

ADDITIONAL INFORMATION

PRESENTED TO P&Z COMMISSION

ON MARCH 27, 2018



CUP-9-17 RECOMMENDED CONDITIONS (3-27-18)

CUP-9-17 Specific Conditions:

1. DELETED
2. Within one year of CUP approval, the property owner shall install a 6-foot fence with mesh material to obscure vehicle light trespass from the parking lot and landscaping and irrigation improvements along North Cortez frontage in compliance with the City's "landscape code," Apache Junction City Code, Volume II, Land Development Code, Chapter 1, Zoning Ordinance, Article 108 Landscape Regulations. Said landscape plan is subject to review and approval by the City's Development Services Department Planning Division.
3. DELETED
4. Within one year of CUP approval, the property owner, together with the Pinal County Health Department, will review occupancy load estimates for all customer accessible activity areas and make a determination on the adequacy of restroom facilities to serve the new outdoor activity areas.
5. Within one year of CUP approval, all exterior lighting shall be brought into compliance with the Apache Junction City Code, Volume II, Land Development Code, Chapter 1 Zoning Ordinance, Article 1-10, Outdoor Lighting Regulations.
6. No more than fifteen (15) concerts and/or other events with outdoor amplified music shall be held in the western town area south of the Hitching Post only and said events shall end by 10 pm, local time. These events will be held only between October 15 and May 15 yearly. Other events in this area which do not involve any kind of amplified music or loud speakers are unlimited in number. Lights off for any events held in the western town area shall be by 10 pm.
7. For all outdoor concert (or similar) events held in the western town area, the venue operators shall hire personnel to help with traffic control and safety. Should any of the uses under this CUP become a

verifiable and demonstrated traffic safety hazard, as determined by a licensed traffic engineer, additional traffic safety improvements may be required of the venue operators if warranted.

8. Bull riding events under this CUP shall be 8 pm to 10 pm, Thursdays and Saturdays. Special event bull riding for juniors and/or fundraising for competition purposes may occur up to five (5) times a year other than on Thursdays and Saturdays.
9. Other events of lesser intensity may also take place in the bull-riding arena, at any time and must be terminated by 10 pm.
10. All music and/or announcer loudspeakers and lights used for events held in the bull-riding arena shall be shut off at 10 pm.
11. The owner of the property shall ensure and take reasonable precautions that any outside music or loudspeaker used from any of the outside activity areas is directed away from and is conducted in such a manner as to comply with Section 10-1-12 (noise) of the City Code.
12. All activities held in the newly defined east expansion area shall end at the same time as the Hitching Post and the HP Steakhouse close for business and shall comply with Section 10-1-12 (noise) of the City Code.
13. The RV, boat and truck storage lot located south of the CUP subject area may be used for employee parking at any time and as replacement parking for the 26 parking spaces in the western façade area when that area is being used for an event or activity. Additionally, there shall be no parking allowed (related to activities and event at the Hitching Post) on Lost Dutchman, Cortez and N. Apache Trail.
14. This CUP approval incorporated by reference the submitted site plans date stamped 2-26-18, illustrating the proposed development and activity areas of the property. The property owners shall not deviate from said plans without the Development Services Director's approval

for minor changes, or the Planning and Zoning Commission's approval for major changes through a CUP amendment process.

15. Substantial increases in intensity and/or major changes to the CUP, in the opinion of the Development Services Director, shall be defined as, but shall not be limited to: increases in traffic or traffic safety concerns; excessive noise, occupancy/capacity issues; further expansion of activity areas; change in hours of operation; increase in the number of events; the quality of the property or venue is diminished; the intent and character of the property or its operation is contrary to the intent and spirit of the CUP approval.
16. The operators of the outdoor entertainment venue may use the freestanding sign (with the reader board) in front of the Hitching Post to advertise special events on the larger property, and a new properly permitted free-standing monument sign may be placed on the property along E. Dutchman Boulevard to replace the sign that is there now, in accordance with the City's "sign code," Apache Junction City Code, Volume II, Land Development Code, Chapter 1, Zoning Ordinance, Article 1-11 Sign Regulations.
17. DELETED
18. At such time as this CUP is approved and becomes non-appealable, the separate economic development agreement and amendments thereto for the Hitching Post, Dash In and bull-riding venue shall be terminated by the mutual consent of the owner and City Council.
19. There shall be no direct access from the events center approved under this CUP to Cortez Road for traffic.
20. DELETED
21. DELETED
22. At such time as sewer service reaches the property, the entire facility shall become connected to the sewer district system.

23. All signage on the subject property, including signage for the Hitching Post/HP Steakhouse/Dash In and events areas, shall at all times be in compliance with the City's "sign code" (as referenced in 16 above), including free-standing signs, permanent attached signs, window signs and banners.
24. Proper building permits shall be obtained and inspections and approvals received for any electrical, plumbing, remodeling, stages or scenery, announcer stands or bleachers, fire pits, signage or other property improvements which required permits, in accordance with the concept plans and narrative received for CUP-9-17.
25. All parking lots (including the portion of the storage lot referred to in Condition 13) shall be treated for dust proofing in accordance with the options contained in the City's Engineering Guidelines for dust control mitigation, pursuant to Apache Junction City Code, Volume I, Chapter 9 Health and Sanitation, Section 9-1-3(8) Vehicles, Subsection 9-1-3(8)(6), or other solutions accepted by the Development Services Engineer.
26. Pursuant to Apache Junction City Code, Volume II, Land Development Code, Chapter 1 Zoning Ordinance, Article 1-16 Administration, Section 1-16-12 Conditional Use Permits, Subsection 1-16-12(D)(5) Expiration, the applicant shall improve and begin operating the outdoor entertainment venue in accordance with the submitted drawings, narrative and prescribed conditions of approval, within 12 months of the granting of the CUP or those portions of the CUP shall not be used until such improvements are made.
27. Pursuant to Apache Junction City Code, Volume II, Land Development Code, Chapter 1 Zoning Ordinance, Article 1-16 Administration, Section 1-16-12 Conditional Use Permits, Subsection 1-16-12(D)(6) Revocation, the Planning and Zoning Commission shall reserve the right to reconsider the Conditional Use Permit approval for the outdoor entertainment venue, at a new public hearing, for verifiable and clearly substantiated non-compliance with any condition prescribed as part of said CUP permit approval, including sign violations or safety problems.

(67)

Rudy Esquivias

From: Emile Schmid
Sent: Monday, March 19, 2018 12:57
To: Rudy Esquivias; Raquel Schatz; Mike Wever
Cc: Larry Kirch; Joel Stern
Subject: RE: Mo's property
Attachments: 2018-03-19_ROW_Check.pdf; 0669-815 (2).pdf; 1251-620.pdf

All,

Please see the attached PDF files showing abandonment of ROW, realignment of Cortez Rd by Richard Damiano back in the late 60's when he realized his house was encroaching into the ROW and he wanted to realign the road so he could do some improvements to the house. Document 669-816 abandoned a portion of the west side of Cortez Rd (purple) and dedicated portions of the east side of Cortez Rd (pink). This was recorded in June 1982.

Some of the County paperwork is attached to the 669-816 document, but they do not have sequential recording numbers on the pages (e.g., 669-817, 669-818) so therefore they are unrecorded documents, and cannot be used as a source for mapping. Besides, a date on one of those pages is after the recording date of 1972. One of those pages describes an easement to Pinal County (blue).

Strange thing is twelve years later in 1984 Richard Damiano dedicates 40 feet of ROW on the west side of Cortez over the area that was abandoned in 1972. BUT the dedication starts south of where the house is, and there was also a 33-foot dedication along the north side of the Windsong alignment. This is now currently the "storage" parcel, which does encroach into the ROW on Windsong.

I included a scan of an exhibit from 669-816 outlined in red, shaded in pink that indicates what the Cortez Rd ROW currently is between LDB & Windsong based on my reading of the two recorded documents. I will forward all this to JC to verify and remap correctly in our GIS. The current ROW mapping shown was done by CAG recently.

Any questions? Comments? Please let me know.

Thanks,

Emile Schmid

From: Rudy Esquivias
Sent: Wednesday, March 14, 2018 20:22

Rudy Esquivias

From: Ralph Pew <Ralph.Pew@pewandlake.com>
Sent: Friday, March 23, 2018 1:30 PM
To: Joel Stern; Rudy Esquivias; Larry Kirch
Subject: FW: Follow-Up Answers to Operational Details Concerning the CUP Application for The Hitching Post

Gentlemen:

Below is the list of follow-up answers to the questions raised at last night's neighborhood meeting and emailed to those in attendance who provided their email addresses to me.

Thanks.

Ralph

From: Ralph Pew
Sent: Friday, March 23, 2018 1:27 PM
Subject: Follow-Up Answers to Operational Details Concerning the CUP Application for The Hitching Post

This email is addressed all those who attended the neighborhood meeting last night (and provided us with their email addresses) concerning the CUP for The Hitching Post. We appreciate your attendance at the meeting and participation in the discussion. There were a few questions concerning operational details that I was unable to answer. I have spoken with Mo about these items and now provide the following responses. As an informational matter, Mo was occupied most of the day yesterday responding to four (4) complaints that had been lodged against him regarding his business. These complaints included an allegation to ADEQ of contaminated water, violation of dust mitigation requirements, a complaint to the fire department regarding his cooking exhaust system and a Pinal County health department water complaint. For your information, all of these complaints have been investigated and no violations were found.

Here are the answers to the questions:

1. **Where do pedestrians enter the businesses?** Pedestrians can enter on Highway 88 or through the restaurants or at the drive isle on Lost Dutchman Trail. They can then walk into the restaurant area, the proposed outdoor event area and the bull riding arena.
2. **Is the applicant considering building a 12-foot high wall along Cortez Road?** No, however the applicant will consider using mesh or other similar material along with fencing to help mitigate light trespass from vehicles in the parking lot.
3. **Where is the water well for the property?** The well exists on the north end of the property and has been there since the early 1960s.
4. **What are the hours of operation for the outdoor activity area behind the restaurants that includes the volley, cornhole, ping pong, fire pits, etc.?** This area will be open the same hours as The Hitching Post Restaurant/Bar and the HP Steakhouse.

5. Will there be bleachers in the bull riding arena? Yes, there are two small bleachers. One is two tiered and the other is three. These bleachers allow better visibility and actually reduce occupancy capacity within the spectator area of the bull riding.
6. Has the western façade area been inspected and approved by Apache Junction? Yes.
7. Are there outdoor porta potties in the CUP area? Yes. There is one porta potty at the northern end of the bull riding arena and on the occasion of larger outdoor gatherings, additional portable sanitary facilities can be used on the site to be generally located between the outdoor activity area and the bull riding arena.
8. Will there be fire pits in the bull riding arena? No. There are, however, five portable heaters (similar to what citrus farmers use to prevent their crops from freezing) in the bull riding area.
9. Will there be fire pits in the western façade area during events or concerts? This is a possibility but probably unlikely because concerts/events utilizing amplified sound in the western façade area will take place from April to October when the weather is warmer.
10. Will the PA announcer in the bull riding arena promote the sponsors of the event? Yes.
11. Will there be prizes and awards given away at the events? Yes.
12. Will there be waitressing in the western façade area and outdoor activity area? Yes.
13. Will livestock be kept in the bull riding arena pens overnight? No.

Thanks.

W. Ralph Pew
Pew & Lake, PLC
1744 S. Val Vista Dr.
Suite 217
Mesa, AZ 85204
480/461-4670 (telephone)
480/461-4676 (facsimile)
Ralph.Pew@pewandlake.com

Please note that my email address is now Ralph.Pew@pewandlake.com. Please update my contact information on your records. Thanks.

**Office Hours: Monday – Thursday 8:00 am to 5:00 pm,
Friday 8:00 am to 12:00 pm**

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Rudy Esquivias

From: Ralph Pew <Ralph.Pew@pewandlake.com>
Sent: Friday, March 23, 2018 2:15 PM
To: Joel Stern; Rudy Esquivias; Larry Kirch
Subject: FW: Follow-Up Answers to Operational Details Concerning the CUP Application for The Hitching Post

FYI.

From: Ralph Pew
Sent: Friday, March 23, 2018 2:14 PM
Subject: Follow-Up Answers to Operational Details Concerning the CUP Application for The Hitching Post

This is a follow up to the earlier email that I sent. There was one more question that I found in my notes that there was some confusion about last night. The question is where is the septic tank on the site? There are actually two septic tanks on the site. One is near the outdoor patio area in the front of The Hitching Post and the other is near the entrance to the bull riding arena.

Thanks.

W. Ralph Pew
Pew & Lake, PLC
1744 S. Val Vista Dr.
Suite 217
Mesa, AZ 85204
480/461-4670 (telephone)
480/461-4676 (facsimile)
Ralph.Pew@pewandlake.com

Please note that my email address is now Ralph.Pew@pewandlake.com. Please update my contact information on your records. Thanks.

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Rudy Esquivias

From: Ralph Pew <Ralph.Pew@pewandlake.com>
Sent: Monday, March 26, 2018 11:26 AM
To: Larry Kirch
Cc: Joel Stern; Rudy Esquivias; Dave Zellner; Atul.Shah@pinalcountyaz.gov
Subject: RE: Septic tank questions

Hi Larry, here is an update from my conversation with Mo.

On Thursday of last week a gentleman from Pinal County came out to the Hitching Post to meet with Mo. His name is Don. He inspected both septic tanks and had to no comments or further requirements of Mo in the operation or functioning of those tanks.

There are two septic tanks on the property. At the time Mo began the operation of the Hitching Post a company called " Action Sewer " did the installation and submitted all the plans and schematic design to the County. This company has continued to provide weekly inspections and service. The individual that handles this account for Action Sewer is Atul. This tank is located just south of the patio in the front of the Hitching Post. Mo is not sure of its exact capacity but it is more than 1,000 gallons. The second tank is a 1,000 gallon tank and it is located behind the HP Stake House area or in the vicinity of where the old gas station was located. The same company " Action Sewer " provides weekly serviced for this tank also.

When there are events like a concert in the Western Façade area, the restaurants are closed to the public. The Kitchen is open to serve food outside. Porta-Johns are brought onto the site for use by guests at the events and then after the event the restaurants open for regular business and patrons use the bathrooms inside the restaurants.

Hope this is helpful. Thanks, Ralph

W. Ralph Pew
Pew & Lake, PLC
1744 S. Val Vista Dr.
Suite 217
Mesa, AZ 85204
480/461-4670 (telephone)
480/461-4676 (facsimile)
Ralph.Pew@pewandlake.com

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From: Larry Kirch [mailto:lkirch@AJCity.Net]
Sent: Monday, March 26, 2018 9:51 AM

To: Ralph Pew <Ralph.Pew@pewandlake.com>

Cc: Joel Stern <jstern@ajcity.net>; Rudy Esquivias <resquvias@ajcity.net>; Dave Zellner <dzellner@AJCity.Net>;

Atul.Shah@pinalcountyz.gov

Subject: RE: Septic tank questions

My understanding was that those related to the dust/air quality issues and not septic systems.

Larry

From: Ralph Pew [mailto:Ralph.Pew@pewandlake.com]

Sent: Monday, March 26, 2018 9:01 AM

To: Larry Kirch <lkirch@AJCity.Net>

Cc: Joel Stern <jstern@ajcity.net>; Rudy Esquivias <resquvias@ajcity.net>; Dave Zellner <dzellner@AJCity.Net>;
Atul.Shah@pinalcountyz.gov

Subject: Re: Septic tank questions

Good morning Larry,

Thanks for the clarification on what you will be talking to the county about this afternoon. The interesting thing for me is that Mo met with county staff on Thursday in response to a complaint / inquiry from neighboring property owners. As a consequence of that meeting Mo told me that there was no violation found, no remedial measures to be taken and no further questions from the County. I will follow up with Mo on your questions and get back to you.

Thanks, Ralph

Sent from my iPad

On Mar 26, 2018, at 8:06 AM, Larry Kirch <lkirch@AJCity.Net> wrote:

Ralph,

We already knew that there were two systems, one for the old gas station/quik mart, and one for the former warehouse (now Hitching Post). And we generally knew that the Hitching Post septic/drainfield was to the west adjacent to the patio. We were not sure about the old gas station (now HP Steakhouse). The county does not have records on either system and so what we need to know is what their capacities and configuration is. Are they just holding tanks? Are they full-fledged septic systems and what are their design capacities?

So to have a discussion with the county, we need to know what the two systems are currently sized at.

Thanks, Larry

From: Ralph Pew [mailto:Ralph.Pew@pewandlake.com]

Sent: Friday, March 23, 2018 2:21 PM

To: Joel Stern <jstern@ajcity.net>

Cc: Rudy Esquivias <resquvias@ajcity.net>; Dave Zellner <dzellner@AJCity.Net>; Larry Kirch
<lkirch@AJCity.Net>

Subject: RE: Septic tank questions

That was one of the questions that came up at the neighborhood meeting last night. I just sent a follow up answer to the neighbors on this topic and copied all of you, except Dave, with that

email. In talking with Mo he told me that there are two septic systems on the site. I will ask Mo to call Dave to discuss this issue Monday morning. Can someone please provide Dave number for me? Thanks

W. Ralph Pew
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1744 S. Val Vista Dr.
Suite 217
Mesa, AZ 85204
480/461-4670 (telephone)
480/461-4676 (facsimile)
Ralph.Pew@pewandlake.com

Please note that my email address is now Ralph.Pew@pewandlake.com. Please update my contact information on your records. Thanks.

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From: Joel Stern [<mailto:js Stern@ajcity.net>]
Sent: Friday, March 23, 2018 1:27 PM
To: Ralph Pew <Ralph.Pew@pewandlake.com>
Cc: Rudy Esquivias <resquivias@ajcity.net>; Dave Zellner <dzellner@AJCity.Net>; Larry Kirch <lkirch@AJCity.Net>
Subject: Re: Septic tank questions

See below and please email the response to LK/RE before Monday at 2PM. Please copy me and Dave. THX

From: Larry Kirch
Sent: Friday, March 23, 2018 10:27 AM
To: Joel Stern
Cc: Rudy Esquivias; Dave Zellner
Subject: Septic tank questions

Joel,

I have set up a conference call with the county Health Dept on Monday at 2:00 p.m. They would like it if Mo or Attorney Pew would give you the information on what the current septic systems are for the property. This will help us all to figure out what his needs are going forward. Can you contact Ralph on this?

We are using the following as his current occupancies:

Hitching Post: 99
HP Steakhouse:49
Patio area: 30-40
Bull Riding Venue: 50
Proposed Wedding Venue : 50

Larry

Mills Engineering LLC

①

February 23, 2009

Ms. Sonya Mendoza
Pinal County Division of Environmental Health

RE: Hitchin' Post Pizza Pub
2345 N. Apache Trail
APN 100-25-010

Dear Ms. Mendoza:

This letter is a followup letter to the previous one dated February 5, 2009. As mentioned previously, the restaurant plans to deliver and provide take away pizza and related food. They will be using paper products for delivery and take away and for customers who choose to stay at the restaurant to eat. It will be self-service inside the restaurant. There will not be a dishwasher or garbage disposal in the kitchen. There will be four employees and they anticipate serving up to 45 customers who choose to eat inside. There will be 10 seats at the bar for people waiting for their pizza or for customers that choose to eat in the restaurant. The remainder will be delivery and take away orders.

There will be a small gift shop for customers also. The restaurant owners also own a gas station and convenience store next door. It is on a separate septic system. Non-customers looking for a restroom along the highway will be directed to the gas station rather than using the pizza place restrooms.

For fixtures, there will be three toilets and 1 urinal in the restrooms, along with 5 floor sinks in the kitchen. The kitchen will have 12 fixture units (6 gpm):

- 1 bar sink with 3 compartments (connected to grease trap)
- 1 kitchen sink with 3 compartments (1 connected to grease trap)
- 2 hand sinks
- 1 food preparation sink

Based on these factors, the projected wastewater flow, based on Table 1 in the state rules, will be:

4 employees(20 gpd/employee) =	80 gpd
45 customers (7 gal/customer) =	315 gpd
45 customers (2 gal/customer for cocktail lounge) =	<u>90 gpd</u>
	485 gpd

The only items that will be washed will be pizza pans, food preparation containers, utensils and food during preparation, reducing the amount of kitchen wastewater generated. Chicken will be grilled/baked and other items may be baked, but will not result in a large amount of grease or oil. The restaurant plans to install a 50 gallon/100 pound trap outside the kitchen to trap grease and oil. This is more than adequate for the rated kitchen flow of 6 gpm, according to the International Plumbing Code.

Mills Engineering LLC

The existing on-site wastewater system has adequate capacity at 600 gpd, based on the projected number of customers shown above. Addition of the grease trap will prevent grease and oil from reaching the septic system. The owner plans a regular maintenance schedule to maintain the grease trap, septic tank and seepage pit.

In addition, the owner plans to install a water meter to the restaurant and track the volume of water used each month to prevent overloading the septic system and its failure. They plan to replace it prior to failure if the water use shows higher average daily use than 600 gpd.

Please call if you have any questions.

Sincerely,
Mills Engineering, LLC

Kathryn Mills
Kathryn Mills, P.E.



2



PINAL COUNTY
with open opportunity

Tracy Thompson
County Manager

03/24/2009

Hitching Post LLC
2341 N Apache Trail
Apache Junction, AZ 85219

Subject: The Hitching Post Pizza Pub located at 2341 N Apache Trail, Apache Junction

NOTE: This plan review is under the jurisdiction of the Pinal County Division of Environmental Health. It may be necessary to check with other Departments or Jurisdictions.

Dear Applicant:

The plans for the above referenced establishment, received on 2/18/2009, have been reviewed by this office for compliance with the rules and regulations governing food service establishments and it has been determined that additional information is required to complete the review.

The following items will need to be submitted in order for us to continue with the review of your plans:

- 1) Equipment specifications, with make and model numbers, for sandwich prep refrigerators, pizza "hot holding unit", pizza oven, etc.
- 2) Specification sheets (shop drawings) for the proposed hoods.
- 3) The proposed location and drainage of ice bin(s) behind bar.
- 4) The proposed location on floor/plot plan of grease interceptor.
- 5) The sizing, in gallons, of the proposed water heater.
- 6) Diagram(s) showing proposed drainage of the food preparation sink, ice machine, etc.
- 7) Copies of the last three monthly laboratory reports regarding microbiological (coliform) testing; and, the last yearly report of nitrate testing done on the well water serving the establishment.
- 8) The lighting schedule showing type of fixtures for the kitchen and bar.

Please contact the undersigned if you have questions regarding this matter.

Jeffery L. Abian, R.S.
31 N Pinal St., Bldg. F
P.O. Box 2517
Florence, AZ 85232-2517
(520) 866-5664

CC: Ralph Bustamante, Environmental Health Supervisor
AVANT Architecture Engineering, 1724 W Deer Creek Rd, Phoenix, AZ 85045
Dennis Dixon, Building & Safety, 300 E Superstition Blvd, Apache Junction, AZ 85219

ENVIRONMENTAL HEALTH

③

From: Sonya Mendoza
To: Glos, Reg
Date: 03/03/2009 9:45:32 AM
Subject: Fwd: Hitchin' Post Pizza Pub

Sonya Mendoza, R.S.
Environmental Health Specialist III
P.O. Box 2517
Florence, AZ 85232
(520) 866-6529
(520) 866-6007 - Fax
sonya.mendoza@co.pinal.az.us

>>> Kathy Mills <kmills@millseng.com> 03/03/2009 9:40 AM >>>
Sonya,

Here are details on how we calculated the flows from the fixture units:

IBC 2003 was used.

In Section 709.3, the value for continuous flow is 1 gpm per two fixture units. For 12 F.U.s it is 6 gpm.

In Section 1003 the grease trap sizing is shown for flow-through rating in Table 1003.3.4.1. The 100 pound grease trap can handle up to 50 gpm flow through according to the table.

Please call if you need additional information.

Kathy Mills, P.E.
Mills Engineering, LLC
480-235-5052

CC: Shah, Atul



PINAL COUNTY
where open spaces thrive

NOTIFICATION OF PLAN APPROVAL WITH STIPULATIONS

March 4, 2009

Hitching Post LLC
2341 N Apache Trail
Apache Junction, AZ 85219

Subject: The Hitching Post Pizza/ Pub located at: 2341 N Apache Trail, Apache Junction

Dear Applicant:

NOTE: This plan review is under the jurisdiction of the Pinal County Division of Environmental Health. It may be necessary to check with other departments or jurisdictions.

The plans for the above referenced establishment, received on 2/18/2009, have been reviewed by this office for compliance with the rules and regulations governing food service establishments. Your plans have been approved with the following stipulations:

- 1) All food equipment must be commercial-grade, in good repair, designed for its intended use and properly installed.
- 2) Food preparation sink, ice bins and ice machine must be indirectly drained into floor sinks through an air gap.
- 3) Restroom doors and exit/entry doors must be self-closing and tight-fitting.
- 4) Floors, walls and ceilings in food prep and dishwashing areas must be smooth, nonabsorbent and easily cleanable.
- 5) Ventilation hood must extend at least 6" beyond all vented equipment.

Health Department representatives may make periodic inspections during construction. Call for a final inspection after all construction has been completed, all utilities have been turned on, all equipment is operational and the establishment has been thoroughly cleaned.

A Permit to Operate will not be issued until a final construction/pre-opening inspection has been completed and the establishment meets the minimum requirements of the Pinal County Division of Environmental Health.

ENVIRONMENTAL HEALTH

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Fax # 480-583-6596	Fax #		

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The Hitching Post Pizza/Pub
March 4, 2009
Page 2

Please note: The water system shall be flushed and disinfected prior to being placed into service and all internal backflow prevention devices shall be installed and tested with copies of testing result forms available for Division filing.

Please contact this office if any major changes are made to the approved plans or if you have questions regarding this matter.



Jenny L. Ablan, R.S
31 N Pinal St. Bldg F
P.O. Box 2517
Florence, AZ 85232-2517
(520) 866-6864

CC: Ralph Bustamante, Environmental Health Supervisor
AVANT Architecture Engineering, 1724 W Deer Creek Rd, Phoenix AZ 85045
Dennis Dixon, Building & Safety, 300 E Superstition Blvd, Apache Junction, AZ 85219

2/2



PINAL COUNTY
in the great southwest

6 (Signature)

Terry Deal
County Engineer

3/16/2010

Hitching Post, LLC
2341 N Apache Trail
Apache Junction, AZ 85119

Subject: The Hitching Post Pizza/Pub remodel located at 2341 N Apache Trail,
Apache Junction

NOTE: This plan review is under the jurisdiction of the Pinal County Division of Environmental Health. It may be necessary to check with other Departments or jurisdictions.

Dear Applicant:

The plans for the above referenced establishment, received on 2/25/2010, have been reviewed by this office for compliance with the rules and regulations governing food service establishments. Before we can recommend approval of the changes made in the Hitching Post Pizza and Pub with regard to the septic system and grease interceptor we will need further information.

- 1) Please provide a data sheet completed by a qualified individual as described in the Arizona Administrative Code - Title 18, Chapter 9 (R18-9-A310) to show that, according to Table 1 of the Arizona Administrative Code - Title 18, Chapter 9, the septic system and grease interceptor are adequately sized for the total flows generated and added equipment at this facility.

Please contact the undersigned if you have questions regarding this matter.

Jenny L. Ablan, R.S.
31 N Pinal St., Bldg. F
P.O. Box 2517
Florence, AZ 85132-2517
(520) 866-6864

Cc: Atul Shah, Septic Program Manager, Pinal County Environmental Health
Dennis Dixon, Building Official, City of Apache Junction

ENVIRONMENTAL HEALTH

7



Mills Engineering LLC
water & wastewater system design

April 22, 2010

Pinal County

RE: Remodel of kitchen for Hitchin' Post Pizza Pub,
APN 100-25-0430, 2345 N. Apache Trail

Dear Pinal County,

The owner of the Hitchin' Post Pizza Pub, Mehmood Mohiuddin, requested me to send a follow-up letter to the one sent in February 2009 regarding the wastewater to be generated by the restaurant.

It is our understanding that they are remodeling the kitchen to change the fixtures; however, there will not be a change in the number of meals or method of preparation or serving. They will continue to provide take-out pizza and use baskets lined with paper to reduce washing dishes and keep the water use low.

If you have any questions, please contact me.

Sincerely,
Mills Engineering, LLC

Kathryn H. Mills

Kathryn Mills, P.E.
Member



Exo. J-31-12

8

From: Kathy Mills <kmills@millseng.com>
To: dashin@mchsl.com
Date: 4/27/2010 11:38 AM
Subject: septic system

Mehmood,

Please give me a call. Sonya with Pinal county called yesterday about the letter I wrote. The first letter during construction stated that the restaurant would not be deep fat frying and not have a dishwasher. The chicken was to be baked.

Sonya visited the restaurant and saw two deep fat fryers and a dishwasher. She also mentioned that the septic tank is pumped every three months and the grease trap cleaned every two weeks.

It sounds like an appropriately sized grease interceptor and septic tank/disposal area would save you money on all of the pumping costs. It would be an expense to replace the system, but save you money in a short time. Grease interceptors should last a month or two between pumping/cleaning. The septic tank should not have solids or grease building up that would require pumping except every two to five years unless the disposal system is failing or there is no interceptor or it is undersized.

Thanks,

—
Kathy Mills, P.E.
Mills Engineering, LLC
P.O. Box 93392
Phoenix, AZ 85070
480-235-5052



PINAL COUNTY
ARIZONA

9

May 27, 2010

Hitching Post, LLC
2341 N. Apache Trail
Apache Junction, AZ 85119

Subject: The Hitching Post Pizza/Pub remodel located at 2341 N. Apache Trail.
Apache Junction

Dear Mr. Mehmood Mohiuddin:

The document provided by Mills Engineering LLC, on April 24th, 2010 does not address the wastewater concerns of this Department. Included in the current remodel there has been the addition of frying equipment and a dishwasher. In the data sheet provided February 23, 2009, both of these items were specifically cited as items that would not be included in the operation. Therefore, they were not taken into consideration in the sizing of the septic system and grease interceptor. Please re-evaluate the current equipment and operation and submit a data sheet to show if the existing septic system and grease interceptor are adequate to serve the facility as it is intended to be operated.

Please contact me at 520-866-6529 if you have questions regarding this matter.

Sonya Mendoza, R.S.
Sonya Mendoza, R.S.

CC: Ali Shah, P.E. Environmental Engineering Manager, Pinal County Environmental Health Services
Denn's Dixon, Building Official, City of Apache Junction



Mills Engineering LLC
water & wastewater system design

10
Okay to clean
per AS.
JHM
9.20.10

June 22, 2010

Pinal County

RE: Remodel of kitchen for Hitchin' Post Pizza Pub,
APN 100-25-0430, 2345 N. Apache Trail

Dear Pinal County:

We visited the restaurant on June 15th and observed the operations of the kitchen related to grease and oil. The oil and grease from the new broasters, existing frier, and grill is contained and hauled away separately. All meats used for the pizzas are purchased precooked. Bacon is grilled before being used on the pizza. Each pizza is baked on paper and all food is served on plates with paper lining. The paper linings are disposed in the trash and help prevent oil and grease from reaching the dishwasher. A commercial kitchen grease interceptor is installed on the dishwasher discharge line.

The owner reported that the volume of business has not changed with the changes to the kitchen. Approximately 68 percent of the business is pick up and delivery. During the summer business is about one-third compared to the winter and most of the people coming back from the lake call in orders and pick them up.

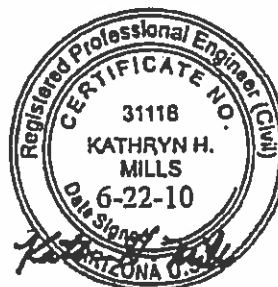
Based on the control of oil and grease and volume of pick up and delivery orders, the changes to the kitchen should not alter the amount of oil and grease reaching the septic system.

If you have any questions, please contact me.

Sincerely,
Mills Engineering, LLC

Kathryn H. Mills

Kathryn Mills, P.E.
Member



Exp. 3-31-12