

**Golden Mesa North Phase II  
Grading & Drainage Improvements  
WSUP21-0011**

**Board of Adjustments Presentation  
6/3/21**



# Project Location

Portion of APN 552-050-01

16.6+/- acres of a 99.5+/- acre parcel

North of Indian Lane, West of Rain Dance Way



# Approved Tentative Map – Lot Layout



# Project Request

Special use permit to allow for a Restricted Market Temporary Aggregate Facility on 16.6+/- acres of land and for excavation of approximately 53,000 CY of material and the export of approximately 45,000 CY of earthen material to the site of the Golden Mesa Phase 1 subdivision (Case Number WTM16-002) which is located to the south of the subject site.

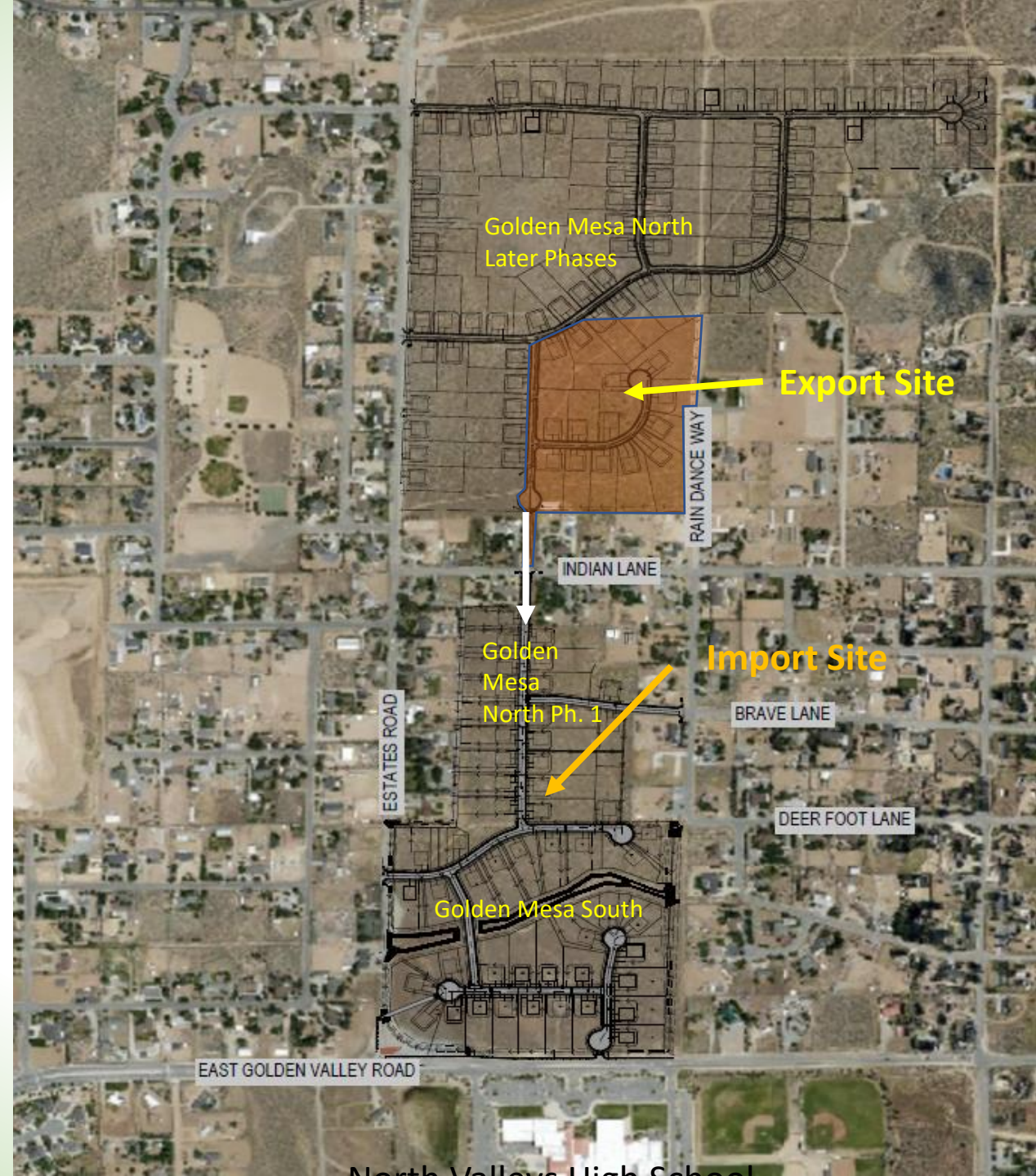
Drainage Improvements will help to minimize current, uncontrolled flood waters that run toward the south and southwest – benefitting residents on Indian and Estates Drives

Minimized Number of Trucks utilizing areas streets to haul needed material to import site (reduces VMT).

Minimizes number of construction trucks needed to go by school zone (public safety)

# Earth Movement Export and Import Sites

Distance from export to import site is  
+/- 700 feet with one crossing of an existing  
Public roadway (Indian Lane)



# Earth Movement

## Alternative Routes – Direct Impact Comparison

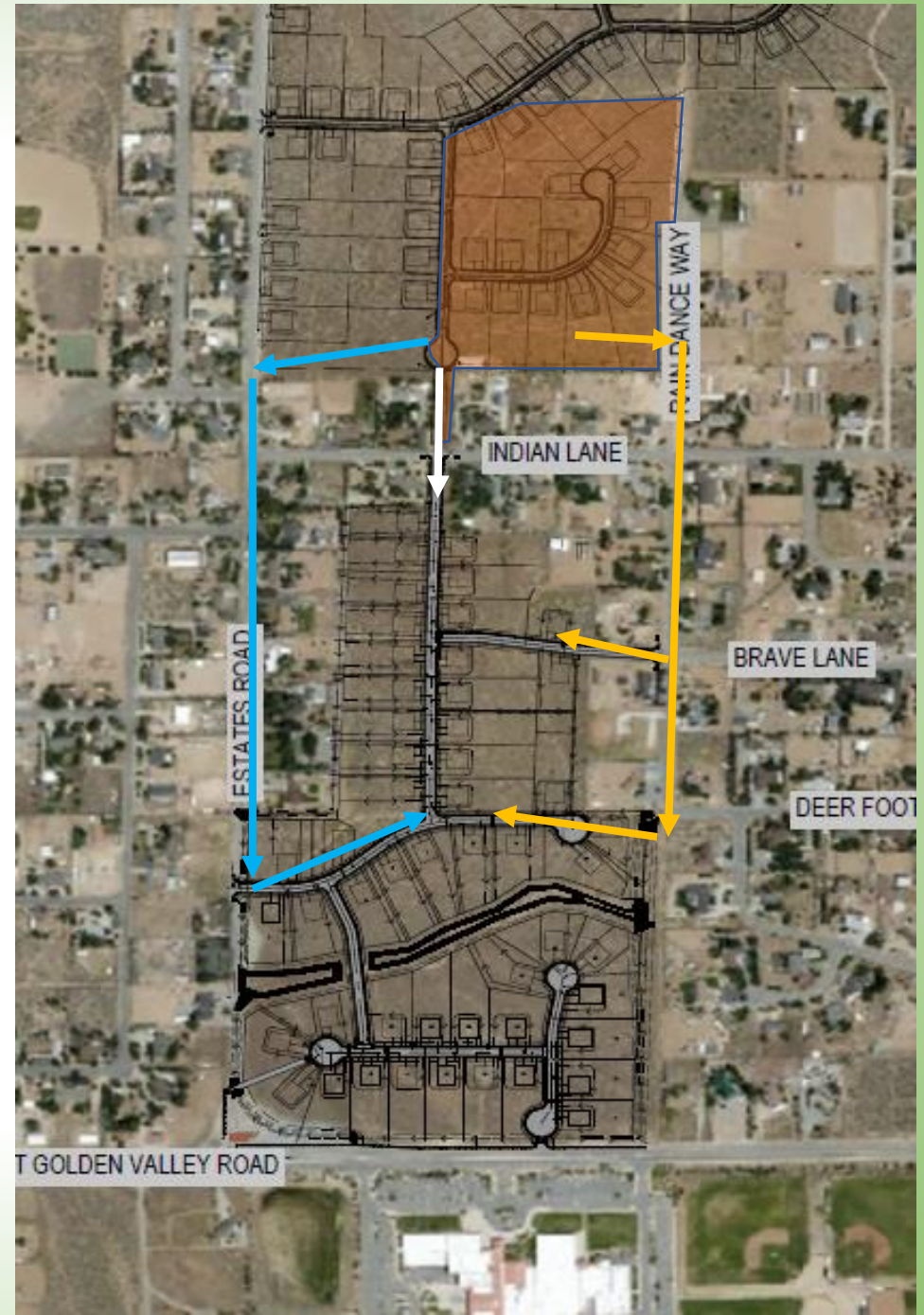
Proposed Construction Haul Route – 4 home impact



Estates Road Construction Haul Route – 22 home impact

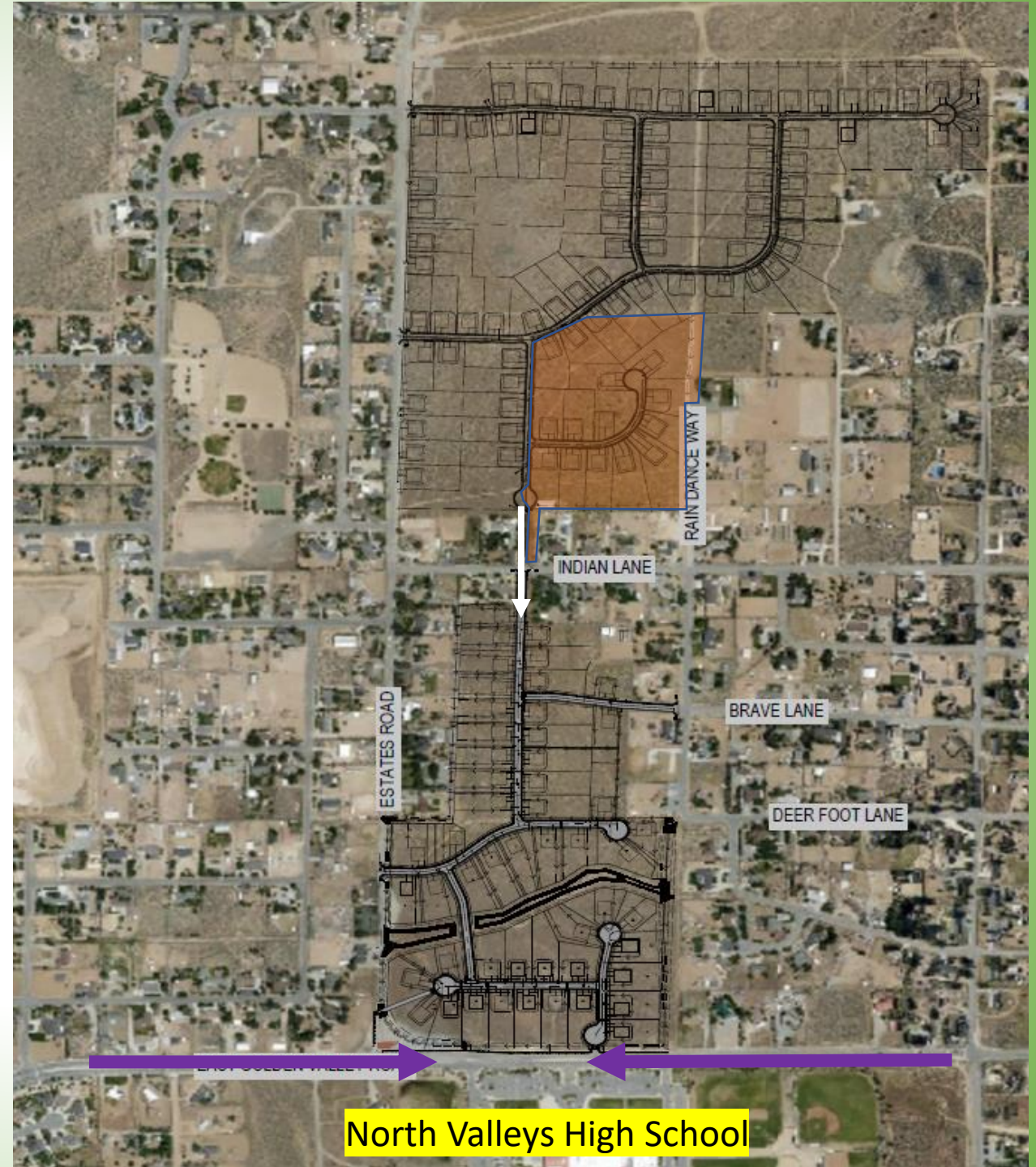


Estates Road Construction Haul Route – 11 or 15 home impact



# Earth Movement

## Larger Community Impact



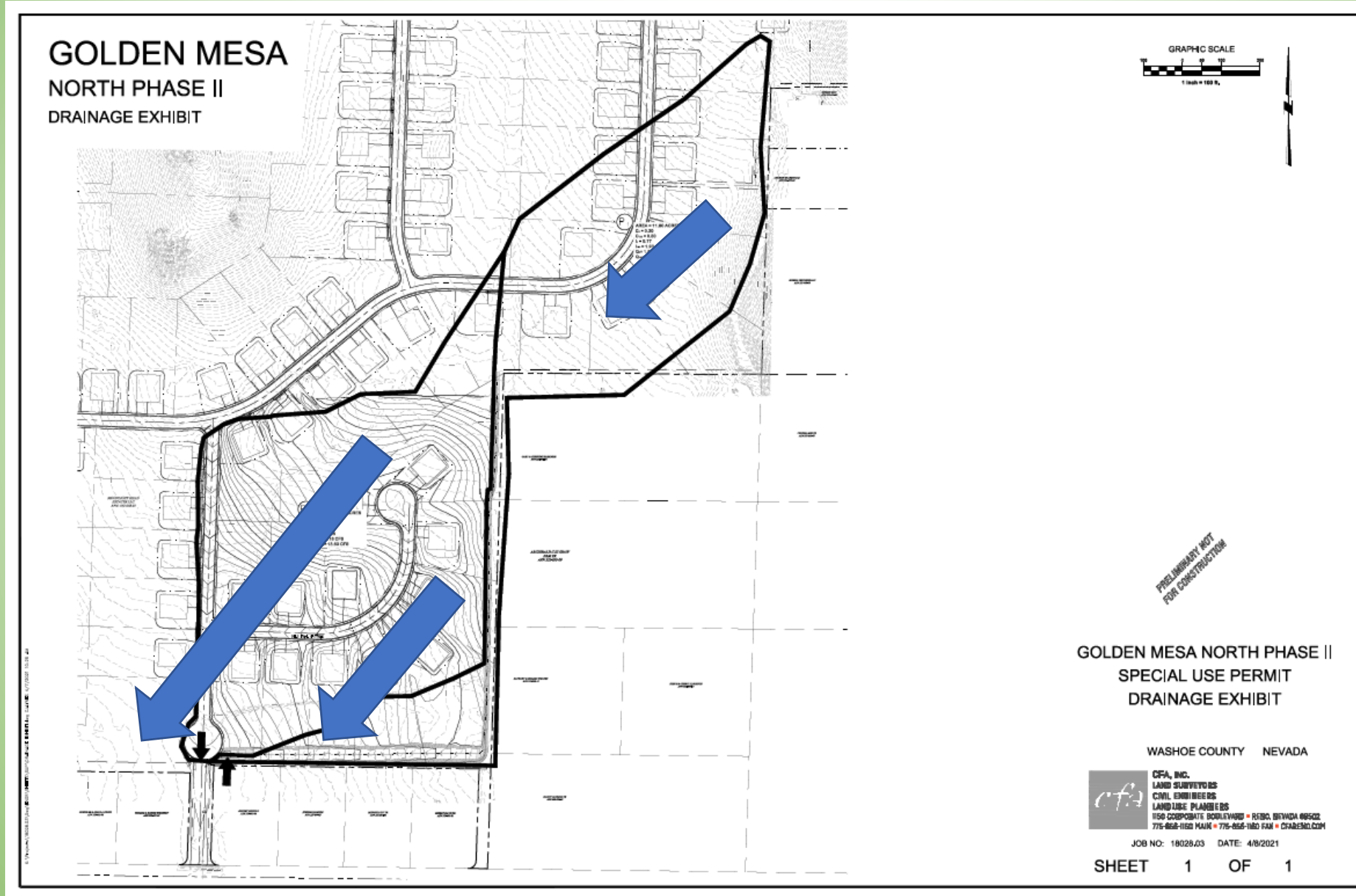
# Earth Movement

## Same Rights-of-Way Widths





# Drainage Exhibit (Existing Flows)



# Existing Site Photos

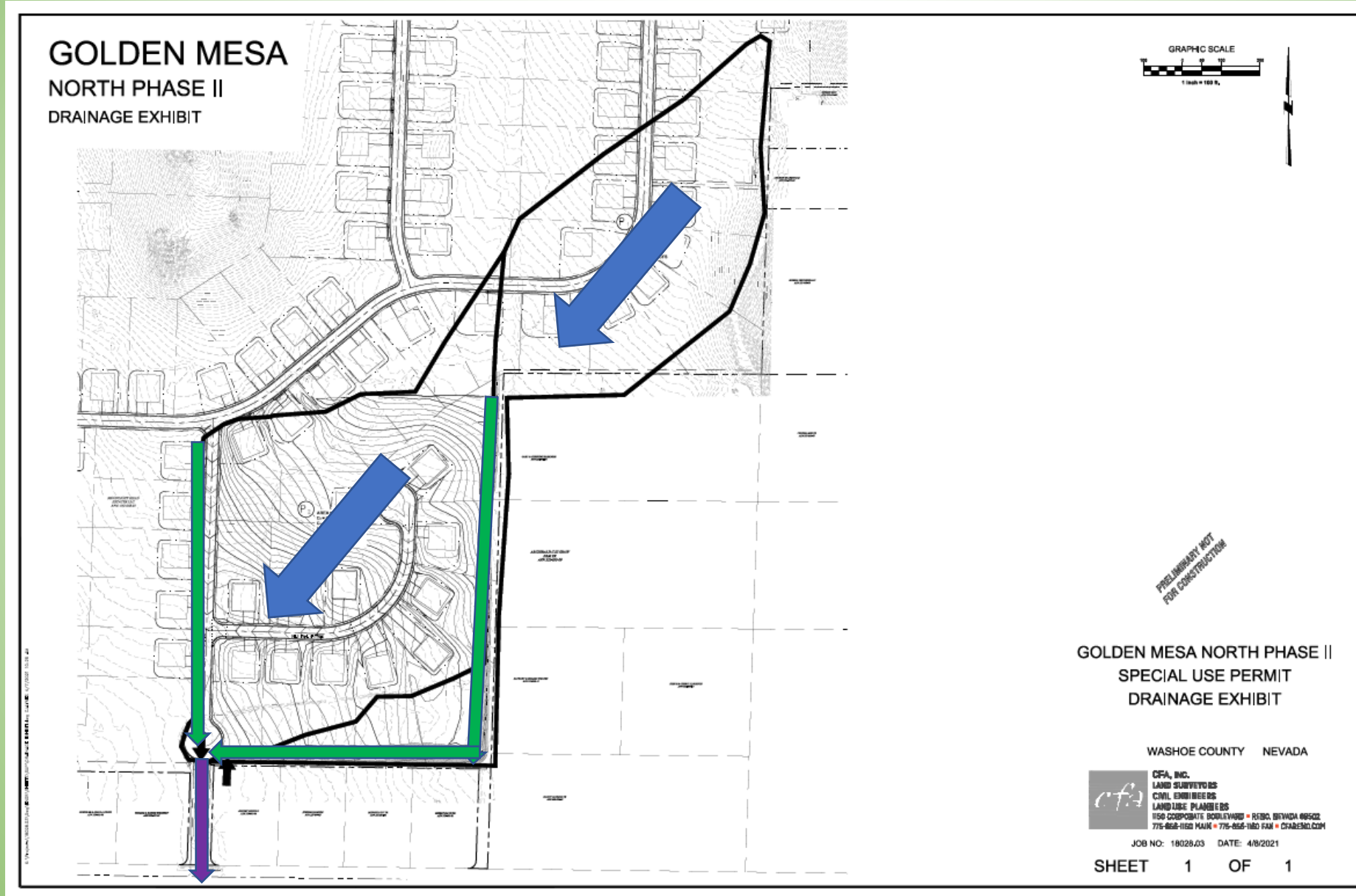


View of the site from the SE corner of the development site – view to the NW along Rain Dance Way



Photo of existing nature create drainage crossing property from NE to SW

# Drainage Exhibit Proposed





**We are in agreement with staff's analysis and recommendation of approval for the project request. We believe, as does staff that all of the legal findings can be made for the request.**

**Questions?**



# Legal Findings Review

# Tentative Map Layout with Detention Basin Identified

