



**PUBLIC NOTICE  
PLANNING & ZONING COMMISSION**

**Meets**

**Wednesday, August 13, 2025**

**6:00 PM**

**ELOY CITY COUNCIL CHAMBERS  
595 NORTH C STREET  
ELOY, ARIZONA 85131**

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**AGENDA**

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**I. Call to Order**

**II. Roll Call**

**III. Pledge of Allegiance**

**IV. Public Appearances**

Those wishing to **ADDRESS THE PLANNING & ZONING COMMISSION** may do so by signing in on a form provided by the Community Development Director, identifying the topic(s) or agenda item(s). **ACTION** taken as a result of public comment regarding non agenda items will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date. **SPEAKERS SHALL BE LIMITED TO THREE (3) MINUTES.**

**V. Motion to approve the July 16, 2025 meeting minutes of the Planning and Zoning Commission**

A. July 16, 2025, Planning and Zoning Commission Meeting Minutes.

**VI. New Business: Possible discussion and/or action on the following:**

A. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. CUP2025-005: Desert Septic. A request by George Allen, property owner, for a Conditional Use Permit for Outdoor Storage for the property located at 4650 and 4712 N Tumbleweed Rd.

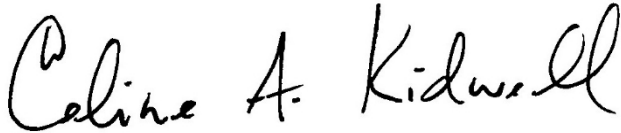
**VII. Informational Item:**

A. Planning and Zoning Commission members and staff will update the public on relevant events and activities they have attended since the last meeting and any future events, activities, and potential agenda items. These items are for information only—no action will be taken.

**VIII. Motion to Adjourn**

**POSTED BY AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE: [www.loyaz.gov](http://www.loyaz.gov)**

**THE FACILITY WILL BE OPEN TO THE PUBLIC 30 MINUTES PRIOR TO THE START OF THE MEETING AND SEATING WILL BE AVAILABLE FOR “REASONABLY ANTICIPATED ATTENDANCE.”**

A handwritten signature in black ink that reads "Celine A. Kidwell". The signature is written in a cursive style with a large initial "C".

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Celine A. Kidwell, CMC, FCRM

City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT MICHELLE HALL, 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 COMMISSION AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.



ELOY PLANNING AND ZONING COMMISSION  
CITY HALL  
595 NORTH C STREET  
ELOY, AZ 85131  
REGULAR MEETING  
WEDNESDAY, JULY 16, 2025  
SUMMARIZED MEETING MINUTES

**I. Call to Order**

Chair Pro Tempore Frassetto called the meeting to order at 6:37 PM

**II. Roll Call**

**PRESENT:**

Chairperson Steven Paulson (Via telephone)  
Commissioner Allen Crawford (Via telephone)  
Commissioner Frank Frassetto  
Commissioner Bhakta Nallanthighal (Via telephone)  
Commissioner Johnny Gunn  
Alternate Commissioner Erika Lopez  
Ex-Officio Andrew Sutton

**ABSENT:**

Vice-chairperson Conrad Tolson (Excused absence)  
Commissioner Gerard Wittman (Excused absence)

**STAFF:**

Dan Symer, Community Development Director  
Michelle Hall, Executive Assistant

### **Election of Pro Tempore**

Commissioner Crawford motioned to elect Commissioner Frassetto as Pro Tempore for the meeting. Commissioner Gunn seconded the motion. The commissioner was unanimously elected to act as Pro Tempore for this meeting.

### **III. Pledge of Allegiance**

Pro Tempore Frassetto led the pledge of

### **IV. Public Appearances**

None

### **V. Motion to approve the June 18, 2025, meeting minutes of the Planning and Zoning Commission**

Chair Pro Tempore Frassetto requested a motion to approve the Planning and Zoning Commission's meeting minutes from June 18, 2025. Commissioner Crawford motioned to approve the meeting minutes of June 18, 2025. Commissioner Gunn seconded the motion. The motion passed unanimously, 6-0.

### **VI. Consent Agenda: Possible action on the following**

A. Conduct a public hearing and make a recommendation to the Eloy City Council on the following:

1. Case No. CUP2025-001: Continental Supply of Arizona. A request for a Conditional Use Permit to allow outdoor storage on the property zoned Light Industrial (I-1) located at 1520 W Battaglia Road.
2. Case No. CUP2025-004: Flying J 609. A request for a Conditional Use Permit to allow a Truck Stop on a property zoned General Commercial (C-2) located at 1005 S. Sunshine Blvd.

Chair Pro Tempore Frassetto opened the public hearing. There were no public comments. Chair Pro Tempore Frassetto closed the public hearing and asked the commission for a motion to approve the consent agenda items.

Commissioner Gunn motioned to approve the consent agenda items. Commissioner Crawford seconded the motion. The consent agenda passed unanimously with a roll call vote of 6-0.

### **VII. New Business: Possible discussion and/or action on the following:**

- A. Conduct a public hearing and make a recommendation to the Eloy City Council on the following: Case No. GPA2025-002 and RZPAD2025-001: Silverado RV Resort. A request by the Rose Law Group, PC on behalf of MAR-RV-Silverado LLC, for a Minor General Plan Amendment from General Industrial to High Density Residential, and a request to rezone from Multiple Family Residential (R-3) with a Manufactured Home (MH) overlay to R-3

with the Manufactured Home Park (MHP) overlay and the Planned Area Development Overlay (PAD) with modified design, development, and land use standards on approximately 27.5 acres located west of the intersection of N La Brea St and W Tonto Rd.

Chair Pro Tempore Frassetto opened the public hearing.

Director Symer gave a brief but thorough presentation on behalf of Rose Law Group for their client, MAR-RV-Silverado LLC. Director Symer stated that this project is in conformance with the General Plan, and staff was supportive, subject to the conditions of approval.

Mr. Gillespie, with Rose Law Group, stepped to the podium and stated that his client was excited about improving the Manufactured Home Park. They propose 276 units, new amenities like pickleball, a dog park, and bigger lots.

Chair Pro Tempore Frassetto asked Mr. Gillespie about the current homeowners' concerns about the project.

Mr. Gillespie stated that the homeowners didn't express many concerns. They did receive letters of approval from members of the community.

Chair Pro Tempore Frassetto asked Mr. Gillespie if they were at the max capacity and if they would recommend that the existing homeowners look elsewhere.

Mr. Gillespie stated no, the upgrade is to attract more density to the site.

Commissioner Gunn asked Mr. Gillespie if the upgrade would cause the current homeowners to be displaced.

Mr. Gillespie stated no, it would cause their property value to increase due to all the upgrades.

Commissioner Lopez asked if the rent would be increased due to the upgrades.

Mr. Gillespie stated that the current residents own their homes.

Ex-Officio Sutton stated that Silverado seemed to be a well-run place.

Chair Pro Tempore Frassetto closed the public hearing and requested a motion to approve new business item A.

Commissioner Gunn motioned to approve item A. Commissioner Crawford seconded the motion. The new business item A passed unanimously with a roll

- B. Conduct a public hearing and make a recommendation to the Eloy City Council on the following: Case No.s. GPA2024-002 and RZPAD2024-003: Eloy Commons - North. A request by XCL Engineering, LLC and LBG Development, LLC, on behalf of Eloy 170,

LLC, for a Minor General Plan Amendment from Community Commercial to Medium-High Density Residential and Light Industrial, and an Amendment to the Zoning Map (Rezone) from General Commercial (C-2) to Small Lot Residential (R-2) with the Planned Area Development Overlay (PAD) and Light Industrial (I-1) PAD on approximately 33.86 acres of land located approximately 1,740 feet west of the southwest corner of South Sunshine Boulevard and Interstate 10 (I-10).

Chair Pro Tempore Frassetto opened the public hearing.

Director Symer gave a brief presentation on behalf of XCL Engineering, LLC, and LBG Development, LLC, on behalf of Eloy 170, LLC. Director Symer stated that staff supported the project and that it was in line with the General Plan.

Ex-Officio Sutton asked what was proposed for the land.

Larry Fink, the property owner, said they had sold a piece of their property to Blue Beacon to expand their business. Maverick will utilize the northern part of the property. Mr. Fink thanked the director and his team for all their help.

Sandra Martin stated that she supported Maverick coming to Eloy and wanted to know if the city would receive taxes from the project.

Director Symer stated yes, the property is in the city of Eloy.

Chair Pro Tempore Frassetto closed the public hearing and requested a motion to approve new business item B.

Commissioner Gunn motioned to approve item B. Commissioner Crawford seconded the motion. The new business item B passed unanimously with a roll

- C. Conduct a public hearing and make a recommendation to the Eloy City Council on the following: Case No.s. GPA2024-004 and RZPAD2024-005: Eloy Commons - South. A request by XCL Engineering, LLC and LBG Development, LLC, on behalf of Eloy 170, LLC, for a Minor General Plan Amendment from Light Industrial to Community Commercial and Medium-High Density Residential, and an Amendment to the Zoning Map (Rezone) from Neighborhood Commercial (C-1) to General Commercial (C-2) and Single-family Residential (R1-6) with Planned Area Development Overlay (PAD), and from C-2 and Light Industrial (I-1) to Single-family Residential (R1-6) with the PAD, on approximately 111.10 acres of land located on the southwest corner of South Sunshine Boulevard and Interstate 10 (I-10).

Chair Pro Tempore Frassetto opened the public hearing.

Director Snyder gave a brief on behalf of XCL Engineering, LLC, and LBG Development, LLC, on behalf of Eloy 170, LLC, for a Minor General Plan Amendment. Staff support this

project and are excited to have more commercial opportunities. This project is in line with the General Plan.

Chair Pro Tempore Frassetto asked how many dwelling units there will be.

Director Symer stated six units per acre.

Ex-Officio Sutton stated he liked the idea.

Chair Pro Tempore Frassetto closed the public hearing and requested a motion to approve new business item C.

Commissioner Gunn motioned to approve item C. Commissioner Lopez seconded the motion. The new business item C passed unanimously with a roll

### **VIII. Informational Item:**

- A. Planning and Zoning Commission members and staff will give updates on relevant events and activities they have attended since the last meeting and any future events, activities, and potential agenda items. These items are for information only - no action will be taken.

Ex-Officio Sutton stated that last month, the city annexed 30 acres. Arizona Trailer's CUP was also approved.

Director Symer reminded the Commission about the General Plan Workshops on July 30th, July 31st, and August 2nd. These workshops will be open to the public.

### **IX. Motion to Adjourn**

Chair Pro Tempore Frassetto adjourned the meeting at 7:15 pm.

**CITY OF ELOY**  
**REQUEST FOR COMMISSION ACTION**

Agenda Item: **VI.A.**

Date: **8/13/2025**

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**Date submitted:**  
07/02/2025

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**Action:** Formal

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**Subject: Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. CUP2025-005: Desert Septic. A request by George Allen, property owner, for a Conditional Use Permit for Outdoor Storage for the property located at 4650 and 4712 N Tumbleweed Rd.**

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**Date requested:**  
8/13/2025

**TO:** Planning and Zoning Commission

**FROM:** Dan Symer

**RECOMMENDATION:**

The staff recommends that the Planning and Zoning Commission find that the Conditional Use Permit Criteria have been met, and recommend to the City Council that Case No. Case No. CUP2025-005: Desert Septic be approved in accordance with the attached Conditions of Approval.

**DISCUSSION:**

**Request:**

The applicant, Desert Septic c/o George Allen, as the applicant, has applied for a Conditional Use Permit (CUP) to allow outdoor storage on the property located at 4650 and 4712 N Tumbleweed Rd. The property contains approximately 1.84 acres of site zoned Light Industrial (I-1). Desert Septic is a full-service septic service provider that will be locating it's local operation in Eloy. The Conditional Use Permit is to allow outdoor storage of their operational equipment and related items on the property within a screened facility yard. Also, the operator has conveyed to staff that a small office building will be developed on the property in the future.

**Context:**

Vacant land, industrial, and airport operational users primarily surround the site. The General Plan designates the site as light-industrial, and the surrounding properties are zoned Light Industrial (I-1). A recreational vehicle (RV) park is to the east, an aircraft hanger is to the west, and the vacant land is to the north and south.

### **Conditional Use Permit Criteria:**

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly allowed after the Planning and Zoning Commission has made a recommendation and City Council has found as follows (Staff's analysis of the consideration is included in bold italic text, and the applicant's analysis is included in their narrative, attached):

A. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or the public in general;

- ***The proposed outdoor storage use is not anticipated to be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or the public in general.***

B. The proposed use conforms with the purposes, intent, and policies of the adopted Eloy General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;

- ***The City's General Plan designates the property as Light Industrial, which is characterized by the least intense industrial employment uses. This generally includes employment uses, such as professional offices, research and development, wholesale and storage warehouses, utility centers, the repairing and packaging of goods, and accessory eating and retail establishments. Proposed outdoor storage is permissible in the Light Industrial (I-1) district, provided it receives approval through a Conditional Use Permit (CUP). Granting this Conditional Use Permit for outdoor storage will help advance the goals of the General Plan by supporting the operation of the business that contributes to offering a diverse range of employment opportunities and supportive land uses, thereby fostering a sustainable community (General Plan Goal 3.1.1.1). Furthermore, the proposed CUP supports "commercial, employment, and industrial development in the designated Growth Area nodes" (Goal 3.3.1.2).***

C. The proposed use conforms with the conditions, requirements, or standards prescribed by this chapter and any other applicable local, State, or Federal requirements; and

- ***The proposed Conditional Use Permit application for outdoor storage is required to comply with all applicable ordinance provisions and the Conditions of Approval that are recommended to be incorporated as part of the approval.***

D. The proposed conditional use shall conform to the character of the neighborhood within the same zoning district in which it is located. In making such a determination, considerations shall include the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site.

- ***The proposed use is consistent with the Light Industrial land use, and the outdoor storage is consistent with the neighborhood character.***

E. Adequate utilities, access road, drainage, fire protection, and other necessary facilities shall be provided.

- ***Water lines and a fire hydrant are present along North Tumbleweed Road. The road currently meets Eloy standards, and access to the site will be from North Tumbleweed Road. New driveway access to the site will be required to be constructed as part of the property development.***

F. Adequate measures shall provide ingress and egress so designated as to minimize traffic hazards and traffic congestion on the public roads.

- ***The proposed site will be accessed from North Tumbleweed Road.***

G. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

- ***The proposed outdoor storage is not anticipated to generate offensive vibration, noise, odor, dust, smoke, or gas.***

H. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impair the property values within the neighborhood.

- ***The proposed outdoor storage will be conducted within the secured area of the property, and it is not anticipated to be injurious to the use and enjoyment of the property in the immediate vicinity, nor is it anticipated to substantially diminish or impair the property values within the industrial neighborhood.***

I. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

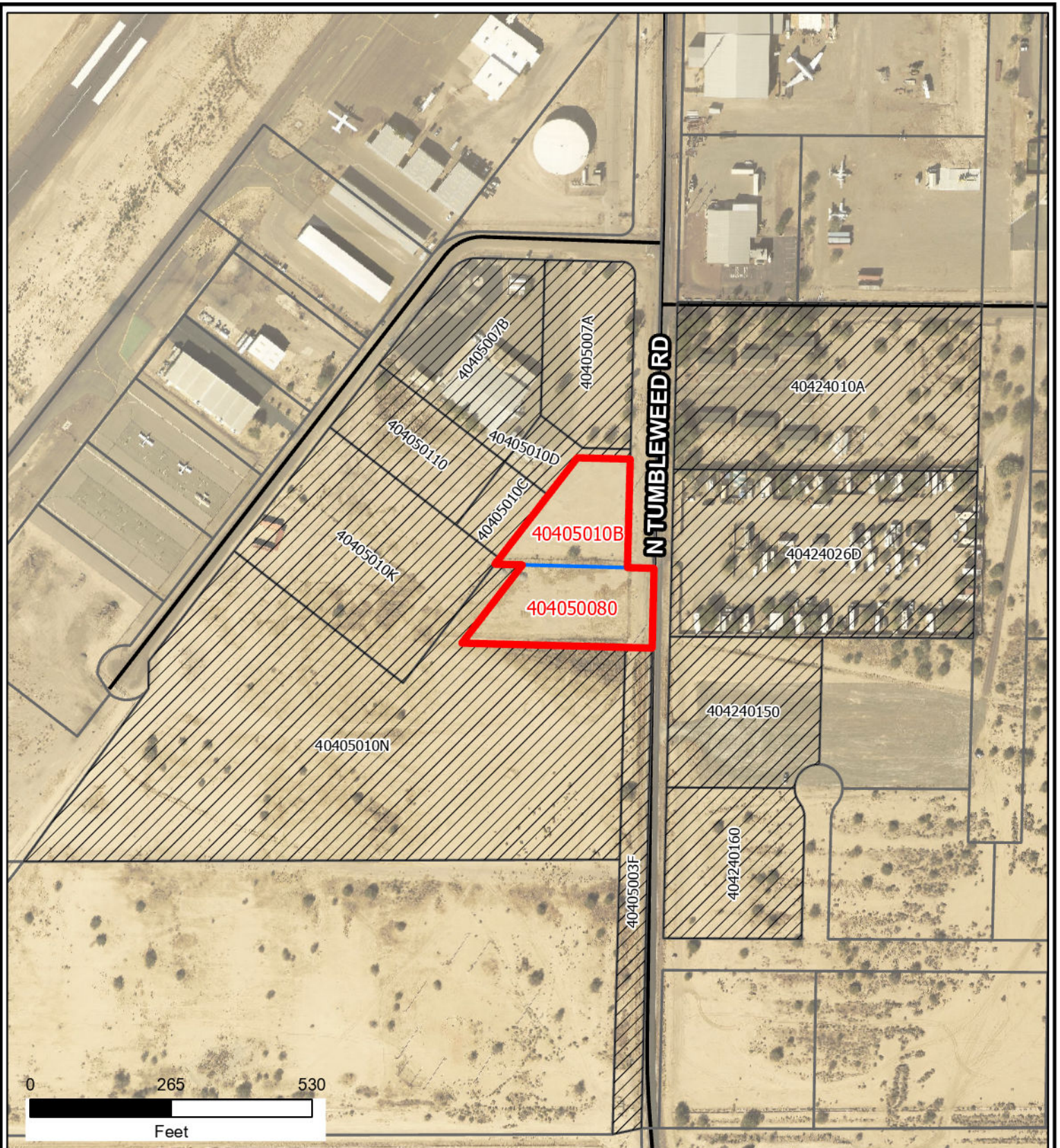
- ***The proposed outdoor storage use will occur within a view-obscuring fence. The surrounding uses are manufacturing and light industrial, which are not anticipated to negatively impact or impede the orderly development of surrounding properties or uses permitted within the Light Industrial (I-1) zoning district.***

### **Public Comments**

Staff received one public comment regarding the application regarding the site's truck traffic on N Lear Dr. North Lear Dr is approximately 300 feet north and 500 feet west of the subject property, and it does not abut the property. After staff explained that vehicular access to the property would be from N Tumbleweed Rd, the individual indicated that they were not concerned about the vehicles on N Tumbleweed Rd.

### **FISCAL IMPACT:**

There is no anticipated fiscal impact of the proposed changes.



**Conditional Use Permit - Case No: CUP2025-005**  
**Desert Septic**



**Legend**

-  Subject Properties
-  Parcels within 300'

## Desert Septic

### Written Narrative for Conditional Use Permit Application

**Business Name:** Desert Septic

**Date:** 6/17/25

**Property Address(es):** 4840 and 4712 North Tumbleweed Road, Eloy, AZ

**Assessor Parcel Numbers (APNs):** 404-05-008 and 404-05-010B

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#### Current Zoning District

##### Project Description:

The subject properties are located at 4840 & 4712 North Tumbleweed Road, Eloy, Arizona (Pinal County Assessor's Parcel Number (APN) 404-05-008 and 404-05-010B. Both parcels of land are currently vacant and are zoned Light Industrial (I-1), which permits a range of low-impact industrial and commercial activities. We are requesting a Conditional Use Permit to accommodate outdoor storage that is related to our business operation. It is anticipated that they site may include a small, non-customer-facing office component in the future. The intended use will remain minimal and low-impact.

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**A. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or the public in general;**

*Response: The proposed use is low-impact and involves only parking trucks and equipment used off-site. No hazardous materials or manufacturing will be stored or processed on-site. Our operations will be conducted safely and responsibly, and the yard will be secured to prevent unauthorized access. Employees will park their vehicles on-site during the day while company trucks are in use. Given the nature of the operations and security measures in place, the proposed use will not threaten the community's health, safety, or welfare.*

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**B. The proposed use conforms with the purposes, intent, and policies of the adopted Eloy General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;**

*Response: This proposed use aligns closely with the goals and policies of the Eloy General Plan by supporting economic development, infrastructure investment, and compatible land use.*

*As a locally owned septic service company, our operations contribute directly to the City's growth by supporting both new residential construction and the ongoing needs of established homes. We work closely with homebuilders to install septic systems for new development, and we also provide repair and maintenance services that help existing properties remain functional and safe—supporting the Plan's focus on sustainable growth and infrastructure resilience.\**

*In addition to serving private properties, we have also provided services to municipal facilities, including the City of Eloy's own wastewater treatment plant. This reflects our commitment to supporting the City's essential infrastructure and maintaining strong working relationships with city departments.*

*Our proposed use is consistent with the General Plan's land use element, which encourages industrial and service-based operations within appropriate zones that promote long-term, locally driven development. This proposal supports the City's vision of fostering a self-sustaining and well-serviced community.*

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**C. The proposed use conforms with the conditions, requirements, or standards prescribed by this chapter and any other applicable local, State, or Federal requirements;**

*Response: Desert Septic will fully comply with all zoning, construction, environmental, and safety requirements of the City of Eloy and all applicable state and federal agencies. All future improvements will be submitted through the appropriate review and permitting processes.*

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**D. The proposed conditional use shall conform to the neighborhood's character within the same zoning district in which it is located. In making such a determination, consideration shall include the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site.**

*Response: The site is situated in an area with similar airport, light industrial and commercial uses, making our proposed use consistent with the uses in the neighborhood's character. Any future buildings will be single-story and designed to integrate seamlessly with the surrounding environment. We will install opaque metal fencing to enhance the site's appearance and provide adequate fencing, as depicted in the submitted photos. Additionally, we plan to incorporate desert-adapted plants and decorative rock along the front perimeter of the fence. This landscaping will complement the natural surroundings and help soften the visual impact of the yard. These improvements are intended to create a cohesive, well-maintained site that is in harmony with the area's industrial character while ensuring compliance with the City's landscape ordinance.*

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**E. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.**

*Response: The property is currently served by existing utilities and public access roads. As part of our planned site improvements, we will install a septic system for the office and bathroom uses only, and that is in full compliance with Pinal County regulations. On-site drainage will include a dedicated stormwater retention area, as shown on the conceptual site plan, to manage runoff effectively and prevent localized flooding. We will also install a culvert at the driveway entrance and will ensure it remains free of obstructions such as weeds, dirt, or debris to allow proper drainage flow at all times.*

*Fire protection has been reviewed with local fire services, who expressed satisfaction with our plan, which provided that asphalt millings are applied to the driveway and interior drive areas. This surfacing will ensure safe and dependable access for emergency vehicles. All other utility and infrastructure requirements will be addressed during the development review and permitting process in coordination with City of Eloy staff and relevant agencies.*

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**F. Adequate measures shall provide ingress and egress designed to minimize traffic hazards and traffic congestion on public roads.**

*Response: The property has direct access from North Tumbleweed Road. Vehicle movement on and off the site will be limited and primarily involve our work vehicles entering and exiting during standard business hours. Site access will be designed to ensure clear visibility and safe turning movements in and out of the property.*

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**G. The proposed use shall not be noxious or offensive because of vibration, noise, odor, dust, smoke, or gas.**

*Response: The proposed use will not generate offensive vibration, odors, dust, smoke, or gas. All equipment will be parked on-site, and no waste will be stored or disposed of at this location. Wastewater from our pump trucks is offloaded at approved facilities, specifically the City of Casa Grande's Wastewater Treatment Plant or Waste Management's Mobile Hauling & Transfer Station. To minimize dust on-site, we plan to apply recycled asphalt millings throughout the parking and drive areas. Additionally, the property is located near the Eloy Municipal Airport, and any noise generated by our operations will be infrequent and significantly lower than the surrounding ambient noise levels from airport activity.*

**H. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood.**

*Response: The proposed use is consistent with surrounding properties and will not negatively impact nearby uses or property values. The property will be maintained in a clean, neat, and orderly condition. We take pride in our business and the appearance of our property, and we are committed to being a responsible and respectful neighbor. To further support this, we will install an opaque metal fence for security and visual screening, add desert-adapted landscaping and decorative rock along the front perimeter, and maintain the yard regularly. As a long-established local business, we value our role in the community. We will continue to operate in a way that supports and aligns with the area's standards and expectations.*

**I. Establishing the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.**

*Response: The proposed use will not hinder the development of the surrounding property. Our site improvements will be confined to our lot and designed to ensure compatibility with current and future developments within the same zoning district. This project supports the continued economic and service-based growth of the Eloy community.*

# 4650 N TUMBLEWEED RD DETENTION BASIN

40405010C  
UNDEVELOPED

40405010B  
UNDEVELOPED

40405010K  
UNDEVELOPED

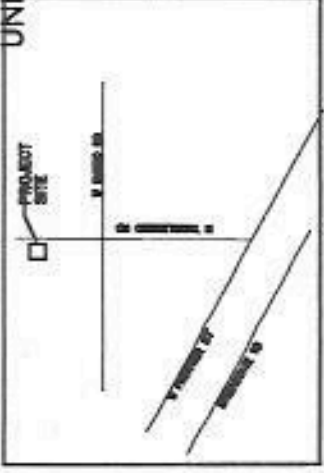
CONCRETE

RECYCLED ASPHALT SURFACE  
CONSTRUCTION YARD

40'x60' BUILDING

UNDEVELOPED  
EQUIPMENT  
PARKING

40405010N  
UNDEVELOPED



N TUMBLEWEED RD

## PROJECT DATA

NOTES: 1. ALL DIMENSIONS SHOWN ARE TO BE CONSIDERED AS APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

PROJECT: 4650 N TUMBLEWEED RD, AVONDALE, AZ  
OWNER: [REDACTED]  
ADDRESS: 4650 N TUMBLEWEED RD  
AVONDALE, AZ 85017  
DATE: 10/10/94  
SCALE: 1" = 100'

AREA: 4.5 AC  
PERMITS: [REDACTED]  
DESIGNER: [REDACTED]  
LAND USE GROUP: COMMERCIAL  
LAND USE CONSTRUCTION: [REDACTED]  
USE SPECIFIED: [REDACTED]  
EXISTING LAND USE: [REDACTED]  
EXISTING UTILITIES: [REDACTED]  
EXISTING STRUCTURES: [REDACTED]  
EXISTING SURFACE: [REDACTED]  
SCALE: 1" = 100'



CONTRACTOR SHALL CONTACT ARIZONA811 TO LOCATE ALL UNDERGROUND UTILITIES.

4650 N TUMBLEWEED RD RETENTION DRAINAGE  
OVERALL SITE PLAN  
SCALE: 1"=40'

DATE: 10/10/94

OCOTILLO ENGINEERING, LLC  
1007 W. WILSON, AVONDALE, AZ 85017

PROJECT NO: 4650-001

DATE: 10/10/94

SCALE: 1"=40'



| DATE | REVISION | BY | DESCRIPTION |
|------|----------|----|-------------|
|      |          |    |             |
|      |          |    |             |
|      |          |    |             |

# 4650 N TUMBLEWEED RD DETENTION BASIN

40405010C  
UNDEVELOPED

40405010B  
UNDEVELOPED

CONTAINER

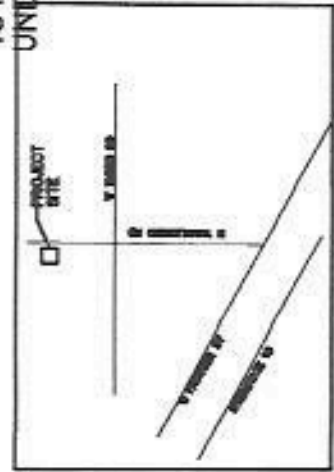
405010K  
DEVELOPED

RECYCLED ASPHALT SURFACE  
CONSTRUCTION YARD

407007 BUILDING

UNCOVERED  
EQUIPMENT  
PARKING

40405010N  
UNDEVELOPED



VICINITY MAP

N TUMBLEWEED RD

## PROJECT DATA

APPROXIMATE 1000 GPD RETENTION FACILITY TO BE CONSTRUCTED WITH PARKING AND YARDING AT 1/4 ACRE SCALE. THIS PROJECT, LOCATED IN N TUMBLEWEED RD, TOTAL AREA OF 1.00 ACRES WITH 1.00 ACRES OF IMPERVIOUS SURFACE.

**PROJECT OWNER, PROJECT NUMBER & ADDRESS**  
 OWNER: Samsky, Alan & Janet Kay  
 ADDRESS: 4650 N TUMBLEWEED RD  
 CITY: CLONING, AZ 85111

**BUILDING DATA**  
 TOTAL AREA: 1,200 SF  
 HEIGHT: 20 FT  
 SPECIAL USE: Storage Services Building

## SITE DATA

AREA: 46300 ± SF (1.04 AC)  
 PROPOSED: 1400 ± SF  
 ZONE: L-100 (LOW DENSITY RESIDENTIAL)  
 LAND-USE GROUP: COMMERCIAL  
 SERVICE CONSTRUCTION SERVICES  
 ADDRESS: 4650 N TUMBLEWEED RD  
 CITY: CLONING, AZ 85111  
 COUNTY: MARICOPA COUNTY  
 STATE: ARIZONA  
 SCALE: 1/4" = 10' ±  
 YEAR: 10/10/24



CONTRACTOR SHALL CONTACT ARIZONA811 TO LOCATE ALL UNDERGROUND UTILITIES.

4650 N TUMBLEWEED RD RETENTION DRAINAGE  
**OVERALL SITE PLAN**  
 SCALE: 1/4" = 10' ±  
 DATE: 10/10/24  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO: 27  
 SHEET NO: 0  
 TOTAL SHEETS: 1/4

**OCOTILLO ENGINEERING, LLC**  
 1000 N. GILBERT AVENUE, SUITE 100  
 MESA, AZ 85204  
 (480) 944-1111



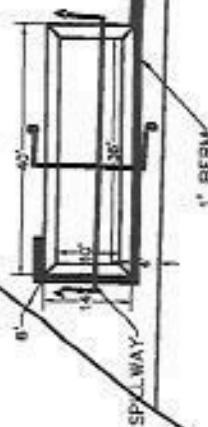
| REV NO | DESCRIPTION | DATE | BY | CHECKED |
|--------|-------------|------|----|---------|
|        |             |      |    |         |
|        |             |      |    |         |
|        |             |      |    |         |

405010K  
DEVELOPED

CONTAINER

SHEET FOR  
SOUTHWEST

UNCONV  
EQUIP



40405010N  
UNDEVELOPED

PRE DEVELOPMENT PEAK DISCHARGE 100 YEAR  
Q=4.3 CFS TOTAL VOLUME 0.123 AC-FT  
POST DEVELOPMENT PEAK DISCHARGE 100 YEAR  
Q=4.7 CFS TOTAL VOLUME 0.132 AC-FT  
POST AND PRE DEVELOPMENT PEAK DISCHARGE VOLUME  
DIFFERENCE  
Q=0.4 CFS  
Q=0.4 CFS  
DETECTION STORAGE VOLUME CALCULATIONS  
V=0.09 AC-FT  
V=322.03 GFT  
V=2332.4 GAL  
DETECTION DIMENSIONS  
TOP LENGTH=40"  
BOTTOM LENGTH=36"  
TOP WIDTH=14"  
BOTTOM WIDTH=10"  
DEPTH=1"  
TOTAL VOLUME 497.3 GFT MEETS DETENTION  
REQUIREMENTS

| HOUR | total detention<br>basin depth<br>(ft) | inches lost per hour | depth | TOTAL |
|------|--|----------------------|-------|-------|
| 1    | 10.5                                   |                      | 2.4   | 8.1   |
| 2    | 8.1                                    |                      | 2.4   | 5.7   |
| 3    | 5.7                                    |                      | 2.4   | 3.3   |
| 4    | 3.3                                    |                      | 2.4   | 0.9   |
| 5    | 0.9                                    |                      | 2.4   | -1.5  |

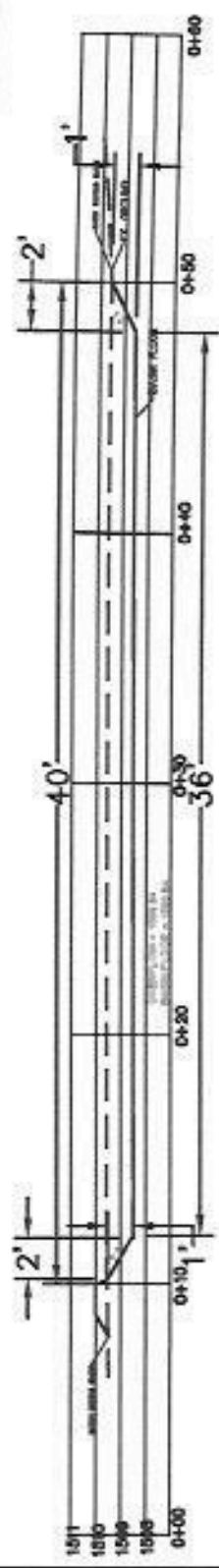


4850 N YUMBLEWOOD RD RETENTION DRAINAGE  
OCOTILLO  
ENGINEERING,  
LLC  
1000  
DATE: 9/8/24  
BY: J.M.F.  
CHECKED: J.M.F.  
SCALE: 0' = 8' / 4'

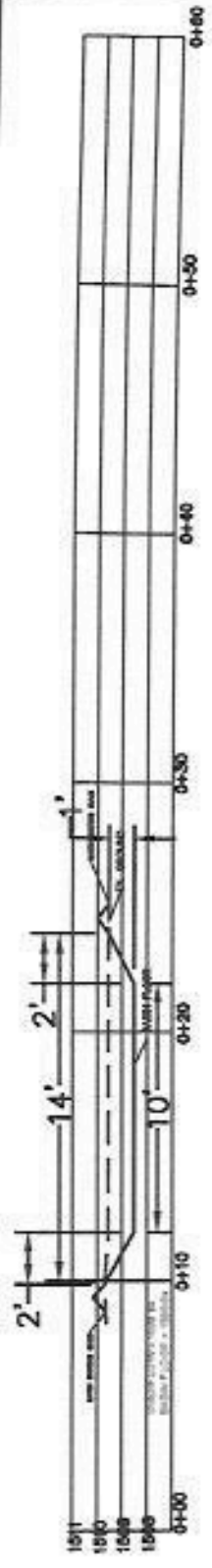
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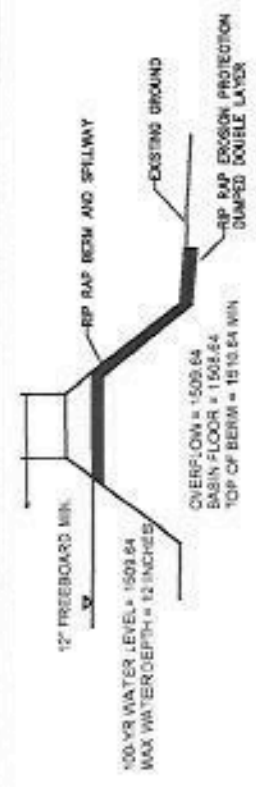
|     |    |           |      |    |         |
|-----|----|-----------|------|----|---------|
| REV | NO | REVISIONS | DATE | BY | CHECKED |
|     |    |           |      |    |         |
|     |    |           |      |    |         |



**A-A SECTION DETENTION**  
SCALE 1"=10'H, 1"=1'V



**B-B SECTION DETENTION**  
SCALE 1"=10'H, 1"=1'V



**BASIN C BERM AND SPILLWAY PROFILE**

4650 N TUMBLEWEED RD RETENTION DRAINAGE SYSTEM PROFILE

**OCOTILLO ENGINEERING, LLC**  
 1100 W. WINDY BLDG. SUITE 200  
 TUCSON, AZ 85705  
 TEL: 520.733.8888 FAX: 520.733.8889  
 WWW.OCOTILLOENGINEERING.COM

|             |          |
|-------------|----------|
| DATE        | 12/15/24 |
| PROJECT NO. | 27       |
| SCALE       | AS SHOWN |
| DATE        | 0        |
| BY          | 0        |
| CHECKED     | 3/4      |

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**To:** City of Eloy  
**From:** Desert Septic

**Case No.** CUP2025-005  
**Date:** July 16, 2025

**Subject:** Neighborhood Meeting Summary – Conditional Use Permit Application

This memo provides a summary of the neighborhood meeting held in relation to our Conditional Use Permit application.

Notification letters were sent on **June 30, 2025**, to the following property owners:

- Hill, Lawrence E. & Lillian A.
- Toltec Airpark LLC
- LLSS LLC
- Vroom, David H. & Marsha L., Trustees
- Dalcor Real Estate LLC
- Warder, James & Eleanor M.
- Hangar of Toys Wings LLC
- Drop Inn Motel & RV Park LLC
- City of Eloy

The neighborhood meeting took place on **July 15, 2025**, at **3:00 PM** in the **Eloy Community Room**, located at:  
**595 C Street, Suite 102, Eloy, AZ 85131.**

**No members of the public attended the meeting.**

Sincerely,  
George Allen  
Desert Septic

**Conditions of Approval for Conditional Use Permit:**

**Case No. CUP2025-005**

**Desert Septic**

These stipulations are in order to protect the public health, safety, and welfare of the City of Eloy.

**SITE DEVELOPMENT**

1. **OUTDOOR STORAGE.** Outdoor Storage shall be screened from view by an opaque fence or concrete/masonry block wall that is no less than six feet (6'), but no more than eight feet (8') in height.
2. **PAVED DRIVE AISLE AND PARKING.** All drive aisles and parking shall be paved with a material approved by the Zoning Administrator.
3. **SURFACE TREATMENT.** All outdoor storage shall be covered with a minimum of two inches of decomposed granite, recycled asphalt millings, or other dust control surface material approved by the Zoning Administrator.
4. **PLAT.** The property owner shall receive approval of a final plat from the City Council to combine the properties (4650 N Tumbleweed Rd and 4712 N Tumbleweed Rd) as one lot before the construction of an opaque fence or concrete/masonry block wall. With the plat, the property owner shall dedicate the west North Tumbleweed Rd right-of-way in the locations specified by the City Engineer, or designee.
5. **GATE VEHICLE ENTRIES.** All Gated Vehicle Entries shall be setback a minimum of 30 feet from the curb location based on the City of Eloy street cross section for N Tumbleweed Rd as determined by the City Engineer, or designee.
6. **FRONT SETBACK – TUMBLEWEED RD** An opaque fence or concrete/masonry block wall along N. Tumbleweed Rd shall be set back a minimum of 15 feet from the property line established by the right-of-way dedications.
7. **MODIFICATIONS.** Any significant changes or modifications to the subject CUP shall be reviewed and processed in accordance with the procedures outlined in the Eloy Zoning Ordinance, as amended from time to time. The Zoning Administrator or designee may administratively approve minor amendments and will determine the difference between major and minor amendments.
8. **SCREENING.** The Property Owner/Developer shall submit and receive the Zoning Administrator or designee's approval for the Site Plan prior to submitting the construction documents and constructing an opaque fence or concrete/masonry block wall for any part of the subject property.
9. **CONDITIONAL USE PERMITTED.** The Conditional Use Permit (Case No. CUP2025-001) shall be considered in use and used upon City Council approval of the permit, unless revoked or the property is rezoned.