



BURCH & CRACCHIOLO

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January 31, 2017

RE: **Fusaro Land Reclamation Project**  
Notice of Application for Special Use Permit and Neighborhood Meeting  
SWC of 158<sup>th</sup> Avenue and Roosevelt Street

Dear Neighbor:

On behalf of Fusaro, LLC ("Fusaro"), with respect to the approximately 29.4 acres of property located at the southwest corner of 158<sup>th</sup> Avenue and Roosevelt Street, we have filed an application with the City of Goodyear for a Special Use Permit to allow Fusaro to clean up, continue and complete the existing Land Reclamation Project on the Site. An aerial map of the Site is enclosed with this letter.

### **Overview and Purpose**

Fusaro desires to continue and complete the existing Land Reclamation Project, which was an effort to fill an existing excavated pit with excess material hauled off from construction sites around the Valley. There will be no domestic waste permitted at this Site and illegal dumping will not be allowed. The ultimate goal of Fusaro's Land Reclamation Project is to clean up and make the existing unsightly pit go away and reclaim the property for a future use that will be compatible with the surrounding area.

The existing pit was originally excavated during the construction of I-10 many years ago. The Site was used as a borrow pit for I-10 freeway construction. As you know by looking at it every day, there are currently large piles of concrete and other construction debris that were dumped on the Site before Fusaro acquired the property. Fusaro will complete what was started many years ago.

### **Preliminary Site Plan**

Fusaro will continue to operate the Site similar to its historical layout. A Preliminary Site Plan showing the circulation route, construction trailer and other features of the Site is enclosed with this letter. Trucks carrying construction debris and other inert fill materials suitable for this type of project will enter the Site at the northeast corner through a gated entrance and check in at a small construction trailer. After checking in at the construction trailer, the trucks will proceed through the pit, looping around and exiting at the same location as where the trucks enter. The Site will be screened by a screen fence located along the perimeter of the Site. In order to provide better screening than a standard chain link fence, Fusaro will install a fence with slats to screen the operation from outside views.



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## **Management Plan and Operations**

The Land Reclamation Project will consist of local construction companies importing construction overburden materials (i.e. excess dirt, concrete, rock, asphalt, etc.) to the Site. Using the proper equipment, Fusaro will fill, compact, and grade the property to reclaim it for a future use. During this process Fusaro will work closely with engineers and geotechnical advisors to insure proper standards and compaction levels.

The material that will be hauled to and disposed of includes inert, non-hazardous construction demolition and other materials, such as clean dirt from local site excavations. The Site will comply with all Maricopa County dust control permitting and operational requirements. The estimated fill rate is 200,000 cubic yards per year. The fill material will be leveled weekly using a bulldozer or heavy front end loader. This limited leveling will occur only during the hours of business operation which will be 7am to 6pm.

When the Land Reclamation Project reaches final elevation, it will be closed out by performing final topographical studies and creating a final drainage plan. We will work closely with City Staff during the closing process to ensure optimum engineering best practices.

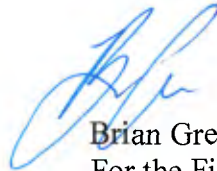
**NEIGHBORHOOD MEETING** -- The City of Goodyear will be sending you a post card / letter soon that will indicate the time and place for a neighborhood meeting to discuss Fusaro's Land Reclamation Project. The Neighborhood Meeting will be held:

**6:00 p.m. on Wednesday, March 1, 2017  
Goodyear Municipal Complex  
Building D, Conference Rooms 101 A&B  
14455 West Van Buren Street  
Goodyear, Arizona**

Fusaro's reclamation plan will turn an unsightly prior ADOT borrow pit into a useable property. If you have any questions or require any additional information, please contact Ricki Horowitz (602-234-8728) or me.

Thank you.

Very truly yours,  
**BURCH & CRACCHIOLO, P.A.**



**Brian Greathouse**  
For the Firm

BDG:jc

cc: Karen Craver, City of Goodyear  
James Rinehart, Fusaro  
Ricki Horowitz, B&C



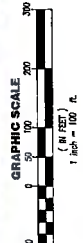
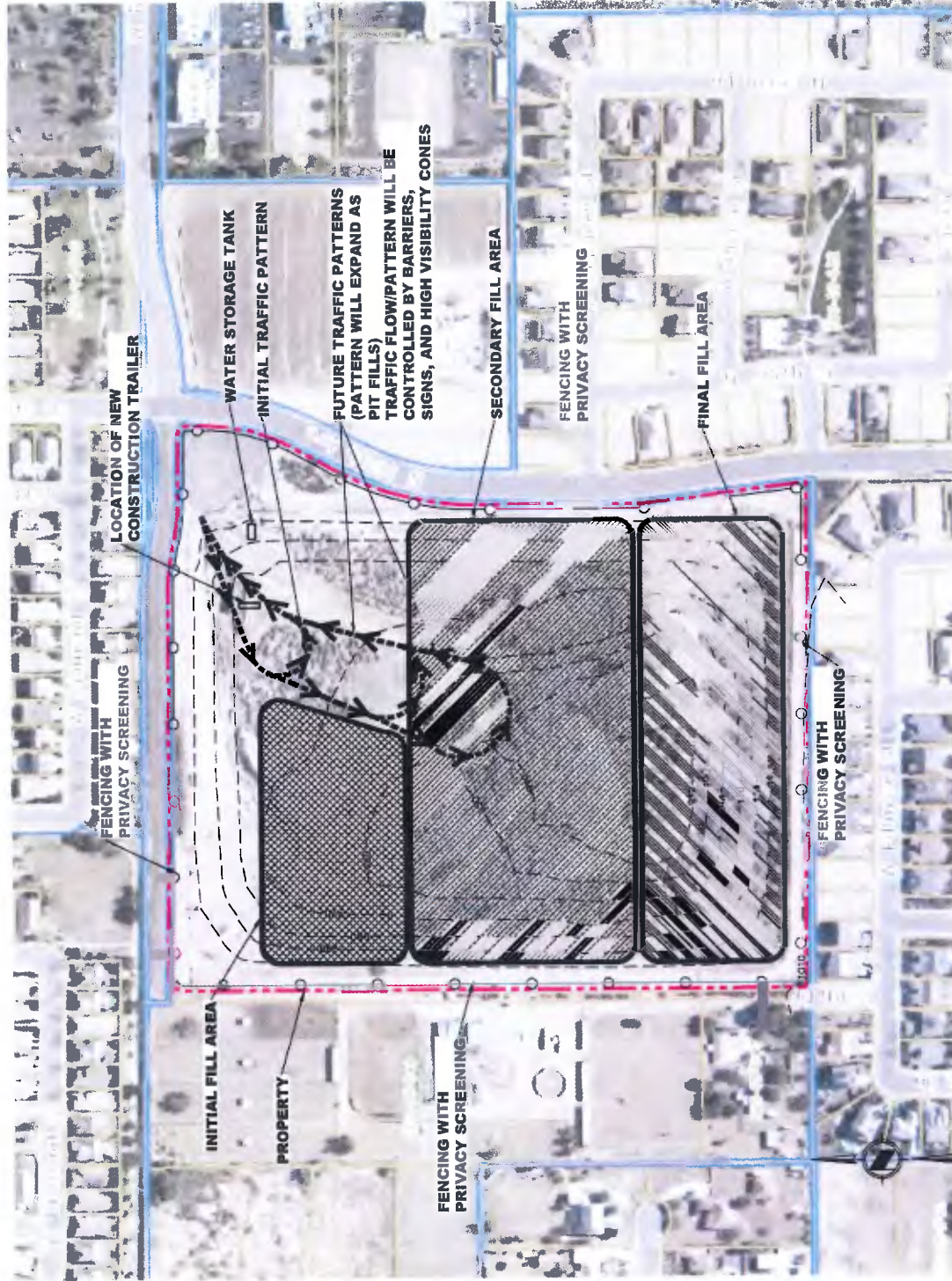


SITE





# **PRELIMINARY SITE PLAN** **FASARO LAND RECLAMATION** **SWC OF W. ROOSEVELT ST. & N. 158TH AVE, GOODYEAR, AZ**



VICINITY MAP

**CIVIL ENGINEER**  
 TTG ENGINEERS  
 4300 N. MILLER ROAD, SUITE 122  
 SCOTTSDALE, AZ 85253  
 PHONE: 602-371-1873  
 FAX: 602-371-0875  
 CONTACT: MIKE JACKSON

**OWNER**  
 FUSARO LLC  
 15830 W. ROOSEVELT ST.  
 GOODYEAR, AZ 85338  
 PHONE: XXX-XXX-XXXX  
 CONTACT: JUANES RINCHART AND DONN E PETERS

**APN & ADDRESS**  
 15830 W. ROOSEVELT ST.  
 GOODYEAR, AZ 85338  
 APN #500-05-372

**SITE AREA**  
 1,280,877 S.F. - 29.404 AC.

**PROJECT DATA**  
 15830 W. ROOSEVELT ST.  
 GOODYEAR, AZ 85338  
 APN #500-05-372

**PROJECT DATA**  
 SITE AREA (GROSS-NET): 1,280,877 SF  
 GENERAL PLAN LAND USE: NEIGHBORHOOD  
 OVERLAY DISTRICT: 158  
 LOT COVERED: 150 SQ FT CONSTRUCTION TRAILER WATER TANK  
 201%  
 13'-6"  
 TRAILER  
 BUILDING HEIGHT: 10'-0"  
 CONSTRUCTION TYPE: NEIGHBORHOOD  
 AUTOMATIC FIRE SPRINKLER: 5 SPACES  
 TOTAL PARKING REQUIRED: 9 SPACES  
 TOTAL PARKING PROVIDED: 1 SPACES  
 ACCESSIBLE REQUIRED: 1 SPACES  
 ACCESSIBLE PROVIDED: NONE  
 LANDSCAPE PROVIDED: NONE



DATE: OCTOBER, 2016  
 SCALE: 1/4" = 100'

C2.0

FUSARO LAND RECLAMATION  
 SWC OF W. ROOSEVELT ST. & N. 158TH AVE, GOODYEAR, AZ  
 SITE PLAN



DATE: 10/19/2016