

Subject: P-24-13-PDR Application for Gold Medal Landscaping

This narrative accompanies the application and supporting documentation to submit an application for Preliminary Development Review under the previous application “P-24-13-PDR” on behalf of Gold Medal Landscape Management. It is our understanding that this is the first step in ultimately receiving a Conditional Use Permit (CUP) for the property at 3450 & 3460 S. Colt Road.

The purpose of this CUP is to allow us to construct and operate this property as a secondary yard for our landscape operations. It will involve parking work trucks and trailered equipment that we use to service the properties we maintain. During business hours, (6:00 am-4:00 pm Monday -Saturday) employee’s vehicles will be parked along the north wall.

The following is a list of trucks and equipment we would have stored on site:

5-6, 3/4 ton trucks with trailers that carry a mower, trimmers, and blowers.

1-2, chip box trucks with a chipper in tow (tree trimming crews)

1-2, 1ton trucks with a skid steer or mini excavator.

1-2, 3/4 ton utility bed trucks

We will use the approved method of dust proofing the entire interior space with a 2” depth layer of recycled asphalt.

In support of our application, we have included the following documents:

- Project Narrative Letter
- Lot Combination
- Site Plan & Proposed Wall Elevations (as part of the site plan)
- Preliminary Landscape Plans

Although we don’t make much noise, we would like to install a 6’ high wall on the north and south borders of the property and an 8’ wall along the frontage or east side of the property to mitigate noise and for security. We will also construct a 3’ decorative parking screen wall.

To support our needs of use we will be stubbing all utilities (water, sewer, electric and communications) to the inside of the proposed wall.

We appreciate your consideration of our application and look forward to the opportunity to discuss it further after you’ve had a chance to review. Please feel free to contact me at 480-226-2661 or tj@gmlmaz.com if you require any additional information or have any questions.

Thank you for your time and attention to this matter.

Sincerely,

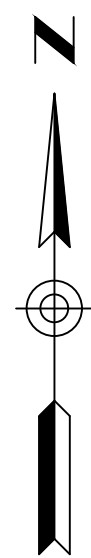
TJ Booth

Construction Division

Gold Medal Landscape Management

SITE PLAN

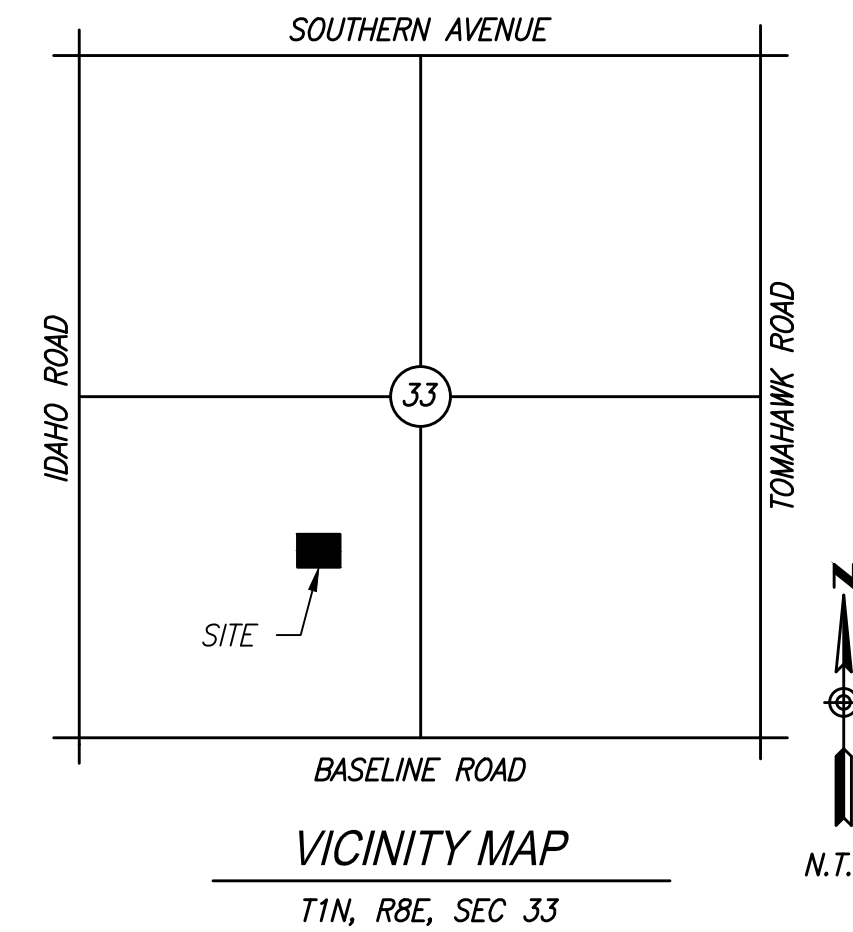
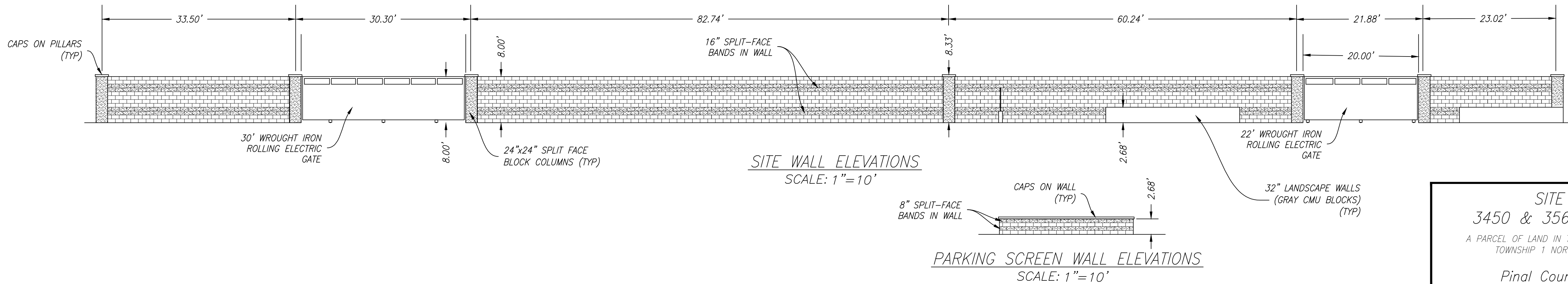
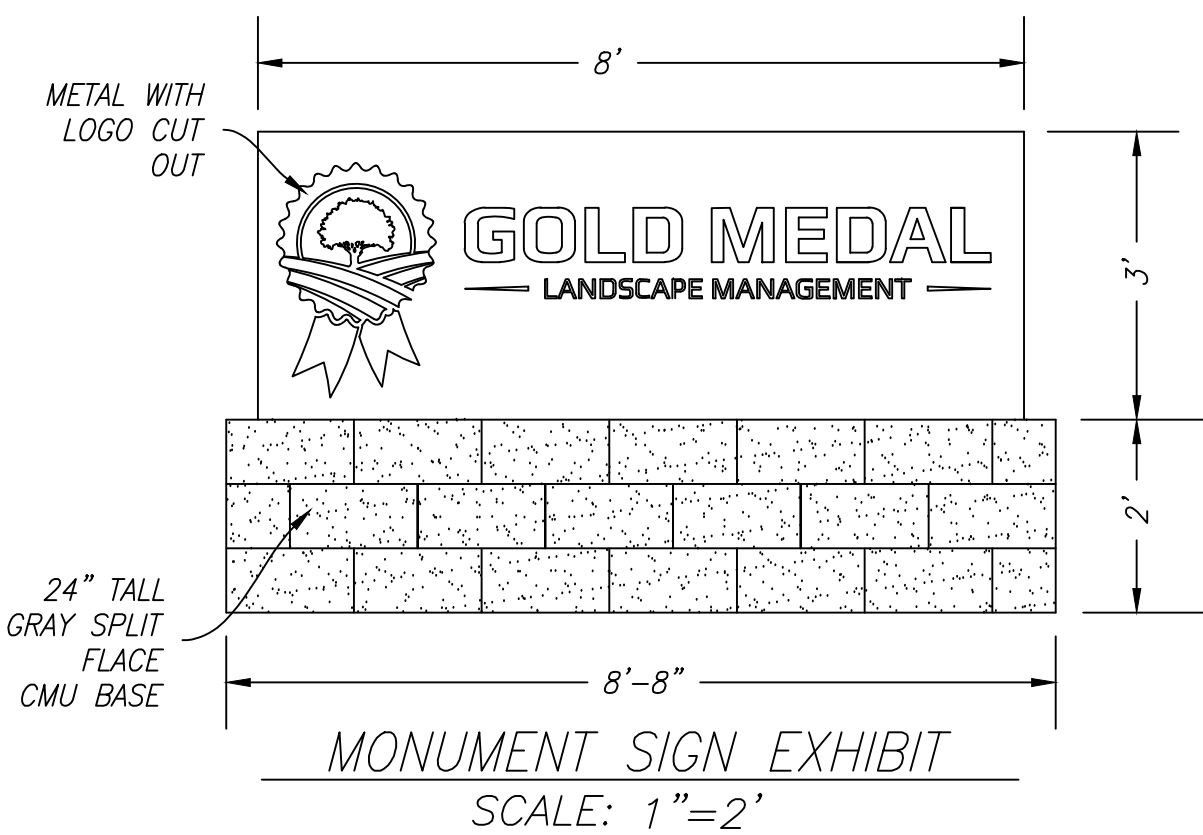
GOLD MEDAL LANDSCAPE MANAGEMENT – COLT ROAD LOCATION



SCALE
1"=20'



PLANNING & ZONING DIVISION	
PROJECT TYPE	CUP STORAGE YARD
GROSS AREA	83,795 SQ. FT.
NET AREA: (GROSS - R/W)	83,795 SQ. FT.
ZONING DISTRICT	B-5
MINIMUM SETBACKS:	
FRONT	N/A
SIDE	N/A
STREET SIDE	N/A
REAR	N/A
LOT COVERAGE (NON-LANDSCAPE)	78,103 SQ. FT.
GROSS FLOOR AREA OF EX. & PROPOSED BLDGS.	N/A
PROJECT DENSITY (RESIDENTIAL UNITS/ACRE)	N/A
LANDSCAPE AREA (SQ. FT.)	5,692 SQ. FT.



OWNER

JTNS LLC
714 S. GLENVIEW
MESA, AZ 85204

PARCEL ADDRESS

3450 & 3560 S. COLT ROAD
APACHE JUNCTION, AZ 85119

PARCEL ACREAGE

83,795 SQ. FT. OR 1.9237 AC. ±

BENCHMARK

PT ID #162
S. 1/4 CORNER, SEC. 33
BASELINE AVE. & ROYAL PALM
COTTON SPINDLE S. BARRIER WALL BRIDGE C/L CANAL
NAVD '88 ELEVATION = 1633.461

SHEET CALL-OUT NOTATIONS

- 8" BLOCK WALL
- 24"x24" CONCRETE BLOCK COLUMN
- CONCRETE DRIVEWAY PER M.A.G. 250-2
- VAN HANDICAP PARKING SPACE (11'x20')
- PARKING SPACE (11'x20')
- 6" CONCRETE RIBBON CURB
- 6" VERTICAL CURB
- HANDICAP RAMP
- SIDEWALK
- GOLD MEDAL LANDSCAPE MANAGEMENT MONUMENT SIGN

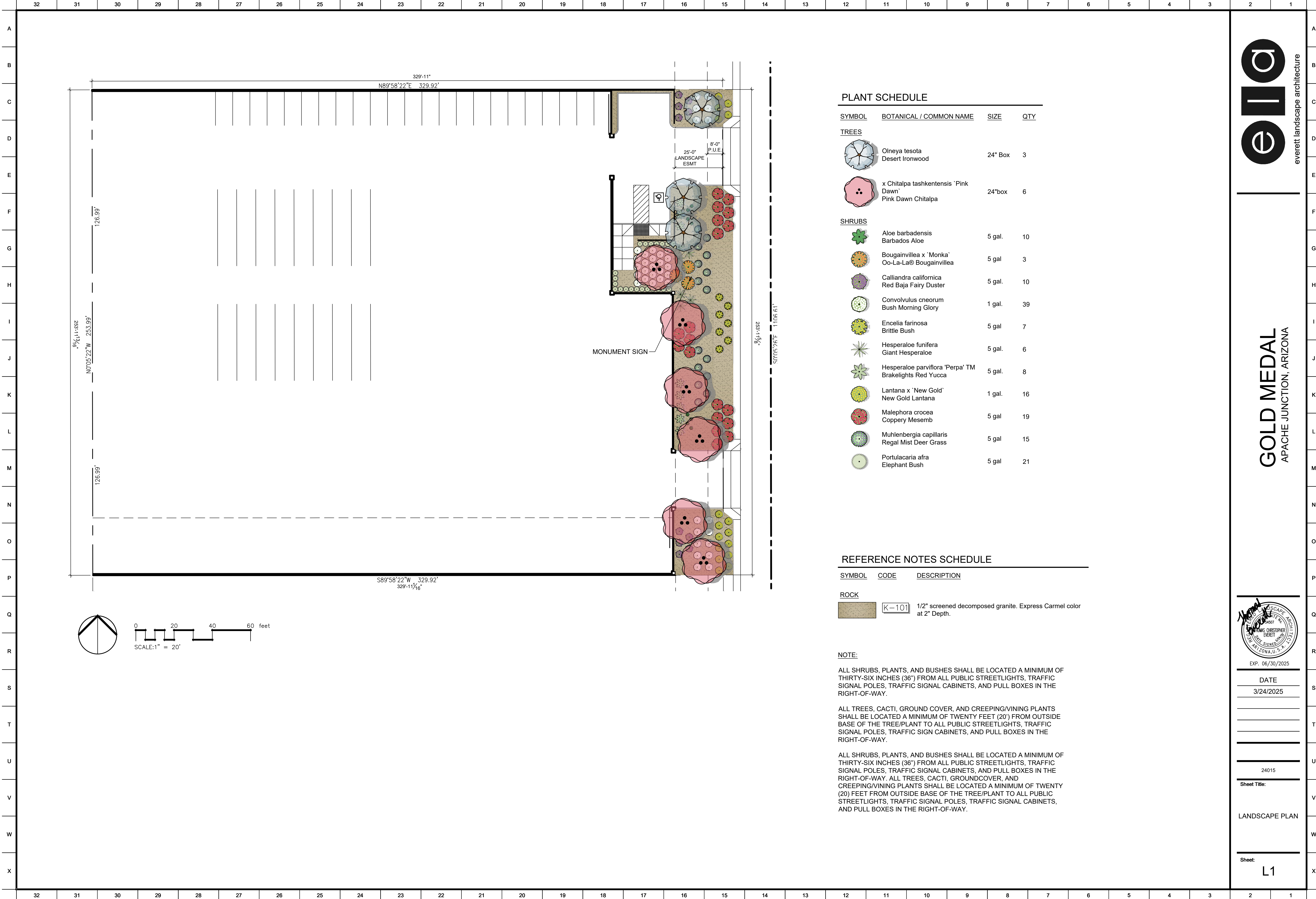
- 2" OF ASPHALT FOR DUST CONTROL
- ASPHALT DRIVEWAY
- PROPOSED LIGHT LOCATION
- PROPOSED DIRECTION OF TRAVEL

GENERAL NOTES

- ANY NECESSARY BACKFLOW PREVENTERS INSTALLED WITH THE PROJECT SHALL BE INSTALLED ON PRIVATE PROPERTY.
- THERE ARE EXISTING WATER FACILITIES TO BOTH LOTS. EACH LOT CONSISTS OF (1) 6" FIRE SERVICE LINE AND (1) 2" SERVICE CONNECTION. CLIENT TO HAVE FACILITIES BLUE-STAKED AND DETERMINE WHICH SERVICE WILL FEED ANY FUTURE CONSTRUCTION AND HAVE FACILITIES STUBBED BEHIND THE NEW BLOCK WALL BEING BUILT.
- SEWER INFRASTRUCTURE TO BE STUBBED BEHIND BLOCK WALLS FOR FUTURE CONSTRUCTION (IF ANY). COORDINATE WITH CITY OF APACHE JUNCTION FOR DESIGN GUIDANCE.
- KNOX LOCK WILL BE REQUIRED ON BOTH GATES FOR FIRE DEPARTMENT ACCESS.
- THERE'S AN EXISTING FIRE HYDRANT ±245' SOUTH AND EAST OF THE SOUTH GATE ON COLT ROAD.
- THERE WILL BE 2" OF ASPHALT FOR DUST CONTROL PURPOSES EVERYWHERE BEHIND THE BLOCK FENCE.

SITE PLAN
3450 & 3560 COLT ROAD
A PARCEL OF LAND IN THE NW 1/4, SECTION 35,
TOWNSHIP 1 NORTH, RANGE 7 EAST
Pinal County, Arizona

Project No. GMLM	Date: 03/27/2025
Drawn By: JKH	Checked By: JKH
Project Manager J. HAWS	
Sht. 1 of 1	



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Olneya tesota Desert Ironwood	24" Box	3
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	24"box	6
SHRUBS			
	Aloe barbadensis Barbados Aloe	5 gal.	10
	Bougainvillea x 'Monka' Oo-La-La® Bougainvillea	5 gal	3
	Calliandra californica Red Baja Fairy Duster	5 gal.	10
	Convolvulus cneorum Bush Morning Glory	1 gal.	39
	Encelia farinosa Brittle Bush	5 gal	7
	Hesperaloe funifera Giant Hesperaloe	5 gal.	6
	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal.	8
	Lantana x 'New Gold' New Gold Lantana	1 gal.	16
	Malephora crocea Coppery Mesemb	5 gal	19
	Muhlenbergia capillaris Regal Mist Deer Grass	5 gal	15
	Portulacaria afra Elephant Bush	5 gal	21

REFERENCE NOTES SCHEDULE

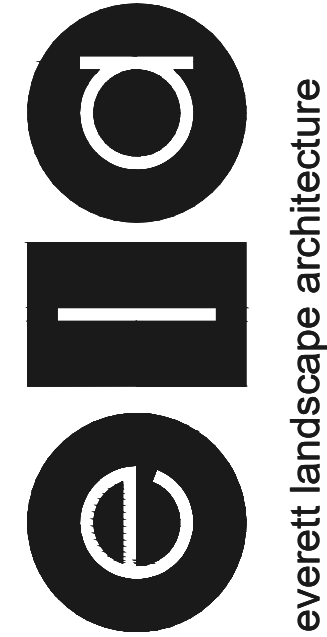
SYMBOL	CODE	DESCRIPTION
	K-101	1/2" screened decomposed granite. Express Carmel color at 2" Depth.

NOTE:

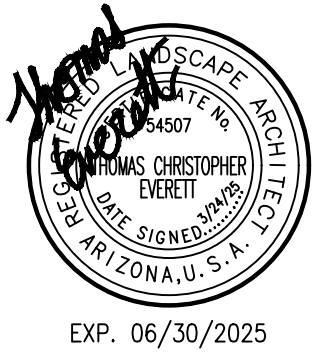
ALL SHRUBS, PLANTS, AND BUSHES SHALL BE LOCATED A MINIMUM OF THIRTY-SIX INCHES (36") FROM ALL PUBLIC STREETLIGHTS, TRAFFIC SIGNAL POLES, TRAFFIC SIGNAL CABINETS, AND PULL BOXES IN THE RIGHT-OF-WAY.

ALL TREES, CACTI, GROUND COVER, AND CREEPING/VINING PLANTS SHALL BE LOCATED A MINIMUM OF TWENTY FEET (20') FROM OUTSIDE BASE OF THE TREE/PLANT TO ALL PUBLIC STREETLIGHTS, TRAFFIC SIGNAL POLES, TRAFFIC SIGN CABINETS, AND PULL BOXES IN THE RIGHT-OF-WAY.

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GOLD MEDAL
APACHE JUNCTION, ARIZONA

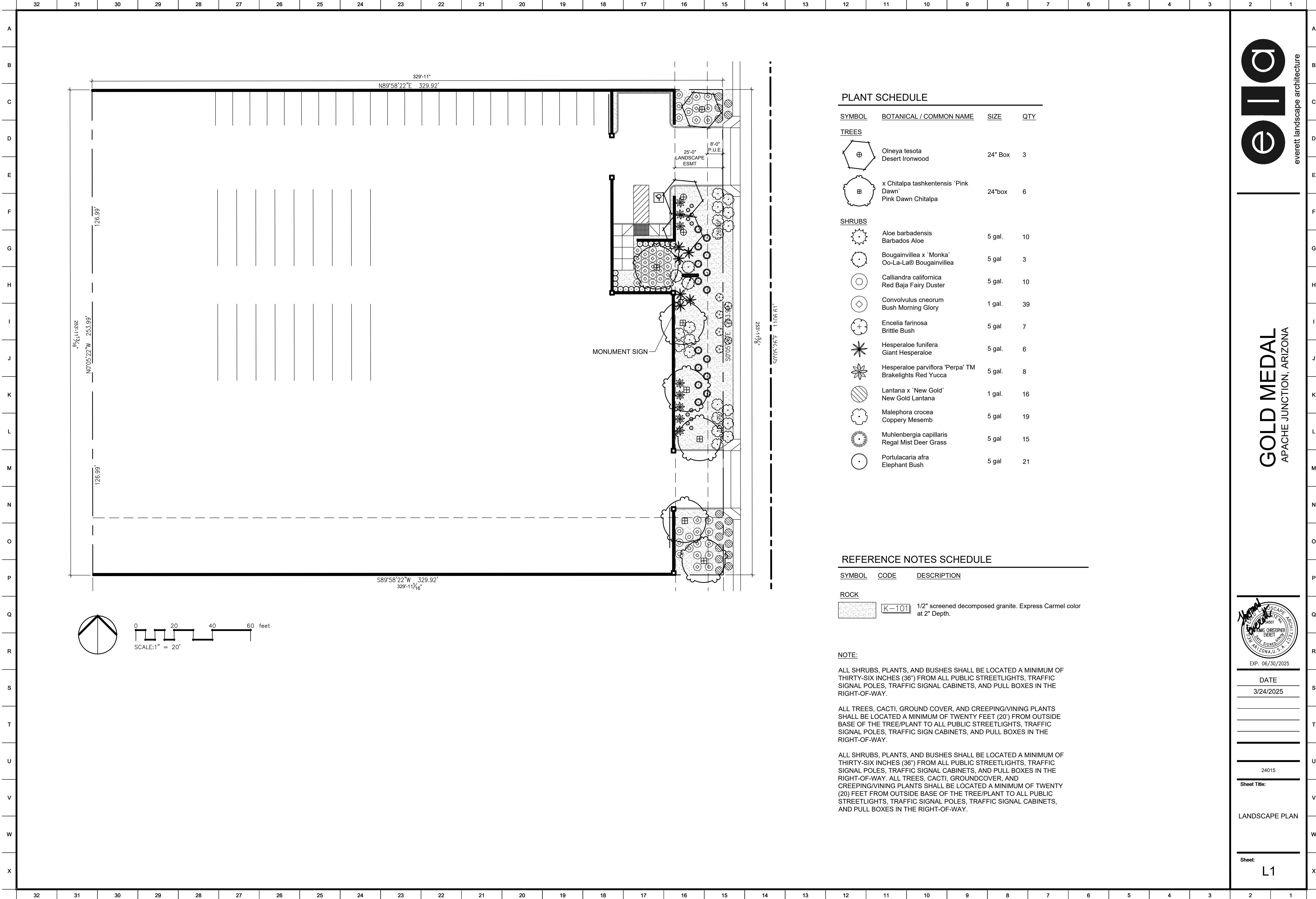


DATE
3/24/2025

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Sheet Title:

LANDSCAPE PLAN

Sheet:
L1



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Olneya tesota Desert Ironwood	24" Box	3
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	24"box	6
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	Aloe barbadensis Barbados Aloe	5 gal.	10
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	Lantana x 'New Gold' New Gold Lantana	1 gal.	16
	Malephora crocea Coppery Mesemb	5 gal	19
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	Portulacaria afra Elephant Bush	5 gal	21

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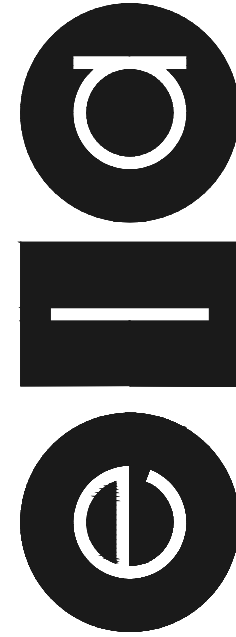
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	K-101	1/2" screened decomposed granite. Express Carmel color at 2" Depth.

NOTE:

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everett landscape architecture

GOLD MEDAL
APACHE JUNCTION, ARIZONA



EXP. 06/30/2025

DATE
3/24/2025

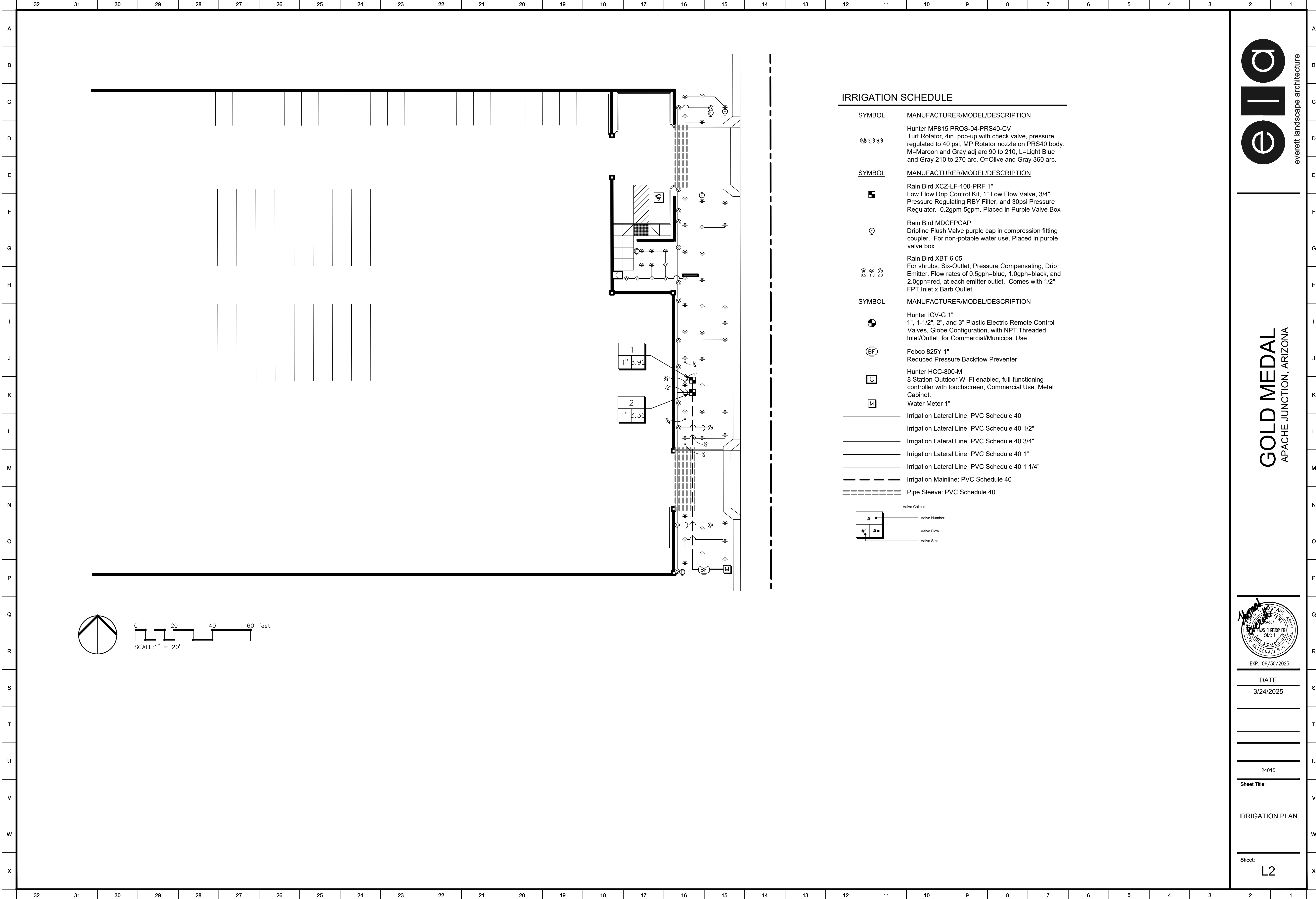
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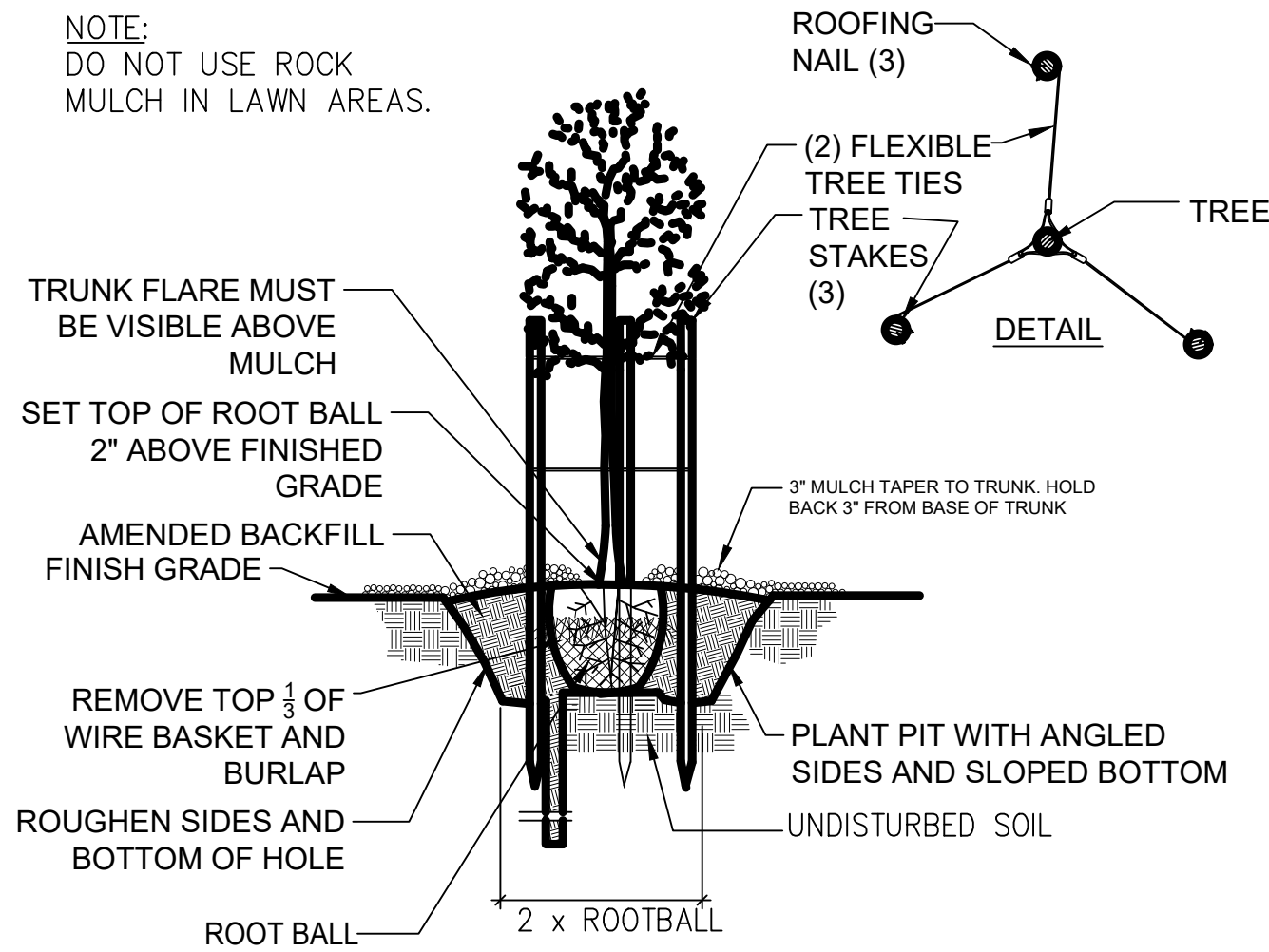
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LANDSCAPE PLAN

Sheet:

L1



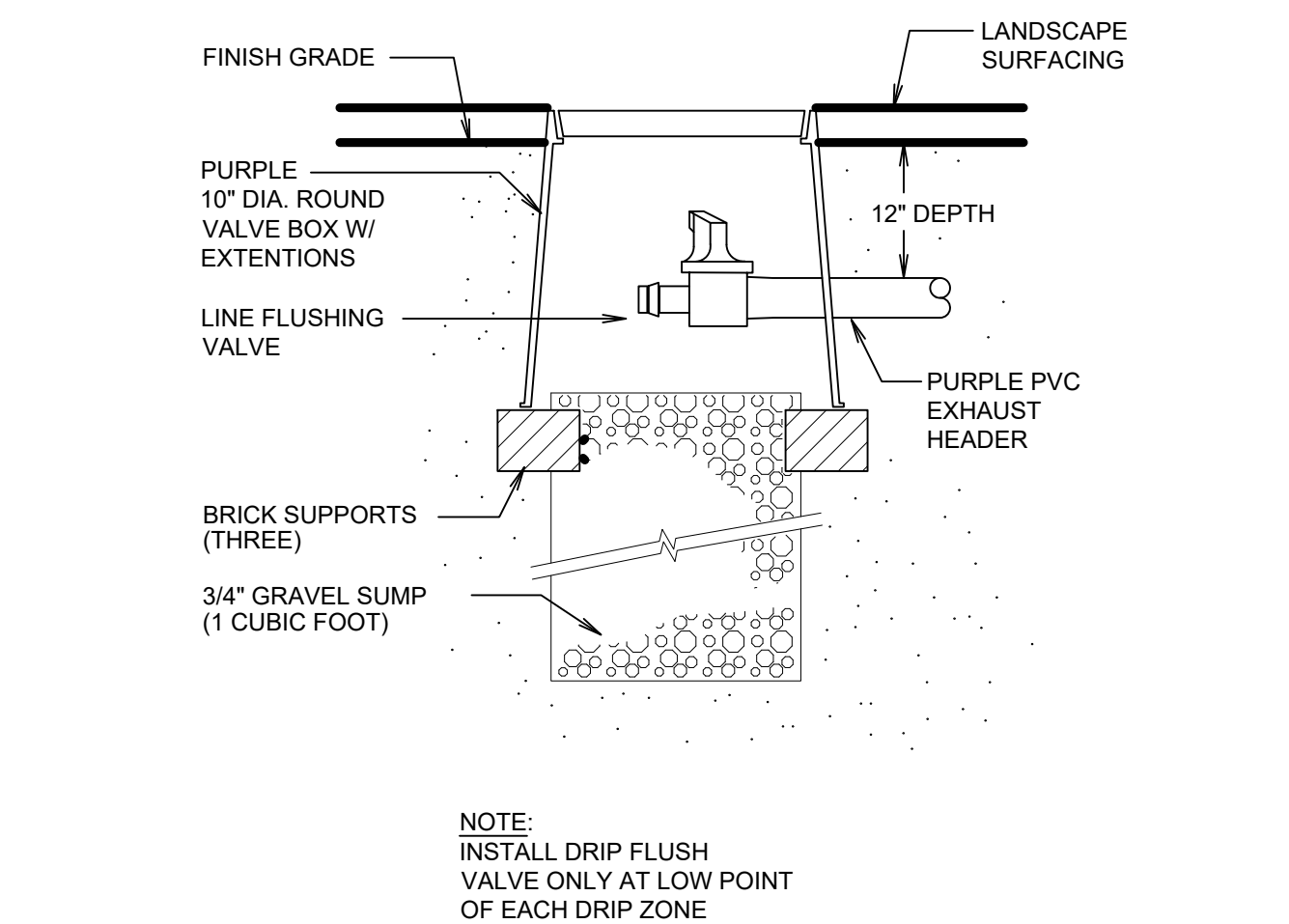


1 TREE PLANTING AND STAKING
3/8" = 1'-0" P-CO-GEN-02

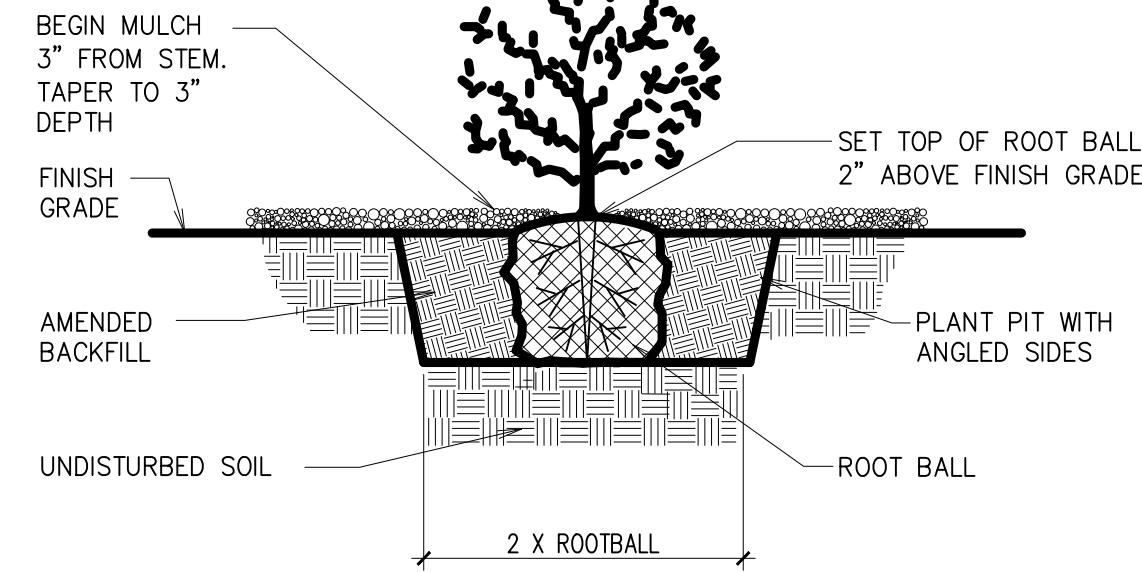
- LIST OF MATERIALS:
- 1 APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY. BALL VALVES INCLUDED
 - 2 PIPING SHALL BE TYPE "K" HARD COPPER (3/4" THROUGH 2 1/2") USING LEAD-FREE SOLDER. 3" OR LARGER TO BE D.I.P.
 - 3 BRASS FLARED TEST FITTINGS ARE REQUIRED ON ALL TEST COCKS
 - 4 BRASS OR COPPER UNION (INSTALL ON DISCHARGE SIDE).
 - 5 HEIGHT REQUIREMENTS FOR ASSEMBLIES (12" MIN. 18" MAX.).

- GENERAL NOTES
1. CONTACT THE TOWN OF GILBERT BACKFLOW PREVENTION DEPARTMENT FOR THE MOST CURRENT LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES.
 2. ASSEMBLY SHALL BE APPROVED BY U.S.C. FOUNDATION FOR CROSS CONNECTION AND HYDRAULIC RESEARCH.
 3. ABOVE GROUND INSTALLATIONS SHALL BE PROTECTED BY GUARD POSTS. SEE DETAIL GIL-359
 4. ASSEMBLY SHALL BE INSTALLED LEVEL AND NOT IN A FLOOD PLAIN.
 5. ASSEMBLY SHALL BE TESTED PRIOR TO BEING ACCEPTED. (CONTACT T.O.G. BF DEPT. FOR LIST CERTIFIED TESTERS.)
 6. ASSEMBLY SHALL NOT BE INSTALLED ANY CLOSER THAN 24" FROM A WALL OR OBSTRUCTION (IF TEST COCKS FACE THE WALL) OR 12" FROM A WALL (IF TEST COCKS FACE AWAY).

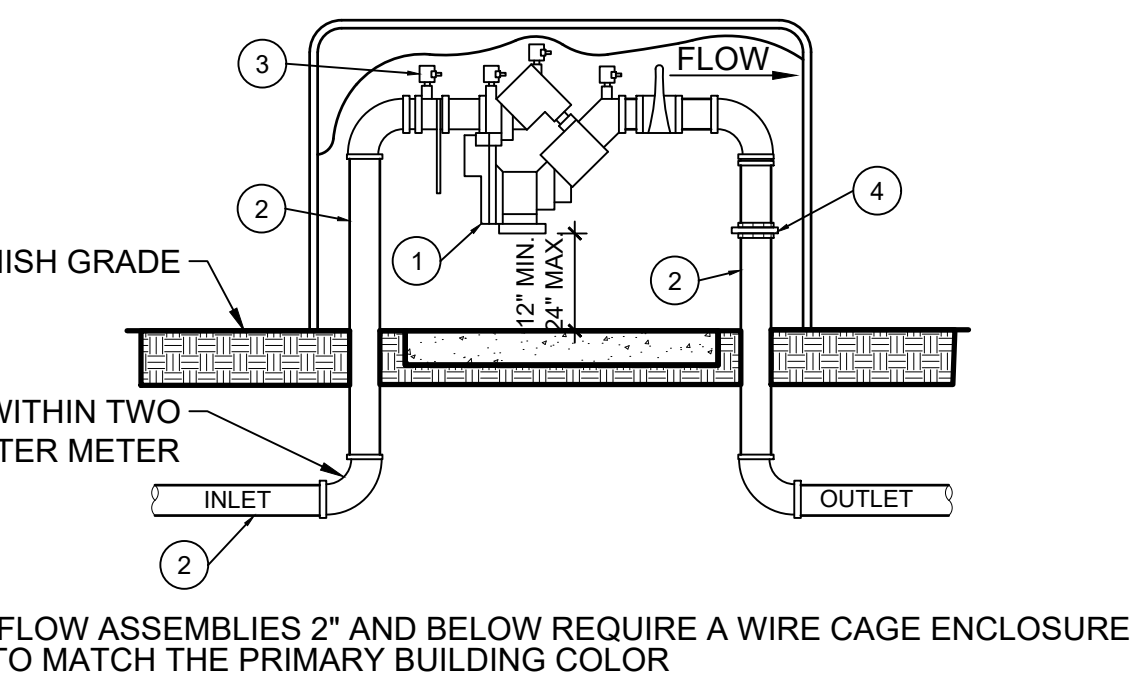
5 RP PRINCIPLE BACKFLOW PREVENTION ASSEMBLY
1/2" = 1'-0" P-CO-GEN-17



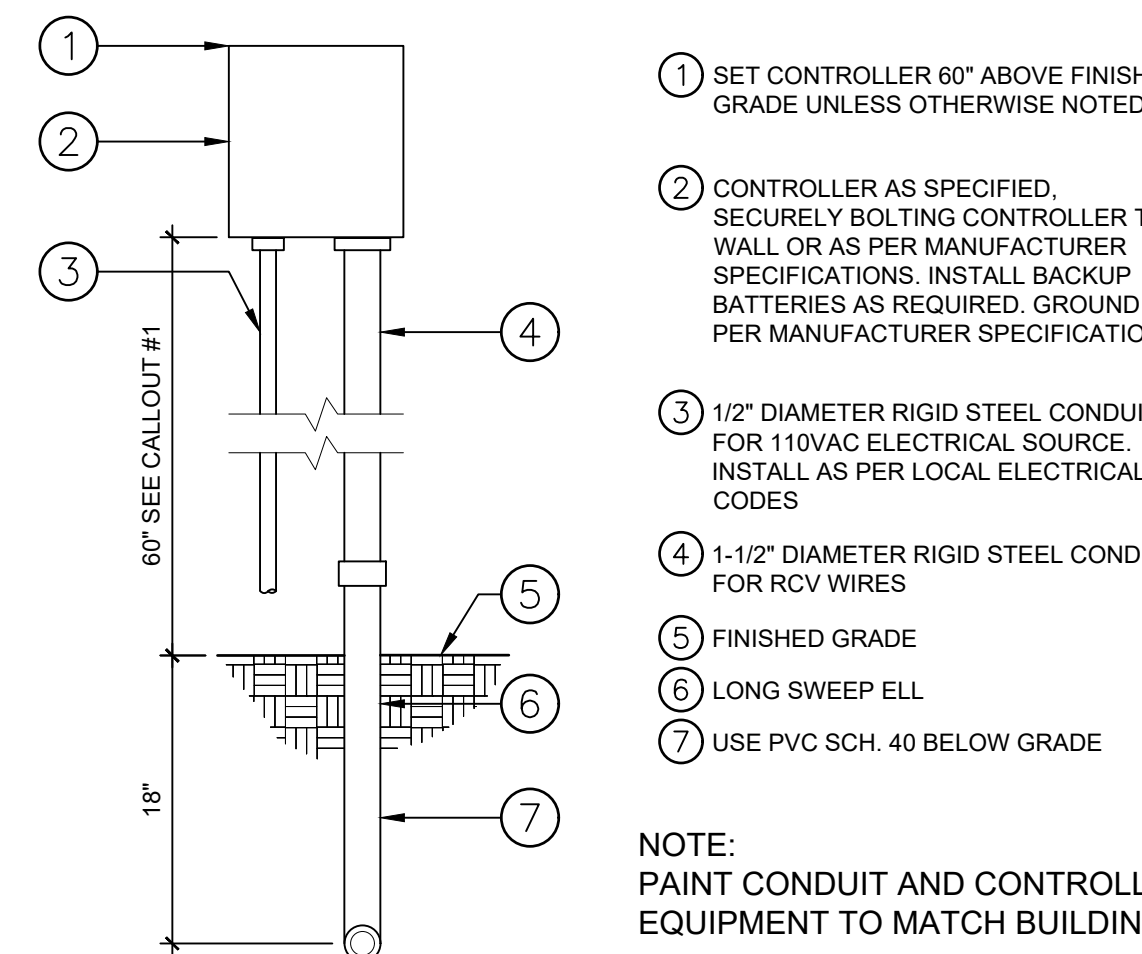
8 INLINE DRIP FLUSH VALVE
1 1/2" = 1'-0" P-CO-GEN-03



2 SHRUB PLANTING
1/2" = 1'-0" P-CO-GEN-08

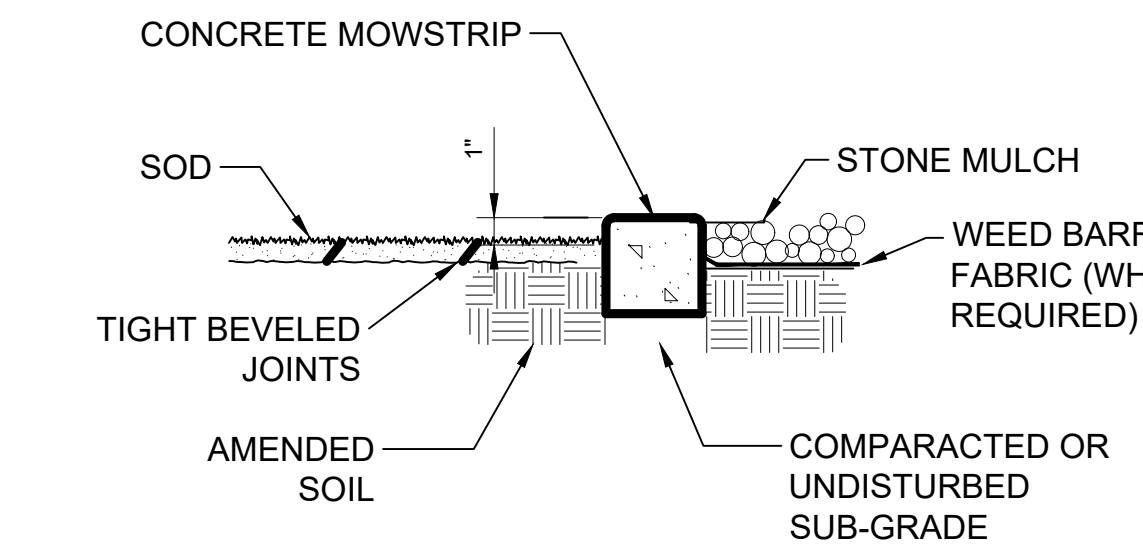


7. CONCRETE SUPPORT PAD SHALL BE A MINIMUM OF 18" WIDE BY LENGTH OF PRESSURE ASSEMBLY.
8. FINISHED GRADE UNDERNEATH ASSEMBLY SHALL BE AT 95% COMPACTION.
9. ASSEMBLY SHALL NOT BE PLACED FARTHER THAN 2' FROM THE WATER METER.
10. PIPE CONNECTION BETWEEN BACKFLOW ASSEMBLY AND METER SHALL BE OF TYPE "K" COPPER.
11. NO LESS THAN 36" OF COPPER SHALL EXIST DOWNSTREAM OF BACKFLOW.
12. EPA-SWDA SECTION 1417(d), AMENDED 1-4-2014: ALL (WET) DOMESTIC BRASS PLUMBING FIXTURES NOT LIMITED TO BACKFLOW PREVENTION ASSEMBLIES SHALL CONTAIN NO GREATER THAN <0.25% TOTAL LEAD CONTENT.

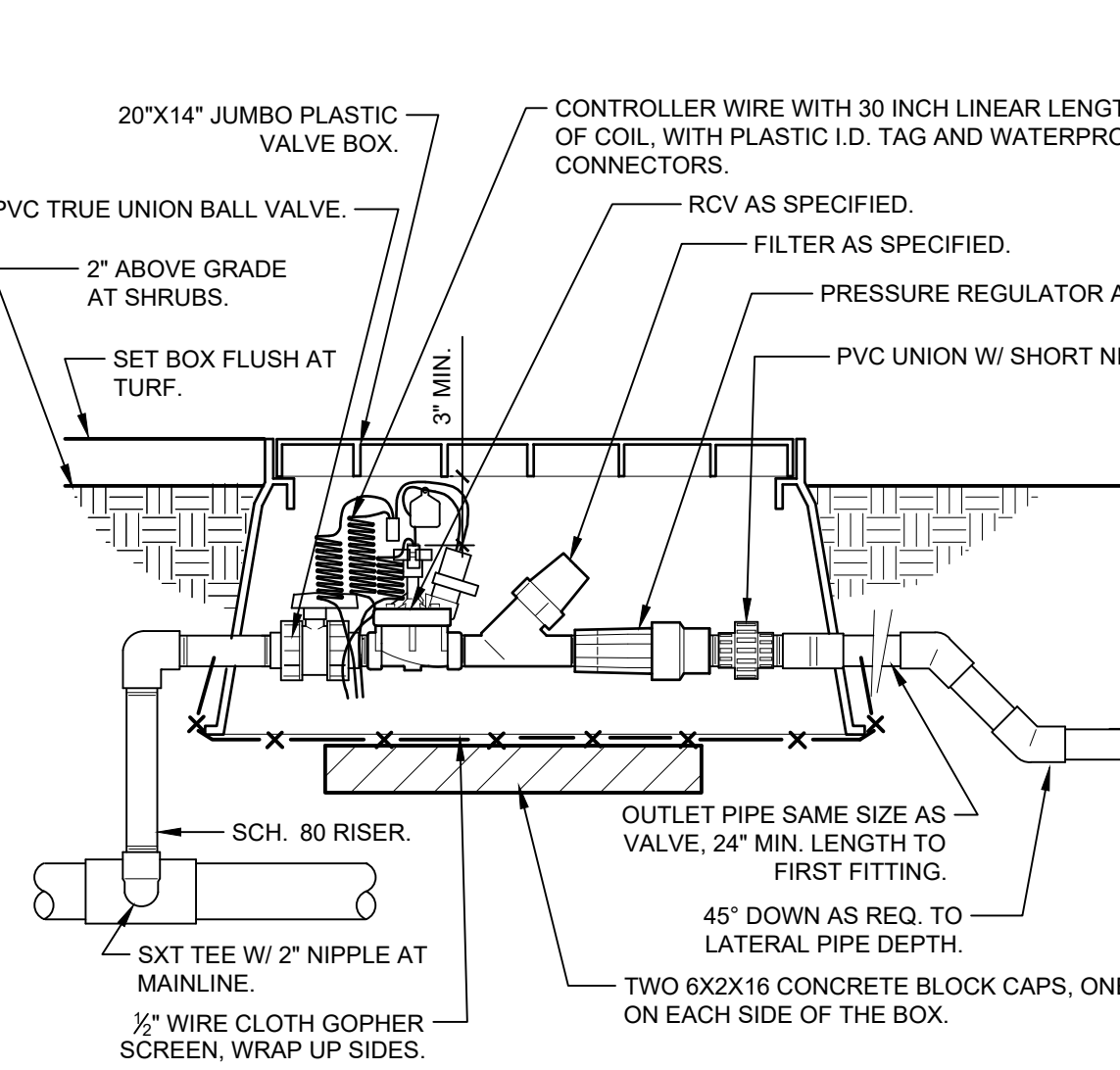


9 WALL MOUNT CONTROLLER
1" = 1'-0" FX-IR-FX-CONT-06

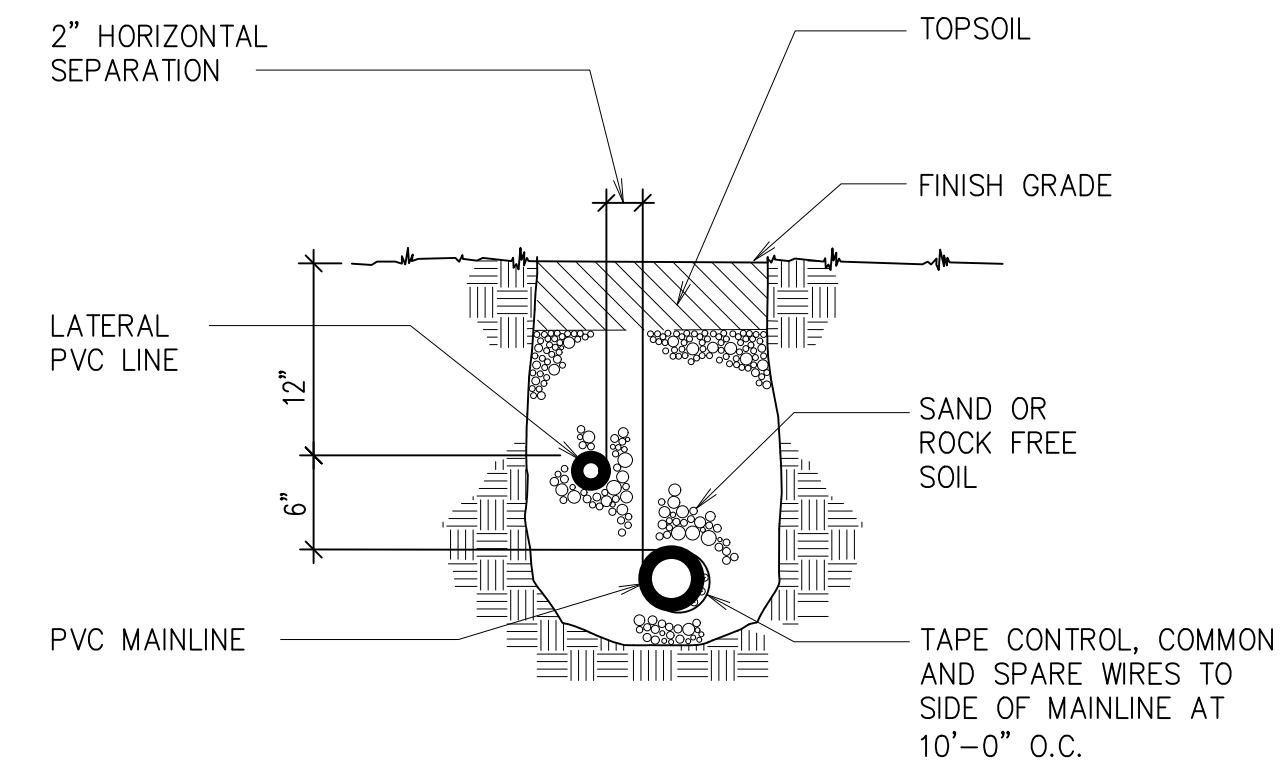
- NOTES:
1. MOWSTRIP TO BE EXTRUDED CONCRETE.
 2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIPS.
 3. MAXIMUM 1/2" WIDTH VARIATION.
 4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.
 5. RAISE THE LAWN GRADE 1" WHEN SEEDING.



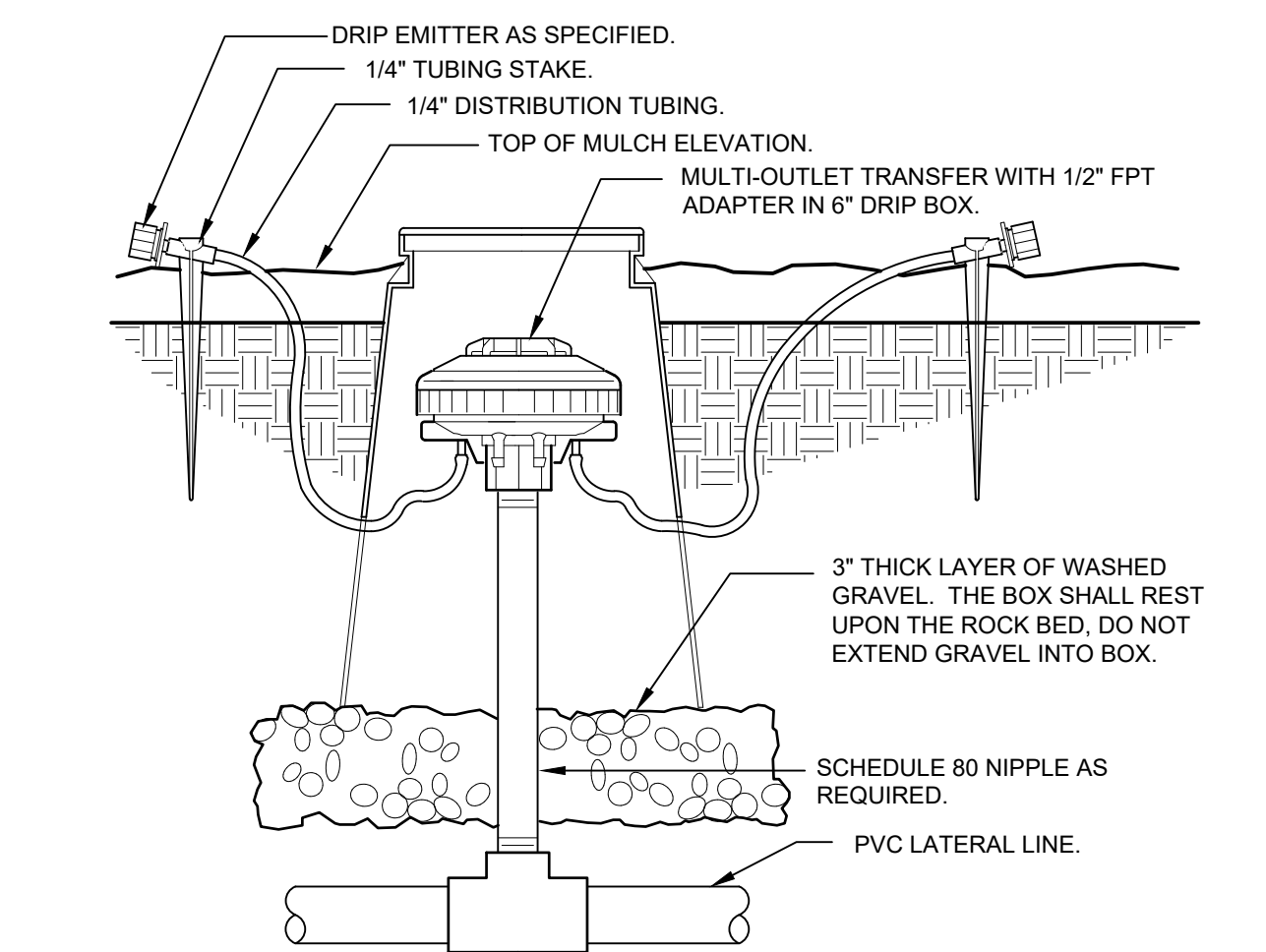
3 MOWSTRIP DETAIL
1/2" = 1'-0" P-CO-GEN-05



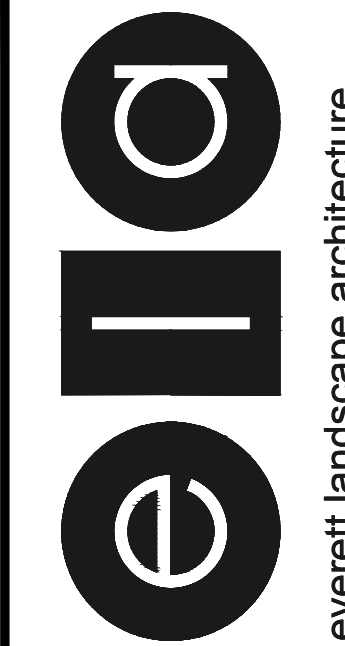
6 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0" FX-IR-FX-DRIP-12



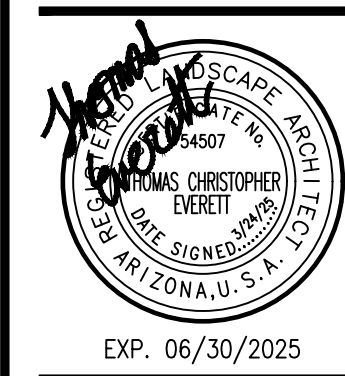
4 TRENCH SECTION - CONVENTIONAL WIRE SYSTEM
1" = 1'-0" P-CO-GEN-01



7 DRIP MULTI-TRANSFER IN BOX
3" = 1'-0" P-CO-GEN-07



GOLD MEDAL
APACHE JUNCTION, ARIZONA



DATE
3/24/2025

24015

Sheet Title:

DETAIL PLAN

Sheet:
L3



919 W Broadway Rd, Mesa, AZ 85210

(480) 813-1222

WWW.GMLMAZ.COM

ROC 150230 CR21

To: Surrounding property owners

Re: Neighborhood Meeting

Date: March 18, 2025 6:00pm-7:00pm

Apache Junction Multi-Generational Center 1035 N Idaho Rd,
Apache Junction, AZ 85119 - Room R119

City of Apache Junction and Neighbors,

Gold Medal Landscape Management is a commercial landscape company, and we have recently purchased the two lots at 3450-3460 S Colt Rd (lots 14&15) in the Baseline industrial Park. We are requesting a Conditional Use Permit for these two Parcels, #10256150 and #102560140. We intend to use this land as a yard to park our trucks and trailers and other pieces of equipment. No yard waste will be brought back to this location. We will enclose the property with an 8' CMU block wall on the east side of the property. There will be two entrances with 8' rolling metal gates to access the property. The North, West, and South borders will have a 6' CMU block wall.

The east frontage will be landscaped as required by the city of Apache Junction and the Baseline Industrial Park. An acceptable dust control material will be installed and maintained.

We look forward to working with you and the city of Apache Junction on this request.

Gold Medal Landscape Management
TJ BOOTH, FACILITY MANAGER

NAP
, -
102560250
RED MOUNTAIN LEASING LLC
9640 E LOBO AVE
MESA , AZ 85209-9254

NAP
, -
102560240
LUNT ENTERPRISES LLC
2537 E EDGEWOOD AVE
MESA , AZ 85204-4460

102560280
PRESTON BILL & SANDRA
2833 N 79TH ST
MESA , AZ 85207-7975
102560070
KPZ ENTERPRISES LLC
3515 S WINCHESTER RD
APACHE JUNCTION , AZ 85119-9856

102560100
WTS-AZ RENTALS LLC
PO BOX 1835
WILLISTON , ND 58802-2183
102560140
3TNS LLC
714 S GLENVIEW
MESA , AZ 85204-4384

102560110
8 K INVESTMENTS LP
1410 S CRESTON CIR
MESA , AZ 85204-4641
102560060
KPZ ENTERPRISES LLC
3515 S WINCHESTER RD
APACHE JUNCTION , AZ 85119-9856

10256026A
TEXAS INCOME VENTURES LLC
500 SW 116 AVE STE 184
PORTLAND , OR 97225-5593
102560150
3TNS LLC
714 S GLENVIEW
MESA , AZ 85204-4384

102560090
8 K INVESTMENTS LP
1410 S CRESTON CIR
MESA , AZ 85204-4641
102560220
EMPIRE SOUTHWEST LLC
1725 S COUNTRY CLUB DR
MESA , AZ 85210-0600

102560120
8 K INVESTMENTS LP
1410 S CRESTON CIR
MESA , AZ 85204-4641
102560230
EMPIRE SOUTHWEST LLC
1725 S COUNTRY CLUB DR
MESA , AZ 85210-0600

102560080
3625 WINCHESTER HOLDINGS LLC
21738 E ORION WAY
QUEEN CREEK , AZ 85142-2644
102560050
KPZ ENTERPRISES LLC
3515 S WINCHESTER RD
APACHE JUNCTION , AZ 85119-9856

102560130
8 K INVESTMENTS LP
1410 S CRESTON CIR
MESA , AZ 85204-4641
102560200
EMPIRE SOUTHWEST LLC
1725 S COUNTRY CLUB DR
MESA , AZ 85210-0600

102560040
KPZ ENTERPRISES LLC
3515 S WINCHESTER RD
APACHE JUNCTION , AZ 85119-9856

10256016A
BLUE BELL CREAMERIES LP
1101 S BLUE BELL RD
BRENHAM , TX 77833-3441

102560190
EMPIRE SOUTHWEST LLC
1725 S COUNTRY CLUB DR
MESA , AZ 85210-0600

102560030
KPZ ENTERPRISES LLC
3515 S WINCHESTER RD
APACHE JUNCTION , AZ 85119-9856

102560180
INTERMODELS 1 LLC
MAIL RETURN
, -

102560210
EMPIRE SOUTHWEST LLC
1725 S COUNTRY CLUB DR
MESA , AZ 85210-0600

102560020
WATTS INVESTMENTS LLC
7305 E GREENWAY RD
SCOTTSDALE , AZ 85260-0160

10220045C
EMPIRE SOUTHWEST LLC
PO BOX 2985
PHOENIX , AZ 85062-8506

10220033G
AMERCO REAL ESTATE CO
PO BOX 29046
PHOENIX , AZ 85038-8904

Erika Hernandez

From: TJ Booth <tj@gmlmaz.com>
Sent: Monday, February 17, 2025 3:22 PM
To: Erika Hernandez
Subject: Re: [External] P-24-106-CUP - Findings of Fact

Erika, This doesn't make a whole lot of sense to me. I feel like the info is redundant. I hope this is what you are looking for please let me know if you need something else.

1. Adequacy of roadways, off-street parking, public facilities, and services to accommodate the proposed use;

Applicant Response:

There will be very little impact from us on the roadways. Our employees will all drive to our property to park their personal vehicles on our property inside of the wall.

2. Negative impacts arising from the emission of odor, dust, gas, noise, lighting, vibration, smoke, heat or glare;

Applicant Response:

There will be very little impact to the environment from us. There should be no odor or gas issues. The lit will be covered with the proper dust control material. A large wall will be installed around the property to mitigate noise if there be any. all of the lighting will be parking lighting approved by Apache junction. There will be no smoke, heat or glare issues.

3. Contribution to the deterioration of the neighborhood or the negative impact on neighborhood property values;

Applicant Response:

We don't plan on contributing to the deterioration of the neighborhood in a negative way. On the contrary we plan to improve on the property values with what we bring to the neighborhood and the clean way that we run our business.

4. Compatibility with surrounding uses and structures;

Applicant Response:

The property is currently zoned industrial, and it is also designated industrial in the 2020 General Plan. We will also be meeting all requirements set in the Zoning Ordinance for screening, landscaping, dustproofing, and any required permits.

5. Conformance with the General Plan and City policies;

Applicant Response:

The property is currently zoned industrial, and it is also designated industrial in the 2020 General Plan. We will also be meeting all requirements set in the Zoning Ordinance for screening, landscaping, dustproofing, and any required permits.

6. Screening and buffering of uses; and

Applicant Response:

Everything on the property will be inside the large wall, other than the frontage landscaping.

7. Unique nature of the property, use and/or development's physical characteristics.

Applicant Response:

This space will be used to park work vehicles and employee vehicles. That is it.

On Thu, Feb 13, 2025 at 4:06 PM Erika Hernandez <ehernandez@apachejunctionaz.gov> wrote:

Good Afternoon TJ,

As we prepare for your project to move forward upon the completion of your next submission, I want to start drafting the Staff Report for the Planning and Zoning Commission. As part of this process, we request applicants answer the following questions:

As required by the Apache Junction Zoning Ordinance, a Conditional Use Permit request may be approved by the Planning Commission after consideration has been given to seven different criteria. The criteria are outlined in the text below:

1. Adequacy of roadways, off-street parking, public facilities, and services to accommodate the proposed use;

Applicant Response:

2. Negative impacts arising from the emission of odor, dust, gas, noise, lighting, vibration, smoke, heat or glare;

Applicant Response:

3. Contribution to the deterioration of the neighborhood or the negative impact on neighborhood property values;

Applicant Response:

4. Compatibility with surrounding uses and structures;

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5. Conformance with the General Plan and City policies;

Applicant Response:

6. Screening and buffering of uses; and

Applicant Response:

7. Unique nature of the property, use and/or development's physical characteristics.

Applicant Response:

Please take your time answering these questions and let me know if you need assistance. To help answer questions 4 and 5, this property is part of the Baseline Industrial subdivision, surrounded by other industrial properties. The property is currently zoned industrial, and it is also designated industrial in the 2020 General Plan. You will also be

meeting all requirements set in the Zoning Ordinance for screening, landscaping, dustproofing, and any required permits.

Best,

Erika Hernandez

Associate Planner | Development Services

City of Apache Junction

300 E. Superstition Blvd.

(480) 474-5491

ehernandez@apachejunctionaz.gov

Hours: Monday-Thursday 7am-6pm; closed on Fridays

--

TJ Booth

Construction Division
Gold Medal Landscape Management
480-226-2661



When Recorded Return to:
City of Apache Junction
Development Services Department
300 E Superstition Blvd.
Apache Junction, AZ 85119

DIMINUTION IN VALUE AND JUST COMPENSATION CLAIM WAIVER/INDEMNIFICATION/ACKNOWLEDGEMENT

I/We, 3TNS, as owners of property identified as Pinal County Assessor Parcel No. 102560150, 102560140, which is the subject of Apache Junction City Council, Planning & Zoning/Board of Adjustment or other Case No. P-24-13-PDR, hereby waive any and all potential diminution in value and just compensation claims or lawsuits that could be pursued against the City of Apache Junction ("City"), its elected officials, appointees and employees as a result of the Planning and Zoning Commission/Board of Adjustment/Council's action in the above-referenced matter. This waiver is authorized pursuant to A.R.S. § 12-1134(I). I/We also hereby warrant and represent I/We am/are owner(s) of the above-referenced property and that no other person has any ownership in such property.

Timothy Booth

Printed Name of Owner

[Signature]

Signature of Owner

10-4-24

Date

NEIL JONES

Printed Name of Owner

[Signature]

Signature of Owner

10/4/2024

Date

State of Arizona)

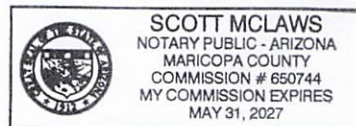
) ss

County of Maricopa)

SUBSCRIBED AND SWORN TO before me this 4 day of October, 2024 by [Signature]

My Commission Expires:

May 31, 2027



Notary Public

When Recorded Return to:
City of Apache Junction
Development Services Department
300 E Superstition Blvd.
Apache Junction, AZ 85119

DIMINUTION IN VALUE AND JUST COMPENSATION CLAIM WAIVER/INDEMNIFICATION/ACKNOWLEDGEMENT

I/We, BTNS, as owners of property identified as Pinal County Assessor Parcel No. 102560150, 102560140, which is the subject of Apache Junction City Council, Planning & Zoning/Board of Adjustment or other Case No. P-24-13-PDR, hereby waive any and all potential diminution in value and just compensation claims or lawsuits that could be pursued against the City of Apache Junction ("City"), its elected officials, appointees and employees as a result of the Planning and Zoning Commission/Board of Adjustment/Council's action in the above-referenced matter. This waiver is authorized pursuant to A.R.S. § 12-1134(I). I/We also hereby warrant and represent I/We am/are owner(s) of the above-referenced property and that no other person has any ownership in such property.

Tanner Jones

Printed Name of Owner

[Signature]

Signature of Owner

11-5-24

Date

Scott McLaws

Printed Name of Owner

[Signature]

Signature of Owner

11/5/2024

Date

State of Arizona)

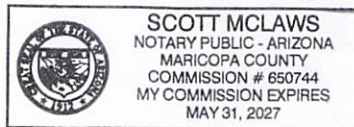
) ss

County of Maricopa

SUBSCRIBED AND SWORN TO before me this 5th day of November, 2024 by [Signature]

My Commission Expires:

May 31, 2027



Notary Public

When Recorded Return to:
City of Apache Junction
Development Services Department
300 E Superstition Blvd.
Apache Junction, AZ 85119

DIMINUTION IN VALUE AND JUST COMPENSATION CLAIM WAIVER/INDEMNIFICATION/ACKNOWLEDGEMENT

I/We, 3TNS, as owners of property identified as Pinal County Assessor Parcel No. 102540150, 102540140, which is the subject of Apache Junction City Council, Planning & Zoning/Board of Adjustment or other Case No. P-24-13-PDR, hereby waive any and all potential diminution in value and just compensation claims or lawsuits that could be pursued against the City of Apache Junction ("City"), its elected officials, appointees and employees as a result of the Planning and Zoning Commission/Board of Adjustment/Council's action in the above-referenced matter. This waiver is authorized pursuant to A.R.S. § 12-1134(I). I/We also hereby warrant and represent I/We am/are owner(s) of the above-referenced property and that no other person has any ownership in such property.

Trevor Jones

Printed Name of Owner

Trevor Jones

Signature of Owner

11-5-24

Date

Printed Name of Owner

Signature of Owner

Date

State of Arizona)

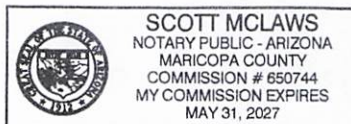
) ss

County of Maricopa

SUBSCRIBED AND SWORN TO before me this 5th day of November, 2024 by SNM

My Commission Expires:

May 31, 2027



Notary Public



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 05/14/2024 1504

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2024-036150

at the request of Pioneer Title Agency, Inc.

When recorded mail to

**3TNS LLC, An Arizona Limited Liability
Company**

Scott McLaws

714 S. Glenview

Mesa, AZ 85204

76513296-EWM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

SHCK Properties, LLC, An Arizona Limited Liability Company

hereafter called the Grantor, hereby conveys to

3TNS LLC, An Arizona Limited Liability Company

the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, to wit:

Lots 14 and 15, BASELINE INDUSTRIAL PARK, according to Cabinet C, Slide 60, Records of Pinal County, Arizona.

Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

And the Grantor binds itself and its successors to warrant the title as against its acts and none other, subject to the matters above set forth.

DATED April 8, 2024

**SHCK Properties, LLC, An Arizona
Limited Liability Company**

Hub W. Goyen, Manager

**SHCK Properties, LLC, An Arizona Limited
Liability Company**

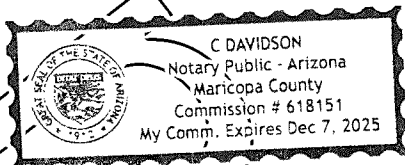
Keith R. Goyen, Manager

State of Arizona

County of Maricopa

} ss.

The foregoing instrument was acknowledged before me this 9th day of May, 2024, by Hub W. Goyen, as Manager of SHCK Properties, LLC.



C. Davidson
NOTARY PUBLIC

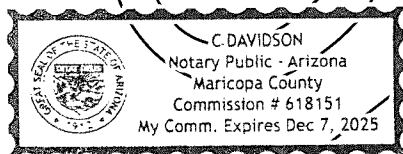
My commission expires: 12-7-2025

State of Arizona

County of Maricopa

} ss.

The foregoing instrument was acknowledged before me this 9th day of May, 2024, by Keith R. Goyen, as Manager of SHCK Properties, LLC.



C. Davidson
NOTARY PUBLIC

My commission expires: 12-7-2025

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Special Warranty Deed

Date of Document: April 8, 2024 / Consisting of 2 pages

Parties to Document:

3TNS LLC, An Arizona Limited Liability Company

SHCK Properties, LLC

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 102-56-0140
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒How many parcels, other than the Primary Parcel, are included in this sale? 1

Please list the additional parcels below (attach list if necessary):

(1) 102-56-0150 (2) _____
(3) _____ (4) _____**2. SELLER'S NAME AND ADDRESS:**SHCK Properties, LLC
7738 E. Roland Circle
Mesa, AZ 85207**3. (a) BUYER'S NAME AND ADDRESS:**3TNS LLC, An Arizona Limited Liability Company
714 S. Glenview
Mesa, AZ 85204(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship: _____**4. ADDRESS OF PROPERTY:**3450 & 3560 S. Colt Rd
Apache Junction, AZ 85119**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**3TNS LLC, An Arizona Limited Liability Company
714 S. Glenview
Mesa, AZ 85204(b) Next tax payment due October 1, 2024**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

- a. ☒ Vacant Land f. ☐ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
e. ☐ Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

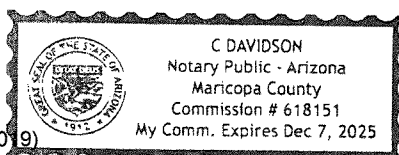
- a. ☐ To be used as a primary residence.
b. ☐ To be rented to someone other than a "qualified family member".
c. ☐ To be used as a non-primary or secondary residence.

See reverse side for definitions of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent

State of Arizona County of MaricopaSubscribed and sworn to before me on this 9 day of May 2024Notary Public C. DavidsonNotary Expiration Date 12-7-2025

DOR FORM 82162 (02/2019)

FOR RECORDER'S USE ONLYCOUNTY OF RECORDATION PINAL
FEE NO 2024-036150
RECORD DATE 05/14/2024**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other: _____

10. SALE PRICE: \$ 1,015,000.00**11. DATE OF SALE (Numeric Digits):** 02 / 24
Month / Year**12. DOWN PAYMENT** \$ 101,500.00**13. METHOD OF FINANCING:**

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:
(1) ☒ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____
b. ☐ Barter or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A**16. SOLAR / ENERGY EFFICIENT COMPONENTS:**(a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):Pioneer Title Agency, Inc.
3654 N. Power Rd., Building 1, Mesa, AZ 85215Phone: (480) 396-7923**18. LEGAL DESCRIPTION (attach copy if necessary):****SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent

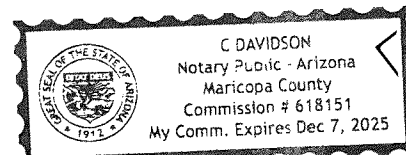
State of Arizona County of MaricopaSubscribed and sworn to before me on this 9 day of May 2024Notary Public C. DavidsonNotary Expiration Date 12-7-2025

EXHIBIT "A"
Legal Description

Lots 14 and 15, BASELINE INDUSTRIAL PARK, according to Cabinet C, Slide 60, Records of Pinal County, Arizona.