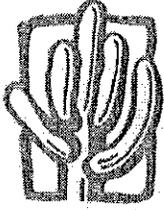


*Additional Conditions
Handout to P42 Commission from Staff 7-29-15*

14. All saguaros 14 feet in height or less and all ironwood trees meeting the transplanting criteria of the Zoning Code Chapter 18.72 Native Plant Preservation Ordinance and the Native Plant Preservation Manual shall be preserved in place or salvaged and transplanted on-site where practicable. For saguaros and ironwood trees that cannot be transplanted on-site, at the time of grading the property owner/developer shall move and plant a maximum of 10 saguaros and move 10 ironwood trees to Arthur Pack Regional Park or some other location within close proximity (no greater than 1.5 miles) of the subject property as approved by Pima County. Pima County will consult with the property owner/developer and the Coalition for Sonoran Desert Protection on the determination of the location of the off-site movement of saguaros and ironwood trees. Off-site movements of saguaros and ironwood trees shall not occur prior to approval of the Native Plant Preservation Plan.
15. The property owner/developer shall move a maximum of 10 palo verde trees at the time of grading to Arthur Pack Regional Park or some other location within 1.5 miles (no greater than 1.5 miles) of the subject property as approved by Pima County. Pima County will consult with the property owner/developer and the Coalition for Sonoran Desert Protection on the determination of the location of the off-site palo verde tree transplants. Off-site transplants of palo verde trees shall not occur prior to approval of the Native Plant Preservation Plan.
16. Prior to grading of the site, the property owner/developer shall provide written notification to, and sufficient time for Tucson Audubon Society and Tucson Cactus and Succulent Society to salvage vegetation on-site that is not identified for preservation or transplanting on the Native Plant Preservation Plan. Pima County shall be copied on the written notification(s).



Coalition for Sonoran Desert Protection

300 E. University Blvd., Suite 120
Tucson, Arizona 85705
p (520) 383-9825 • f (520) 791-7709
www.sonorandesert.org

July 23, 2015

- Arizona Chapter for Law of the Public Trust
- Arizona League of Conservation Voters Education Fund
- Arizona Native Plant Society
- Bar Conservation International
- Conservation Association
- Center for Biological Diversity
- Center for Environmental Connections
- Center for Environmental Ethics
- Defenders of Wildlife
- Desert Water
- Drakenshielders
- Empire Regen Coalition
- Environmental and Cultural Conservation Organization
- Environmental Law Society
- Friends of Catalina Pines
- Friends of Organized Forest
- Friends of Madrin Canyon
- Friends of Saguaro National Park
- Friends of Tortolita
- Grand Pools Area Neighborhood Association
- Native Sonoran SFARCH
- Neighborhood Coalition of Greater Tucson
- Northwest Neighborhoods Alliance
- Protect Land and Neighborhoods
- Softard Peak Watershed Education Team
- Save the Scenic Santa Rita
- Sierra Club - Grand Canyon Chapter
- Sierra Club - Grand Canyon
- Silverbell Mountain Alliance
- Sky Island Alliance
- Sky Island Watch
- Society for Ecological Restoration
- Sonoran Arthropod Studies Institute
- Sonoran Fluorescence Guild
- Southern Biological Institute
- Tribal Homeowners Association
- Tucson Audubon Society
- Tucson Herpetological Society
- Tucson Mountain Association
- Wildlife Network
- Wildlife for Santa Rita
- Wildlife Open

Jenny Neeley, Chair, and Commissioners
Pima County Planning & Zoning Commission
130 W. Congress St.
Tucson, AZ 85701

RE: Co9-15-02 PRF3, LLC – W. BRIAR ROSE LANE REZONING

Dear Ms. Neeley & Commissioners,

Thank you for the opportunity to provide comments on the proposed W. Briar Rose Lane Rezoning, Co9-15-02.

This 9.79-acre parcel is designated as *Highest Priority Private Habitat Protection Priority* in the Conservation Bond Program, which qualifies it for acquisition and is intended to “guide implementation of the county’s Multi-Species Habitat Conservation Plan.” The Bond Implementation Ordinance states,

The objective of developing the Habitat Protection Priorities was to apply a set of biologically based goals and criteria to the Conservation Lands System to: 1) identify the most important lands to protect first; 2) provide recommendations on the sequencing of land preservation efforts; and 3) design a project so that it can be easily incorporated into an adaptive management program to be implemented over the life of the Federal Section 10 Permit using the best scientific information available.

In other words, this is an important parcel and needs to either be protected on-site or the habitat lost needs to be suitably mitigated for by protecting other, biologically-important land.

This parcel contains multiple Conservation Lands System (CLS) categories under the Comprehensive Land Use Plan. These include Important Riparian Area (IRA), an underlying Multiple Use Management Area with a Special Species Management Area (SSMA) overlay, with the entire property falling within SSMA. The CLS categories present on the property have associated open space guidelines: at least 95% open space in IRA and 80% open space in SSMA. CLS guidelines call for on-site conservation and/or off-site mitigation if development commences.

The Comprehensive Plan Amendment for this property that was approved by the Board of Supervisors on October 21, 2014 included the following policies, with the understanding that they would be applied at the time of rezoning:

- 1) The location of off-site mitigation properties should be within the same general geographic region of the original project site.
- 2) Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
 - a. Conservation Lands System (CLS) designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
 - b. Vegetation community type (s);
 - c. Habitat values for applicable CLS Special Species (e.g., breeding, dispersal);
 - d. Surface water or unique landforms such as rock outcrops; and
 - e. Contribution to landscape connectivity.
- 3) Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.

Since the approval of the Comprehensive Plan Amendment for this property in October 2014, we have worked with the property owner to assess options for appropriate off-site mitigation. We support their proposal to mitigate their impacts to the CLS by purchasing a ~27-acre parcel in Cochise Canyon in the Tortolita Mountains and deeding this parcel to Pima County for long-term protection and management. In addition, since the acreage of this off-site mitigation parcel does not meet the amount of mitigation as defined by the Conservation Lands System Guidelines (SSMA off-site mitigation equals ~32 acres), we support the following additional rezoning conditions:

- 1) All saguaros at a height of 14 feet or less meeting the transplanting criteria of Pima County Native Plant Preservation, Chapter 18.72 of Zoning Code and the Native Plant Preservation Manual 18.72.S04 shall be preserved in place or salvaged and transplanted on-site where practicable. The property owner/developer shall move and plant a maximum of 10 saguaros, at the time of site construction, which cannot be transplanted on-site to locations to be determined by Pima County, the Coalition for Sonoran Desert Protection and the property owner/developer.
- 2) All ironwood trees meeting the transplanting criteria of Pima County Native Plant Preservation, Chapter 18.72 of Zoning Code and the Native Plant Preservation Manual 18.72.S04 shall be preserved in place or salvaged and transplanted on-site where practicable. The property owner/developer shall move a maximum of 10 ironwood trees, at the time of site construction, which cannot be transplanted on-site to locations to be determined by Pima County, the Coalition for Sonoran Desert Protection, and the property owner/developer.
- 3) The property owner/developer shall move a maximum of 10 palo verde trees, at the time of site construction, to locations to be determined by Pima County, the Coalition for Sonoran Desert Protection and the property owner/developer.
- 4) Prior to grading the subject site, appropriate nonprofits (e.g. Tucson Audubon Society, Tucson Cactus and Succulent Society) will be notified and invited to salvage remaining vegetation on-site.

Thank you again for the opportunity to comment. If you have any questions, please do not hesitate to contact me.

Sincerely,

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

Carolyn Campbell
Executive Director

RECEIVED
JUL 20 2015

Shannon Cardea

3581 W. Lenihan Lane
Tucson, AZ 85742
azakut@msn.com

July 16, 2015

Pima County Services/Planning Division
201 N. Stone
2nd floor
Tucson, AZ 85701

Dear Planning Commission members:

I am writing to object to case number Co-9-15-02 which requests a rezone for a parcel of land located Southeast of Thornydale and Linda Vista Roads.

The land encompasses several acres which have been designated as Special Species and Important Riparian areas under the Maeveen Marie Behan Conservation Land System (MMBCLS). It is located in close proximity to Arthur Pack Park and serves as a strategic thoroughfare for a large number of animals including javelina, coyotes, and rabbits. It is also an important hunting ground for hawks and owls.

To destroy this vestige by rezoning would effectively wipe out the birds and other wildlife who live there and completely cut-off the transit route for many other animals to more expansive wildlife areas.

The land also falls in a flood zone. If the development causes flooding to any surrounding homes, the county will be held liable. I strongly urge you to review all potential pitfalls surrounding the development of this land prior to your decision.

As a homeowner who lives adjacent to this land, I purchased my home based on the knowledge that no more than 3 homes would be allowed in that area per the Comprehensive Plan which was recently modified despite numerous objections. I am very disappointed and do not understand why our voices were not heard.

Land speculators/developers should not have the ability to override the important MMBCLS designations in order to make a profit for themselves and to destroy existing homeowners equity as well as the habitat of so many animals and birds.

I am also very interested in why we did not receive notice of the hearing until only 2 days prior to the due date for objection letters and that a large majority of homeowners (all within the 1,000 foot required notice area) did not receive any notification whatsoever.

Respectfully yours,


Shannon Cardea

Caroline Gardner
3549 W Shalako Place
Tucson AZ 85742



July 19, 2015

Pima County Development Services Department
Planning Division
201 N Stone Ave., 2nd Floor
Tucson AZ
85701

Re: Case #Co9-15-002 – PRF3 LLC – W. BRIAR ROSE LANE REZONING

To Whom it May Concern,

I am writing this letter in protest of the proposed change of this land parcel from Suburban Ranch (SR) To Mixed Dwelling Type CR-4, which includes Single, Multi-Family residences and duplexes.

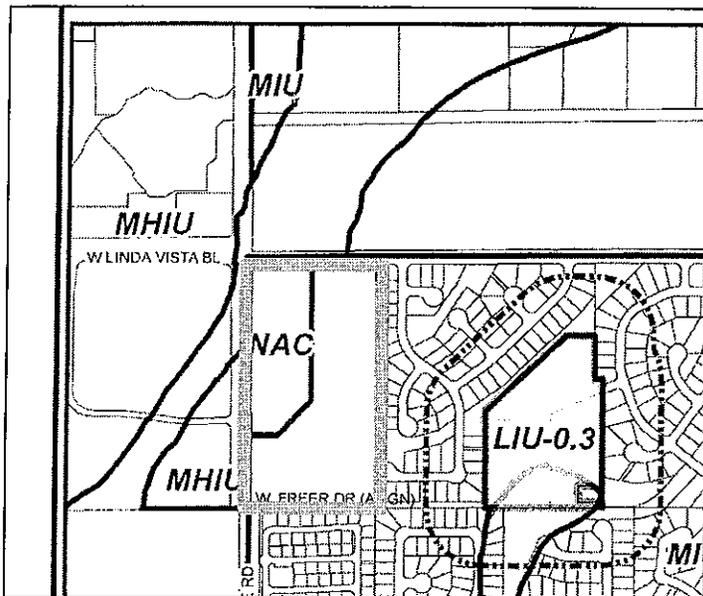
The developers have already made a prior request to rezone the area to a Medium Intensity Urban and Transition area in Spring of 2014, which presumably was denied if the area in question is still designated SR.

The sole entrance to the proposed multi-dwelling project would be Briar Rose Lane. This tiny cul-de-sac is part of a small, manicured development called Las Lindas. The development already has a large influx of traffic during weekdays as it is home to Ironwood Elementary School. While speed humps have been installed to curb speed, there is a large volume of cars that pass through the small neighborhood. The only access to Ironwood Elementary is via Camino de La Tierra from Overton or from Crestone to the North. While the developers feel that the undeveloped end of Freer Road could be used from Thornydale in an emergency, the reality is that it is a very narrow alley between developments and could be very dangerous to drive through as it is filled with debris.

As residents of unincorporated Pima County, our area is not blessed by an abundance of parks, public areas, bike paths or sidewalks. The land parcel in question may not be densely vegetated enough to be preserved as a natural area in the opinion of the developers, but the reality is that for those of us abutting this parcel, it is a beautiful place to walk and enjoy our natural desert. Dozens of locals use the area each and every day, and we have created walking paths with our repeated use. Seeing as it is unlikely that more parks will be developed in our area in the near future, it would be a shame to build into this lovely quiet area. It would be wonderful if it could be developed as an official park, but even without that designation, that is what the area has become for those of us neighboring it.

Finally, as Pima County Flood Control kindly notified us only a few weeks ago, this entire area is now to be considered to be in a, or bordering, a 'mapped flood zone.' The mailing included a wealth of information regarding flood risks, flood insurance and the importance of preserving riparian habitats, as well as the negative consequences of dumping in washes. Construction in this fragile area will only serve to interfere with or destroy the riparian corridor, and increase dangerous debris in the wash.

Instead of developing in important natural area (at least locally) and one that is so difficult to access through small residential arteries, it would be far better to develop along large arteries such as Thornydale. There is a large parcel across from Mountain View High School that would be perfect for rezoning to a mixed dwelling type area, with easy access for traffic and utilities. The area I refer to is highlighted in green below.



In closing, I would like Pima County to take note of my strong protest. I have little doubt that if a survey of local residents within the 300' and 1000' radius were completed, the resounding majority would not be in favor of this land use change and potential development. Please do not take away a quiet, unspoiled area of the desert that all these surrounding communities enjoy.

Caroline Gardner
Resident of the 1000' Notification area

(520) 529-7236

David Petersen

From: Celia Turner
Sent: Monday, July 27, 2015 8:09 AM
To: Mark Holden; David Petersen
Subject: FW: Co9-15-02PRF3, LLC-W BRIAR ROSE LANEREZONING

Good morning,
I received this letter. I will make copies for the Commssionsers.

Celia

Planning Division | Main 724-9000 | Direct 724-6797 | Fax 623-5411 www.pima.gov/developmentservices Help us plan Pima County's future. Join the conversation at www.pimaprospers.com

-----Original Message-----

From: adn3hyatt@comcast.net [mailto:adn3hyatt@comcast.net]
Sent: Sunday, July 26, 2015 6:25 PM
To: Celia Turner
Subject: Co9-15-02PRF3, LLC-W BRIAR ROSE LANEREZONING

We as homeowners abutting land proposed for rezoning, are opposed to the plan as provided to us in the letter from MJM Consulting dated July 15, 2015 which we did not receive until July 23, 2015.

We are opposed to the development plan as submitted as it will allow construction of two story homes within less than 100 feet and a single story home within less than 25 feet of our property line located at 9428 N Flynn Way effectively blocking any reasonable views we enjoy of the Catalina Mountains from our rear yard. Conversely the homes along Lenihan Way will have a minimum buffer of 88 feet between their property and any homes to be built along the north boundary.

Completion of the development will be solely at the benefit of the developer while serving to have a significant negative financial impact to the value of our property and home. The current zoning of the property is adequate and changing it would open the entire area to further rezoning and additional zoning change requests for increased density housing. Therefore we are requesting the zoning be unchanged and remain as currently zoned.

Should that not be possible a potential solution in our opinion would be to eliminate lots 14 and 15 and also restrict lots 13 and 16 to single story homes. This would bring the buffer between the two developments in line along both Flynn Way and Lenihan Way.

As we are senior citizens living on a fixed income we are asking the Planning and Zoning Commission to consider this request and return a favorable solution.

Respectively Submitted

Ann & Don Hyatt
9428 N Flynn Way

Tim Cockernham
9426 N Flynn Way

Huntington Ridge

Homeowners Association
c/o Copper Rose Community Mgmt
6601 E. 22nd Street
Tucson, AZ 85710

7/29/15
Submitted
@ Meeting

Co9-15-02

July 9, 2015

Ms. Carla Blackwell, Deputy Director
Pima County Development Services Department
Planning Division
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701

Dear Ms. Blackwell,

This letter is written in opposition to the rezoning request for the Briar Rose Lane property north of the Freer Road alignment (IR-08). The request was filed by MJM Consulting Inc. to change the zoning designation from SR (Suburban Ranch) to CR-4 (Mixed Dwelling). The property is located approximately 365 ft. south of Linda Vista Road and approximately 1200 ft. east of Thornydale Road.

The property owners of Huntington Ridge oppose the proposed rezoning request for the following reasons:

- Lack of infrastructure in the area
- Inadequate roads
- School capacity - non existent
- Property values at risk
- Increase in traffic
- Safety Issues
- Ecological Devastation

There are other requests for rezoning in the area directly to the north and east and further south along Thornydale from Linda Vista to Cortaro Farms that will likely contribute to the load for the existing roads and schools infrastructure. On a daily basis we deal with traffic congestion in our community caused by Ironwood Elementary School traffic and commercial traffic using the community as a shortcut. Due to the congestion on Thornydale, a single lane road, our community is used as a shortcut to bypass this congestion because it is a much quicker route to get to Camino De La Tierra and Overton. The roads in our community were not designed for this kind of traffic. There are currently only single family homes in the area and this IR-08 development sits in the middle of the Maeveen Behan Riparian Protected Area. Only 2% of the Western US is made up of Riparian Areas and only 0.4% of Arizona is made up of Riparian areas. Ongoing encroachments in these Riparian areas will devastate the plant and animal life that is essential to our ecosystem. This is just one of the reasons why it is imperative that this area remain zoned as SR (Suburban Ranch). We understand and appreciate progress, however, progress can still be obtained by

developing the area with the current zoning guidelines that are in the best interest of the community and ecosystem and not in the interest of profit and big business.

The following list of homeowners/taxpayers are opposed to this rezoning. We would recommend that no plan designation change be considered until a clear plan is developed that takes into account the necessities of our neighborhood.

We appreciate your attention to this important matter for our community.

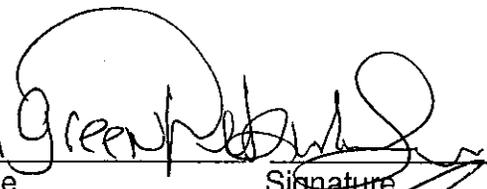
Sincerely,

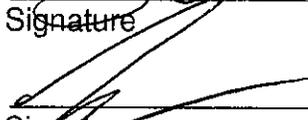
Homeowners of Huntington Ridge

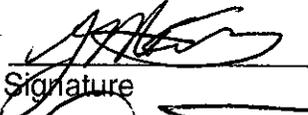
Cc:
Pima County Board of Supervisors
Marana School District

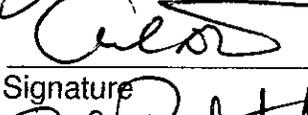
Enclosures/ Signatures

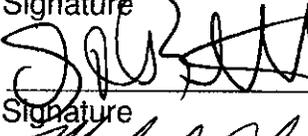
<u>Susan HARD</u>	<u>[Signature]</u>	<u>3378 W. CRESTONE CT, 85742</u>
Name	Signature	Address
<u>JEFF HARD</u>	<u>[Signature]</u>	<u>3378 W. CRESTONE CT 85742</u>
Name	Signature	Address
<u>Ann Bertelsen</u>	<u>[Signature]</u>	<u>3394 W Crestone Ct 85742</u>
Name	Signature	Address
<u>Benjamin J. Sherick</u> <u>Benjamin J. Sherick</u>	<u>[Signature]</u>	<u>9413 N. Crestone Dr 85742</u>
Name	Signature	Address
<u>BRAD LASALVE</u>	<u>[Signature]</u>	<u>9440 N. ELAN LANE 85742</u>
Name	Signature	Address
<u>Catherine Campa</u>	<u>[Signature]</u>	<u>9443 N. Elan lane 85742</u>
Name	Signature	Address
<u>Jeffrey C Scholte</u>	<u>[Signature]</u>	<u>9458 N ELAN LN 85742</u>
Name	Signature	Address
<u>JANE HUNT</u>	<u>[Signature]</u>	<u>9514 N-Elan Ln 85742</u>
Name	Signature	Address
<u>CYNTHIA QUINN</u>	<u>[Signature]</u>	<u>9542 N. Elan Lane 85742</u>
Name	Signature	Address
<u>Ralph Bernal</u>	<u>[Signature]</u>	<u>9529 N Elan Ln 85742</u>
Name	Signature	Address

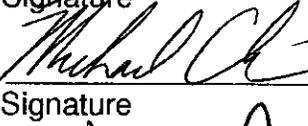
Deborah Green  9499 N. ELAN LN TUCSON AZ. 85742

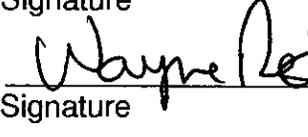
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Signature: 
Address: 9449 N Elan Lane

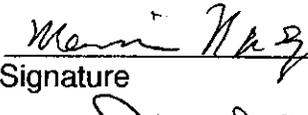
Name: JONATHAN MARK EVANS
Signature: 
Address: 3377 W. CRESTONE CT.

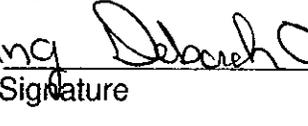
Name: Raymond Austin
Signature: 
Address: 3386 W. Crestone Ct

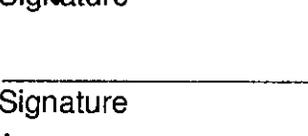
Name: Kim Bittrich
Signature: 
Address: 3393 W Crestone Ct

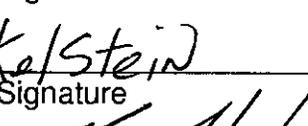
Name: Michael Chiesi
Signature: 
Address: 9405 N. Crestone Dr.

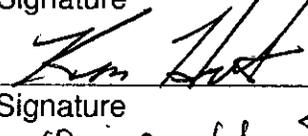
Name: Wayne Pettig
Signature: 
Address: 9468 N. Crestone Dr.

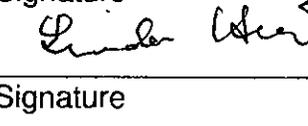
Name: Maria Nagy
Signature: 
Address: 9516 N. Crestone Dr

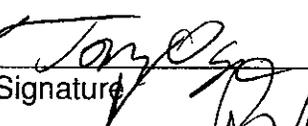
Name: Deborah Cunnig
Signature: 
Address: 9551 N Crestone DR.

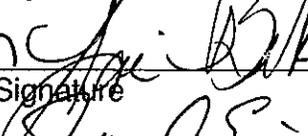
Name: Judy Stevens
Signature: 
Address: 9539 N. Crestone Dr.

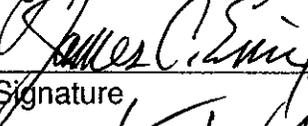
Name: Edith Fin Kelstein
Signature: 
Address: 9509 N Crestone DR

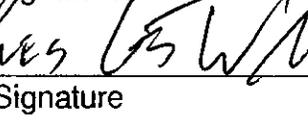
Name: Kenneth Hurst
Signature: 
Address: 9428 N. Elan Ln

Name: Linda Hurst
Signature: 
Address: 9428 N. Elan Ln.

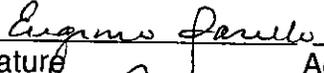
Name: Tom Oger
Signature: 
Address: 9483 N Crestone Dr.

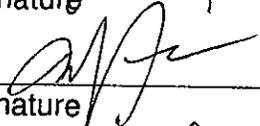
Name: Kami Beckman
Signature: 
Address: 9502 N. Crestone Dr.

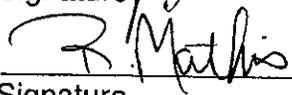
Name: JAMES C. ENIX
Signature: 
Address: 9566 N. Crestone Dr.

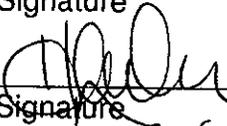
Name: LEVI W MANES
Signature: 
Address: 9557 N - ELAN - LN

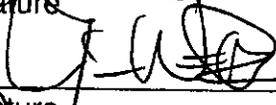
Will Saksek  9580 N Crestone Dr
Name Signature Address

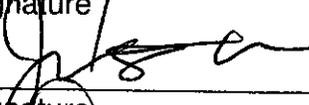
EUGENIO IASULLO  3370 W. CRESTONE CT.
Name Signature Address

Michael Tomell  9487 N. Elan Ln.
Name Signature Address

ROXANNE MATHIS  3424 W ELAN PL.
Name Signature Address

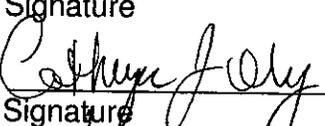
Hillary Adair  3443 W. Elan Pl.
Name Signature Address

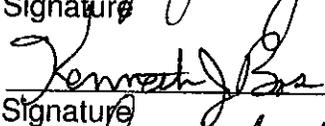
JAMES A. WILSON  3443 W. ELAN PL.
Name Signature Address

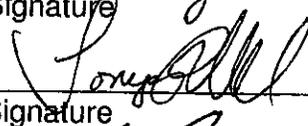
JAMES MORRISON  3435 W. ELAN PL.
Name Signature Address

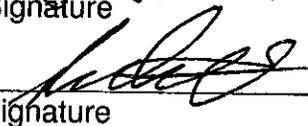
Kathy Butler  3127 W. Elan Pl.
Name Signature Address

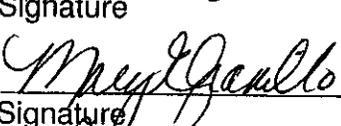
HORTENCIA STUER  3362 W. Crestone Ct.
Name Signature Address

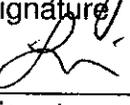
CATHRYN ORY  9472 N. ELAN LN.
Name Signature Address

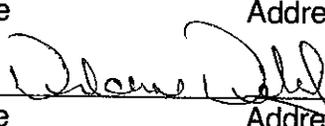
Kenneth J. Bos  3410 W Elan Pl.
Name Signature Address

Tonya Packard  9557 N. Elan Ln.
Name Signature Address

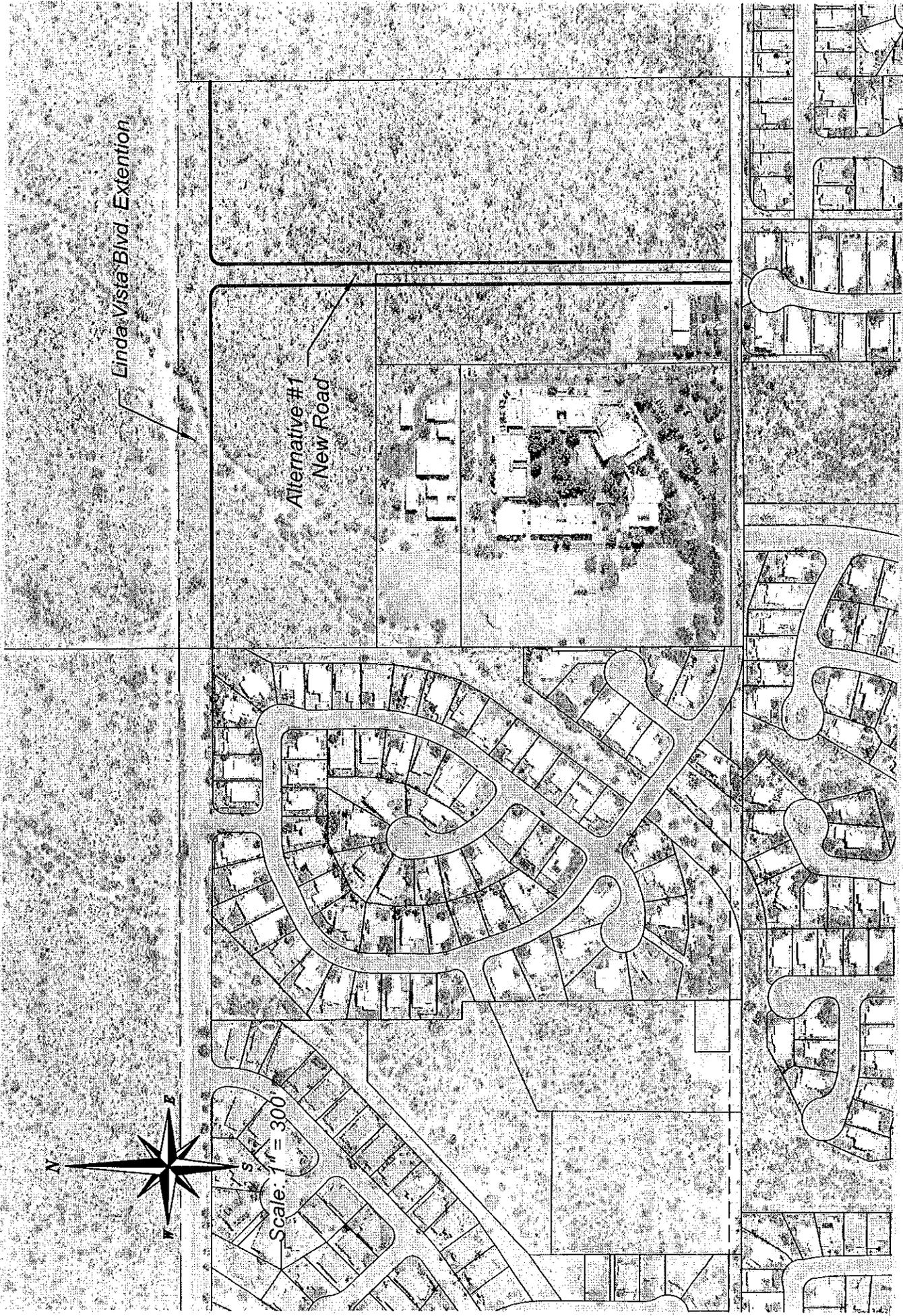
Richard Betts  9592 N Crestone Dr
Name Signature Address

MARY GRANULLO  9586 N. Crestone Dr
Name Signature Address

Linda Morrison  3435 W. Elan Pl.
Name Signature Address

Dianne Delabanty  9563 N. Crestone Dr
Name Signature Address

GAILIE MOGA  9456 N. ELAN LN
Name Signature Address



MJMI CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street, Tucson, Arizona 85710 Phone: 520-885-5021

PRF3 LLC- Briar Rose Lane
 APN: 225-02-004F, 225-02-004Q, 225-02-004V
 Section 20, Township 12 South, Range 13 S,
 Pima County, Arizona

Ironwood Elementary School

Received at P&Z Commission Hearing 7-29-15 Co9-15-02

SITE ANALYSIS REPORT
FOR A 9.78 ACRES OF PROPERTY LOCATED
WEST OF BRIAR ROSE LANE AND
NORTH OF THE FREER ROAD (EASEMENT) ALIGNMENT

MJMJ

CONSULTING, INC.

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7002 E. 4th Street Tucson, Arizona 85710 Phone & Fax 520-885-5021

SITE ANALYSIS REPORT
FOR A 9.78 ACRES OF PROPERTY LOCATED
WEST OF BRIAR ROSE LANE AND
NORTH OF THE FREER ROAD (EASEMENT) ALIGNMENT

Prepared for:
PRF3 LLC
Attention: Raymond F. Predenkiewicz, Manager
5760 E. Territory Avenue
Tucson, Arizona 85750

Prepared by:
Michael Marks, AICP
MJM Consulting, Inc.
7002 E. 4th Street
Tucson, Arizona 85710

May 22, 2015

PREFACE

This report is submitted in connection with a rezoning application proposing a change from SR to CR-4 on property to the west side of Briar Rose Lane & Crestone Drive, and north of the Freer Drive (easement) alignment. The report was prepared in accordance with the official Pima County Site Analysis Report Checklist, as it was amended in March, 2010.

This Site Analysis Report was prepared by Michael Marks, AICP of MJM Consulting, Inc. Assistance in the preparation of specific sections of the report was provided by other consultants. CMG Drainage Engineering, Inc performed the hydrologic & drainage analysis. Oracle Engineering Group, Inc. performed preliminary drainage and grading analysis. WestLand Resources, Inc. performed the vegetative inventory and riparian habitat related work. PAST performed the archaeological work.

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BIBLIOGRAPHY

Existing Land Use Information Sources: Boundary Survey by Physical Resource Engineering, Inc; Pima County Mapguide, Pima County Assessor's Office, Land Use Survey of Subject Property and Surrounding Properties, Aerial Photography, Pima County Planning Division records

Topography Sources: Topographic information by PAG and by Site Visit

Hydrology Sources: Hydrology Report by CMG Drainage Engineering, Inc.

Vegetation Sources: Survey and assessment by WestLand Resources Inc

Wildlife Sources: Letter by Arizona Game and Fish Department, Memo by WestLand Resources, Inc.

Viewshed Sources: Site visit

Traffic Sources: Use of Pima County Street Standards information.

Recreation and Trails Sources: Eastern Pima County Trails Master Plan, Pima County Mapguide

Cultural/Archaeological/Historic Resources Sources: Archaeology Report by PAST

Public Utilities Sources: Records of Pima County Wastewater Management Department, City of Tucson Water, Tucson Electric Company, Southwest Gas, Quest, and site observation.