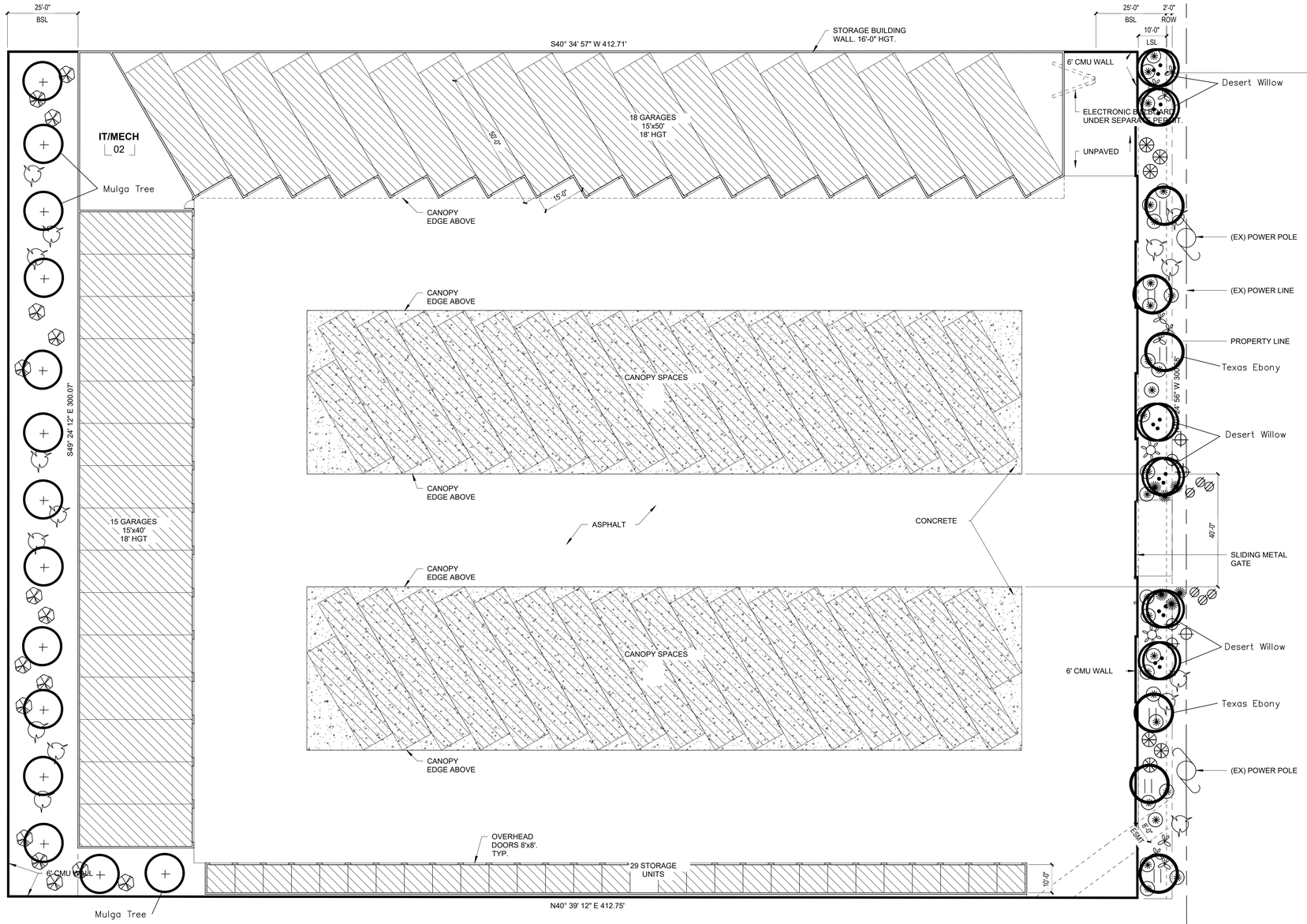
PRELIMINARY GRADING AND DRAINAGE PLAN

Revised on the 31st of January, 2025
Original signed 10/2/2024
Expires 9/30/2026

SCALE: 1"=30'
TEAM LD: JLW
ENGINEER: ADG
DATE: OCT. 2024
PROJECT NO: 240808
STATUS: PRELIMINARY
SHEET NO. GD-1.0
SHT 1 OF 1

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Contact Arizona 811 at least two full working days before you begin excavation.
ARIZONA811 Call 811 or click Arizona811.com



LANDSCAPE PLAN

SCALE 1"=20'-0"

0 20 40 80

NORTH

PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height,Canopy,& Caliper)
TREES			
		Acacia aneura Mulga Tree	24" Box 7' 4' 1.5" Double-Staked Typ.
		Pithecellobium flexicaule Texas Ebony	24" Box 6' 3' 1.5" Double-Staked Typ.
		Chilopsis linearis Desert Willow	24" Box 7' 4' 1.25" Double-Staked Typ.
CACTI/AGAVE			
		Fouquieria splendens Ocotillo	4' to 6', 4 to 5 coars
		Opuntia 'Santa Rita' Purple Prickly Pear	5 Gallon
		Dasylirion longissimum Toothless Desert Spoon	5 Gallon
		Hesperaloe parviflora Red Yucca	5 Gallon
LARGE SHRUBS			
		Dodonaea viscosa 'purpurea' Hopseed Bush	5 Gallon
		Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon
		Simondsia chinensis 'Vista' Compact Jojoba	5 Gallon
		Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon
MEDIUM AND SMALL SHRUBS			
		Justica californica Chuperosa	5 Gallon
GROUNDCOVERS			
		Convolvulus cneorum Bush Morning Glory	1 Gallon
LANDSCAPE MATERIALS			
		Decomposed Granite Desert Gold	1/2" size screened 2" Deep

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

AZ QUALITY RV

GOLD CANYON, AZ 85118

PROJECT NO: 24053
DATE: 10/03/2024

atmosphere architects
atmosphere architects
114 w main st
mesa, az 85201
contact: Mike Hudson
email: mike@atmosarch.com
tel: 602.329.8384

LANDSCAPE PLAN

L100

EXP. 06/30/2025

14020
Campbell Collaborative
Landscape Architects since 1985
111 E. Dunlap Ave., Suite 1-278
Phoenix, Arizona 85020
Donald Campbell RLA.
don@campbellcollaborative.com
T: (602) 266-1644 F: (602) 266-1607

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ALTA/NSPS LAND TITLE SURVEY

A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

N

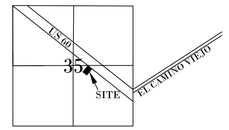
W E

S

0 30 60 120 Feet

1:720

VICINITY MAP
N.T.S.



SECTION 35,
T.1S., R.9E.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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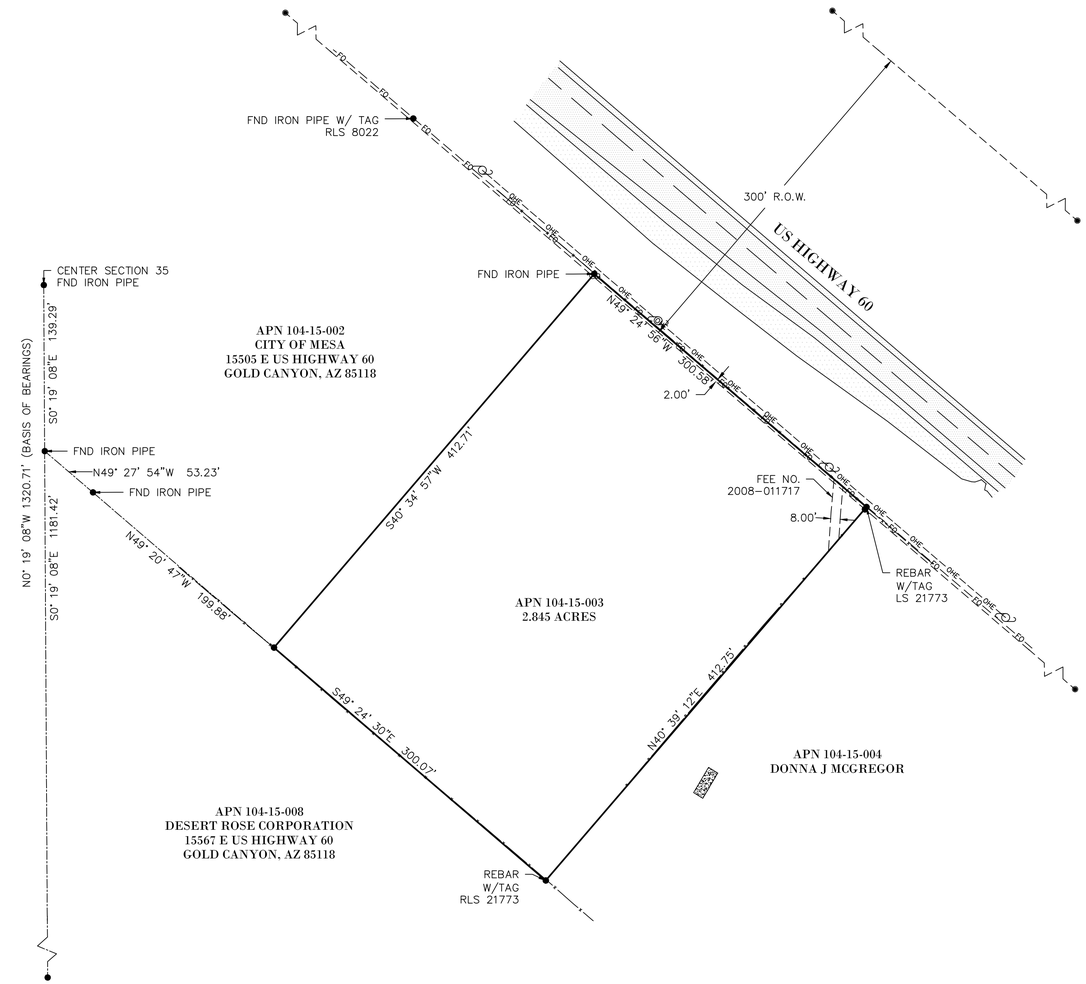
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OWNER

ARIZONA QUALITY RV & BOAT STORAGE LLC

ADDRESS

000 E US HIGHWAY 60
GOLD CANYON, AZ 85118

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, BEING N 0° 19' 08" W 1320.71'.

HORIZONTAL DATUM

NAD83 ARIZONA STATE PLANES, CENTRAL ZONE, INTERNATIONAL FOOT.

HORIZONTAL ADJUSTMENT

THIS SURVEY WAS COMPLETED USING REAL TIME KINEMATIC GPS OBSERVATIONS WITH A GRID TO GROUND COMBINED SCALE FACTOR OF 1.0001544703, SCALED FROM 33°18'02.77152N, 111°23'52.21416W.

RECORD DOCUMENTS

GLO DM ID: 202338	BLM	PLAT
FEE NO. 2005-032013	P.C.R.	DEED
FEE NO. 2022-009136	P.C.R.	SURVEY
BOOK 10 OF SURVEYS, PAGE 205	P.C.R.	SURVEY
BOOK 14 OF SURVEYS, PAGE 018	P.C.R.	SURVEY
CABINET C, SLIDE 177	P.C.R.	SURVEY
PROJECT NO.F-022-3-766	ADOT	ROW MAP
FEE NO. 2008-011717	P.C.R.	EASEMENT

NOTE

MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS AND/OR ENCUMBRANCES NOT SHOWN HEREON.

LEGEND

	SECTION/TIE LINE
	BOUNDARY LINE
	EASEMENT
OHE	OVERHEAD ELECTRIC
FO	FIBER OPTIC LINE
	FENCE
	BARBED WIRE FENCE
	ASPHALT ROADWAY
	GRAVEL ROADWAY
	CONCRETE
GLO	GENERAL LAND OFFICE
P.C.R.	PINAL COUNTY RECORDER'S
●	FOUND ADOT ALUMINUM CAP
●	FOUND 1/2" REBAR(OTHERS AS NOTED)
○	SET 1/2" REBAR W/ CAP RLS 68440
B.M.	VERTICAL BENCHMARK
	UTILITY POLE

SURVEYOR'S STATEMENT

I, JOSEPH R. KEELEY, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED EITHER BY MYSELF OR UNDER MY DIRECT SUPERVISION.

JOSEPH R. KEELEY RLS# 68440

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
68440
JOSEPH R.
KEELEY
8/21/2022
Registered
ARIZONA, U.S.A.

KEELEY
LAND SURVEYING

MARK	DESCRIPTION	DATE

DESIGNED BY: JRK
DRAWN BY: JRK
CHECKED BY: JRK
SUBMITTED BY:
SIZE:
ISSUE DATE: 1/17/2022
INVOICE NO.: 202202

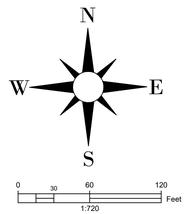
KEELEY LAND SURVEYING, LLC

SHEET
1

PRELIMINARY

TOPOGRAPHIC SURVEY

A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NOTES

CURRENT ZONING PROVIDED BY PINAL COUNTY IS GR: GENERAL RURAL ZONE.
GR SITE DEVELOPMENT STANDARDS ACCORDING TO CURRENT ORDINANCES:
MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE 30 FEET.
MINIMUM LOT AREA: 54,450 SQUARE FEET (1¼ ACRES).
MINIMUM LOT WIDTH: 100 FEET.
MINIMUM AREA PER DWELLING UNIT: 54,450 SQUARE FEET (1¼ ACRES).
MINIMUM FRONT YARD: 40 FEET.
MINIMUM SIDE YARDS: 20 FEET EACH.
MINIMUM REAR YARD: 40 FEET.
MINIMUM DISTANCE BETWEEN MAIN BUILDINGS: 25 FEET.

300' ROW INFORMATION OBTAINED FROM ADOT ROW MAPS PROJECT#F-022-03-766

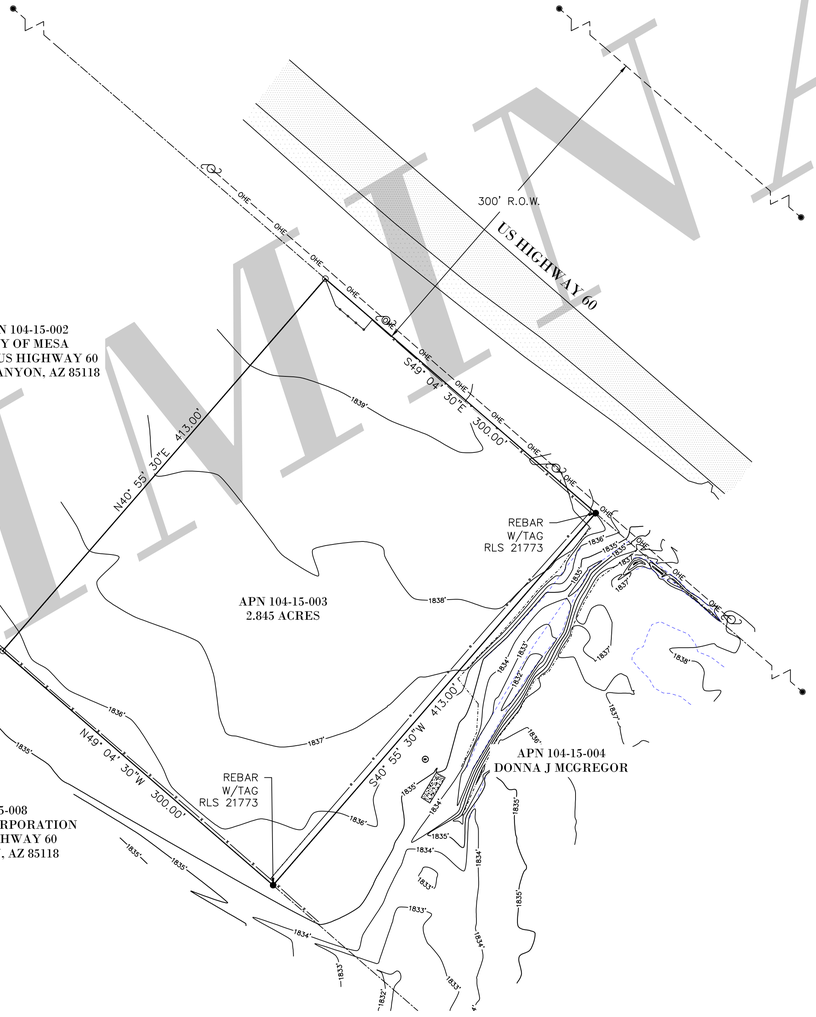
APPROXIMATELY 600' TO FULL MOVEMENT INTERSECTION OF US HIGHWAY 60.

THIS SITE LIES IN FLOOD ZONE X, PER FLOOD INSURANCE MAP NO.04021C0225E, EFFECTIVE DATE DECEMBER 4, 2007.

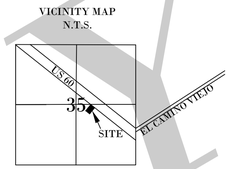
MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS AND/OR ENCUMBRANCES NOT SHOWN HEREON.

LEGEND

	SECTION/TIE LINE
	BOUNDARY LINE
	EASEMENT
OHE	OVERHEAD ELECTRIC
	TOP OF BANK
	CENTER OF DITCH
	TOE OF BANK
2000	MAJOR CONTOUR
2001	MINOR CONTOUR
	FENCE
	BARBED WIRE FENCE
	GATE
	ASPHALT ROADWAY
	GRAVEL ROADWAY
	CONCRETE
GLO	GENERAL LAND OFFICE
P.C.R.	PINAL COUNTY RECORDER'S
	FOUND 1/2" REBAR(OTHERS AS NOTED)
	SET 1/2" REBAR W/ CAP RLS 68440
	FOUND BRASS CAP
B.M.	VERTICAL BENCHMARK
	SANITARY CLEAN OUT
	UTILITY POLE



VICINITY MAP
N.T.S.



SECTION 35,
T.1S., R.9E.

OWNER

ARIZONA QUALITY RV & BOAT STORAGE LLC

ADDRESS

000 E US HIGHWAY 60
GOLD CANYON, AZ 85118

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, BEING N 0° 19' 08" W 1320.71'.

HORIZONTAL DATUM

NAD83 ARIZONA STATE PLANES, CENTRAL ZONE, INTERNATIONAL FOOT.

HORIZONTAL ADJUSTMENT

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VERTICAL ADJUSTMENT

UTILIZING GEOID 18(US)
NAVD 88

VERTICAL BENCHMARKS

OFF-SITE BENCHMARK:
IN US 60 ROW, NEAR THE NORTHWEST CORNER OF APN 104-15-003
ELEVATION = 1835.67'
ON-SITE BENCHMARK:
SOUTHERLY PROPERTY CORNER
ELEVATION = 1831.80'

RECORD DOCUMENTS

GLO DM ID: 202338	BLM	PLAT
FEE NO. 2005-032013	P.C.R.	DEED
FEE NO. 2022-009136	P.C.R.	SURVEY
BOOK 10 OF SURVEYS, PAGE 205	P.C.R.	SURVEY
BOOK 14 OF SURVEYS, PAGE 018	P.C.R.	SURVEY
CABINET C, SLIDE 177	P.C.R.	SURVEY
PROJECT NO.F-022-3-766	ADOT	ROW MAP
FEE NO. 2008-011717	P.C.R.	EASEMENT

SURVEYOR'S STATEMENT

I, JOSEPH R. KEELEY, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED EITHER BY MYSELF OR UNDER MY DIRECT SUPERVISION.

JOSEPH R. KEELEY RLS# 68440

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
68440
JOSEPH R.
KEELEY
10/04/2024
Date Signed
ARIZONA, U.S.A.

KEELEY
LAND SURVEYING

MARK	DESCRIPTION	DATE

DESIGNED BY: JRK
DRAWN BY: JRK
CHECKED BY: JRK
SUBMITTED BY:
SIZE:
ISSUE DATE: 10/04/2024
INVOICE NO.: 2024153

KEELEY LAND SURVEYING, LLC



SHEET
1

cleartitle Agency of Arizona **Commitment**	ALTA Commitment for Title Insurance Issued by **Clear Title Agency of Arizona** as issuing Agent for First American Title Insurance Company File No.: 30220266-jf

COMMITMENT FOR TITLE INSURANCE

Issued by Clear Title Agency of Arizona, as issuing Agent for First American Title Insurance Company

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

cleartitle Agency of Arizona

James A. Clifford
President

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Clear Title Agency of Arizona, as issuing Agent for First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;

(b) the Commitment to Issue Policy;

(c) the Commitment Conditions;

(d) Schedule A;

(e) Schedule B, Part I—Requirements; and

(f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I—Requirements;

(ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or

(iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

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(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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cleartitle Agency of Arizona **Schedule A**	ALTA Commitment for Title Insurance Issued by **Clear Title Agency of Arizona** as issuing Agent for First American Title Insurance Company File No.: 30220266-jf

Transaction Identification Data for reference only:

Issuing Agent: Clear Title Agency of Arizona
Issuing Office: 1530 E Williams Field Rd Ste 110 Gilbert, AZ 85295
Commitment No.: 30220266-jf
Issuing Office File No.: 30220266-jf
Property Address: 000 E US 60 Hwy Gold Canyon, AZ 85118
Reference No.:
Loan No.:

Revision No.: First

TITLE INQUIRES should be directed to your Title Officer: **Title Department at 480-278-8484.**

ESCROW/CLOSING INQUIRES should be directed to your Escrow Officer: **Jennifer Fields at 480-278-8430.**

SCHEDULE A

1. Commitment Date: February 25, 2022 at 08:00 AM
2. Policy to be issued:
   a. ☒ ALTA 2010 Eagle Owners Policy
      Proposed Insured: Arizona Quality RV & Boat Storage LLC
      Proposed Policy Amount: $459,999.00

   b. ☒ ALTA 2006 Extended Loan Policy
      Proposed Insured: TBD, its successors and/or assigns as their respective interests may appear.
      Proposed Policy Amount: $429,999.00
3. The estate or interest in the Land described or referred to in this Commitment is:

   Fee Simple
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:

   Werner Properties, LLC an Arizona Limited Liability Company
5. The Proposed Insured Mortgage and assignment thereof, if any, described as follows:

   SEE EXHIBIT "1" ATTACHED HEREIN
6. The Land is described as follows:

   See Exhibit "A" attached hereto and made a part hereof.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Clear Title Agency of Arizona, as issuing Agent for First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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EXHIBIT "1"

A Deed of Trust to secure an indebtedness of $429,999.00, recorded at as of Official Records.
Dated:
Trustor: Arizona Quality RV & Boat Storage LLC
Trustee:
Beneficiary: TBD

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cleartitle Agency of Arizona **Schedule BI & BII**	ALTA Commitment for Title Insurance Issued by **Clear Title Agency of Arizona** as issuing Agent for First American Title Insurance Company File No.: 30220266-jf

Commitment No.: 30220266-jf

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Pay second half of 2021 taxes.

   NOTE: Taxes are assessed in the total amount of $1,853.98 for the year 2021 under Assessor's Parcel No. 104-15-0030 5.

6. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

7. FURNISH a fully executed copy of the Operating Agreement and any amendments thereto, of Werner Properties, LLC, a(n) Arizona limited liability company, OR a fully executed Affidavit stating that there is no Operating Agreement.

   Articles of Organization on file list the following officers for Werner Properties, LLC, a limited liability company:

   James L. Werner, as Manager

   NOTE: Final determination as to which parties must execute all documents on behalf of Werner Properties, LLC, a(n) Arizona limited liability company shall be made upon compliance with Requirement No.(s) 7 set forth above.

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8. FURNISH a fully executed copy of the Operating Agreement and any amendments thereto, of Arizona Quality RV & Boat Storage LLC, a(n) Arizona limited liability company, OR a fully executed Affidavit stating that there is no Operating Agreement.

Articles of Organization on file list the following officers for Arizona Quality RV & Boat Storage LLC, a limited liability company:

Richard R. Richards, as Manager and Melissa A. Richards, as Manager

NOTE: Final determination as to which parties must execute all documents on behalf of Arizona Quality RV & Boat Storage LLC, a(n) Arizona limited liability company shall be made upon compliance with Requirement No.(s) 8 set forth above.

9. Record Warranty Deed from Werner Properties, LLC an Arizona Limited Liability Company to Buyer(s).

10. Record Deed of Trust in Schedule A

NOTE: According to the Public Records, the following matters constitute the chain of title for the 24 month period preceding the Commitment Date hereof
OR
the last recorded instrument vesting title to the Land:

A document recorded March 28, 2005 as 2005-032013 of Official Records
From: James L. Werner, An Unmarried Man
To: Werner Properties, LLC an Arizona Limited Liability Company

NOTE: In connection with Arizona Revised Statutes 11-480, as of January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

a. Print must be ten-point type or larger.
b. A margin of two inches at the top of the first page for recording and return address information and margins of one-half inch along other borders of every page.
c. Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.

End of Requirements

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Commitment No.: 30220266-jf

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Exceptions above will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

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8. Taxes for the full year of 2022.
(The first half is due October 1, 2022 and is delinquent November 1, 2022. The second half is due March 1, 2023 and is delinquent May 1, 2023.)

9. Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District.

10. All matters as set forth in Ordinance No. 122000-BS, recorded January 05, 2001 as 2001-000756 of Official Records.

11. All matters as set forth in Ordinance No. 121207-AQ1, recorded January 08, 2008 as 2008-001862 of Official Records.

12. All matters as set forth in Resolution 2015-01, recorded July 23, 2015 as 2015-047562 and re-recorded as 2015-052664 of Official Records.

13. An easement for overhead and underground power distribution and incidental purposes, recorded as 2008-011717 of Official Records.

14. Water rights, claims or title to water, whether or not shown by the public records.

End of Exceptions

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cleartitle Agency of Arizona **Exhibit A**	ALTA Commitment for Title Insurance Issued by **Clear Title Agency of Arizona** as issuing Agent for First American Title Insurance Company File No.: 30220266-jf

Commitment No.: 30220266-jf

The Land referred to herein below is situated in the County of PINAL, State of Arizona, and is described as follows:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

THENCE NORTH 43 DEGREES 43 MINUTES 40 SECONDS WEST (ASSUMED BEARING), A DISTANCE OF 268.77 FEET TO A POINT;

THENCE NORTH 49 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 943.79 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 40 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 413 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE MESA-SUPERIOR HIGHWAY, AS NOW CONSTRUCTED, AND FROM WHICH A POINT ON THE CENTERLINE OF SAID HIGHWAY BEARS NORTH 40 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 100 FEET;

THENCE NORTH 49 DEGREES 04 MINUTES 30 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300 FEET TO A POINT FROM WHICH THE CENTERLINE OF SAID HIGHWAY BEARS NORTH 40 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 100 FEET;

THENCE SOUTH 40 DEGREES 55 MINUTES 30 SECONDS WEST A DISTANCE OF 413 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 04 MINUTES 30 SECONDS EAST, PARALLEL TO SAID RIGHT OF WAY LINE OF THE MESA-SUPERIOR HIGHWAY, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.

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PRIVACY POLICY NOTICE

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a non-affiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA we are providing you with this document, which notifies you of the privacy policies and practices of Clear Title Agency of Arizona.

- We may collect nonpublic personal information about from the following sources:
- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files and/or any public records search thereof, or from our affiliates or others.
- Information we receive from a consumer-reporting agency.
- Information, that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you. We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law. We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking consumer finance securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

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First American Title™

Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American" "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit https://www.firstam.com/privacy-policy/. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit https://www.firstam.com/privacy-policy/.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit https://www.firstam.com/privacy-policy/.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit https://www.firstam.com/privacy-policy/.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting https://www.firstam.com/privacy-policy/.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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First American Title™

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in https://www.firstam.com/privacy-policy. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in https://www.firstam.com/privacy-policy.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in https://www.firstam.com/privacy-policy.

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To:	Melissa Richards Arizona Quality RV and Boat Storage	**Date:**	September 16, 2024
From:	Marina Stender, PE, PTOE		
Job Number:	24.5705		
RE:	Arizona Quality RV and Boat Storage Traffic Impact Statement		



INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Traffic Statement for the proposed Arizona Quality RV and Boat Storage development, located on the southwest side of US Route 60 (US 60) across from Arizona RV Resort, in Gold Canyon, Arizona. See **Figure 1** for the vicinity map.

The proposed development will be comprised of thirty-three (33) garages, totaling 22,500 square feet (SF), thirty-four (34) canopy parking spaces totaling 24,480 SF, and twenty-nine (29) mini storage units, totaling 2,900 SF. The total SF of storage buildings and RV and boat parking is 49,880 SF of net rentable area. See **Attachment A** and **Figure 2** for the site plan.



Figure 1 - Vicinity Map

The objective of this Traffic Statement is to analyze the proposed development's traffic related impacts to the adjacent street network.

10555 N. 114th Street, Suite 105
Scottsdale, AZ 85259
480.536.7150
www.lokahigroup.com

collaboration unity harmony cooperation

Arizona Quality RV and Boat Storage

EXISTING CONDITIONS

The proposed site occupies parcel APN 104-15-003 zoned General Rural (GR). Currently, this 2.85-acres site is vacant. See **Attachment B** for Pinal County Assessor's parcel information.

The proposed development is bordered by US 60 to the northeast, Arizona Beeman Drilling & Pump to the southeast and vacant land to the northwest and southwest.

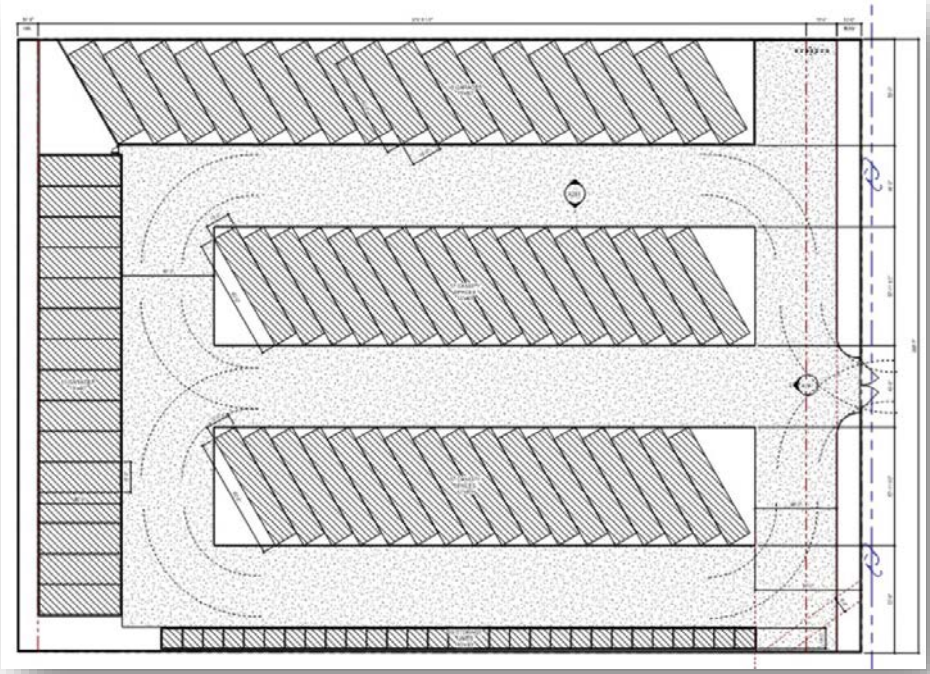


Figure 2 – Site Plan

US 60 is an east-west roadway that provides two (2) through lanes in each direction of travel. According to the *ADOT Highway Performance Monitoring System Arizona US Routes* list, US 60, between Peralta Road and El Camino Viejo, has an annual average daily traffic volume (AADT) of 17,406 vehicles per day (vpd) in both directions of travel in 2023. There is a posted speed limit of 65 miles per hour.

PROPOSED DEVELOPMENT

The proposed development will be comprised of thirty-three (33) garages, totaling 22,500 square feet (SF), thirty-four (34) canopy parking spaces totaling 24,480 SF, and twenty-nine (29) mini storage units, totaling 2,900 SF. There are a total of 96 storage/parking units, with a total SF of 49,880 SF of net rentable area.

The proposed development has one (1) existing access point onto US 60. This access driveway is located along US 60, approximately 950 feet north of the existing Arizona Beeman Drilling & Pump driveway. The site driveway is existing and provides right in and right out (RIRO) movements into and out of the site.

Arizona Quality RV and Boat Storage

TRIP GENERATION

The trip generation for the proposed development was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 11th Edition*. The ITE trip generation rates and fitted curve equations are based on studies that measure trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is the standard for the transportation engineering profession.

The trip generation for the proposed development was calculated utilizing ITE Land Use 151 – Mini Warehouse. According to ITE, a mini warehouse is a storage facility in which storage units are rented for storage of goods. The total trip generation calculations are shown in **Table 1**. See **Attachment C** for detailed trip generation calculations.

Table 1 – Trip Generation (Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Mini-Warehouse	151	49.880	1000 Sq. Ft. Net Rentable Area	82	5	3	2	9	5	4

The proposed development is anticipated to generate 82 weekday trips, with 5 trips occurring during the AM peak hour and 9 trips occurring during the PM peak hour.

RIGHT TURN LANE WARRANT

A southeast-bound right turn lane at the site access location was evaluated per the Arizona Department of Transportation (ADOT) Traffic Guidelines and Processes Section 245 criteria for the installation of a right turn deceleration lane. See table below.

Peak Hour Traffic Volume on the Highway in Advancing Direction	Minimum Peak Hour Right-turn Traffic Volume				
	# of thru lanes per direction				
	1		2		3
	< 45 MPH Posted Speed	≥ 45 MPH Posted Speed	< 45 MPH Posted Speed	≥ 45 MPH Posted Speed	All Speeds
≤ 200					
201 – 300	-	30	-	-	-
301 – 400	-	19	-	55	-
401 – 500	85	14	-	30	-
501 – 600	58	12	140	25	-
601 – 700	27	9	80	18	-
701 – 800	20	8	53	15	-
801 – 900	12	7	40	12	-
901 – 1000	9	6	30	11	-
1001 – 1100	8	5	23	9	18
1101 – 1200	7	5	18	8	16
1201 – 1300	6	4	14	8	15
1301 – 1400	6	4	11	6	12
1400+	5	3	8	6	10

According to the *ADOT Highway Performance Monitoring System Arizona US Routes,* US 60, between Peralta Road and El Camino Viejo, has AADT of 17,406 vpd in both directions of travel in 2023, with a K factor of 8% and a D factor of 53%. Therefore, the southeast-bound (advancing direction) peak hour volume on US 60 is calculated to be 654 vehicles per hour (vph).

The proposed development will generate 5 vph right turning volume along the southeast-bound US 60 during the highest peak hour (PM).

Using the ADOT criteria above, the need for a northbound right turn lane at the site driveway located along SR 87 was evaluated. See **Table 2**.

Table 2 – Right Turn Lane Warrant

Location	No of Thru Lanes	Speed Limit (mph)	Peak Hour Volume (vph)	Highest Right Turn Volume (vph)	Warranted?
Site Driveway @ US 60	2	65	654	5	No

A southeast-bound right turn lane is not warranted at the site driveway located along US 60.

SUMMARY

The proposed development will be comprised of thirty-three (33) garages, totaling 22,500 square feet (SF), thirty-four (34) canopy parking spaces totaling 24,480 SF, and twenty-nine (29) mini storage units, totaling 2,900 SF. The total SF of storage buildings and RV and boat parking is 49,880 SF of net rentable area.

The proposed development is anticipated to generate 82 weekday trips, with 5 trips occurring during the AM peak hour and 9 trips occurring during the PM peak hour.

The proposed development has one (1) existing RIRO access point onto US 60.

As previously mentioned, US 60 at this location has an AADT of 17,406 vpd in both directions of travel in 2023. The 82 vpd generated by the proposed development would represent approximately 0.47% increase in average weekday traffic along US 60.

A southeast-bound right turn lane is not warranted at the site driveway located along US 60.

In conclusion, the additional traffic generated by the proposed development is anticipated to result in minimal traffic-related impacts to the existing roadway network and the surrounding area.

Arizona Quality RV and Boat Storage

ATTACHMENT A – PROPOSED SITE PLAN

A

PROPERTY INFORMATION

APN 104-15-003
ADDRESS
AREA 2.85 ACRES

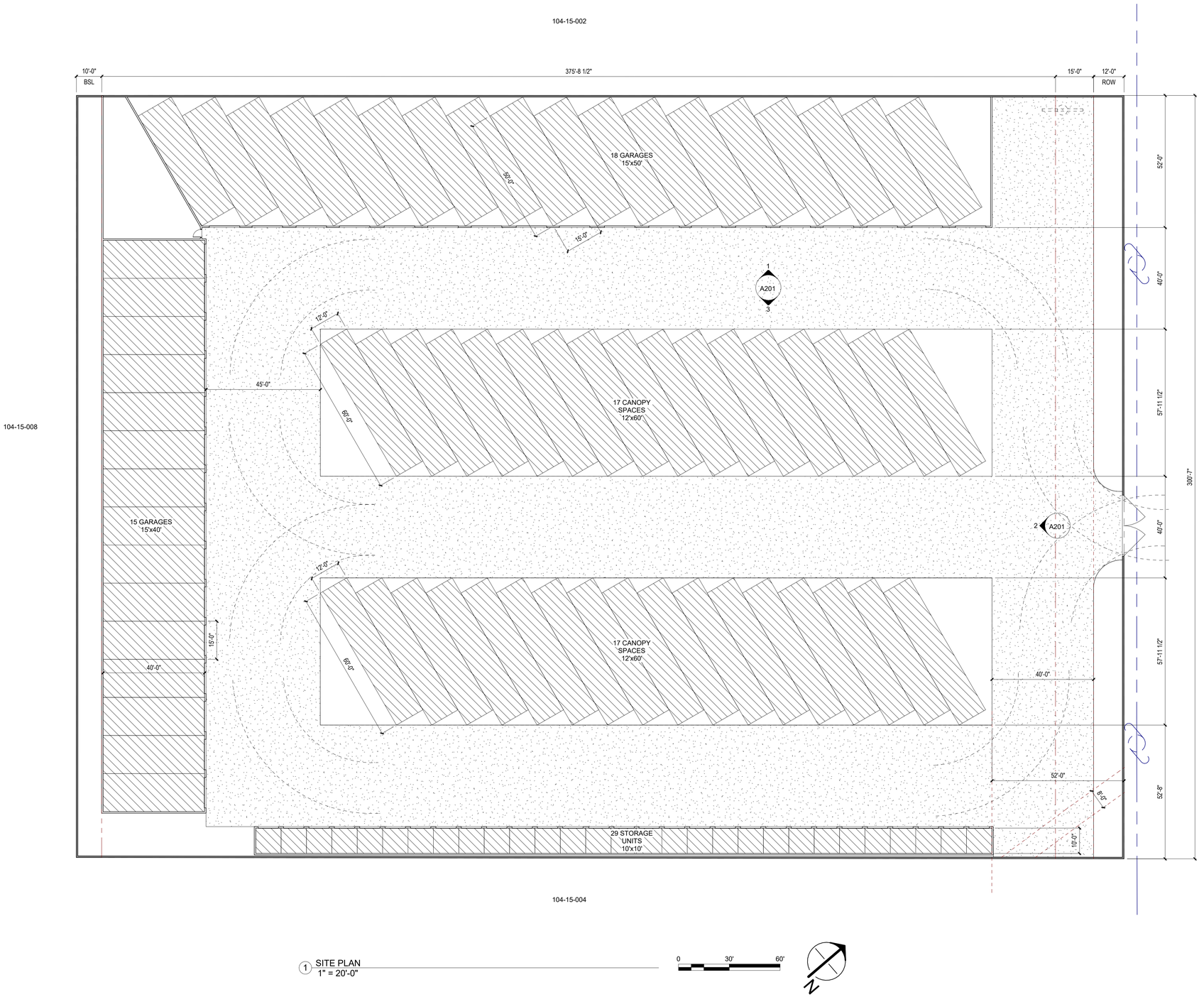
ZONING GR
REZONE CI-1

PARKING AND STORAGE AREAS

ENCLOSED GARAGE (16' HGT)		33 SPACES
QTY	LxW	AREA
18	15'x50'	750 SF *18 = 13,500 SF
15	15'x40'	600 SF *15 = 9,000 SF
IT/MECH		600 SF *15 = 1,430 SF
		27,341 SF

CANOPY PARKING		34 SPACES
QTY	LxW	AREA
17	12'x60'	720 SF *34 = 12,240 SF
17	12'x60'	720 SF *34 = 12,240 SF
TOTAL CANOPY		= 30,672 SF

MINI STORAGE		29 UNITS
QTY	LxW	AREA
29	10'x10'	100 SF
TOTAL STORAGE		3,069 SF



1 SITE PLAN
1" = 20'-0"

0 30' 60'

N

PRELIMINARY NOT FOR CONSTRUCTION

no.	date	description

AZ QUALITY RV

GOLD CANYON, AZ 85118

PROJECT NO: 24053
DATE: 09/13/2024

atmosphere architects
114 w main st
mesa, az 85201

contact: Mike Hudson
email: mike@atmosarch.com
tel: 602.329.8384

SITE PLAN

AS101

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Arizona Quality RV and Boat Storage

ATTACHMENT B – PINAL COUNTY ASSESSOR

PINAL COUNTY

ASSESSOR

PARCEL SEARCH

PARCEL DETAILS

NEW SEARCH

Parcel Map Viewer

Tax Year Chart

Property Address Location

Share this parcel

Print Details

PROPERTY INFORMATION

PARCEL NUMBER
104-15-0030

S/T/R
35/01S/09E

PROPERTY DESCRIPTION
BEG AT SE COR NW SE OF SEC 35; TH N-43 DEG 43'40 W-268.77; TH N-49 DEG 04'30 W-943.70' TO TPOB TH N-40 DEG 55'30 E-413.00'; TH N-49 DEG 04'30 W-300.00'; TH S-40 DEG55'30 W-413.00'; TH S-49 DEG 04'30 E-300.00' TO TPOB SEC 35-1S-9E 2.84 AC

SUBDIVISION
N/A

UNIT
N/A

BLOCK
N/A

LOT
N/A

PHASE
N/A

CABINET
N/A

SLIDE
N/A

OWNER INFORMATION

PRIMARY OWNER
ARIZONA QUALITY RV & BOAT STORAGE LLC

NAME 2
N/A

IN C/O
N/A

TAX BILL MAILING ADDRESS
355 W CULLUMBER AVE GILBERT, AZ 85233

PROPERTY ADDRESS(LOCATION)

DATE OF RECORDING
06/17/2022

SALE AMOUNT
$459,999.00

DOCUMENT(S)
2022-070406
2005-032013
2003-026629

VALUATION INFORMATION

Previous year valuations are subject to change as prescribed in the Arizona Revised Statutes. All changes in value may not be reflected in this data. For updated/correct figures, please refer to the Treasurer's Office website.

Tax Year: 2025

TAX AREA CODE:
4300

USE CODE:
0004

PARCEL SIZE
2.84

SIZE INDICATOR
Acres

FULL CASH VALUE
$118,205.00

LIMITED VALUE(LVP)
$118,205.00

ASSESSED FCV
$17,731.00

ASSESSED LPV
$17,730.75

LAND LEGAL CLASS
02RL-Vacant Land / Non-Profit Imp

IMPR. LEGAL CLASS

-

IMPROVEMENTS

IMP	ITEM	CONST YEAR	GRND FLR PERIM	STORIES	TOTAL SQ. FT.
0		0	0	0	0

ATTACHED PERSONAL PROPERTY

No Personal Property Listed

EXEMPTIONS

WIDOW

No

WIDOWER

No

DISABLED

No

SENIOR FREEZE

No

DISCLAIMER

THE DATA PRESENTED ON THIS WEBSITE IS DEEMED RELIABLE BUT NOT GUARANTEED. THIS INFORMATION SHOULD BE USED FOR INFORMATIONAL USE ONLY AND DOES NOT CONSTITUTE A LEGAL DOCUMENT FOR THE DESCRIPTION OF THESE PROPERTIES. THE PINAL COUNTY ASSESSOR'S OFFICE DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR ANY DIRECT OR INDIRECT DAMAGES RESULTING FROM THE USE OF THIS DATA.

Arizona Quality RV and Boat Storage

ATTACHMENT C – TRIP GENERATION

Completed: MS

Checked:

11th Edition Trip Generation Calculations

151 Mini-Warehouse (Four to Ten Levels)

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour of Generator			Weekday			AM Peak Hour			PM Peak Hour of Generator		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Mini-Warehouse	151	49.880	1000 SF GFA	1.45	50%	50%	0.09	59%	41%	0.15	47%	53%	72	36	36	4	2	2	7	3	4
Mini-Warehouse	151	49.880	1000 SF GFA	0.38	50%	50%	0.04	59%	41%	0.02	47%	53%	19	9	10	2	1	1	1	0	1
Mini-Warehouse	151	49.880	1000 SF GFA	3.25	50%	50%	0.17	59%	41%	0.64	47%	53%	162	81	81	8	5	3	32	15	17
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour of Generator			Weekday			AM Peak Hour			PM Peak Hour of Generator		
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Mini-Warehouse	151	49.880	1000 SF GFA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Mini-Warehouse	Standard Deviation	0.92		0.05		0.14
	Number of Studies	16		13		18
	Average Size	55		70		59
	R^2	N/A		N/A		N/A

151-Mini-Warehouse

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour of Generator			Weekday			AM Peak Hour			PM Peak Hour of Generator		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Mini-Warehouse	151	0.96	Storage Units (100s)	17.96	50%	50%	1.21	51%	49%	1.68	50%	50%	18	9	9	1	1	0	1	0	1
Mini-Warehouse	151	0.96	Storage Units (100s)	12.25	50%	50%	0.45	51%	49%	0.56	50%	50%	11	6	5	0	0	0	0	0	0
Mini-Warehouse	151	0.96	Storage Units (100s)	33.33	50%	50%	1.7	51%	49%	8.33	50%	50%	31	16	15	1	1	0	7	3	4
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour of Generator			Weekday			AM Peak Hour			PM Peak Hour of Generator		
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Mini-Warehouse	151	0.96	Storage Units (100s)	T=18.86(X)-4.09	50%	50%	T=1.64(X)-2.90	51%	49%	Ln(T)=0.60Ln(X)+1.07	50%	50%	14	7	7	-1	0	-1	3	2	1

Mini-Warehouse	Standard Deviation	4.13		0.49		1.37
	Number of Studies	6		7		9
	Average Size	5		7		5
	R^2	0.96		0.68		0.52

151-Mini-Warehouse

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour of Generator			Weekday			AM Peak Hour			PM Peak Hour of Generator		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Mini-Warehouse	151	49.88	1000 Sq. Ft. Net Rentable Area	1.65	50%	50%	0.10	52%	48%	0.17	52%	48%	82	41	41	5	3	2	9	5	4
Mini-Warehouse	151	49.88	1000 Sq. Ft. Net Rentable Area	1.19	50%	50%	0.04	0%	100%	0.04	0%	48%	59	30	29	2	0	2	2	0	2
Mini-Warehouse	151	49.88	1000 Sq. Ft. Net Rentable Area	2.17	50%	50%	0.19	0%	100%	0.64	0%	48%	108	54	54	9	0	9	32	0	32
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour of Generator			Weekday			AM Peak Hour			PM Peak Hour of Generator		
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Mini-Warehouse	151	49.88	1000 Sq. Ft. Net Rentable Area	N/A	N/A	N/A	T=0.12(X)-1.70	0%	100%	N/A	N/A	N/A	N/A	N/A	N/A	4	0	4	N/A	N/A	N/A

Mini-Warehouse	Standard Deviation	0.47		0.06		0.12
	Number of Studies	4		8		8
	Average Size	114		88		88
	R^2	N/A		0.52		N/A

PRELIMINARY DRAINAGE REPORT

FOR

AZ RV STORAGE

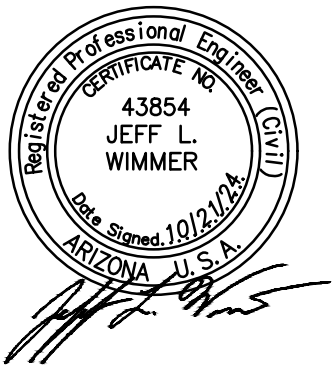
000 E US HIGHWAY 60

GOLD CANYON, ARIZONA 85118

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Prepared for:
ARIZONA QUALITY RV & BOAT STORAGE, LLC
Owner: Melissa Richards
335 W. Cullumber Avenue
Gilbert, Arizona 85233

Prepared by:
EAST VALLEY ENGINEERING RESOURCE
3125 S. Birch Street
Gilbert, Arizona 85295
Jeff Wimmer, PE
(602) 694-2880
Jeff@EVER-Civil.com
www.EVER-Civil.com



Prepared: October 2024

EAST VALLEY ENGINEERING RESOURCE
EVER-CIVIL.COM

AZ RV STORAGE PROJECT

TABLE OF CONTENTS

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LIST OF FIGURES

Figure 1 – Project Location Map 1

APPENDICES

FEMA FIRM Map ..... Appendix A
Drainage Exhibit ..... Appendix B
Retention Basin and Sizing Calculations ..... Appendix C

I. INTRODUCTION

A. PROJECT DESCRIPTION AND LOCATION

AZ RV Storage project is a self-storage located at southwest of HWY 60 in City of Gold Canyon with APN 104-15-003. The total parcel area is 2.845 acres.
The property is in Flood Zone X with no previous developments. The property is largely desert and is surrounded by vacant lots.

The property improvements consist of new parking spaces, garages, and storage units. The property is in an incorporated area within Pinal County. All construction will conform to the Pinal County requirements for commercial developments. The property location is shown on **Figure 1 – Project Location Map**.



Figure 1 – Project Location Map

B. PURPOSE AND OBJECTIVE

This report is prepared to describe the general storm water drainage and retention plan for the proposed AZ RV Storage project. The development consists of proposed new parking spaces, garages, and storage units. Onsite retention calculations are provided to verify required storage volumes in Section V of this report.

C. FLOOD ZONE INFORMATION

The property is located within Zone X as per FEMA Flood Insurance Rate Map 04021C0225E dated December 4, 2007.

Flood Zone X is defined as “0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.” This hazard designation is considered minimal, and flood insurance is not federally mandated. The FEMA Flood Insurance Rate (FIRM) panel for this area is shown in **Appendix A**.

II. DESIGN CRITERIA

The hydrologic and hydraulic calculations are based on the regulations and guidelines provided in the Pinal County Drainage Manual Volume I and II, August 2004.

Design parameters and criteria are as follows:

- The rainfall depth corresponding to the 100-year, 2-hour storm is 2.43 inches, or the mean of the 90% confidence interval of the current NOAA Atlas 14 point precipitation frequency estimates, whichever is greater.
- All developments shall be designed to have a positive outfall once the on-site storm water storage facilities are filled.
- The detention/retention pond edge shall be designed to minimize safety hazards. Water depth should be limited to 1.5 to 2 feet within 8 feet of the shoreline.
- Maximum ponding depth shall be 3 feet and minimum freeboard shall be 1 foot
- Where grass is intended to be established, side slopes shall not be steeper than 4 horizontal to 1 vertical. Where other protection measures are intended, such as shrub planting, rock riprap or other structural measures, slopes shall not exceed 3 horizontal to 1 vertical unless approved by the appropriate jurisdictional agency. Where slopes abut the street right-of-way, the minimum slope shall be 4 horizontal to 1 vertical regardless of surface treatment.
- The finish floor elevation of structures must be at least 1-foot above the 100-year water surface of the stormwater storage facilities.

III. HYDROLOGY

A. ONSITE DRAINAGE

The site will be graded so that the building finish floor will be safe from the 100-year water surface and grade down to existing grade. The Finish Floor Elevation (FFE) for the garages and storage units shall be at elevation of 1836.00’.

The majority of the runoff from the site is collected by the valley gutter that drains into the underground retention system via drain basins, see DA-1. Dual-chamber drywells are proposed to assist with percolating the underground retention. The landscape area at the back of the lot (DA-2) is self-retained. The site will be graded to drain as shown in the **Drainage Exhibit** included in **Appendix B**.

B. OFFSITE DRAINAGE

There is an existing wash located at the south of the southeast boundary which conveys flows from the opposite side of the highway via a box culvert. The wash carries a flow of Q_{100}=69 cfs and Q_{25}=45 cfs per Navajo Rose Drainage Study dated August 15, 2008

provided by the county. The calculated highest water surface elevation of the wash is 1830.86, located at the northeast corner of the property. The runoff from the adjacent lots does not affect the site. Refer to **Appendix B** - **Drainage Exhibit** for wash location and **Appendix C** for wash calculations

IV. HYDRAULICS

Storm water is directed to the underground retention system via valley gutter and drain basin. Retention volumes are provided on Section 2.20 of the Pinal County Drainage Manual Volume II, Design Methodology and Procedures. Refer to Appendix C for volume calculations.

V. STORMWATER RETENTION

This site is required to retain the 100-year, 2-hour storm water runoff. A weighted 'C' value of 0.94 was calculated based on the proposed development. There is one (1) proposed underground retention system with two (2) dual-chamber drywells located in the middle of the property. The **Drainage Exhibit** is provided in **Appendix B.** All volume and sizing calculations are included in **Appendix C.**

VI. STORMWATER QUALITY

The Stormtech Isolator ROW is calculated to filter the first flush retention volume before percolating underground. The interceptor chamber of the dual chamber drywell also filters sediment from the runoff prior to percolating underground.

VII. CONCLUSION

The drainage concepts and calculations presented in this report are in conformance with the Pinal County Drainage Manual. Onsite storm water will be retained in one (1) proposed underground retention sized for the 100-year 2-hour storm event.

VIII. REFERENCES

1. *Pinal County Drainage Manual*, *Volume I, Design Criteria*, dated August, 2004

2. *Pinal County Drainage Manual*, *Volume II, Design Methodology and Procedures*, dated August, 2004

3. Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM): Maricopa County, Arizona and Incorporated Areas, Panel 04021C0225E, revised December 4, 2007

APPENDIX A
FEMA FIRM MAP

National Flood Hazard Layer FIRMette

FEMA

111°24'8"W 33°18'14"N



Feet

0 250 500 1,000 1,500 2,000

1:6,000

111°23'30"W 33°17'44"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

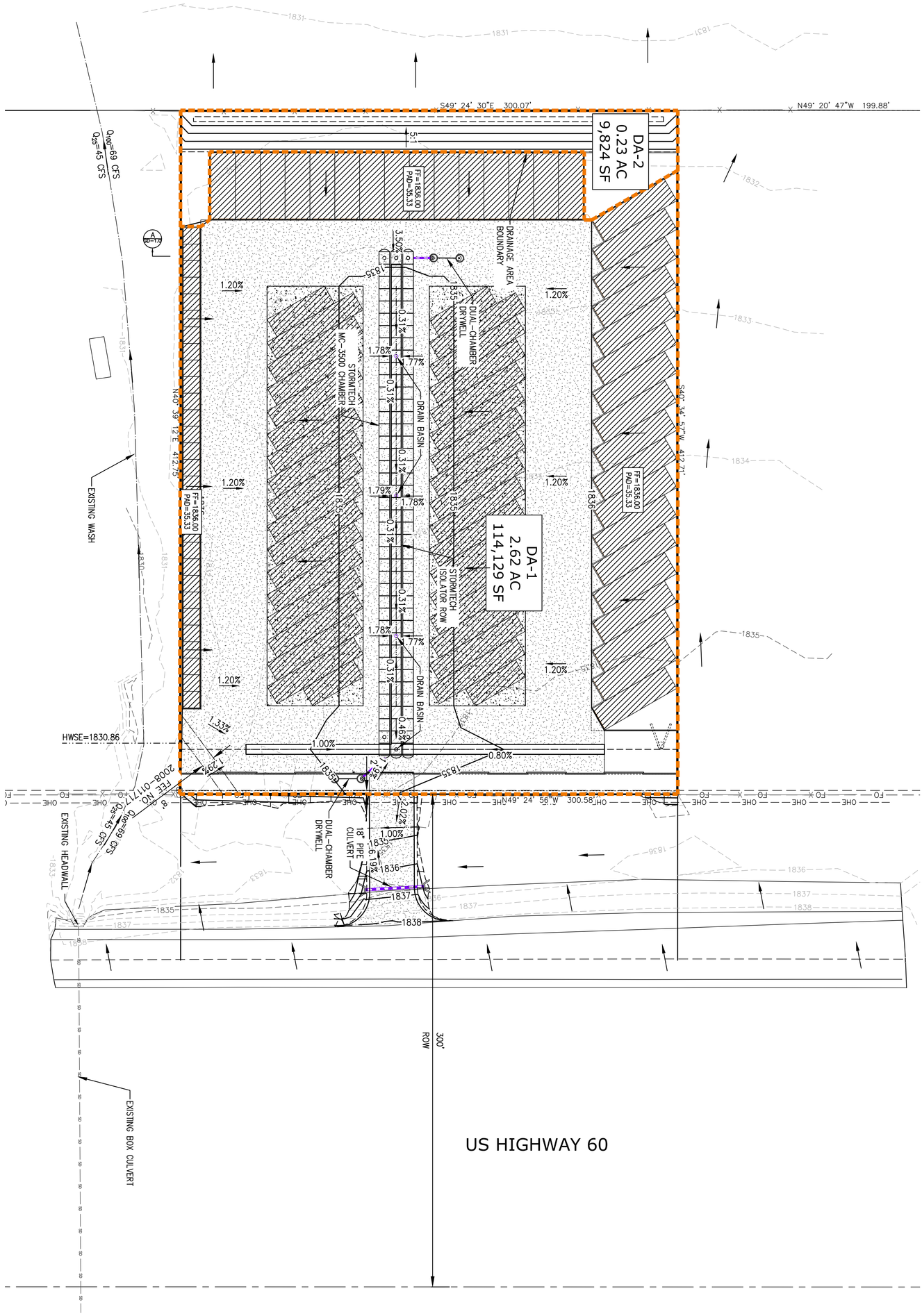
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/25/2024 at 8:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX B
DRAINAGE EXHIBIT

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SCALE: 1"=30'
0' 15' 30' 60'

SHEET NO. D-1	DATE: OCT. 2024	SCALE: 1" = 30'	
SHT 1 OF 1	PROJECT NO: 240808	TEAM LD: JLW ENGINEER: ADG	
PRELIMINARY STATUS			

C:\Users\jdfre\OneDrive - East Valley Engineering Resource\240808 AZ RV Storage\4 Plans\240808 AZ RV Storage_

AZ RV STORAGE

000 E US HIGHWAY 60
GOLD CANYON, ARIZONA 85118

DRAINAGE MAP

REVISIONS:
1.
2.
3.
4.

EVER
EAST VALLEY ENGINEERING RESOURCE
EVER-CIVIL.COM
ENGINEERING EXCELLENCE
602.694.2880
GILBERT, ARIZONA
PUBLIC WORKS
INDUSTRIAL + COMMERCIAL
MEDICAL + HOSPITALITY
K-12 + SINGLE &
MULTI-FAMILY RESIDENTIAL

APPENDIX C
RETENTION BASIN AND SIZING CALCULATIONS

EAST VALLEY ENGINEERING RESOURCE
EVER-CIVIL.COM

PROJECT	SHEET NO.	PROJECT NO.
AZ RV STORAGE	**1 OF 1**	**240808**
SUBJECT	DESIGNED BY:	DATE:
RETENTION CALCULATION	**ELD**	**10/21/2024**

REQUIRED VOLUME CALCULATION

DRAINAGE AREA	TOTAL AREA [SF]	DESERT LANDSCAPING 2 [SF] *C=0.5	PAVEMENT & BUILDING [SF] *C=0.95	WEIGHTED COEFFICIENT	**RAINFALL DEPTH [IN]	VOLUME REQUIRED [CF]
DA-1	114,129	3,235	110,894	0.94	2.43	21,661
DA-2	9,824	9,824	0	0.50	2.43	995
TOTAL	**123,953**	13,059	110,894	0.90		**22,655**

* Runoff Coefficient Values obtained form Table 2-1 of the Pinal County Drainage Manual Volume II, Design Methodology and Procedure for 100-Year Storm Frequency

** NOAA Atlas 14 Rainfall depth obtained from www.nws.noaa.gov

EAST VALLEY ENGINEERING RESOURCE
EVER-CIVIL.COM

PROJECT	SHEET NO.	PROJECT NO.
AZ RV STORAGE	**1 OF 1**	**240808**
SUBJECT	DESIGNED BY:	DATE:
PROVIDED VOLUME CALCULATION	**ELD**	**10/21/2024**

UNDERGROUND RETENTION SIZE

MC-3500

Required Volume = 21,661 CF

Volume = 175 CF/Chamber

126 - 90" Chambers

Volume Provided = 22,050 CF

Undergroung Volume Provided =	22,050	CF	>	21,661	CF	
TOTAL VOLUME PROVIDED =	**22,050**	**CF**	**>**	**21,661**	**CF**	

DRYWELL DRAIN TIME CALCULATION

Total Required Volume for Drywell	=	21,661	CF
Assumed Drywell Percolation Rate	=	0.10	CFS
No. of Drywell	=	2	EA
Total Drain Time	**=**	**30.08**	**HR**

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Tuesday, Oct 22 2024

AZ RV EXISTING WASH

Trapezoidal

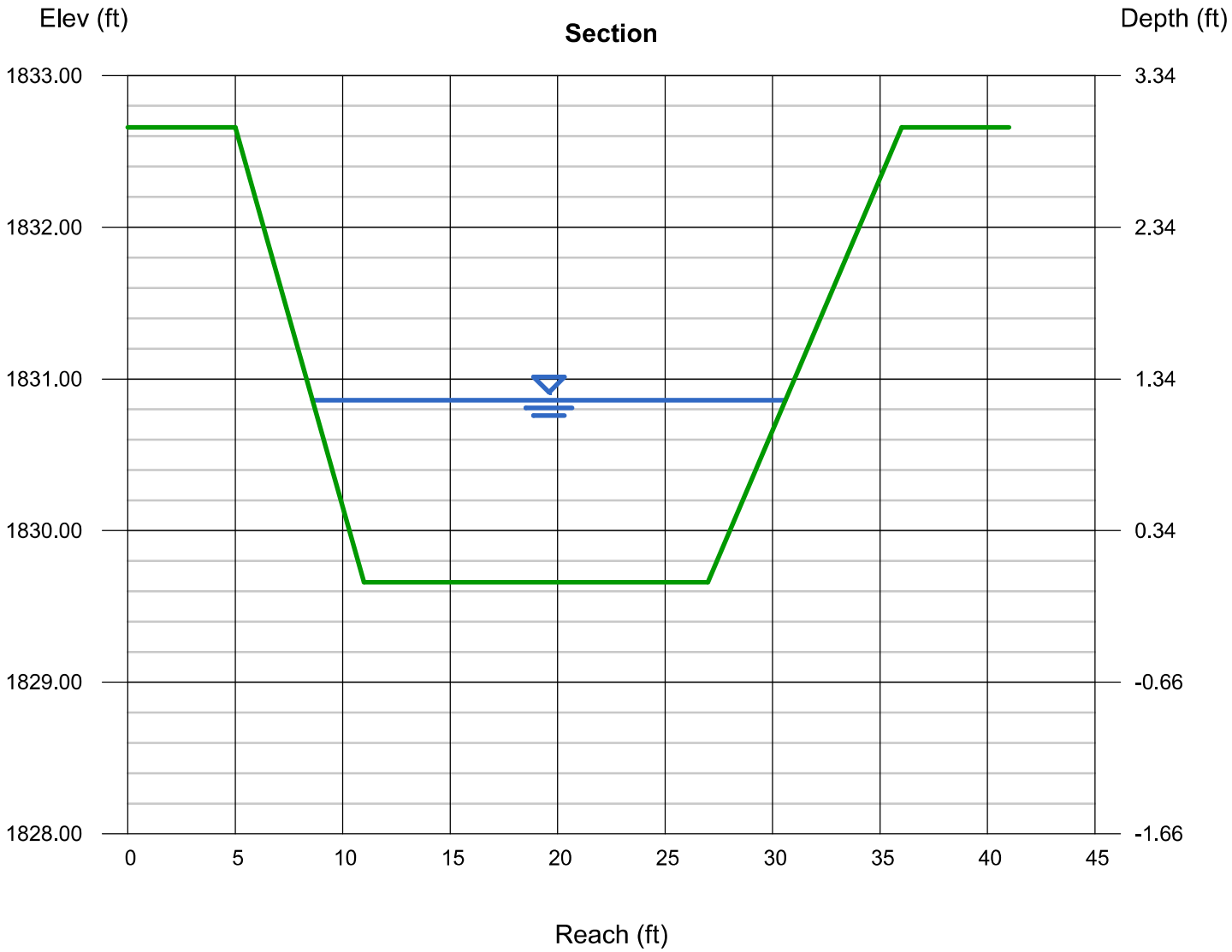
Bottom Width (ft)	= 16.00
Side Slopes (z:1)	= 2.00, 3.00
Total Depth (ft)	= 3.00
Invert Elev (ft)	= 1829.66
Slope (%)	= 0.50
N-Value	= 0.035

Calculations

Compute by:	Known Q
Known Q (cfs)	= 69.00

Highlighted

Depth (ft)	= 1.20
Q (cfs)	= 69.00
Area (sqft)	= 22.80
Velocity (ft/s)	= 3.03
Wetted Perim (ft)	= 22.48
Crit Depth, Yc (ft)	= 0.80
Top Width (ft)	= 22.00
EGL (ft)	= 1.34



Rezoning and Development Proposal for:

Arizona Quality RV & Boat Storage, LLC

Requesting rezoning from GR to C-3

Initiated September 25, 2024

Prepared by:

Melissa Richards l Property Owner l 480-238-4205

Rick Richards l Property Owner l 480-695-7665 Arizona Quality RV and Boat Storage, LLC

Purpose of Request: Rezone parcel 104150030 to C-3 from GR to accommodate an RV and boat storage class A facility.

Description of Proposal: To provide a class A RV and boat storage facility for the residents of Gold Canyon and Queen Valley due to the high demand for high quality RV and boat storage. Facility will conform to design standards, building colors, façade, landscaping which complement and conform to Gold Canyon and Pinal County requirements. We are proposing to build 14' wide x 50' and 14' wide x 40' long enclosed RV garages, constructed of high-grade steel on the northwest side of the property. The center of the property will be 60' long covered steel canopy pull-through spaces. The southeast side of the property will be twenty-nine (29) 10 x 10 mini storage units. Ground covering will be cement for RV garages, covered pull-through spaces and mini storage units. Asphalt will be provided for the drive aisles. Culvert pipes will divert and retain ground water. Landscape will be desert indigenous plants and trees required by zoning codes.

Conformance To Adopted Comprehensive Plan: The Comprehensive Plan designates the parcel as Moderate Low Density Residential. Our project is compliant with the current designation and goals of Moderate Low Density Residential. This designation supports a wide selection of commercial developments (up to 25-acre parcels) on the basis of support for neighboring residential developments and will operate as a benefit to neighboring residential uses.

A.D.O.T. Location & Accessibility: Permit issued on 1-14-2025 by ADOT PERMIT NO: 1235169 / Location: US-60(EB) @ 207.000-208.000 has been issued by Alejandro Munoz Central District Permits Office, 2140 W. Hilton Ave., Phoenix, AZ 85009. Jody Murphy, ADOT Permit Supervisor has also been given a completed T.I.A. Study by Lokahi Teams on 9-16-24. An existing deceleration lane has already been developed near out parcel. The T.I.A. study stated (on page 4), "A southeast bound right turn lane is not warranted at the site driveway located along US 60. RIRO (right in, right out) is permitted on the existing deceleration lane.

Utilities & Services: Electricity can be accessed and installed from either one of the two (2) SRP power polls in front of property. Water will be accessed from a shared well with a Shared Well Agreement from Parcel 101 14 0040. Arizona Beeman Drilling is installing a permitted well on Parcel 101 15 0040 to the east of us.

Neighborhood Meeting: Four (4) letters mailed on 9-24-24 to the neighbors located within 1200 feet of our parcel. Meeting will be: 6:00 p.m., Wednesday, October 9, 2024, at Great Wall Chinese restaurant: 6832 S. Kings Ranch Road, #1, Gold Canyon AZ 85118.

Appendix A: Comprehensive Plan Compliance Checklist

Purpose:

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

Intent:

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

Determination:

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

Organization:

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

How Is the Checklist Used?

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

- If a project has no relation to a particular check list item, a "non applicable" response is acceptable with a brief explanation.

Who Should Use the Checklist?

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan's policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

☑ Is consistent with the **Sense of Community** vision component

Please explain:
HOA do not allow RVs and boats to be stored in most of the Gold Canyon residential developments.
Color will adhere to Gold Canyon desert colors.

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

☑ Is consistent with the **Mobility and Connectivity** vision component

Please explain:
No air quality will be affected. RVs are stored, and never consistently operating, only when in ingress and egress.

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

☑ Is consistent with the **Economic Sustainability** vision component

Please explain:
RV storage offers a much needed service. There is a shortage on the market of enclosed and covered RV and boat storage.

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

☑ Is consistent with the **Open Spaces and Places** vision component

Please explain: Storing RVs allows local residents and out of state visitors a place to store, so they can enjoy their RV outdoors at KOAs within Arizona.

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

☑ Is consistent with the **Environmental Stewardship** vision component

Please explain: We are researching solar powered lighting.

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

☑ Is consistent with the **Healthy, Happy Residents** vision component

Please explain: RV owners enjoy a healthy outdoor lifestyle in nature, and hiking trails.

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

☑ Is consistent with the **Quality Educational Opportunities** vision component

Please explain: Many RV owners are able to Homeschool their children. They take them across the United States.

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

☑ Are shown as indicated on the Land Use and Economic Development graphic

☐ Are not shown as indicated on the Land Use and Economic Development graphic

Property surrounding have been rezoned to C-1, C-2, C-3 and CI-1.

Consistency with the Mixed Use Activity Center Concept

The project land uses:

☐ Meet the Mixed Use Activity Center requirements

☑ Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

n/A. No mixed use activity center.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

n/A. No mixed use.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

☑ Are consistent with the applicable Planning Guidelines described in the Land Use element

C-3 zoning allows for indoor and outdoor RV storage.

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

☑ Is consistent with the Economic Development element

☐ Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain: Our class A facility will provide part time jobs for the 55+ residents in Gold Canyon and Queen Valley.

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

☑ Clusters development to protect open space and agriculture

☐ Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain: C-3 zoning is within the existing C-1, C-2 and C-8 businesses surrounding Parcel: 104 15 0030.

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to <u>all</u> projects/proposals/actions.

The proposal:

☑ Is consistent with *Pinal County Trails and Open Space Master Plan* and Comprehensive Plan Open Space and Places Chapter

☐ Includes additional information about how the development addresses the open space Vision and goals

Please explain: Parcel 104 15 0030 is not located to ajacent mountain trails. It is located on the southwest side of the 60 Hwy.

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

☑ Address environmentally sensitive areas it may impact.

☐ Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain: Culvert pipes will ensure ground water retention. A wash does not run through Parcel 104 15 0030.

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

☑ Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain: Electricity polls (2) are located in front of property. A well will be shared only for landscape.

x Melissa L. Richards Date: 9-23-2024

Brent Billingsley
Leo Lew
Community Development Associate Director

County Manager

Todd Williams
Community Development Deputy Director
Celeste Garza
Public Works Deputy Director

PINAL COUNTY
WIDE OPEN OPPORTUNITY
Development Services

Joe Ortiz
Managing Director

Christopher Wanamaker
County Engineer

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & 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: Glenn Bak
2. Date of Pre-application Review: 03 /18 /2024 Pre-Application Review No.: Z-PA- 020 - 24
3. Current Zoning *(Please provide Acreage Breakdown)*: GRU 2.84 acres
4. Requested Zoning *(Please provide Acreage Breakdown)*: C-3
5. Parcel Number(s): 104150030
6. Parcel Size(s): 2.84 acres
7. The existing use of the property is as follows: Storage
8. The exact use proposed under this request: Enclosed RV garages, covered RV & boat spaces, mini storage
9. What is the Comprehensive Plan Designation for the subject property: Class A RV & Boat Storage, mini storage
10. Is the property located within three (3) miles of an incorporated community? ☐ YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☑ YES ☐ NO

    If yes, zoning violation # CC-0012-24 (1 neighbor complaint, who is also in code violation Mike & Sue Schaffer)
13. 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. Properties surrounding 104150030 are rezoned to commercial. New homes needing storage.
14. Explain why the proposed development is needed and necessary at this time.
    No RV garages, and unlimited covered RV storage are available to Gold Canyon or Queen Valley residence.

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

COMMUNITY DEVELOPMENT : PLANNING DIVISION
85 N. Florence St., PO Box 749, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyaz.gov

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: A well will be drilled on parcel 104150040 with a signed Shared Well Agreement. Both property owners will pay for the water well.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: Per Lokahi Teams T.I.A. 9-16-24, there's a possibility of 82 weekday trips. T.I.A. analysis does not require a S.E. bound right turn lane at site driveway located along 60 hwy. There is one existing RIRO access point on 60 hwy. already completed.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: Zero parking needed. This development will be an unmanned/remote gate access class A facility.

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?

   No noise.

5. What type of landscaping are you proposing to screen this use from your neighbors?

   Arizona cactus and trees.

6. What type of signage are you proposing for the activity? Where will the signs be located?

   Simple classy high-end sign on cinder block wall.

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: N/A

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: C-3 zoning allows for the storage of indoor and outdoor storage. Colors will be complimentary to the desert landscape and buildings existing in Gold Canyon.

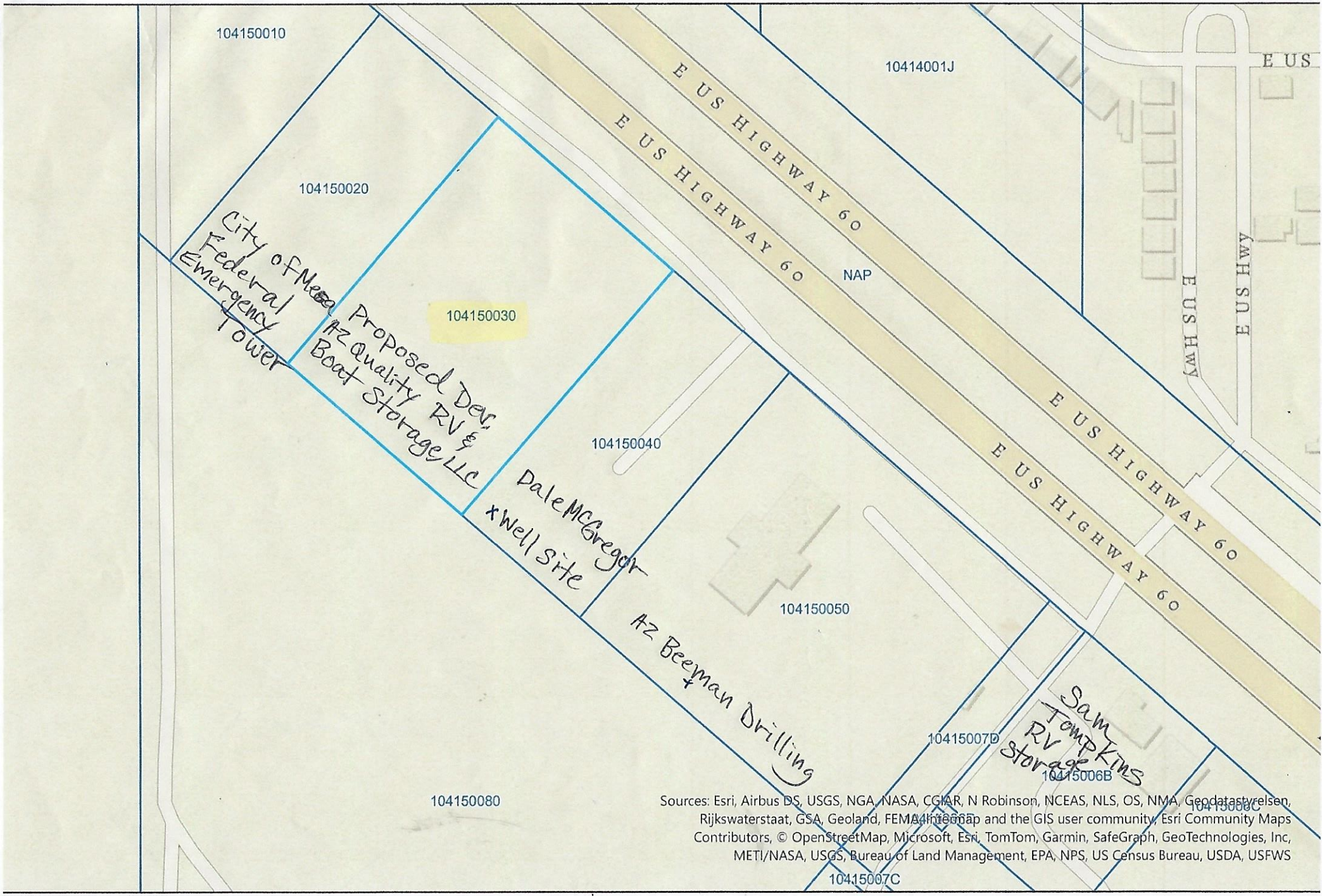
9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

   ❑ 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? ☑ YES ❑ NO

COMMUNITY DEVELOPMENT : PLANNING DIVISION
85 N. Florence St., PO Box 749, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyaz.gov

Pinal County Assessor Parcel Viewer · *Assessor Douglas J. Wolf*



Pinal County Assessor's Office
PO Box 709
31 N Pinal St
Florence, AZ 85132
520.866.6361

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 and not meant as a survey product. Users should independently research, investigate, and verify all information before relying on this map or using this map in the

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.

1.
Parcel No.: 104 15 0010 CB-2
Name: Mike and Sue Schaffer
Address: 15567 US-60
City/ST/Zip: Gold Canyon AZ 85118

Desert Rose Corporation
Parcel No.: 104150080 CI-1
Name: Mike and Sue Schaffer
Address: 15567 US-60
City/ST/Zip: Gold Canyon, AZ 85118

2.
Parcel No.: 104 15 0020 CB-1
Name: City of Mesa
Address: 15505 US-60
City/ST/Zip: Gold Canyon AZ 85118

3.
Parcel No.: 104 15 0040 CB-I
Name: Donna McGregor or Dale McGregor (Donna is deceased)
Address: 15513 US-60
City/ST/Zip: Gold Canyon AZ 85118

4.
Parcel No.: 104 15 0050 CB-2
Name: 15563 E. US Hwy 60
Address: AZ Beeman Drilling & Pump
City/ST/Zip: Gold Canyon, AZ 85118

Parcel No.: 104 15 007D
Name:
Address: N/A
City/ST/Zip:

Parcel No.: 104 15 006B CB-2
Name:
Address: N/A
City/ST/Zip:

Parcel No.: 104 15 006F
Name:
Address: N/A
City/ST/Zip:

Parcel No.: 104 15 006C CB-2
Name:
Address: N/A
City/ST/Zip:

Parcel No.: 104007A & 104 15 007C GR
Name:
Address: N/A
City/ST/Zip:

I hereby verify that the name list above was obtained on the 24 day of September, 2024, at the office of Pinal County As and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 24th day of September, 2024, before me personally appeared Melissa Richards
(Name of signor)

Signature Ashley Mills Date 9/24/24

State of Arizona)ss.
County of Maricopa

ASHLEY MILLS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 671120
Expires July 31, 2028

(SEAL)

My Commission Expires 7/31/28

Signature of Notary Public Ashley Mills

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. All notices will be sent to the applicant unless otherwise directed in writing

Melissa Richards
Name of Applicant

335 W. Cullumber Ave Gilbert 85233
Address

Melissa L. Richards
Signature of Applicant

azgrvandboat@gmail.com
E-Mail Address

480-238-4205
Phone Number

Rick Richards
Name of Agent/Representative

335 W. Cullumber Ave, Gilbert, AZ 85233
Address

480-695-7665

Richard R. Richards
Signature of Agent/Representative

azgrvandboat@gmail.com
E-Mail Address

same
Phone Number

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.

Richard and Melissa Richards
Name of Landowners

335 W. Cullumber Ave., Gilbert, AZ 85233
Address

Melissa L. Richards
and Richard R. Richards
Signature of Landowner

azgrvandboat@gmail.com
E-Mail Address

480-238-4205 or 480-695-7665
Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

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 N/A

_____

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

Hereinafter referred to as "Owner," is/are the owner(s) of _____acres located at _____, and further identified

[Insert Address of Property]

As assessor parcel number _____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 _____

[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 SIGN NEXT PAGE]

_____ _____
[Signature] ***[Signature]***

_____ _____
[Address] ***[Address]***

Dated: _____ Dated: _____

STATE OF_____)
) ss. (SEAL)
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day_____, 20____ by _____

My Commission Expires_____

Signature of Notary Public_____

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

_____
[Insert Company's or Trust's Name]

By: _____
[Signature of Authorized Officer, or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by

_____,_____ _____
[Insert Signor's Name] *[Insert Title]*

_____, _____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: _____

_____ _____
Printed Name of Notary Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing On behalf of the owner:

STATE OF_____)
) ss. (Seal) COUNTY
OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ 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

Application Checklist:

A. Check the appropriate item:

☑ This Zone Change is being submitted without a PAD request

☐ This Zone Change is being submitted in conjunction with a PAD request.
Include the Development Agreement, if applicable. (Check mark on page 9, line item I of the application check list.)

The applicant must complete a PAD application. – *(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).*

B. Hold a Neighborhood/Community Meeting:

☑ Notify all property owners within 1200' (feet)

☑ Hold the meeting within five (5) miles of the subject property

☑ Hold the meeting between 5:00 pm – 9:00 pm

☑ Include with the application the following: o Copy of Notice of Neighborhood/Community Meeting

- o List of property owners notified - ***(Use page 5 of this application)*** o
  Minutes of the meeting
- o Attendance sign-in sheet with names & addresses

C. Submit a completed **"Agency Authorization"** form *(if applicable).*

D. Submit a written **Narrative** concerning the proposed development ***(if not submitting in conjunction with a PAD Application)*** to include:

☑ **1.** Title Page

☑ **2.** Purpose of Request

☑ **3.** Description of Proposal

- **a.** Nature of the Project including Proposed Land Use
- **b.** Conformance to adopted Comprehensive Plan
- **c.** Answers to the questions from the **Supporting Information** sheet
- **d.** Location & Accessibility
- **e.** Utilities & Services
- **f.** Neighborhood Meeting Information

g. Existing Zoning Stipulation

h. Appendix, as applicable

E. **Submit** a **Site Plan** ***(if not submitting in conjunction with a PAD Application).*** The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

☑ **1.** Legal Description of total site.

☑ **2.** Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.

☑ **3.** North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.

☑ **4.** Location of all Existing & Proposed Structures & Buildings

☑ **5.** Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.

☑ **6.** All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.

☑ **7.** All Points of Ingress & Egress.

☑ **8.** Location & Types of Existing & Proposed Landscaping.

☑ **9.** Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.

☑ **10.** Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

F. **Submit** the following information regarding **Water Supply**:

☑ **1.** Identify the water service provider: Well Water, Shared Well.

☑ **2.** Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate: landscape for frontage

☑ **3.** Provide information about water supply and source, including renewable and non-groundwater supplies: Well water, Arizona Beeman Drilling Permits

☑ **4.** If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of

Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner: ○ Depth to bedrock & Depth to groundwater ○ Known fissures or land subsidence in the area ○ Known wells in the area, available information on status and water levels ○ Summary of data-gathering efforts and sources of information

√ **G.** Provide a copy of the **Title Report**

√ **H.** **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.

I. Development Agreements (DA): N/A

❑ Provide a copy of the approved DA, if applicable.

√ **J.** Submit a **Drainage report** and a **TIA report.** ***(Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable).***

√ **K.** **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.

√ **L.** **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - ***(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).***

M. Complete and Submit the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here: http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf

√ **N.** **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.

√ **O.** **Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. *

a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

** Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*

√ **P.** **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 10 & 11 of this application for illustrative details*). **Aware** that newspaper advertising fees and postage must be paid **by the applicant.** *(in addition to application fees*

√ **Q.** Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

Melissa Richards 335 W. Cullumber Ave.,

Name of Applicant Gilbert, AZ 85233 Address

Melissa L. Richards 9-24-24

Signature Date

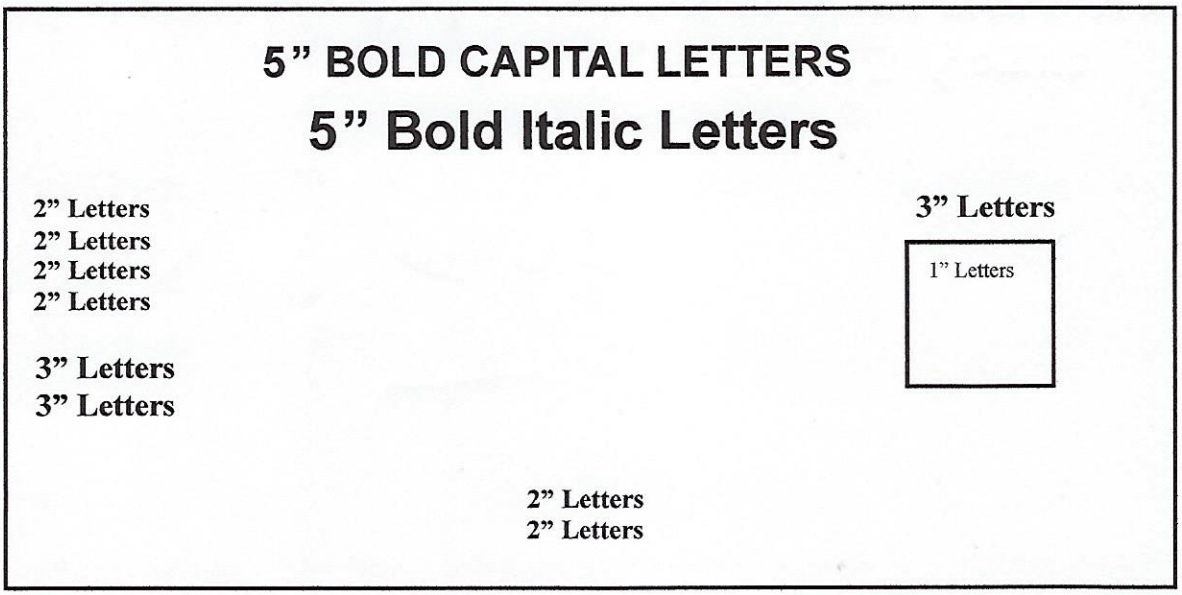
Pinal County Broadcast Notification Signs:

Zoning, Planned Area Developments, Special Use Permits and Industrial Use Permits

Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County Staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
    a. 4 Feet Tall by 8 Feet Wide
    b. Top of the sign shall be 6 feet above the ground
    c. Laminated plywood or MDO board
    d. Attached to 2 – 4" by 4" wooden poles
    e. All surfaces, including edges shall be painted **Yellow**
    f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

Letter Sizes: All Letters Upper and Lower Case Unless Specified



Zoning and Planned Area Development Cases:
(4 Feet Tall by 8 Feet Wide)



Special Use Permit and Industrial Use Permit Cases ***(4 Feet Tall by 8 Feet Wide)***

AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

I, Melissa Richards, Applicant for case Z-PA-020-24 (Case number), personally caused 1 (one) sign(s) to be posted in a visible place on or near the proposed project site on _____ (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed _____ (Type of application), in unincorporated Pinal County

The notice(s) was posted as indicated on the attached map and photograph.

Melissa K. Richards
Applicant

ASHLEY MILLS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 671120
Expires July 31, 2028

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Melissa Richards this 24 day of September, 2024.

Notary Public
My Commission Expires: 7/31/2028

* as directed by your staff Coordinator

AFFIDAVIT OF Mailing of Notice of Hearing*

I, Melissa Richards, Applicant for case 020-24 (Case number), personally caused 5 mailer(s) to be mailed by first class post regarding the public hearing associated with case 020-24 on 9-24-24 (Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed ~~CI-1~~ C-3 (Type of application), in unincorporated Pinal County.

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

Melissa A. Richards
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

ASHLEY MILLS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 671120
Expires July 31, 2028

Subscribed and sworn to me by Melissa Richards this 24 day of September, 2024.

Ashley Mills
Notary Public
My Commission Expires:

PINAL COUNTY

Public Hearings

Public Hearing Information

Case Number: PZ-016-24
Existing Zoning: General Rule (GR)
Proposed Zoning: General Commercial (C-3)
Acreage: 2.84
Applicant Name: Arizona Quality RV and Boat Storage, LLC
Phone Number: 480-238-4205

Case Information Available at Pinal County Planning and Developement Services
(520)866- 6442


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
10 FEB 2025


PINAL COUNTY
Public Hearings


PINAL COUNTY
Public Hearing




DIAMONDBACK
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