



CITY OF ELOY

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING - BUILDING & SAFETY - CODE COMPLIANCE

PUBLIC NOTICE
BOARD OF ADJUSTMENTS MEETING

Thursday, July 21, 2022

6:00 PM

City Council Chambers

595 North C Street

Eloy, Arizona 85131

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Invocation**
- IV. Pledge of Allegiance**
- V. Motion to approve the June 16, 2022 regular meeting minutes of the City of Eloy Board of Adjustment**
 - A. Meeting Minutes
- VI. New Business: possible discussion and/or action on the following:**
 - A. Public Hearing to consider a variance requested, **Case No.: VA2022-026** by Gold Bond Building Products, LLC in care of Christopher Downey to increase the height from the provisions of Section 21-2-5.4: Industrial Development Standards of the City of Eloy Zoning Ordinance. The components consist of the following: two (2) raw material silos, six (6) multiple rock belt conveyors, one (1) stucco silo enclosure, one (1) mill enclosure, one (1) paper warehouse, one (1) rock shed, two (2) mill exhaust stacks, one (1) dryer exhaust stacks, forty-seven (47) parking lot & roadway lights, three (3) truck area light poles and one-hundred (100) elevated conveyor lights. The subject property is located at 750 E. Date Street on Assessor's Parcel Numbers: 411-10-017D, and a portion of 411-10-017B in the I-1 (Light Industrial) Zoning District (Project Name: National Gypsum/Gold Bond Building Products).
 - B. Motion for approval, approval with conditions, disapproval or other action on the request for a variance, Case No.: VA2022-026 (Project Name: National Gypsum/Gold Bond Building Products).
- VII. Communications**

VIII. Motion to Adjourn

POSTED BY 5 PM ON THURSDAY, JULY 14, 2022 AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE:
www.elayaz.gov

A handwritten signature in black ink that reads "Mary Myers". The signature is written in a cursive style with a long horizontal flourish extending to the right. Below the signature is a solid black horizontal line.

Mary Myers, MMC, CPM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT LORENA LaSALDE-RIOS, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE BOARD AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

**MINUTES OF
THE CITY OF ELOY
BOARD OF ADJUSTMENT
Regular Meeting
Thursday, June 16, 2022 6:00 P.M.**

I. CALL TO ORDER

Vice-chairperson Ezequiel Cazarez called the meeting to order at approximately 6:02 p.m.

II. ROLL CALL

Members Present:

- Vice Chairperson Ezequiel Cazarez
- Board Member Natasha Tidwell
- Board Member Gavino Rojas
- Board Member J.W. Tidwell
- Ex-Officio Andrew Rodriguez

Absent:

- None

Staff/Others Present:

- Jon Vlaming, Community Development Director
- Belinda Cota, Planner
- Jeff Fairman, Economic Development Manager
- Chris Downey, Manufacturing Management Trainee
- Chuck Hockensmith, Area Sales Manager
- Bob Piasecki, Manager, Project Engineer
- Beth Straeten, Director of Corporate Communications
- John Yakowenko, Director of Engineering

III. INVOCATION

Vice Chairperson Ezequiel Cazarez led the Invocation.

IV. PLEDGE OF ALLEGIANCE

Vice Chairperson Ezequiel Cazarez led the Pledge of Allegiance.

V. MOTION TO APPROVE THE MAY 20, 2021 REGULAR MEETING MINUTES OF THE CITY OF ELOY BOARD OF ADJUSTMENT

Vice Chairperson Ezequiel Cazarez asked for a motion to approve the minutes. Board Member Gavino Rojas made a motion to approve the minutes as written. Board Member J.W. Tidwell seconded the motion. The motion was approved 4-0.

VI. NEW BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:

A. NOMINATE AND ELECT A CHAIRPERSON TO SERVE THE REMAINDER OF CALENDAR YEAR 2022.

Vice Chairperson Ezequiel Cazarez asked for nominations. Board member Rojas nominated J.W. Tidwell to serve as the Chairperson for the remainder of calendar year 2022. Board member Ezequiel Cazarez made the motion and it was seconded by Board member Rojas. Vote 3-1 (ayes: Ezequiel Cazarez, Gavino Rojas, J.W. Tidwell, Nos: Natasha Tidwell)

B. NOMINATE AND ELECT A VICE-CHAIRPERSON TO SERVE THE REMAINDER OF CALENDAR YEAR 2022.

The newly elected Chairperson J.W. Tidwell asked for nominations. Board member Rojas nominated Ezequiel Cazarez to serve and continue as the Vice-Chairperson for the remainder of calendar year 2022. Board member Gavino Rojas made the motion and it was seconded by Board member Natasha Tidwell. Vote 4-0 (ayes: Ezequiel Cazarez, Gavino Rojas, J.W. Tidwell, Natasha Tidwell, Nos: None.)

VII. COMMUNICATIONS:

A. OVERVIEW AND UPDATE OF THE NEW NATIONAL GYPSUM CORPORATION WALLBOARD MANUFACTURING FACILITY LOCATING IN ELOY.

Chairperson J.W. Tidwell opened the meeting for discussion. Mr. Vlaming gave a brief introduction of the project. The representatives from National Gypsum Company (NGC) provided an overview and an update on the new National Gypsum wallboard facility which has initiated grading in the Sunshine Industrial Park. NGC purchased the property back in 2006 completed many of the offsite improvements then stopped development when the Great Recession hit in 2008. While the construction plans were put on the shelf at that time, NGC has maintained ownership and maintenance of the property. The recent strengthening of the economy throughout Arizona and the southwest caused the company to restart the project to achieve the vision they had approximately fifteen years ago. This meeting was a chance to reintroduce the project and NGC team to the Board of Adjustment and share their current plans for the Sunshine Industrial Park site.

Mr. Vlaming introduced Beth Straeten with National Gypsum. Beth introduced her team, Chris Downey, Manufacturing Management Trainee, Chuck Hockensmith, Area Sales Manager, Bob Piasecki, Manager, Project Engineer,

Beth Straeten, Director of Corporate Communications, John Yakowenko, Director of Engineering. The NGC team then proceeded with a short PowerPoint presentation as well as addressing the questions of the Board.

Board Member Rojas asked about the different types of wall board manufactured in this facility, which includes all types other than cement board. Ms. Straeten indicated that construction of the Eloy plant will create an estimated 500 temporary jobs, and hire approximately 100 full-time associates at the plant and quarry once fully operational. The plant will serve Arizona, California, Colorado, Nevada, Texas, Utah and surrounding Northwestern and Western markets via truck and rail. Grading began in Q2 of 2022 and the plant should be fully operational in Q4 of 2023. Ms. Straeten commented that community partnerships are critical to the NGC culture and mentioned some of their experience in that arena including the Tucson Cactus and Succulent Society, Veterans Organizations, the Phoenix Children's Hospital Foundation and the Tucson Children's Clinics for Rehabilitative Services. They look forward to participating in Eloy and asked for some guidance in identifying specific community needs.

Hearing no other comments, it was mentioned by Mr. Jon Vlaming that the representatives of Gold Bond Project also known as National Gypsum would be in front of the Board of Adjustment at the next Board meeting (July 21, 2022) for a variance application request.

VIII. MOTION TO ADJOURN

With no further business, Chairperson J.W. Tidwell asked for a motion to adjourn. Board member Gavino Rojas made a motion to adjourn. Vice-Chairperson Cazarez seconded the motion. The motion was approved by a vote of 4-0. The meeting adjourned at 6:35 p.m.

**CITY OF ELOY
REQUEST FOR BOARD ACTION**

Agenda Item: VI.A.

Date: 7/21/2022

Date submitted:
06/28/2022

Action: Formal

Subject: Public Hearing to consider a variance requested, Case No.: VA2022-026 by Gold Bond Building Products, LLC in care of Christopher Downey to increase the height from the provisions of Section 21-2-5.4: Industrial Development Standards of the City of Eloy Zoning Ordinance. The components consist of the following: two (2) raw material silos, six (6) multiple rock belt conveyors, one (1) stucco silo enclosure, one (1) mill enclosure, one (1) paper warehouse, one (1) rock shed, two (2) mill exhaust stacks, one (1) dryer exhaust stacks, forty-seven (47) parking lot & roadway lights, three (3) truck area light poles and one-hundred (100) elevated conveyor lights. The subject property is located at 750 E. Date Street on Assessor's Parcel Numbers: 411-10-017D, and a portion of 411-10-017B in the I-1 (Light Industrial) Zoning District (Project Name: National Gypsum/Gold Bond Building Products).

Date requested:
7/21/2022

TO: Board of Adjustment

FROM: Jon Vlaming, Belinda Cota

RECOMMENDATION:

The Board of Adjustment may determine when relief is warranted from property hardships caused by zoning regulations in certain circumstances. Granting this variance may be construed as granting a special privilege to the subject property. However, should the Board of Adjustment find, after the presentation of the applicant, together with testimony and evidence presented at the public hearing, that this variance does not constitute a special privilege, then the Community Development Department

recommends that this request for a variance be approved subject to the following conditions:

- a. That this variance shall be used within one (1) year after the date of its granting by the Board of Adjustment, or will become null and void;
- b. That the following heights of the on-site building components shall not be exceeded (as measured from the adjacent finished grade of the site:
 1. Two (2) raw material silos not to exceed 90.0 feet in height;
 2. Six (6) multiple rock belt conveyors not to exceed 110.0 feet in height
 3. One (1) stucco silo enclosure not to exceed 92.0 feet in height
 4. One (1) mill enclosure not to exceed 114.0 feet in height
 5. One (1) paper warehouse not to exceed 47.0 feet in height
 6. One (1) rock shed not to exceed 90 feet in height
 7. Two (2) mill exhaust stacks not to exceed 140.0 feet in height
 8. One (1) dryer exhaust stack, not to exceed 140.0 feet in height
 9. Forty-seven (47) parking lot & roadway lights, not to exceed 35.0 feet in height
 10. Three (3) truck area light poles, not to exceed 100.0 feet in height
 11. One-hundred (100) elevated conveyor lights, not to exceed 110.0 feet in height
- c. That the subject building components identified above be set back a distance equal to at least fifty percent (50%) of their height as measured from any perimeter lot line;
- d. That the subject building components shall be painted or treated to minimize the contrast of the buildings against the horizon; and
- e. That the building components shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views.

DISCUSSION:

Gold Bond Building Products intends to design and construct an approximate 679,200 square foot complex of buildings located on an approximate 134-acre site in the Sunshine Industrial Park. It is expected to be operational in Q4 of 2023. Designing and constructing an appropriate complex of functional buildings and supportive components to manufacture wallboard will require that several buildings and components exceed the allowable building height (45 feet) of the underlying Light Industrial zoning district.

The subject vacant property is located generally south of the Union Pacific Rail Road (UPRR), north of Interstate 10 (I-10), west of La Palma Road and east of Sunshine Boulevard (northeast of Pilot Travel Center) on Assessor's Parcel Numbers: 411-10-017D, and approximately an additional 20 acres of parcel 411-10-017B. Both parcels are designated as I-1, Light Industrial on the City's adopted Zoning Map. Both parcels are located in a portion of Section 8, Township 8 South, Range 8 East of the Gila and Salt

River Base and Meridian, Pinal County, Arizona.

As such, the City has received an application by Gold Bond Building Products, in care of Christopher Downey, to allow for the following to be constructed within their site: two (2) raw material silos, not to exceed 90.0 feet in height, six (6) multiple rock belt conveyors, not to exceed 110.0 feet in height, one (1) stucco silo enclosure, not to exceed 92.0 feet in height, one (1) mill enclosure not to exceed 114.0 feet in height, one (1) paper warehouse, not to exceed 47.0 feet in height, one (1) rock shed, not to exceed 90.0 feet in height, two (2) mill exhaust stacks, not to exceed 140.0 feet in height, one (1) dryer exhaust stack, not to exceed 140.0 feet in height, forty-seven (47) parking lot & roadway lights, not to exceed 35.0 feet in height, three (3) truck area light poles, not to exceed 100.0 feet in height and one-hundred (100) elevated conveyor lights, not to exceed 110.0 feet in height associated with the construction of the proposed National Gypsum facility/Gold Bond Building Products.

Gold Bond purchased the majority of this property in 2006. On June 15, 2006, a variance request (*Case No.: VA06-33*) was granted by the Eloy Board of Adjustment to Gold Bond, to increase the maximum building height within Assessor Parcel Number 411-10-017D to allow for the construction of one 125-foot tall dome building and two 100-foot tall mill buildings. This variance has now *expired*, as it was not exercised within a period of twelve (12) months from the date of its approval.

On August 16, 2007, a variance request (*Case No.: VA07-63*) was granted by the Eloy Board of Adjustment to allow a reduction in parking for the facility; allow up to three light poles to be sited at a height of 100 feet, parking area lights to be sited at a height of 35-feet, providing building-mounted lights to be sited at a maximum height of 22-feet and light intensities to exceed 0.2 foot-candles (fc) within parking and loading areas; siting two silos at a maximum height of 85-feet and siting one stucco silo room at a height of 75 feet-all associated components of the proposed wallboard facility.

It has come to the attention of Gold Bond Building Products, LLC that an additional variance application is necessary to reconsider these previously approved items in order for this project to be in conformance with existing City codes, and this application seeks to address those items.

The City of Eloy's Zoning Ordinance (Chapter 21 of the City Code-Section 21-2-5.4: Industrial Development Standards) limits building heights in the I-1 "Light Industrial" zoning district to 45 feet. This request, if approved, will grant the following:

1. Two (2) raw material silos, not to exceed 90.0 feet in height;
2. Six (6) multiple rock belt conveyors, not to exceed 110.0 feet in height
3. One (1) stucco silo enclosure, not to exceed 92.0 feet in height
4. One (1) mill enclosure, not to exceed 114.0 feet in height
5. One (1) paper warehouse, not to exceed 47.0 feet in height
6. One (1) rock shed, not to exceed 90.0 feet in height
7. Two (2) mill exhaust stacks, not to exceed 140.0 feet in height

8. One (1) dryer exhaust stack, not to exceed 140.0 feet in height
9. Forty-seven (47) parking lot & roadway lights, not to exceed 35.0 feet in height
10. Three (3) truck area light poles, not to exceed 100.0 feet in height; and
11. One-hundred (100) elevated conveyor lights, not to exceed 110.0 feet in height

In summary, the table below identifies those variances approved in 2006 and 2007 and the proposed variances submitted for Board review and approval in 2022:

#	Variance	Zoning Code	2006 (VA-06-33) 2007 (VA-07-63)	2022
	HEIGHT	Table 2.5-2		
1	Two (2) raw material silos	(45' height allowed)	85'	90'
2	Multiple rock belt conveyors		90' (single)	110'
3	Stucco Silo Enclosure		75'	92'
4	Mill Enclosure		2@100' *	1@114'
5	Paper Warehouse		NA	47'
6	Rock Shed		125' (dome) *	90'
7	Mill exhaust stacks		NA	140'
8	Dryer exhaust stacks		NA	140'
	OUTDOOR LIGHTING	4.5.5		
9	Parking area & roadway lights	(Photometric plans provided)	35'	35'
10	Three (3) truck area light poles		100'	100'
11	Elevated conveyor lights (personnel safety - motion sensing as practical)		NA	110' max.

NA = Not Applied for in VA-06-33 or VA-07-63

*VA-06-03 Expired

In terms of evaluating this request, and pursuant to Arizona State Statutes, the Board of Adjustment may not:

1. Make any changes to the uses permitted in any zoning classification or zoning district.
2. Grant a variance if the special circumstances applicable to the property are self-imposed by the property owner.

The Board of Adjustment may, however, authorize a departure from these zoning regulations, if the Board finds that the applicant has addressed the following hardship criteria as established in ARS §9-462.06 and in Sec. 21-6-9.3 of the Eloy Zoning Ordinance.

1. There exist special circumstances or conditions regarding the land or building referred to in the application, which do not apply to other properties in the district. *The special circumstances or conditions in this case relate to the need for parking requirements that are consistent with specific employee and visitor needs for this facility; lighting that illuminates work areas and provides security for specific portions of the building and site relating to this facility; and the taller structures associated with the specific light industrial manufacturing facility to be built and operated by Gold Bond Building Products, LLC as such, this would not apply to any other properties in the Light Industrial zoning district.*
2. The variance is necessary for the preservation of substantial property rights. Without a variance, the property cannot be used for purposes otherwise allowed in this district. *The manufacturing use proposed by Gold Bond Building Products, LLC*

is in conformance with the uses allowed in the City of Eloy Zoning Ordinance for the I-1 (Light Industrial Zoning District). Without a variance, the property cannot be used for this purpose as it is not possible to modify the heights of these lights, modify building heights and engage in this specific light industrial use.

3. The authorizing of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, or to the neighborhood or the public welfare. *As this variance request is associated with a specific use of the property, there is no detrimental hazard to persons residing or working in the vicinity, or to the adjacent property, the neighborhood or to the public. The location of the taller building components minimizes the effects on the adjacent properties. The proven operation and safety record of Gold Bond Building Products, LLC attest that this facility will be a good neighbor to adjacent properties and the City of Eloy.*

FISCAL IMPACT:

This variance request, if approved or approved with conditions, will allow the applicant to construct their buildings in a manner that will allow for optimum efficiency and utilization. If constructed, this site will generate in excess of 500 construction jobs, 100 full-time jobs, construction sales tax proceeds and enhanced property taxes accruing to the City.



PLANNING & ZONING APPLICATION COVER SHEET

TYPE OF APPLICATION (Check One)

- | | | |
|---|---|---|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Pre-application | <input type="checkbox"/> Specific Plan Amendment |
| <input type="checkbox"/> Development Plan | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Rezone/Specific Plan | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Signage | <input type="checkbox"/> Zoning Interpretation Letter |
| <input type="checkbox"/> Minor Land Division | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Zoning Verification Letter |
| <input type="checkbox"/> Other _____ | | |

GENERAL DATA REQUIRED

Assessor's Parcel Number(s): 41110017D	General Plan: Designation (To be confirmed by staff) General Industrial (GI)
Gross Area (Acre/Sq. Ft.): 134AC / 679207SF (all structures)	Current Zoning: (To be confirmed by staff) I-1, Light Industrial
Development/Project Name: (CONSULT WITH PLANNING DIRECTOR) National Gypsum/Gold Bond Building Products - Eloy App#8738	Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/>
Project Location: 750 E Date St Eloy, AZ 85131	Current Land Use: I-1 (vacant)
Description of Project State-of-the-art gypsum manufacturing facility to receive raw materials, manufacture, and distribute wallboard and related products by rail & truck.	
1 st Review (Date):	2 nd Review (Date):
3 rd + Review (Date):	

PROPERTY OWNER INFORMATION

Owner Name: Gold Bond Building Products, LLC	Phone: 704.365.7300
Street Address: 2001 Rexford Rd	City: Charlotte
State: NC	Zip Code: 28211
Fax:	E-Mail: TAJONES@nationalgypsum.com

AGENT / REPRESENTATIVE INFORMATION

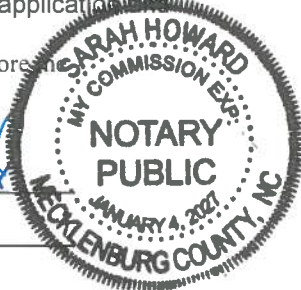
Name: Chris Downey	Phone: 980.875.1181
Street Address: 750 E Date St	City: Eloy
State: AZ	Zip Code: 85131
Fax:	E-Mail: CHRISTOPHED3@NATIONALGYPSUM.COM
Applicant Signature: <i>Chris Downey</i>	Date: 6/13/2022

AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and this checklist.

Laura C. Budzichowski
Signature
June 17, 2022
Date
Laura C. Budzichowski, Vice President & Secretary
On Behalf of Gold Bond Building Products, LLC

SUBSCRIBED AND SWORN to before me
this 17 day of June, 2022.
Notary Public *Sarah Howard*
Sarah Howard
Commission Expire: January 4, 2027



(FOR OFFICE USE ONLY)

Fees:	Accepted By:	Date Accepted:	CASE NO: VA2022-026
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*A copy of this sheet must be submitted with each review.
NOTE: All plans required as part of an application submittal requirement are for application reviews at the Staff level. Additional copies WILL be required for Planning Commission and City Council Meetings.



VARIANCE APPLICATION

TYPE OF VARIANCE REQUESTED				
<input type="checkbox"/> Fence / Walls:	<input checked="" type="checkbox"/> Height	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Lot Requirements:	<input type="checkbox"/> Lot Coverage:
<input type="checkbox"/> Parking:	<input type="checkbox"/> Pools	<input type="checkbox"/> Setbacks	<input type="checkbox"/> Signs:	<input checked="" type="checkbox"/> Other: _____

ZONING MAP AMENDMENT APPLICATION

TRACKING FORM (to be kept in the file)

- Preapplication (date): _____
- Notification (dates): _____
- Board of Adjustment: _____
- Property Posted: _____
- Pictures received of 10 points in the City where Notification was posted: _____
- Board of Adjustment Action (Attach a copy of Letter with stipulations): _____
- Submittal (date): _____
- Newspaper Publication: _____
- Notice Letter: _____

#	Variance	Zoning Code	2006 (VA-06-33) 2007 (VA-07-63)	2022
	HEIGHT	Table 2.5-2		
1	Two (2) raw material silos	(45' height allowed)	85'	90'
2	Multiple rock belt conveyors		90' (single)	110'
3	Stucco Silo Enclosure		75'	92'
4	Mill Enclosure		2@100' *	1@114'
5	Paper Warehouse		NA	47'
6	Rock Shed		125' (dome) *	90'
7	Mill exhaust stacks		NA	140'
8	Dryer exhaust stacks		NA	140'
	OUTDOOR LIGHTING	4.5.5		
9	Parking area & roadway lights	(Photometric plans provided)	35'	35'
10	Three (3) truck area light poles		100'	100'
11	Elevated conveyor lights (personnel safety - motion sensing as practical)		NA	110' max.

NA = Not Applied for in VA-06-33 or VA-07-63

*VA-06-03 Expired

ALL SUBMITTALS MUST INCLUDE THE FOLLOWING:

Preapplication Submittal Requirements:

- Narrative to include:
 - o Discussion of proposed variance
- Seven (7) Copies of Site Plan drawn to scale
 - o Show distances and locations from proposed variance to:
 - Structures
 - Property Lines

Variance Application Submittal Requirements:

- Narrative to include:
 - o Discussion of how the variance complies with the four (4) review criteria
- Seven (7) Copies of Site Plan drawn to scale
 - o Show distances and locations from proposed variance to:
 - Structures
 - Property Lines
- Legal description of property
- One (1) copy of a property map to include all adjacent properties, buildings and structures, land uses, and public streets and ways within a radius of three hundred feet (300').
- One (1) set of mailing labels (including postage) and parcel map for all property owners within 300 feet of subject property (Neighborhood Meeting, Planning Commission and City Council public hearings)
- One (1) sets of mailing labels of all registered neighborhood organizations within the Community.
- Affidavit of Notification
 - o Electronic Copy of all documents and maps (PDF format) portable USB Flash Drive
- Fee \$ 350

Review Criteria (Section 21-35B)

- There exist special circumstances or conditions regarding the land or building referred to in the application, which do not apply to other properties in the district.

Gypsum manufacturing requires large, tall, and specialized structures to properly convert gypsum ore into wallboard.

- The above special circumstances or conditions are preexisting and are not created or self-imposed by the owner or applicant.

Gold Bond Building Products uses industry standard, state-of-the-art manufacturing processes, but aspects of the conversion process are dictated by chemistry.

- The variance is necessary for the preservation of substantial property rights. Without a variance the property cannot be used for purposes otherwise allowed in this district. The property was purchased for wallboard manufacturing in 2006.

Variances (VA-06-33 & VA-07-63) were previously granted prior to construction hiatus due to the 2008 housing crisis.

- The authorizing of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, or to the neighborhood or the public welfare.

The variances requested will not be materially detrimental. The facility is similar to other industrial businesses in the greater Eloy area. Gold Bond has a long history of corporate responsibility and positive community engagement.

Note: Electronic Copy of all documents and maps (PDF format) portable USB Flash Drive

Appeal Information (Section 21-35D)

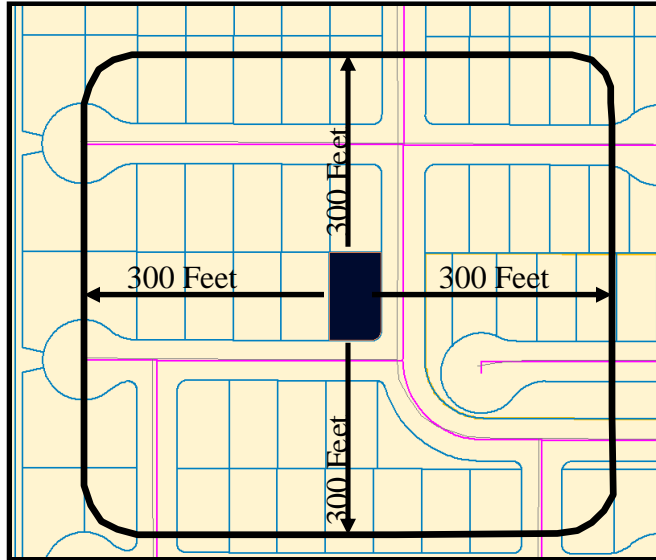
- Appeal of a Zoning Administrator's decision is heard by the Board of Adjustment.

Instructions for Property Owner List, Envelopes, and Map

- ☒ Obtain names and address of property owners within 300-feet of the site from the Pinal County Assessor's Office or from a title company using the last declared owner of record.
- ☒ Type the names and address on an 8.5" x 11" sheet of paper, with the tax parcel number above the address (See Example Below)

205-514-101
Bill Smith
1137 W Houser Rd
Eloy, AZ 85231

- ☒ Address a legal sized envelope for each property owner and registered neighborhood organization complete with the sample information illustrated above. Envelopes should be:
 - Unsealed
 - Stamped (Not Metered)
 - Do NOT include a return address
- ☒ Prepare ownership parcel map showing the subject property and all parcels within 300-feet according to Pinal County Assessor records or a title company. See example below.





Affidavit of Notification

Neighborhood Meeting and Public Hearing Property Owner Lists

(For additional information, please call the Planning Department at (520) 466-2578)

Variance Application No.: VA2022-026

Applicant Name: Gold Bond Building Products, LLC

Location: 750 E Date St Eloy, AZ 85131

I, the undersigned, confirm that the property owner and registered neighborhood organization lists with attached envelopes contains all owners of record as contained within the Pinal County Assessor's Records as required for the Variance case noted above.

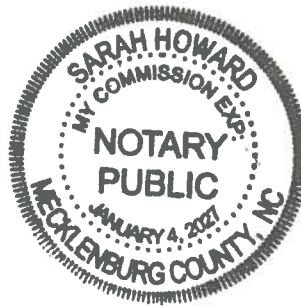
Laura C. Budzichowski June 17, 2022
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 17 day of June, 2022, by

Laura C. Budzichowski. In witness whereof I hereunto set my hand and official seal.

Sarah Howard
Notary Public Sarah Howard

My commission expires January 4, 2027



National Gypsum Company, headquartered in Charlotte, NC, is the exclusive service provider of reliable, high-performance building products manufactured by its affiliate companies and marketed under the Gold Bond®, ProForm®, and PermaBASE® brands.

Gold Bond® Building Products has been synonymous with high-quality, innovative products and exceptional customer service since 1925.

The strategic network of Gold Bond, ProForm, and PermaBASE manufacturing facilities located throughout major metropolitan hubs in North America allows us to provide the best customer service in the industry. The variances will enable Gold Bond Building Products to continue the tradition with a new facility to be constructed at 750 East Date Street in Eloy, Arizona.

Gypsum wallboard manufacturing requires large, tall, and specialized structures to convert raw gypsum rock effectively and efficiently into wallboard products. Gold Bond Building Products uses industry standard, state-of-the-art, and environmentally responsible manufacturing processes. However, some aspects of the gypsum conversion process are unique and dictated by chemistry. The Date Street property was purchased specifically for wallboard manufacturing in 2006. Variances were previously unanimously approved in 2006 (VA-06-33) and 2007 (VA-07-63) prior to construction being halted in 2008 due to the *Great Recession*. The current variances will not be materially detrimental to the adjacent property neighbors nor the public welfare. The variances requested are for structure heights and site lighting levels. The facility will be like other industrial business in the greater Eloy area.

Gold Bond Building Products has a long history of corporate responsibility and positive community involvement and looks forward to “Building Products for a Better Future®” with Eloy, Pinal County, and Arizona.

#	Variance	Zoning Code	2006 (VA-06-33) 2007 (VA-07-63)	2022
	HEIGHT	Table 2.5-2		
1	Two (2) raw material silos	(45' height allowed)	85'	90'
2	Multiple rock belt conveyors		90' (single)	110'
3	Stucco Silo Enclosure		75'	92'
4	Mill Enclosure		2@100' *	1@114'
5	Paper Warehouse		NA	47'
6	Rock Shed		125' (dome) *	90'
7	Mill exhaust stacks		NA	140'
8	Dryer exhaust stacks		NA	140'
	OUTDOOR LIGHTING	4.5.5		
9	Parking area & roadway lights	(Photometric plans provided)	35'	35'
10	Three (3) truck area light poles		100'	100'
11	Elevated conveyor lights (personnel safety - motion sensing as practical)		NA	110' max.

NA = Not Applied for in VA-06-33 or VA-07-63

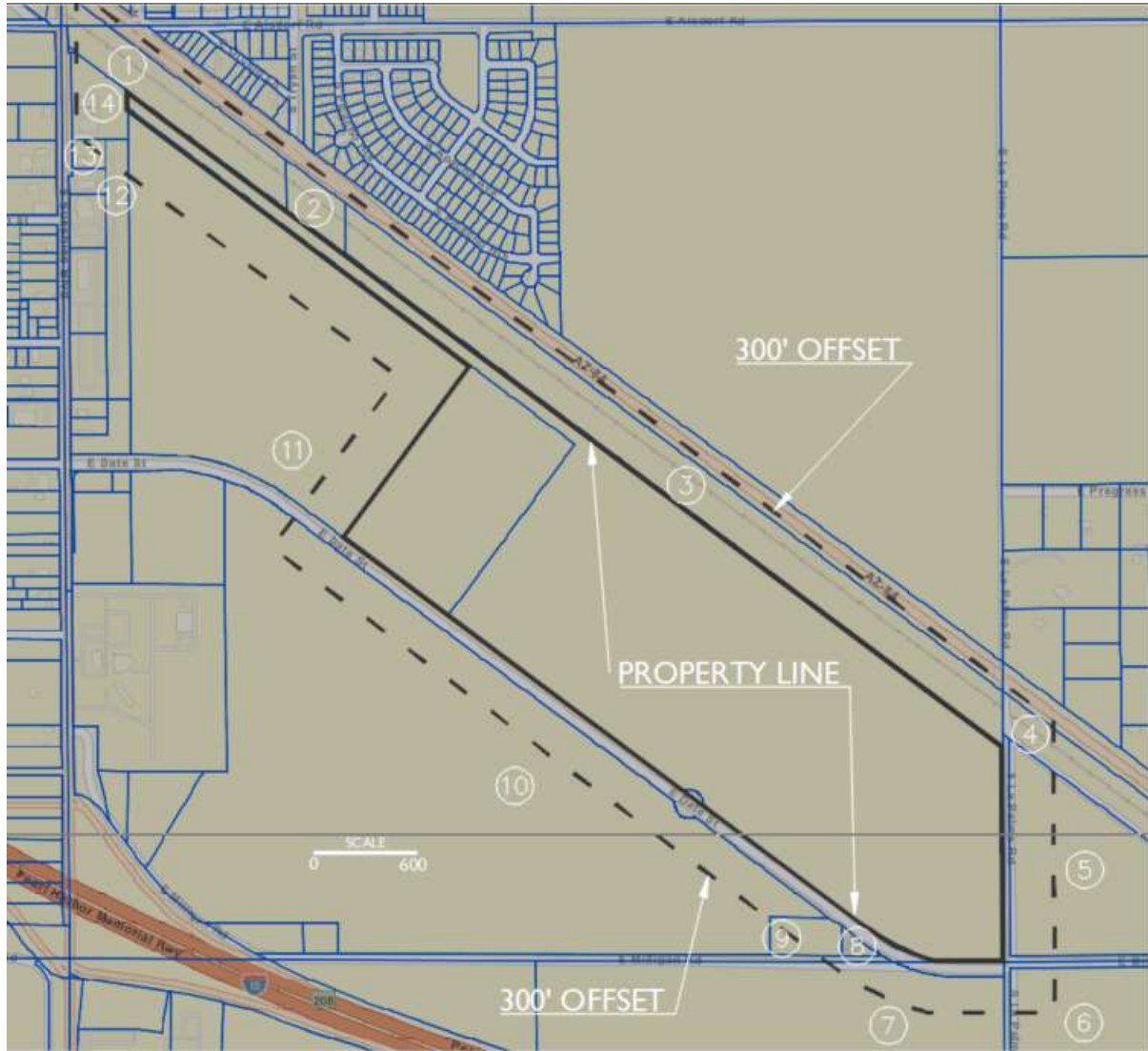
*VA-06-03 Expired

Ref: Variances for Eloy Building Permit #8738 – VA2022-026

Subject: Parcels within 300 feet of parcel 411-10-017D, GOLD BOND BUILDING PRODUCTS, LLC according to Pinal County Assessor Parcel Viewer

Property Address: 750 E DATE ST ELOY, AZ 85131

Mailing Address: 2001 REXFORD RD, CHARLOTTE, NC 28211



Map Key Follows

Adjacent Property Owners:

Map Key

- (1) →(4) 411-10-0320, 411-10-0330,
411-10-0340, 411-12-0140
UNION PACIFIC RAILROAD
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179
- (5) 411-12-7010
CI-2 STATE LAND
- (6) 411-16-006D
DAYBREAK 1320 LLC ETAL
1223 S CLEARVIEW AVE STE 103
MESA, AZ 85209
- (7) →(11) 411-17-006B, 411-10-017F,
411-10-0160, 411-10-017B
WSI DEVELOPMENT SUB LP ETAL
C/O WALTON INTERNATIONAL GROUP (USA) INC
13155 NOEL RD STE 100/LB 73
DALLAS, TX 75240
- (12) 411-10-022E
CENTRAL ARIZONA IRRIG & DRAINAGE DIST
231 S SUNSHINE BLVD
ELOY, AZ 85131
- (13) 411-10-025A
MA JIM
106 E 5TH ST
ELOY, AZ 85131
- (14) 411-10-022B
HSIAO INVESTMENTS LLC
PO BOX 935
ELOY, AZ 85131



EXHIBIT "A"
Gold Bond Building Products, LLC
Parcel Boundary

Job No. 21-0191

June 10, 2022

A portion of a parcel of land as described in document 2006-143119 Pinal County Recorders (PCR), located in Section 8, Township 8 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, and being more particularly described as follows:

COMMENCING at the West quarter corner of said Section 8, being an aluminum cap stamped "RLS 15573", from which the Northwest corner of said Section 8, being a 3" Arizona Highway Department brass cap in hand hole bears North 00 degrees 29 minutes 21 seconds West, 2608.36 feet (**Basis of Bearing**);

Thence South 80 degrees 05 minutes 17 seconds East, 1593.11 feet to the **POINT OF BEGINNING**;

Thence North 36 degrees 19 minutes 26 seconds East, 1200.00 feet;

Thence North 53 degrees 40 minutes 34 seconds West, 2397.05 feet;

Thence North 00 degrees 29 minutes 38 seconds West, 187.37 feet;

Thence South 53 degrees 40 minutes 34 seconds East, 6135.34 feet to the East line of the Southeast quarter of said Section 8;

Thence along said East line, South 00 degrees 13 minutes 36 seconds East, 1301.21 feet;

Thence along the South line of the Southeast quarter of said Section 8, North 89 degrees 46 minutes 45 seconds West, 269.41 feet to the beginning of a tangent curve, concave Northeasterly, with radius of 760.00 feet;

Thence departing said South line, along said curve to the right, through a central angle of 36 degrees 06 minutes 12 seconds, an arc distance of 478.89 feet;

Thence North 53 degrees 40 minutes 34 seconds West, 1210.52 feet to the beginning of a tangent curve, concave Northeasterly, with radius of 25.00 feet;



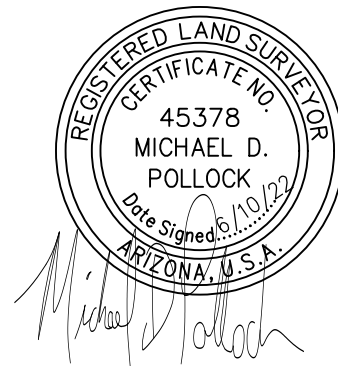
Thence along said curve to the right, through a central angle of 51 degrees 45 minutes 12 seconds, an arc distance of 22.58 feet to a reverse curve, concave Southwesterly, with radius of 80.00 feet;

Thence along said curve to the left, through a central angle of 103 degrees 30 minutes 24 seconds, an arc distance of 144.52 feet to a reverse curve with radius of 25.00 feet;

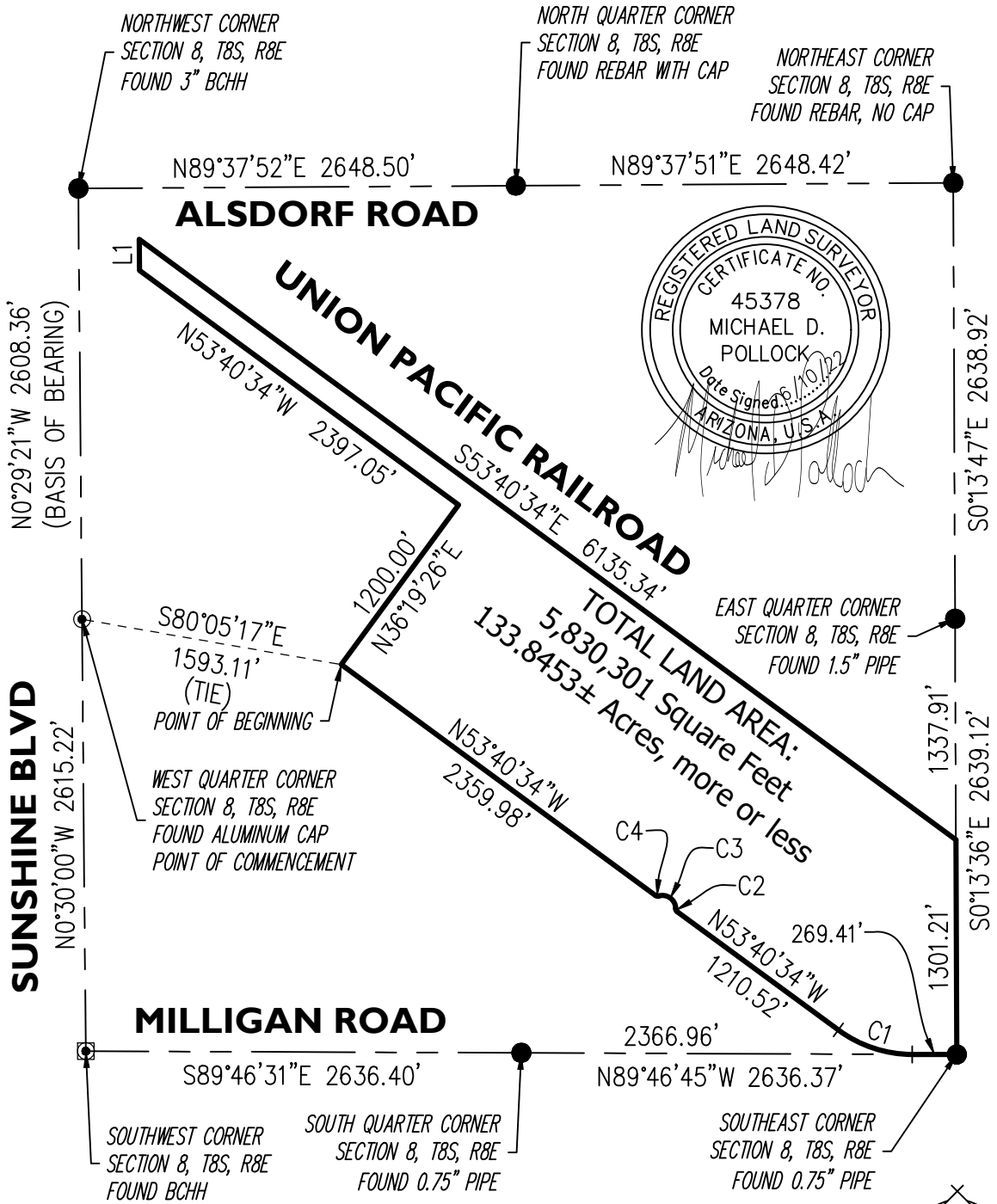
Thence along said curve to the right, through a central angle of 51 degrees 45 minutes 12 seconds, an arc distance of 22.58 feet;

Thence North 53 degrees 40 minutes 34 seconds West, 2359.98 feet to the **POINT OF BEGINNING**.

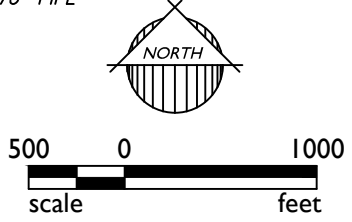
Said overall portion of land contains 5,830,301 square feet or 133.8453 acres, more or less.



Jun 10, 2022 8:07am S:\Projects\2021\21-0191\Land Survey\Legals\Full Boundary\21-0191 Full Boundary - Layout.dwg



SHEET 1 OF 2



21-0191

GOLD BOND BUILDING PRODUCTS, LLC

EXHIBIT "A"

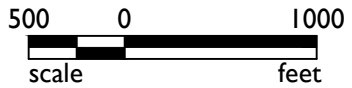
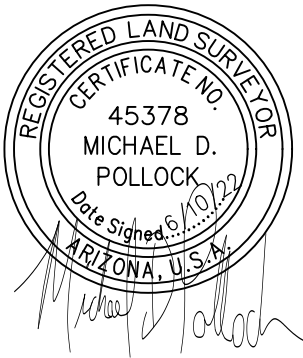
EPS GROUP

1130 N. Alma School Rd.
 Ste. 120 Mesa, AZ 85201
 T:480.503.2250 | F:480.503.2258
 www.epsgruoinc.com

Jun 10, 2022 8:07am S:\Projects\2021\21-0191\Land Survey\Legals\Full Boundary\21-0191 Full Boundary - Layout.dwg

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	478.89'	760.00'	36°06'12"	471.01'	N71°43'40"W
C2	22.58'	25.00'	51°45'12"	21.82'	N27°47'58"W
C3	144.52'	80.00'	103°30'24"	125.66'	N53°40'34"W
C4	22.58'	25.00'	51°45'12"	21.82'	N79°33'10"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°29'38"W	187.37'



SHEET 2 OF 2

21-0191

GOLD BOND BUILDING PRODUCTS, LLC

EXHIBIT "A"



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www.epsgroupinc.com

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HUBERT C. KENNEDY, JR.
212 N. McDOWELL - SUITE 100
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(704) 333-6590

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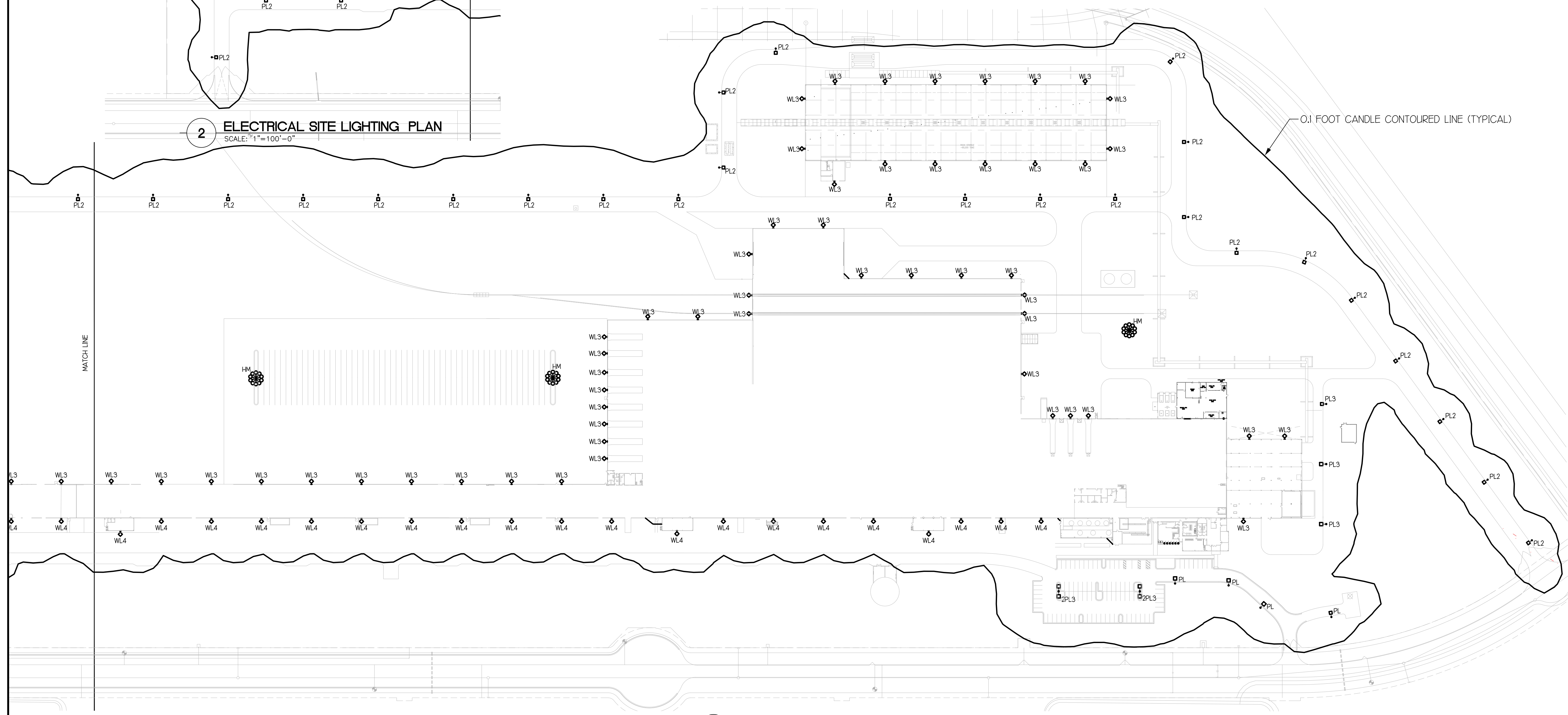
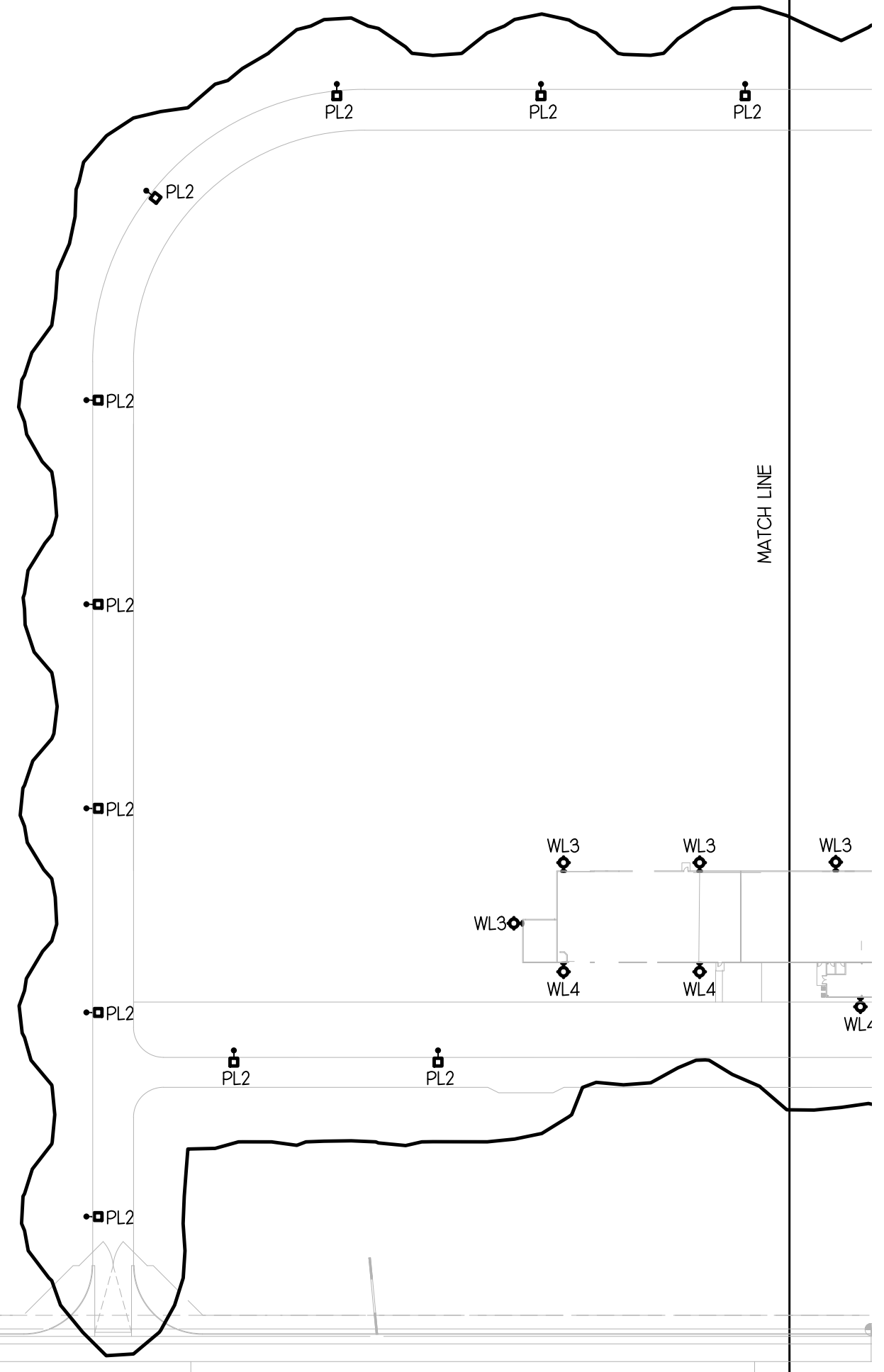
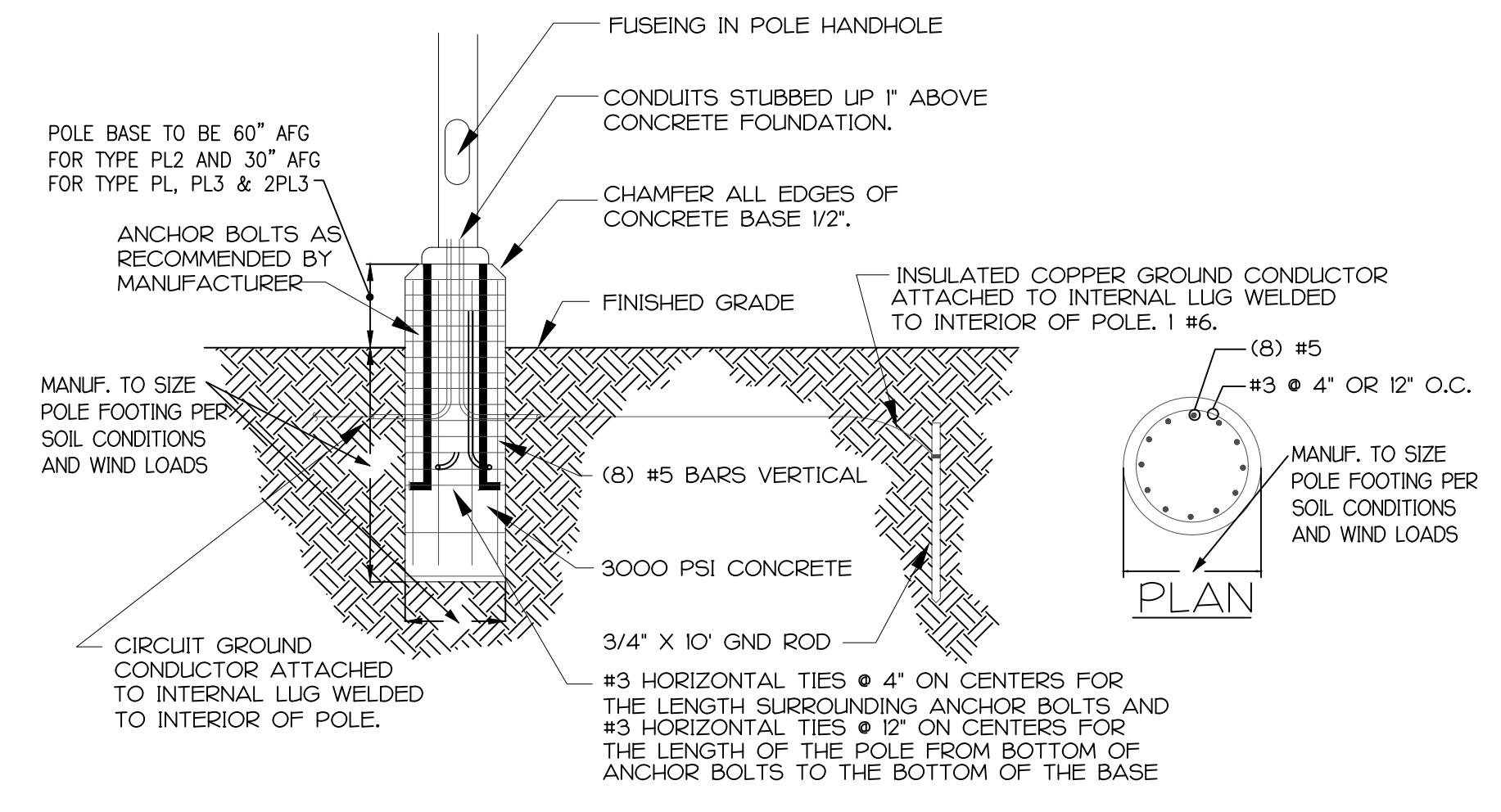
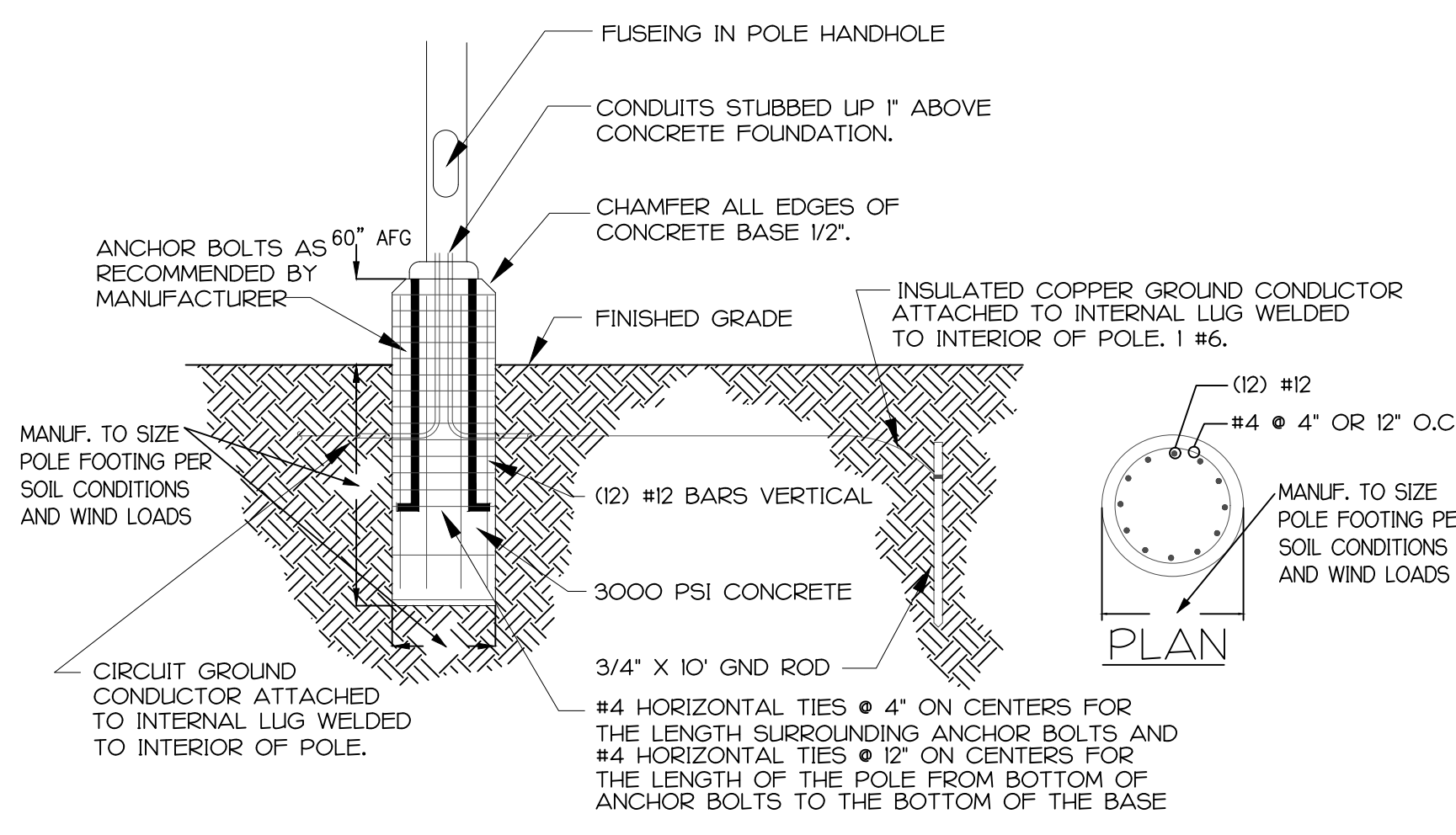
REV	DATE	DRAWN	DESCRIPTION

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SHEET TITLE
**LIGHTING
PHOTOMETRIC
PLAN**

DRAWN: R. ANNAS	SHEET SIZE:
CHECKED: H. KENNEDY	PLOT FACTOR:
APPROVED: H. KENNEDY	DATE: 06/01/22
PROJECT: H&K#21290	SCALE: AS NOTED
CAD NAME:	

DRAWING NUMBER
PE



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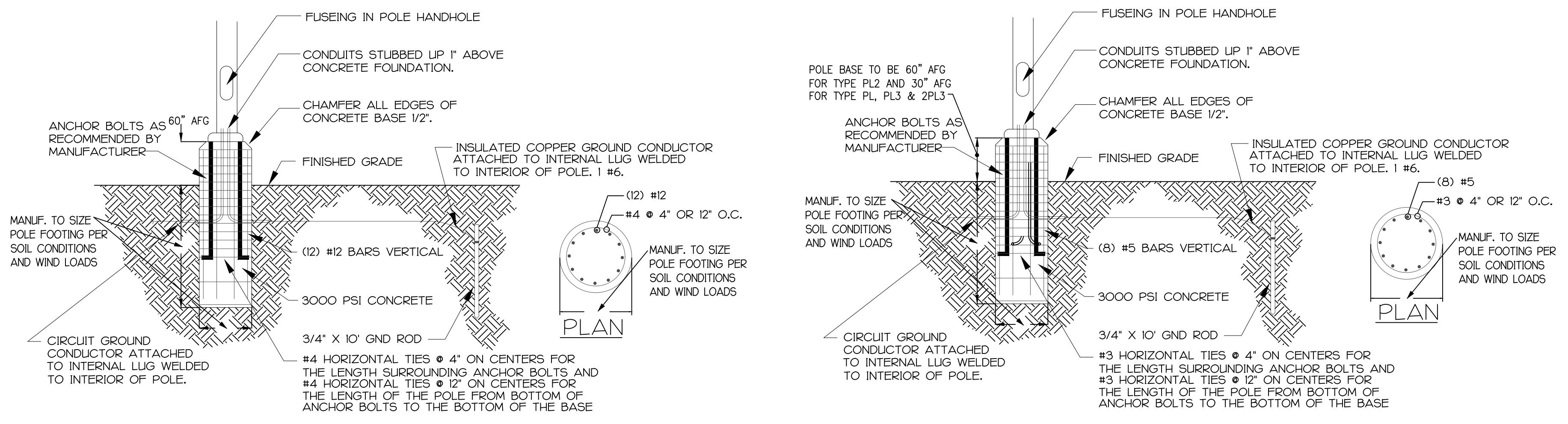
REV	DATE	DRAWN	DESCRIPTION

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SHEET TITLE
SITE LIGHTING PHOTOMETRIC PLAN

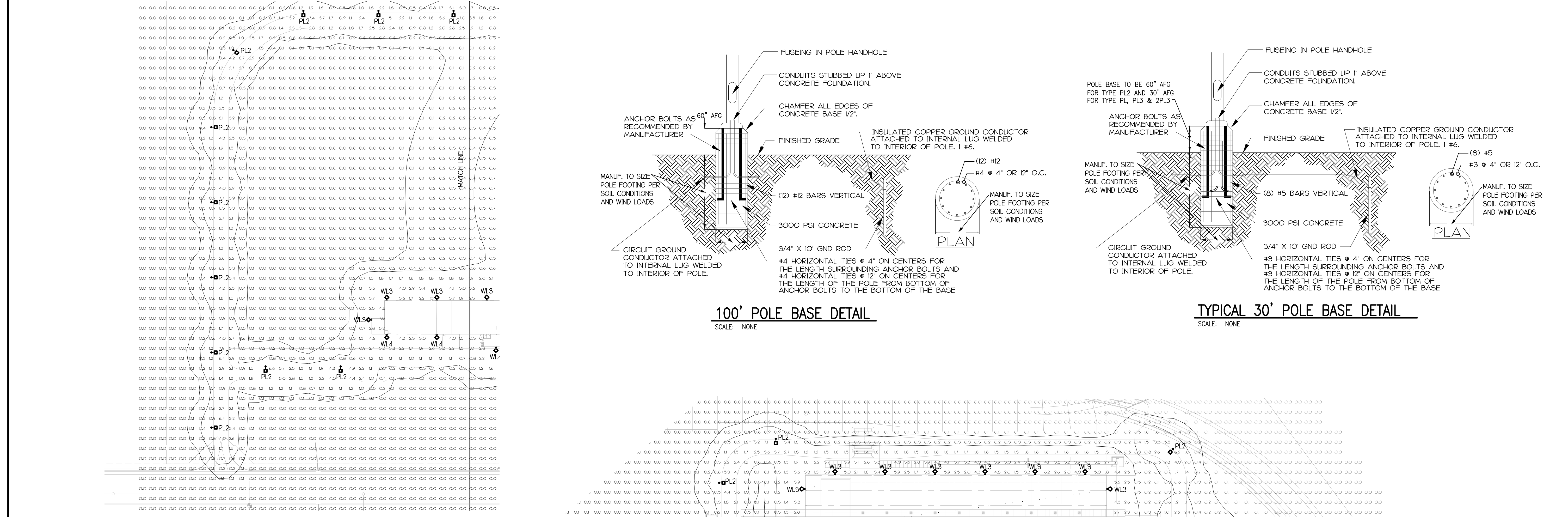
DRAWN: R. ANNAS	SHEET SIZE:
CHECKED: H. KENNEDY	APPROVED: H. KENNEDY
PROJECT: H&K#21290	DATE: 06/01/22
CAD NAME:	SCALE: AS NOTED

DRAWING NUMBER
PE1

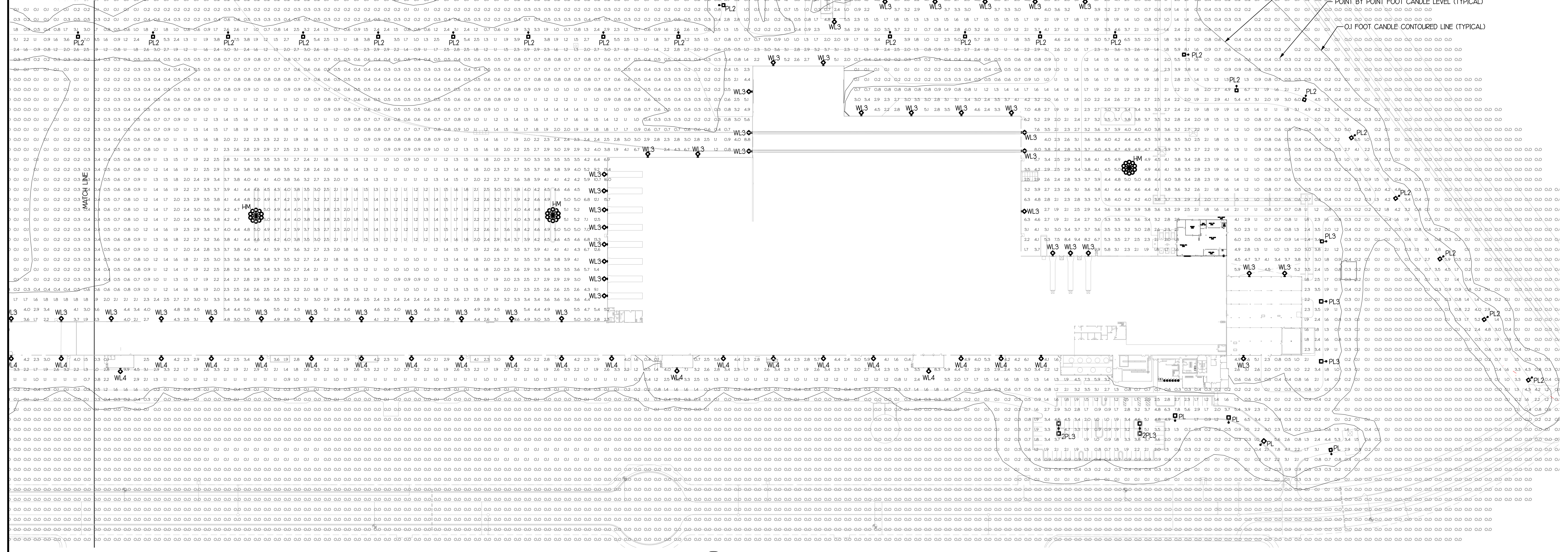


100' POLE BASE DETAIL
SCALE: NONE

TYPICAL 30' POLE BASE DETAIL
SCALE: NONE



2 ELECTRICAL SITE LIGHTING PLAN
SCALE: 1"=100'-0"



1 ELECTRICAL SITE LIGHTING PLAN
SCALE: 1"=100'-0"

NOTE: PROVIDE NATIONAL GYPSUM PRODUCTS FOR ALL APPLICABLE MATERIALS. PRODUCTS FROM COMPETITORS TO NATIONAL GYPSUM COMPANY SHALL NOT BE ACCEPTABLE.



Category Number	Type	HM
Notes		

HMLED4 LED High Mast Lighting



Mechanical
Rugged die cast, low copper content aluminum alloy electrical and optical housing are polyester powder coated with super durable paint for durability and corrosion resistance. Rigorous pre-treating and painting process yields a finish that achieves a scribe creepage rating of 10 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (per ASTM B117). Four bolt horizontal arm mount with +/- 5 degree vertical adjustment provides 3g vibration rating per ANSI C136. Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8"). Two captive bolts disengage top electrical cover for easy access to LED drivers, surge protection, and terminal block. IP65 rated LED modules, IP65 electrical assembly per IEC 60529-2.5. Luminaire electrical and optical housing ship complete in one carton facilitating installation and minimizing carton disposal at jobsite.

Electrical
Quick disconnect connectors for ease of installation and maintenance. Extreme surge protection meets 20kV/10kA per ANSI/IEEE C62.41. Driver includes 0-10V dimming, meets maximum total harmonic distortion (THD) of 20%, and is RFI/EMC compliant. A three stage terminal block is standard for ease of installation. Minimum operating temperature -40°C. Electronic driver has an expected life of 100,000 hours at 25°C. WVOLE - Electrical option provides protection against dropped neutral in 277V input as derived from 480V Wye. WVOLE also provides greater immunity from six common power quality issues.

Optical
Chip on Board (COB) LED technology with color temperature options of 3000K, 4000K and 5000K with CRI of 70 minimum. Bore-sighted prismatic glass optics ensure longevity and minimize dirt degradation. Zero uplight optics reduce sky glow and meet Dark Sky requirements. Prismatic glass optics provide overlapping pattern on application space eliminating dark spots. Prismatic glass optics minimize direct view of LED, reducing glare. Rotatable optics assembly provides alignment of asymmetric distributions to roadway.

Controls (Optional)
Controls options include the PR3 and PR7 locking style photocontrol receptacles. The PR7 receptacle option is factory pre-wired to dimming leads of drivers.
PCLL - Extreme long life solid state locking-style photocontrol (20 year rated life)

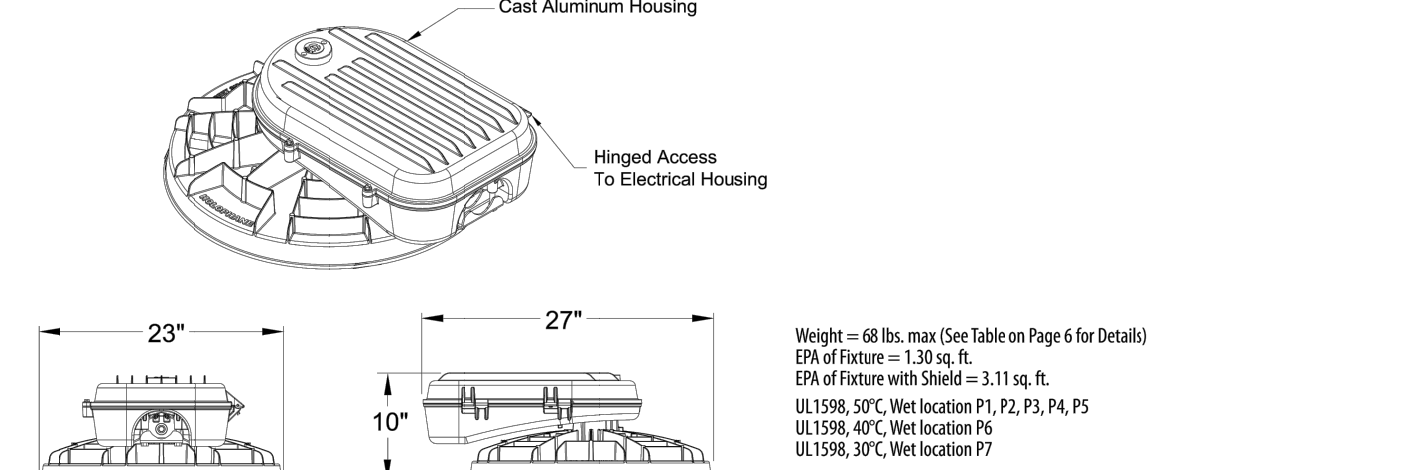
ICMNYX - Nx Hemera module, an onboard device that can receive power line control signals and communicate commands to the driver. Part of an overall Nx Hemera control system and relies on components of the control system that are installed outside of the luminaire and provided separately.

Buy America
This product is assembled in the USA and meets the Buy America (government procurement requirements under FAR DFARS and DOT). Please refer to www.acuitybrands.com/resources/buyamerica for additional information.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.

DIMENSIONAL DATA



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HMLED4 LED High Mast Luminaire



ORDERING INFORMATION

Example: HMLED4 P4 40K HVOLT HGR AW PR7

Series	Performance Package	Color temperature	Voltage	Housing Color	Optical	Options
HMLED4	P1 31,000 Lumens	30K, 3000K CCT	WVOLE 120-277V	HAS As Specified	LN Long and Narrow	AD Field Adjustable Output
	P2 42,000 Lumens	40K, 4000K CCT	HVOLT 147-480V	HGR Gray	MAS Medium, Asymmetric	SFD Single Fuse Disconnect
	P3 63,000 Lumens	50K, 5000K CCT		HGH Graphite	MW Medium, Asymmetric Wide	DFD Double Fuse Disconnect
	P4 85,000 Lumens			HBK Black	NAS Narrow, Asymmetric	PR3 3 Pin NEMA Receptacle
	P5 105,000 Lumens			HRZ Bronze	FTA Forward Throw, Asymmetric	PR7 7 Pin NEMA Receptacle
	P6 112,000 Lumens			HWH White	PCL3 DTL DTL Photocentral for 120-277V	
	P7 120,000 Lumens				PCL4 DTL DTL Photocentral for 347V	
				AN Area Narrow	SH Shorting Cap	
				AW Area Wide	ICMNYX Integrated Nx Hemera Control	
				AWS Area Wide Square	DALI DALI driver option, consult factory	

Accessories. Order an accessory catalog number.

HMLED41FUS10R	Single Fuse Accessory
HMLED41FUS10R	Double Fuse Accessory
HMLED4D90	90 Degree Shield
HMLED4D120	120 Degree Shield
HMLED4D180	180 Degree Shield

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HMLED4 LED High Mast Luminaire



PERFORMANCE PACKAGE	DISTRIBUTION	SYSTEM WATTS	3000K		4000K		5000K	
			LUMENS	LPW	LUMENS	LPW	LUMENS	LPW
P1	LN	199	12,484	163	33,095	166	31,686	169
	MAS		29,689	149	30,328	152	30,787	155
	MAW		29,772	149	30,323	152	30,873	154
	NAS		29,864	150	30,416	153	30,968	156
	FTA		28,022	141	28,271	144	29,090	146
	AN		33,074	166	33,425	169	34,235	172
	AW		30,655	154	31,222	157	31,788	160
P2	AWS	295	30,589	154	31,155	157	31,720	159
	LN		46,264	157	47,120	160	47,975	162
	MAS		42,284	143	43,066	146	43,848	149
	MAW		42,407	144	43,186	147	43,970	149
	NAS		42,532	144	43,319	147	44,105	150
	FTA		39,952	135	40,691	138	41,430	140
	AN		47,819	159	47,889	162	48,758	165
P3	AW	429	43,659	148	44,466	151	45,273	153
	AWS		43,565	148	44,371	150	45,176	153
	LN		66,995	156	68,234	159	69,473	162
	MAS		61,231	143	62,363	145	63,495	148
	MAW		61,401	143	62,536	146	63,672	149
	NAS		61,590	144	62,729	146	63,868	149
	FTA		57,854	135	58,206	137	58,995	140
P4	AN	582	68,087	159	69,346	162	70,605	165
	AW		63,221	147	64,390	150	65,559	153
	AWS		63,086	147	64,253	150	65,420	152
	LN		86,109	148	87,701	151	89,294	153
	MAS		78,790	135	80,155	138	81,611	140
	MAW		78,919	136	80,378	138	81,838	141
	NAS		79,162	136	80,626	139	82,000	141
P5	FTA	703	74,359	128	75,734	130	77,109	132
	AN		87,513	150	89,131	153	90,749	156
	AW		81,258	140	82,761	142	84,264	145
	AWS		81,086	139	82,585	142	84,084	144
	LN		107,758	153	109,751	156	111,744	159
	MAS		98,487	140	100,388	143	102,129	145
	MAW		98,762	140	100,588	143	102,414	146
P6	NAS	753	90,065	141	90,897	144	92,029	146
	FTA		93,054	132	94,775	135	96,496	137
	AN		109,516	156	111,542	159	113,567	162
	AW		101,689	145	103,569	147	105,449	150
	AWS		101,472	144	103,348	147	105,225	150
	LN		112,822	159	114,908	163	116,995	167
	MAS		103,115	137	105,022	139	106,929	142
P7	MAW	838	103,403	137	105,315	140	107,227	142
	NAS		103,721	138	105,639	140	107,557	143
	FTA		97,427	129	99,229	132	101,030	134
	AN		116,663	152	118,783	155	120,903	158
	AW		106,467	141	108,436	144	110,405	147
	AWS		106,241	141	108,205	144	110,169	146
	LN		127,877	145	124,130	148	126,384	151
P8	MAS	888	111,391	133	113,450	135	115,510	138
	MAW		113,293	133	115,367	136	117,441	138
	NAS		112,046	134	114,117	136	116,188	139
	FTA		105,246	126	107,192	128	109,138	130
	AN		123,865	148	126,156	151	128,446	153
	AW		115,072	137	117,139	140	119,205	142
	AWS		114,767	137	116,889	139	119,011	142

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- LIGHT FIXTURE NOTES:**
- ALL LIGHT FIXTURES ARE FULL CUTOFF WITH NO LIGHT ABOVE 90 DEGREE OF LIGHT FIXTURE.
 - ALL LIGHT FIXTURES HAVE NO TILT AND ARE MOUNTED PERPENDICULAR TO THE GRADE.

- OUTDOOR LIGHTING VARIANCES REQUEST:**
- WE ARE ASKING FOR EXCEPTIONS TO THE CITY OF ELOY MODULE 5: OUTDOOR LIGHTING REQUIREMENTS FOR THE FOLLOWING:
- 4.5.5 GENERAL REQUIREMENTS (B),(5): THE INSTALLATION OF POLES OVER TWENTY FEET (20') IN HEIGHT AND/OR HAVING MORE THAN TWO (2) LIGHT FIXTURES PER POLE, EXCEPT FOR RECREATIONAL FIELDS. ALL PARKING LOT AND ROADWAY POLE MOUNTED LIGHTS ARE AT 30'-0" BUT NO MORE THAN TWO (2) HEADS PER POLE. THE THREE (3) 100'-0" HIGH MAST TRUCK PARKING / STORAGE LIGHT HAS TEN (10) LIGHTS PER POLE. LOWER FIXTURE MOUNTING HEIGHTS AND LESS FIXTURES PER POLE WILL INCREASE THE AMOUNT OF POLE LOCATIONS AND WILL NOT BE FEASIBLE.
 - 4.5.5 GENERAL REQUIREMENTS (E),(1): THE HEIGHT OF ANY EXTERIOR FIXTURES SHALL NOT EXCEED TWENTY FEET FROM FINISHED GRADE. ALL WALL MOUNTED EXTERIOR BUILDING LIGHTS ARE MOUNTED AT 20'-0" BUT ALL PARKING LOT AND ROADWAY POLE MOUNTED LIGHTS ARE AT 30'-0" AND WE HAVE THREE (3) 100'-0" HIGH MAST TRUCK PARKING / STORAGE LIGHT LOCATIONS. LOWER FIXTURE MOUNTING HEIGHTS WILL INCREASE THE AMOUNT OF POLE LOCATIONS AND WILL NOT BE FEASIBLE.
 - 4.5.5 GENERAL REQUIREMENTS (E),(8),(g): WITHIN NON-RESIDENTIAL ZONING DISTRICTS, THE MAXIMUM HEIGHT OF PARKING AREA LIGHTING STANDARDS (POLES) SHALL BE TWENTY FEET (20') WITHIN THE INTERIOR OF THE PARKING AREA AND SIXTEEN FEET (16') AT OR ALONG THE PERIMETER OF THE PARKING AREA. IF THE PARKING AREA ABUTS A RESIDENTIAL ZONING DISTRICT, THE MAXIMUM HEIGHT OF THE LIGHTING STANDARDS (POLES) SHALL BE SIXTEEN FEET (16') WITHIN THE INTERIOR OF THE PARKING AREA AND TWELVE FEET (12') AT OR ALONG THE PERIMETER OF THE PARKING AREA. ALL PARKING LOT AND ROADWAY POLE MOUNTED LIGHTS ARE AT 30'-0" AND WE HAVE THREE (3) 100'-0" HIGH MAST TRUCK PARKING / STORAGE LIGHT LOCATIONS. LOWER FIXTURE MOUNTING HEIGHTS WILL INCREASE THE AMOUNT OF POLE LOCATIONS AND WILL NOT BE FEASIBLE.
 - 4.5.8 PROCEDURES FOR COMPLIANCE (C),(3): FOR COMMERCIAL AND INDUSTRIAL USES AND FOR ALL LIGHTED PARKING LOTS, A PHOTOMETRIC ANALYSIS THAT INCLUDES A LUMENS/FOOT CANDLE GRID (A MINIMUM OF 10 FOOT BETWEEN EACH GRID POINT) THAT DEMONSTRATES ADEQUATE INTENSITIES AND UNIFORMITY AS WELL AS THE MAXIMUM LIGHTING INTENSITY (AT 56" EYE ILLUMINATION LEVELS) AS MEASURED AT THE PROPERTY LINES. DUE TO THE PHYSICAL SIZE OF THE SITE THE POINT BY POINT OF 10'-0" WILL NOT BE LEGIBLE. POINT BY POINT GRID SHOWN ON THE PHOTOMETRIC PLAN ARE AT 20'-0" ON CENTER.

NEW WALLBOARD FACILITY
FOR
Gold Bond
Building Products
ELOY, ARIZONA

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(704) 333-6590

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REV	DATE	DRAWN	DESCRIPTION

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SHEET TITLE LIGHT FIXTURE SPEC SHEETS

DRAWN: R. ANNAS	SHEET SIZE:
CHECKED: H. KENNEDY	PLOT FACTOR:
APPROVED: H. KENNEDY	DATE: 06/01/22
PROJECT: H&K#21290	SCALE: AS NOTED
CAD NAME:	

DRAWING NUMBER
PE3

NOTE: PROVIDE NATIONAL GYPSUM PRODUCTS FOR ALL APPLICABLE MATERIALS. PRODUCTS FROM COMPETITORS TO NATIONAL GYPSUM COMPANY SHALL NOT BE ACCEPTABLE.

SUNSHINE BLVD.

LA PALMA ROAD

UPRR

E FRONTIER ST

E DATE ST

MILLIGAN ROAD

1/4 COR., SEC. 8
T. 8 S., R. 8 E.
MET ALUMINUM CAP
MPED "RLS 15573"
SEE NOTE #5
ON SHEET 1

FD. RB W/CAP
"DELBIDGE RLS 18214"

E 1/4 COR., E
T. 8 S., R. 8
FD. 1 1/2" PH

FD. RETEN. W/
AFFIXED TAG

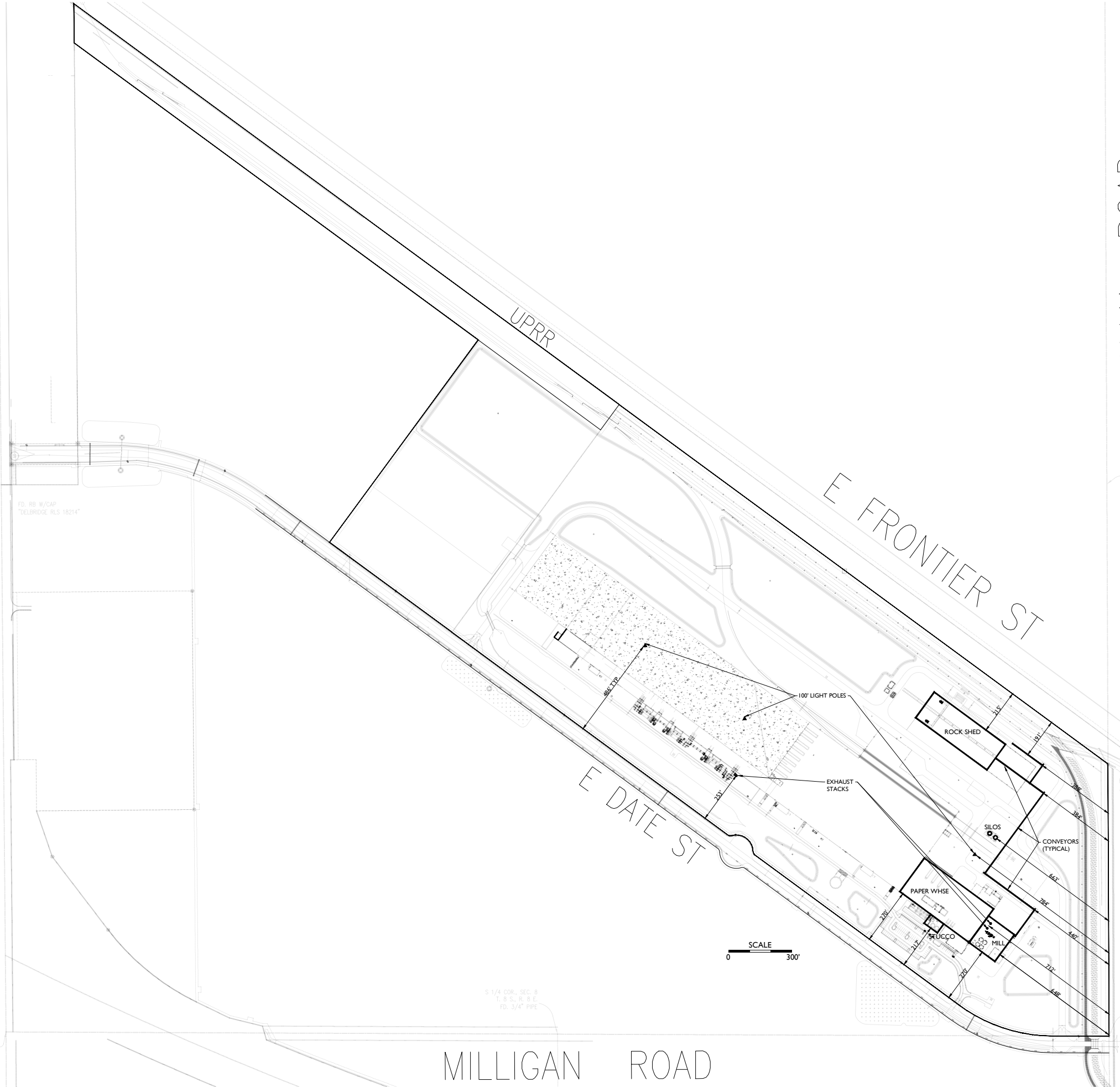
SE COR., SEC. 8
T. 8 S., R. 8 E.
FD. 3/4" PIPE

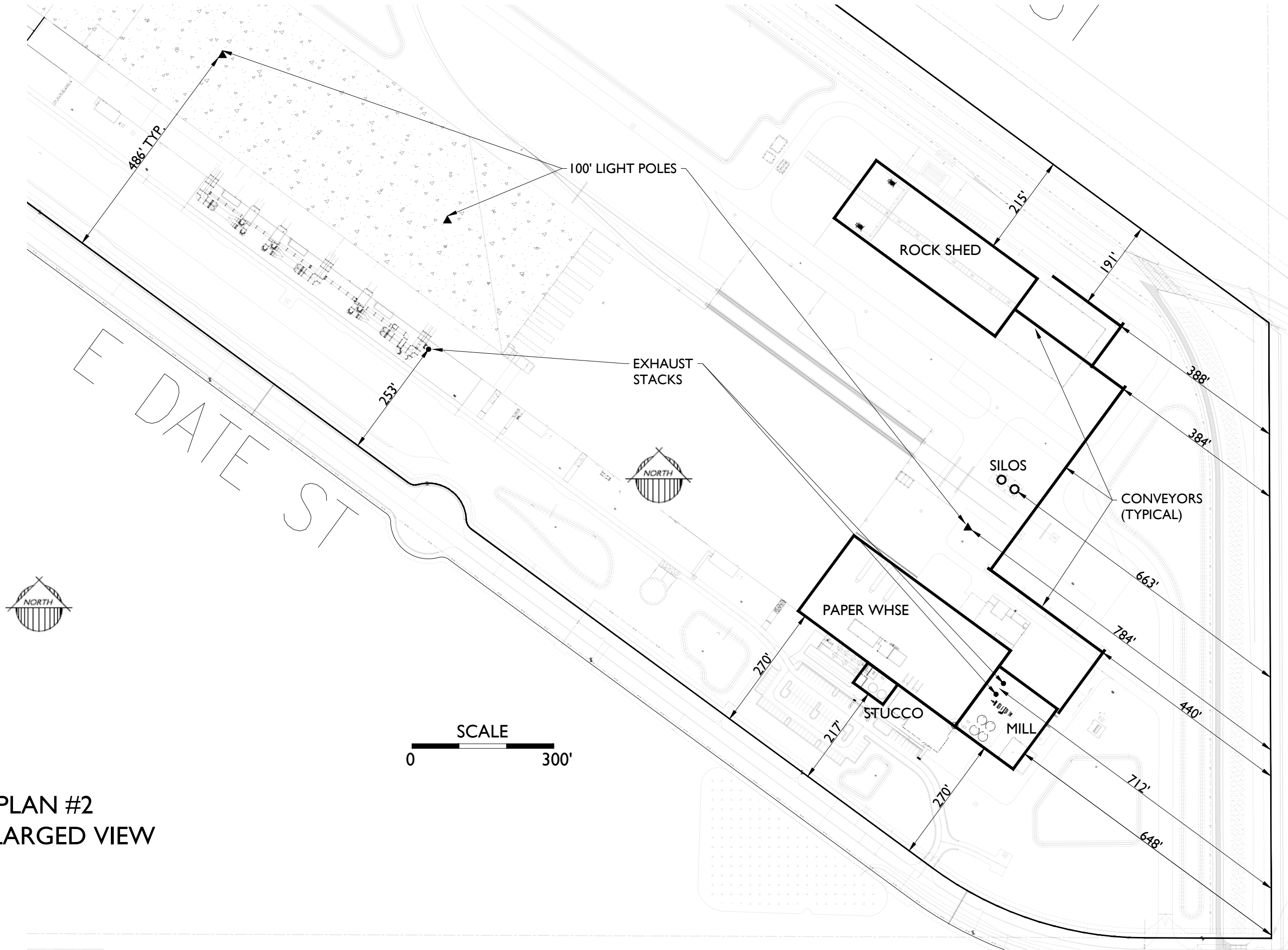
SW COR., SEC. 8
T. 8 S., R. 8 E.
FD. 80PH

S 1/4 COR., SEC. 8
T. 8 S., R. 8 E.
FD. 3/4" PIPE

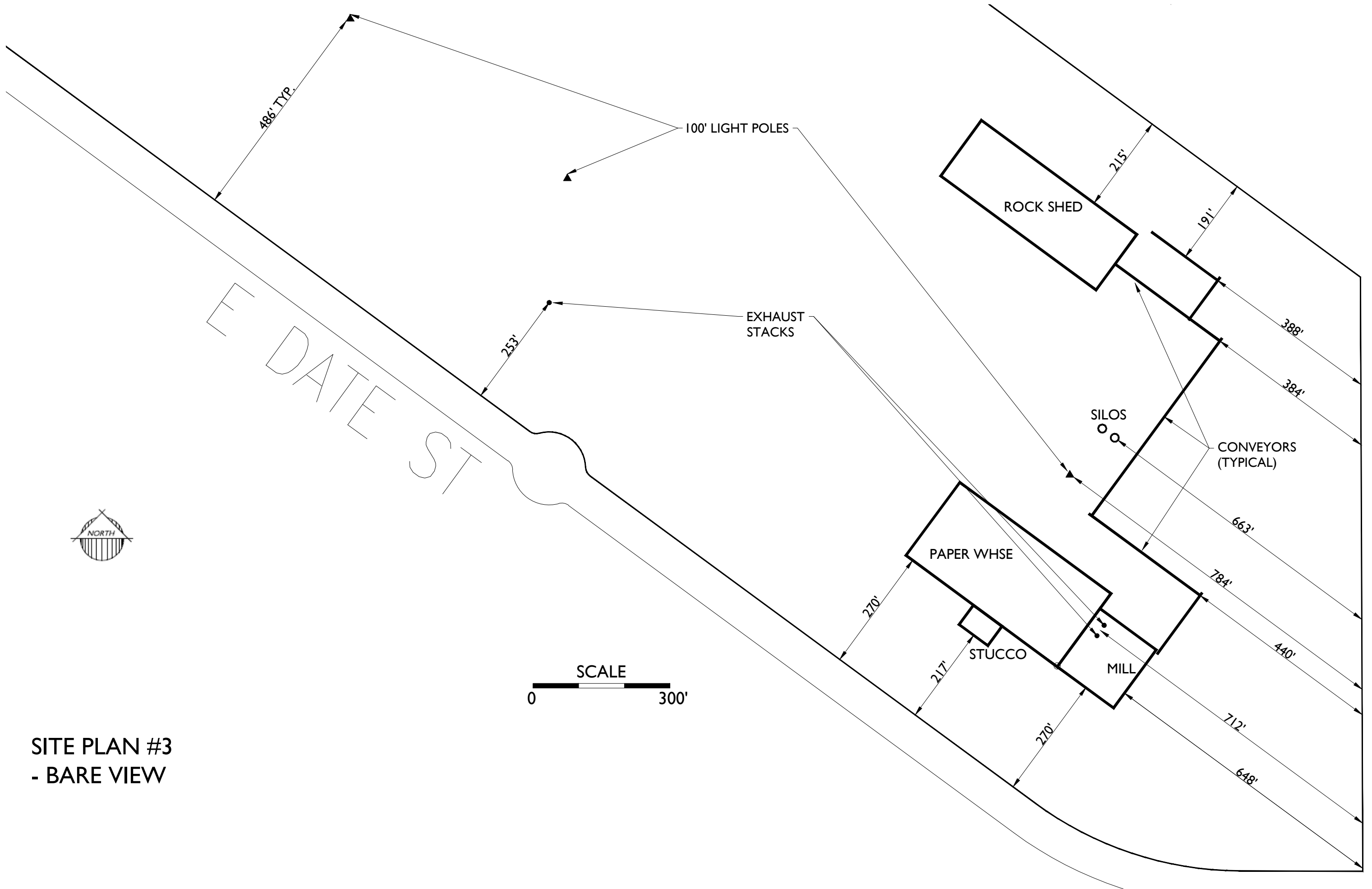


SITE PLAN #1
- FULL SITE





SITE PLAN #2
- ENLARGED VIEW



SITE PLAN #3
- BARE VIEW

Summary of Citizen Review Process for GBBP Variance Request

The following documents represent the summary of responses to the Citizen Review Process as outlined in Chapter 21 Zoning Ordinance, Section 6.2.3:

1. Mailing List of Adjacent Parcel Owners
2. 6/29/2022 - Citizen Review Meeting Summary & Sign-In Sheet
3. 6/24/2022 - Telephonic (Voicemail) Follow Up to Cameron MacDonald, Cardon Hiatt Bowden
4. 6/23/2022 - Telephonic Follow Up to Ty LeSeur, LeSeur Investments
5. 6/22/2022 - Email Follow Up to Cameron MacDonald, Cardon Hiatt Bowden
6. 6/21/2022 - Email Received from Ty LeSeur, LeSeur Investments

Gold Bond[®]

Building Products

Adjacent Property Owners:

Map Key

(1) →(4) 411-10-0320, 411-10-0330,
411-10-0340, 411-12-0140
UNION PACIFIC RAILROAD
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

(5) 411-12-7010
CI-2 STATE LAND

(6) 411-16-006D
DAYBREAK 1320 LLC ETAL
1223 S CLEARVIEW AVE STE 103
MESA, AZ 85209

(7) →(11) 411-17-006B, 411-10-017F,
411-10-0160, 411-10-017B
WSI DEVELOPMENT SUB LP ETAL
C/O WALTON INTERNATIONAL GROUP (USA) INC
13155 NOEL RD STE 100/LB 73
DALLAS, TX 75240

(12) 411-10-022E
CENTRAL ARIZONA IRRIG & DRAINAGE DIST
231 S SUNSHINE BLVD
ELOY, AZ 85131

(13) 411-10-025A
MA JIM
106 E 5TH ST
ELOY, AZ 85131

(14) 411-10-022B
HSIAO INVESTMENTS LLC
PO BOX 935
ELOY, AZ 85131

Follow up Citizen Review Meeting Q&A on GBBP Variance Request

Date of Meeting: **06/29/2022**

Location: **Community Room at the City of Eloy, 595 N C St, Eloy AZ 85131**

Present Members Representing Gold Bond Building Products, LLC (GBBP):

- John Yakowenko, Director of Engineering, National Gypsum Company
- Mundise Mortimer, Director of Sustainability & Planning, National Gypsum Company
- Christopher Downey, Project Engineer, National Gypsum Company

Attended Members Representing Community Neighbors:

- Jim Ma, Owner of Parcel #411-10-025A

Meeting Format:

GBBP background information was presented via slide show. Two poster boards were present in the room representing the variances requested for structure height and lighting (two of the site plan sheets provided with the variance application to the City of Eloy).

Members of community that attended signed the attached sheet. Introductions were made and clarifications were made as to the affected property lines associated with those attending neighbors.

Discussion was informal and the following questions were raised:

- Mr. Jim Ma: When is the Grand Opening?
 - GBBP Response: The plant is scheduled to be operating by fall 2023. Any formal ceremony representing the grand opening of our facility is to be determined.
- Mr. Jim Ma: What do we do with wastewater?
 - GBBP Response: Standard wastewater for restroom facilities is tied in with the city sewer system. The only wastewater in the manufacturing process is released as steam.
- Mr. Jim Ma: Would the building block any views of the mountains?
 - GBBP Response: The extended heights will not impede any view of Picacho Peak or other mountain ranges from the surrounding community.

Gold Bond Building Products LLC
National Gypsum Company
Citizen Review Meeting Sign In Sheet
June 29, 2022

Name - Please Print	Address	Contact Number(s)
JIM Ma	106 E 5 th ST Eloy	(520) 466-9345

Follow up Verbal or Telephonic Feedback on GBBP Variance Request

Date of Conversation: **06/24/2022**

Gold Bond Building Product, LLC (GBBP) Representative(s) Involved:

- John Yakowenko, Director of Engineering, National Gypsum Company
- Christopher Downey, Project Engineer, National Gypsum Company

Neighboring Organization(s)/Name(s):

- Cameron MacDonald, Cardon Hiatt Bowden

Format and/or Location of Feedback: **Phone / Voicemail**

Details of Conversation/Feedback and Response:

- On the date above, with Mr. Yakowenko present, Mr. Downey called and left a voicemail for Cameron MacDonald as a follow up to email correspondence between himself and our Director of Corporate Communications, Beth Straeten. To date, Mr. MacDonald has not yet returned the phone call.

Follow up Verbal or Telephonic Feedback on GBBP Variance Request

Date of Conversation: **06/23/2022**

Gold Bond Building Product, LLC (GBBP) Representative(s) Involved:

- Beth Straeten, Director of Corporate Communications, NG Corporate, LLC

Neighboring Organization(s)/Name(s):

- Ty LeSeur, LeSeur Investments

Format and/or Location of Feedback: **Phone**

Details of Conversation/Feedback and Response:

- Mr. LeSeur informed Ms. Straeten that he appreciated the exhibits that came across with the letter. He would really like to understand better some of the variances sought for the building height and asked to see a site plan. Ms. Straeten asked if he could attend the meeting in-person on June 29th as GBBP would show the site plan then and he informed her that he could not attend. Mr. LaSeur asked Ms. Straeten if GBBP could add a virtual component and she informed him it was not setup for that. Mr. LaSeur then informed Ms. Straeten that he hoped someone from his team could attend and get the information. If a team member could not, he would reach out to her on June 30th and ask to see the site plan as long as it was public record.

From: [Straeten, Beth](#)
To: [Cameron MacDonald](#)
Cc: [Yakowenko, John E](#); [Downey, Christopher R](#); [Mortimer, Mundise](#)
Subject: RE: Eloy - Zoning Variance Review Meeting Notice
Date: Wednesday, June 22, 2022 10:09:10 AM

Hi Cameron,

Thank you for your email. The team will review the site plan at the meeting this week. Thank you.

Beth



Beth Straeten
Corporate Communications Director

Office: 704-365-7327
Mobile: 704-816-0294
beths@nationalgypsum.com

NG Corporate, LLC
2001 Rexford Road
Charlotte, NC 28211

www.nationalgypsum.com
askforpurple.com

From: Cameron MacDonald <cmacdonald@cb-ch.com>
Sent: Wednesday, June 22, 2022 12:03 PM
To: Straeten, Beth <BethS@NationalGypsum.com>
Subject: {EXTERNAL} Eloy - Zoning Variance Review Meeting Notice

You don't often get email from cmacdonald@cb-ch.com. [Learn why this is important](#)

EXTERNAL SENDER - USE CAUTION
Do not click links or open attachments unless you know the content is safe.

Good morning Beth,

I am inquiring about the zoning variance request for your project in Eloy. Do you have a site plan that shows the buildings that you are requesting the variance on?

We are the owners of the pecan farm to the east of your project.

Thank you
Cameron

Cameron MacDonald, PE
Cardon Hiatt Bowden
1223 S. Clearview Avenue, Suite 105
Mesa, Arizona 85209

m 480.720.4030
o 480.222.5870
f 480.222.5871
cmacdonald@cb-ch.com

Confidentiality Notice: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

Downey, Christopher R

Subject: FW: Zoning Variance Review Meeting Notice
Attachments: Zoning Variance Review Meeting Notice.pdf

From: Straeten, Beth <BethS@NationalGypsum.com>
Sent: Wednesday, June 22, 2022 3:34 AM
To: Downey, Christopher R <christophed3@nationalgypsum.com>; Yakowenko, John E <JEYakowenko@NationalGypsum.com>; Piasecki, Bob <RJPiasecki@NationalGypsum.com>
Cc: Mortimer, Mundise <MMortimer@nationalgypsum.com>
Subject: FW: Zoning Variance Review Meeting Notice

From: Ty LeSueur <ty@lesueurinvestments.com>
Sent: Tuesday, June 21, 2022 8:21 PM
To: Straeten, Beth <BethS@NationalGypsum.com>
Cc: Brent Bowden <bbowden@cardonbowden.com>; Broc Hiatt <bhiatt@cardonhiatt.com>; Elijah Cardon <etcardon@cardonbowden.com>; Craig Cardon <cdcardon@cardonhiatt.com>; Cameron Macdonald <cmacdonald@cbchcompanies.com>; Nathan Andersen <nathan@lesueurinvestments.com>
Subject: {EXTERNAL} FW: Zoning Variance Review Meeting Notice

You don't often get email from ty@lesueurinvestments.com. [Learn why this is important](#)

EXTERNAL SENDER - USE CAUTION
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Beth,

Hello, my name is Ty LeSueur and I am one of the owner representatives from Daybreak 1320, LLC (labeled as property 6 on the attached map) invited to attend your upcoming neighborhood meeting. As a follow up to the attached meeting notice, I was wondering if there is an option to attend the neighborhood meeting virtually? I look forward to your response.

Thanks,
Ty

Ty LeSueur
LeSueur Investments
3850 E. Baseline Rd Ste. 114, Mesa, AZ 85206
Direct 480.424.3424 Office 480.424.3400
Fax 480.424.3425 Ty@lesueurinvestments.com

From: Terri Newman <tnewman@cb-ch.com>
Date: Tuesday, June 21, 2022 at 2:30 PM
To: Brent Bowden <bbowden@cardonbowden.com>, Broc Hiatt <bhiatt@cardonhiatt.com>, Elijah Cardon <etcardon@cardonbowden.com>, Craig Cardon <cdcardon@cardonhiatt.com>, Cameron Macdonald <cmacdonald@cb-ch.com>, Ty LeSueur <ty@lesueurinvestments.com>, Nathan Andersen

[<nathan@lesueurinvestments.com>](mailto:nathan@lesueurinvestments.com)

Subject: Zoning Variance Review Meeting Notice

All,

Please see attached.

Thank you,

Ferri Newman

Cardon Hiatt Bowden

1223 S Clearview Ave, Ste 103/105

Mesa, AZ 85209

Direct: (480) 222-5816

Fax: (480) 222-5817

tnewman@cb-ch.com

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