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# **TUP Application**

**Town of Sahuarita**  
**Planning & Building Department**  
 375 W. Sahuarita Center Way  
 Sahuarita, Arizona 85629  
 Phone: 520-822-8855 Fax: 520-822-8876



**TEMPORARY USE APPLICATION**

**Job Address:**

18701 S. OLD NOGALES Hwy

**Permit Use:**

HOT MIX ASPHALT PLANT

**Zoning:**

RU

**Assessor's Parcel No.:**

303-67-002H

**Anticipated Dates of Operation (Maximum 1 year):**

1-1-2021 — 1-1-2022

**Proposed Hours of Operation:**

12 hours per DAY 7 DAYS PER WK

**Property Owner:**

VULCAN LANDS, INC.

**Owner's Address:**

2526 E. UNIVERSITY DR,

**City, Zip Code:**

PHOENIX, AZ 85034

**Phone #:**

602-254-8465

**Email Address:**

Perrines@vmcmail.com

**Applicant/Agent:**

FNF CONSTRUCTION, INC.

**Address:**

115 S. 48th St.

**City/Zip Code:**

Tempe, AZ 85281

**Phone #:**

480-929-6733 <sup>cell</sup> 602-619-0588

**Email address:**

TRESSIA@FNFINC.COM

Application is hereby made to the Planning and Building Department for permit subject to the conditions and restrictions set forth on this application. I hereby certify that I have read and examined this permit application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other Federal, State, County, or Town laws regarding construction of the performance of construction.

**Signature of Applicant/Agent:**

Tressia Contreras

**Date:**

5-21-20

**Check Attached Documents:**

- Site Plan
- Proof of authorization from owner for use of property
- Letter of authorization for agent
- Legal description of property
- Narrative
- Fee: \$275

# Site Plan

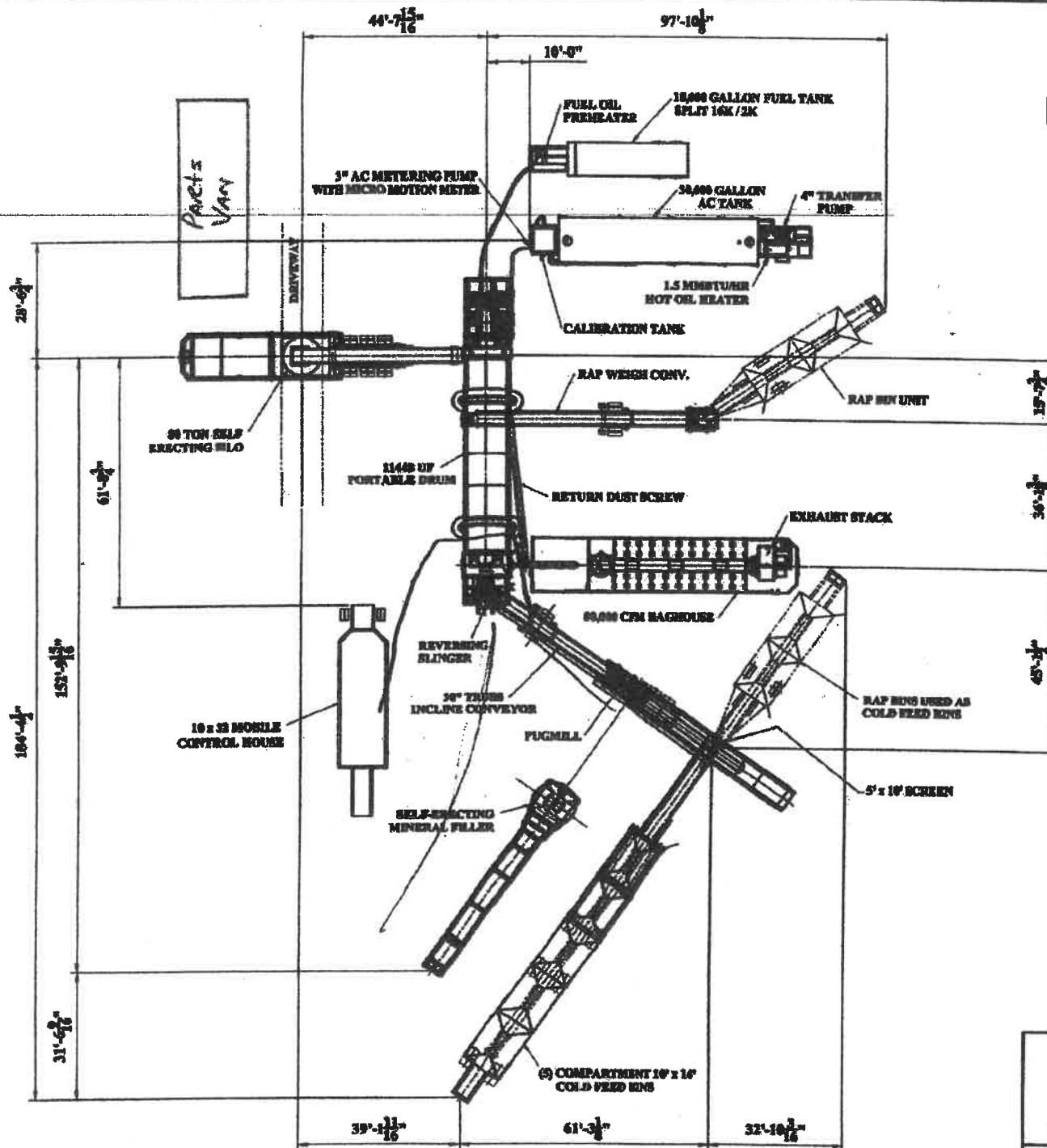
# FNF TUP SITE PLAN



**TEMPORARY USE PERMIT  
SITE PLAN  
FNF CONSTRUCTION INC.  
115 S. 48TH STREET  
TEMPE, AZ 85281**

**OWNER: VULCAN  
MATERIALS COMPANY  
PARCEL NUMBER:  
303-67-002H  
NW 1/4 SEC 31 T17S R14E**

FNF Construction Inc.  
Hot Plant Area  
"Detail A"



**ALMIX**  
Engineering

FOR SPECIFICATIONS: Almix 11448 UF Mobile Drum Plant  
 DRAWING NO: FNF  
 DATE: 11/10/10

## **Letter of Authorization**



Town of Sahuarita  
375 W. Sahuarita Center Way  
Sahuarita, AZ 85629

Attention: Planning & Building Department

Reference: Temporary Use Permit (TUP)

Subject: Letter of Authorization

Gentlemen,

Per the Code Requirements of the Town of Sahuarita, FNF Construction, Inc. (FNF) will be submitting a Temporary Use Permit application to operate a Hot Mix Asphalt Plant on property owned by Vulcan Lands, Inc. (Vulcan). As owner of the property at 18701 South Old Nogales Highway (the "Property"), Vulcan has granted permission to FNF Construction, Inc., to erect and operate a portable hot mix asphalt plant on the Property for the purpose of supplying asphalt to [PROJECT DESCRIPTION] and to upcoming nearby road construction projects. The permission to be granted to FNF would be for one year, with a possible extension depending on market demands in the area.

We hope this document meets the TUP application requirements. If additional information is needed please contact me at 480.298.1377 or e-mail [perrines@vmcmail.com](mailto:perrines@vmcmail.com)

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Perrine". The signature is written in a cursive style and is enclosed in a light blue rectangular box.

Scott Perrine  
Area Sales Manager  
Mountain West Division



## **Legal Description of the Property**



## Pima County Geographic Information Systems

### Parcel 303-67-002H

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address	Legal description
303-67-002H VULCAN LANDS INC 1200 URBAN CENTER DR VESTAVIA AL 35242-2545	NW4 LYG ELY OF RR EXC TUC-NOGALES HWY 129.58 AC SEC 31-17-14

#### Situs (property) address

[\(About situs addresses\)](#)

Street Address	Jurisdiction	Postal City	Zip Code	
18701 S OLD NOGALES HY	SAHUARITA	GREEN VALLEY	<a href="#">85614</a>	<input type="button" value="ZIP+4 Lookup"/>

#### Information for this parcel

- **For Assessor parcel details**, copy and paste Parcel ID **30367002H** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurer's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
  - [Recorded Document](#) for Sequence Number 20151240093.
  - [Voter Precinct and Districts](#)
- A **Subdivision Plat Map** is not available here because the GIS parcel record does not have subdivision Book/Page or Sequence numbers. The parcel may have an associated subdivision Book/Page or Sequence number that isn't documented here. See "Subdivision" in the "[Development](#)" [GIS overlay details group](#) results. As another option, the parcel legal description above may have a subdivision name you can search for in [Subdivision Final Plats](#).
- Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
  - [Permit Database Search](#)
  - [Historical Permit Cards](#) - Prior to about 1998
- City of Tucson Development Activity Records are not available because the parcel is not in the City of Tucson.
- [Section Information and Maps](#) for Township 17S, Range 14E, Section 31.  
This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.

- **Floodplain Information** from the [Pima County Regional Flood Control District](#)
  - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
  - Town of Sahuarita jurisdiction. Call (520) 399-3339.

**Over 100 parcel details from GIS overlay analysis**

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).






<a href="#">Airports</a> <a href="#">Associations</a> <a href="#">Census</a> <a href="#">Comprehensive Plan-Pima Prospers</a> <a href="#">Development</a> <a href="#">Floodplain-Defined by Pima County RFCD</a> <a href="#">Floodplain-FEMA</a> <a href="#">Governmental Districts and Areas</a>	<a href="#">Grids</a> <a href="#">Incentive Zones</a> <a href="#">Jurisdictions</a> <a href="#">Landscape Classifications</a> <a href="#">Miscellaneous</a> <a href="#">Other Regulatory Areas</a> <a href="#">PC Gov. Property Rights</a> <a href="#">Public Safety</a>	<a href="#">Schools</a> <a href="#">Sonoran Desert Conservation Plan</a> <a href="#">Transportation</a> <a href="#">Utilities</a> <a href="#">Zoning</a>
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**Parcel GIS geometry details**

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

<b>Parcel centroid coordinates</b>	Approximately 31.910295 degrees latitude, -110.956152 degrees longitude.
<b>Parcel area</b>	<p><b>This is only an estimate from GIS data.</b>                  The Subdivision Plat Map, if any, may also specify parcel area. See <a href="#">Finding Parcel Areas</a>.</p> <hr/> Approximately 129.10 acres or 5,623,723 square feet.

**Zoom to maps of the parcel's area**

<p><b>PimaMaps</b></p> <ul style="list-style-type: none"> <li>◦ <a href="#">Main map</a></li> <li>◦ <a href="#">Survey map</a></li> </ul> <p><small>Autodesk</small>  <b>MapGuide</b></p> <ul style="list-style-type: none"> <li>◦ <a href="#">Main map</a></li> <li>◦ <a href="#">Orthophoto map</a></li> </ul> <p><b>City of Tucson</b></p> <ul style="list-style-type: none"> <li>◦ <a href="#">MapTucson</a></li> </ul>	<p><b>Oblique Aerial Photos</b></p> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <p> <b>Pictometry Photos</b>  <small>INTELLIGENT IMAGES</small></p> <p><a href="#">(Legacy Internet Explorer Viewer)</a>  <a href="#">Learn more</a></p> <p> <a href="#">Bing Maps Photos</a></p>	<p> <a href="#">Area Map</a></p> <p> <a href="#">Area Map</a></p> <p> <a href="#">Area Map</a></p>
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# **Compliance Statement and Project Narrative**

May 21, 2020

Town of Sahuarita  
Planning and Building Department  
375 W. Sahuarita Way  
Sahuarita, Arizona 85629

Reference: Temporary Use Permit

Subject: FNF Construction, Inc. Compliance Statement - Narrative

Gentlemen:

FNF Construction, Inc. (FNF) is pursuing a Temporary Use Permit (TUP) to stage a Hot Mix Asphalt Plant (HMAP) at an existing mine site along Old Nogales Highway in Sahuarita. The mine is owned by Vulcan Material Company and is an active sand and gravel producing mine site. Upon approval of the TUP, FNF would operate the HMAP at the premises under a lease agreement with Vulcan Material Company. The TUP would allow the Hot Mix Asphalt Plant to produce mixed asphalt for ADOT and municipal roadway projects in the area.

As part of the TUP application submittal, FNF will address the 5 Standards listed on the TUP application.

**1. Is of a true temporary nature?**

The purposed term for the TUP is one year, January – December 2021. Depending on market demands and production, there is a possibility that the applicant may ask for an extension near the end of the term.

The HMAP is a temporary operation utilizing portable equipment that consists of approximately 20 semi loads. A brief overview of the HMAP operation is described below:

After the HMAP equipment is set up and calibrated, aggregate (sand and gravel) materials from onsite stockpiles are loaded into the aggregate bin feeder with a front-end loader. The aggregate is then conveyed to a screen and blended. Emissions are controlled with a water spray on the scalping screen. From the screen the aggregate feed is conveyed into the drum dryer. The aggregates are heated, dried and passed through the mixing zone where asphalt, recycled asphalt pavement, and aggregate fines recovered from the baghouse are added.

The HMAP includes above-ground portable storage tanks for diesel fuel, heated asphalt, fuel oil, and asphalt rubber mixture. These tanks are filled as needed by deliveries in contained oil tankers. All of these above-ground tanks are placed in bermed, polyethylene lined earthen impoundments with a minimum capacity of 150 percent of the tank's capacity to assure that the impervious lining remains securely in place for the duration of the HMAP operation.

**2. Does not involve the erection of a substantial building?**

FNF's HMAP is completely portable, therefore erecting substantial buildings will not be required. Once the equipment has been removed from the site no evidence will be left showing that the HMAP was



ever on site. The HMAP and associated equipment will be located down in a previously excavated area of the pit which is roughly 60' below the surrounding natural elevation. It is likely that the plant will not be visible from off the property. The closest known occupied structure is located at least 3,960' from the purposed HMAP area.

**3. Will not cause injury to or adversely affect the rights of adjacent property owners or residents?**

The HMAP will be located within an existing mine site where access and safety controls have previously been put in place. FNF has an ADEQ General Asphalt Mixing Plant Air Quality permit and we will operate in compliance with the requirements of the permit. Our ADEQ Stormwater permit will ensure that stormwater will be controlled and will not leave the property. Fugitive dust emissions will be controlled with adequate application of water to all dust generating locations. These safety and environmental controls will assist in ensuring the safety and wellbeing of the adjacent property owners and residents.

**4. Is in harmony with the general intent and purposes of the Sahuarita Town Code?**

The premises is zoned RH (Rural Homestead). The temporary use of an asphalt plant is expressly authorized as a permitted conditional use under section 18.13.030(B)(23) of the Town of Sahuarita zoning code. As set forth herein and in the other documents submitted with FNF's application, FNF's operations at the premises will meet the minimum setback requirements, and FNF will establish and use controls to minimize the generation of dust.

Per ADOT requirements asphalt production will mostly be done during night time operations. Truck traffic associated with night time operations will be less of an impact on commuting residents and businesses. A daily truck trip count of 155 trips is estimated at maximum production.

**5. FNF's operations will comply with Arizona State Laws and Town of Sahuarita ordinances.**

FNF will operate the HMAP under ADEQ Air Quality permit and ADEQ Stormwater permit requirements. Operations will be in compliance with MSHA and the Arizona State Mine Inspector rules. Town of Sahuarita sales tax will be paid and Town Ordinances will be followed.

We hope this compliance document meets with your approval. If additional information is required, please contact me at 480-929-6733 or [tressia@fnfinc.com](mailto:tressia@fnfinc.com)

Sincerely,  
FNF CONSTRUCTION, INC.

A handwritten signature in black ink that reads "Tressia Contreras". The signature is written in a cursive, flowing style.

Tressia Contreras  
Environmental Manager

# Fee/Payment

Fees paid by check.