



MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Ally Miller, Supervisor, District #1

FROM: Arlan M. Colton, Planning Director

DATE: June 18, 2014

SUBJECT: P21-14-005 KLINGLER TR – N. ORACLE RD.
(Conditional Use Permit – Type II – Retail and Restaurant)

The above referenced Conditional Use is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JULY 1, 2014** hearing.

REQUEST: Conditional Use Permit – Retail and Restaurant

OWNER Larry & Claire Klingler Trust
3900 W. Moore Rd.
Tucson, AZ 85742

APPLICANT Jeffrey Stanley
PO Box 1888
Tucson, AZ 85702

DISTRICT: 1

STAFF CONTACT: Tom Drzazgowski

PUBLIC COMMENT TO DATE: No letters of protest have been received to date.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The site is outside of the Maeveen Marie Behan Conservation Lands System.

TD/ar
Attachments



Board of Supervisors Memorandum

Subject: P21-14-005

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FOR JULY 1, 2014 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director 

DATE: June 18, 2014

ADVERTISED ITEM FOR PUBLIC HEARING
TYPE II CONDITIONAL USE
RETAIL AND RESTAURANT

P21-14-005 **KLINGLER TR – N. ORACLE RD.**

Request of Larry and Claire Klingler Trust, represented by Jeffrey Stanley, on property located at 16320 N. Oracle Rd., in the **GR-1 Zone**, for a conditional use permit for Retail and Restaurant uses, in accordance with Section 18.14.030B of the Pima County Zoning Code as a Type II conditional use permit. The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (District 1)

Hearing Administrator Hearing (June 11, 2014)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on June 11, 2014. The owner presented the case to the satisfaction of the hearing administrator and answered his questions.

No (0) members of the public attended the hearing to speak on the matter. Prior to the hearing, no public comment had been received by staff from any of the surrounding property owners.

After hearing all of the above, the Hearing Administrator closed the public hearing.



Board of Supervisors Memorandum

P21-14-005

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FOR BOARD OF SUPERVISORS JULY 1, 2014 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: June 16, 2014

DOCUMENT: P21-14-005

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Request of Larry and Claire Klingler Trust, represented by Jeffrey Stanley, on property located at 16320 N. Oracle Rd., in the GR-1 Zone, for a conditional use permit for Retail and Restaurant uses, in accordance with Section 18.14.030B of the Pima County Zoning Code as a Type II conditional use permit. (District 1)

CASE BACKGROUND AND PARTICULARS

The applicant proposed to construct a 1,975 square foot building (one-story) and appropriate parking, etc. improvements in accordance with the Pima County Zoning Code. The building would house a small medical or other office, together with other potential restaurant and/or retail uses. The site has direct frontage on N. Oracle Road in the town of Catalina. There is an existing Arby's restaurant to the immediate north and a small commercial building to the immediate south containing a tailor, barbershop & pet groomer. An existing church and an existing private residence are located to the east (behind) the subject property. All of these surrounding uses are one-story in height.

SUMMARY OF THE HEARING ADMINISTRATOR MEETING

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on June 11, 2014. The owner presented the case to the satisfaction of the hearing administrator and answered his questions.

No (0) members of the public attended the hearing to speak on the matter. Prior to the hearing, no public comment had been received by staff from any of the surrounding property owners.

After hearing all of the above, the Hearing Administrator closed the public hearing.

HEARING ADMINISTRATOR'S DECISION (TYPE I OFFICE COMPONENT)

The office component of this conditional use permit (CUP) request is classified as a Type I CUP by the Pima County Zoning Code and, as such, the final decision on it is made by the Hearing Administrator. This application for a Type I conditional use permit for a medical or other office, on property zoned GR-1, is hereby approved by the Hearing Administrator.

The standard and special conditions which apply to this approval are identical to those outlined below (within the recommendation to the Board of Supervisors) for the restaurant and retail components of this CUP request.

As is the case with all Type I conditional use applications, this decision on the office component is subject to a statutory 30-day protest period from the date of this decision. If a valid protest is received within the 30-day period, an appeal hearing will be scheduled before the Board of Supervisors, who shall then make the final decision on this conditional use permit.

In that the Hearing Administrator's decision on this Type I component of the case was verbally rendered and entered into the record at the public hearing of June 11, 2014, it is hereby established that the 30-day protest period shall commence from this public hearing date.

Any party interested in filing an appeal should contact Mr. Tom Drzazgowski, Pima County Deputy Chief Zoning Inspector, at phone number 724.6675. Please be advised that filing fees apply to any appeal, and that these fees are payable by the party filing the appeal request.

HEARING ADMINISTRATOR'S RECOMMENDATION TO THE BOARD OF SUPERVISORS

The restaurant and retail components of this conditional use permit (CUP) request are classified as Type II CUP's by the Pima County Zoning Code and, as such, the final decision on them is made by the Board of Supervisors. The Hearing Administrator is in a recommending role.

After visiting the subject property, and after considering the facts and the testimony presented at the 11 June, 2014 public hearing, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit to operate a restaurant and/or retail uses. Once again, this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this portion of the CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval of this Type II request, it is suggested that this approval be granted subject to the following standard and special conditions:

Standard Conditions & Requirements per the Pima County Zoning Code

1. Maximum floor area: two thousand square feet.

Special Conditions

1. This conditional use permit is for restaurant and/or retail uses, together with those ancillary activities that would normally and routinely accompany them. No other commercial uses (other than the Type I medical or professional office use) are allowed.
2. A Development Plan (DP) is required for the project; the proposed uses on the site will be constructed in general conformance with the version of the DP that was submitted by the applicant in conjunction with this conditional use permit application.
3. The proposed building is limited to one (1) story and shall be no more than two thousand (2,000) square feet in area.
4. A forty-inch (40") tall decorative screenwall and associated eight-foot (8') wide landscape buffer shall be established and maintained along the east boundary of the property to provide a suitable aesthetic buffer for the adjacent the single-family residence.

REQUIRED STANDARDS AND FINDINGS

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

1. **It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

The Pima County Comprehensive Plan designates this site as *Low Intensity Urban (LIU)*, the purpose of which is to, "provide areas for low-density residential and other compatible uses". It is nonetheless the Hearing Administrator's finding that the proposed office and restaurant/retail/service use is not inconsistent with the character of the surrounding properties nor with the Comprehensive Plan.

The property has direct frontage on N. Oracle Road in the town of Catalina and has established non-residential uses directly to its north (Arby's restaurant) and south (tailor, dog grooming, barbershop). While the subject property is designated as *Low Intensity Urban*, the adjacent (and most of the properties along Oracle Road) are designated *Multi-Functional Corridor (MFC)* due to the State Highway status of this major road (SH 77). The proposed medical/professional office, restaurant, and retail uses can operate compatibly within this established context. It is the Hearing Administrator's position that the proposed conditional use permit is not in conflict with the Comprehensive Plan.

2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.

It is the Hearing Administrator's position that the proposed conditional uses, if conducted in conformance with the submitted Development Plan and the special conditions prescribed above, will appropriately and satisfactorily safeguard all adjacent properties.

3. It has adequate accessibility to the County road network.

The site has direct access to N. Oracle Road (State Highway 77), which is a designated "major street" on the Pima County Major Streets & Routes Plan. Access is found to be adequate.

4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.

Required parking shall be verified at the time of review and approval of the required *Development Plan*.

5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.

It is the Hearing Administrator's finding that the new uses pose no significant public threat in any of the above ways.

6. Hours of operation will not be detrimental to adjoining residents.

Hours of operation are not viewed as an issue in light of the other commercial uses already in the area and the pattern of use and hours of operation that has already been established by them. No special stipulation is deemed warranted.

7. Landscaping will be fully in conformance with zoning code regulations.

Landscaping requirements and bufferyards shall be verified at the time of review and approval of the required *Development Plan*.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert

Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

1. Important Riparian Areas — 95% undisturbed natural open space
2. Biological Core Management Areas — 80% undisturbed natural open space
3. Special Species Management Areas — 80% undisturbed natural open space
4. Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject site is located within an area that is OUTSIDE OF the SDCP's Biologically-Preferred Reserve System and is therefore outside of the Maeveen Marie Behan Conservation Lands System (MMB-CLS).

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update.

This application proposes new construction on property that has already been previously graded and fenced and is surrounded by developed commercial, residential, and non-residential properties within the N. Oracle Road corridor. No appreciable vegetation or desert specimens remain on the property and so none will be disturbed by the approval of this conditional use permit application.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is located within an area that is not designated as former critical habitat or draft recovery area. It is within Survey Zone 2. This site is not located within the Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The subject property is located within a general area designated as having low quality habitat potential for the Western Burrowing Owl. It is not within the Priority Conservation Area (PCA 1) for this species.

Pima Pineapple Cactus. The subject property is located within a general area outside of the known range for the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is located within an area that is outside of the known range for the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

DEPT. OF TRANSPORTATION & FLOOD CONTROL RECOMMENDATION:

The Department of Transportation and the Regional Flood Control District are reviewing the project in conjunction with the formal Development Plan review process.

attachments

cc: Carmine DeBonis, Director, Development Services
Yves Khawam, Chief Building Official
Arlan Colton, Planning Official
Carmine DeBonis, Chief Zoning Inspector
Jeff Stanley, Applicant
Claire and Larry Klingler, Property Owner

NOTICE

PIMA COUNTY BOARD OF SUPERVISORS

PUBLIC HEARING

PUBLIC HEARING WILL BE HELD by the Pima County Board of Supervisors on **Tuesday, July 1, 2014** at the time noted, in the Board of Supervisors' Hearing Room, first floor, 130 W. Congress Street, Tucson, Arizona.

This is not a complete agenda and does not reflect the order in which cases will be heard.

AT OR AFTER 9:00 A.M.

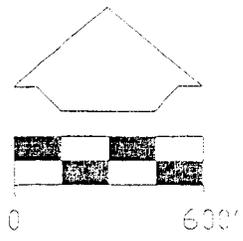
REQUESTS A CONDITIONAL USE PERMIT

P21-14-005 KLINGLER TR – N. ORACLE RD. Request of Larry and Claire Klingler Trust, represented by Jeffrey Stanley, on property located at 16320 N. Oracle Rd., in the GR-1 Zone, for a conditional use permit for Retail and Restaurant uses, in accordance with Section 18.14.030B of the Pima County Zoning Code as a Type II conditional use permit. (District 1)

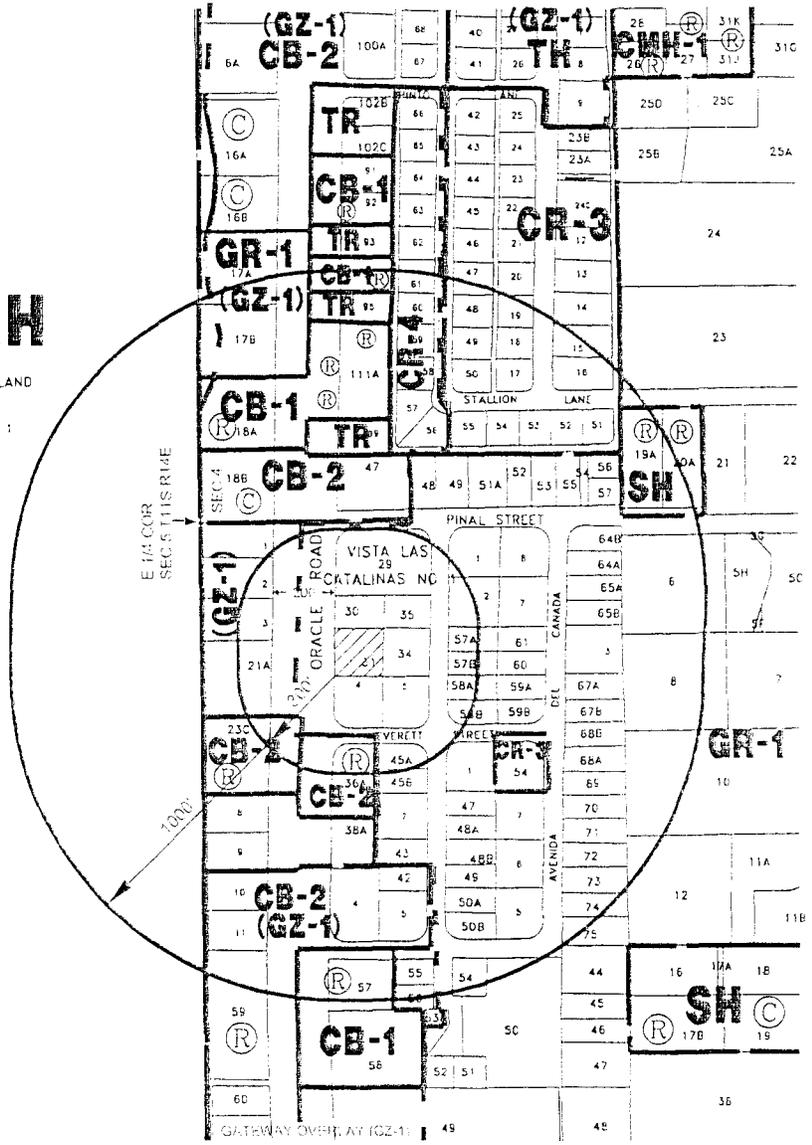
The Board Hearing Room is wheelchair accessible, Assistive Listening Devices are available, and closed captioning is available on cable television. The following services are available upon prior request (ten working days) at the Clerk of the Board: Agenda materials printed in Braille or large print; a signer for the hearing impaired.

DONE BY ORDER OF THE PIMA COUNTY BOARD OF SUPERVISORS THIS 13th DAY OF June, 2014.

TELEPHONE: DEVELOPMENT SERVICES / ZONING ENFORCEMENT 724-6675



RH
STATE LAND



Petition area

Notification area

BASE MAP 519

Notes TYPE 1 CONFORMANCE USE PERMIT

Tax codes 22245-00-01

Date 08/18/14

File no. P2-14-006

Drafter DS

PLINDEF 1R
NOFF ORACLE ROAD

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

NOTICE OF HEARING PIMA COUNTY HEARING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that the Pima County Hearing Administrator will hold a public hearing on Wednesday, June 11, 2014 at 10:00 a.m. in the Public Works Building, 201 N. Stone Avenue, Basement, Conference Room C, Tucson, Arizona on the following:

P21-14-005 KLINGLER TR – N. ORACLE RD. Request of Larry and Claire Klingler Trust, represented by Jeffrey Stanley, on property located at 16320 N. Oracle Rd., in the GR-1 Zone, for a conditional use permit for Retail, Office and Restaurant uses, in accordance with Section 18.14.030B of the Pima County Zoning Code as a Type II conditional use permit. (District 1)

Individuals with disabilities who require accommodations, including auxiliary aids or services, for effective participation and communication in the meeting may call the Planning Division at (520) 740-6675 at least one week prior to the meeting. Our meeting site is wheelchair accessible.

If you have any questions regarding this hearing, you may come to the Zoning Enforcement Division, Public Works Building, 201 N. Stone Avenue, First Floor, Tucson, Arizona, or telephone 724-6675.

Thomas Drzazgowski – Deputy Chief Zoning Inspector
Pima County Development Services Department



ZONING ENFORCEMENT DIVISION
201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207
(520) 740-6675

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: CLAIRE AND LARRY KLINGLER PHONE: 909-1930
ADDRESS: 3900 W. MOORE RD CITY: TUCSON ZIP: 85742
APPLICANT (if not owner): JEFFREY A. STANLEY PHONE: 390-7920
APPLICANT EMAIL ADDRESS: stanley19263@msa.com
ADDRESS: PO Box 1888 CITY: TUCSON ZIP: 85702
PROPERTY ADDRESS: 16320 North Oracle Road ZONE: GR-1
TAX CODE(S): 222-18-0310

TOWNSHIP, RANGE SEC.: _____

LOT DIMENSIONS: 100' x 150' LOT AREA: 0.34 ac

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): COMMERCIAL RETAIL,
MEDICAL OFFICE, RESTAURANT, RETAIL

STATE THE REASONS WHY THE USE IS PROPOSED AND WHY YOU THINK IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA:

THE USE IS PROPOSED BECAUSE THE SITE IS ON THE ORACLE
ROAD FRONTAGE WITH COMMERCIAL USES ON NORTH AND SOUTH
SIDES OF THE LOT. FOR THE SAME REASON IT WOULD BE A
USE THAT IS COMPATIBLE FOR THE SURROUNDING AREA.

ESTIMATED STARTING DATE: Aug 2014 ESTIMATED COMPLETION DATE: Aug 2015

THE FOLLOWING DOCUMENTS ARE REQUIRED:

1. Preliminary Development Plan
 - a. 5 copies are needed for Type I (In accordance with Pima County Fee Schedule)
 - b. 25 copies are needed for Type II (In accordance with Pima County Fee Schedule)
 - c. 40 copies are needed for Type III (In accordance with Pima County Fee Schedule)

(Make check payable to Pima County Treasurer)
2. Assessor's Map showing location and boundaries of the property.
3. Assessor's Property Information showing ownership of the property.
4. Letter of Authorization if applicant is not the owner
5. Floor Plan that pertains to interior access or use if required
6. Biological Impact Report ** - For Type 2 or 3 permit requests

I, the undersigned, represent that all the facts in this application are true to the best of my knowledge.

Jeff A Stanley 5-7-14
 Signature of Applicant Date
JEFFREY A. STANLEY 390 7920
 Print Name Applicant Phone Number

Applicant agrees to provide staff with written proof of notice to the United States Fish and Wildlife Service of this conditional use request at least 15 days prior to the date of the public hearing. Failure to do so may result in cancellation of the public hearing. In addition, the applicant or authorized representative must appear in person at the public hearing to present the request, otherwise the case may be dismissed.

Please initial here: JS

OFFICE USE ONLY

Case #: 121-14-005 Case Title: Klingler TR - North Oracle Rd
 Type: II Fee: Receipt Number: _____ Hearing Date: 6/11/14
 Notification Area: 1000 Sections: _____
 Zoning Approval: _____
 Special Conditions: _____

A request for continuance of an advertised application or a change in original request by applicant, must be accompanied by an additional fee.

** Applicant should consult with Pima County Planning staff to determine the extent to which this requirement applies to the subject property. The Biological Impact Report pertains to expected impacts on endangered and threatened species as identified in the Sonoran Desert Conservation Plan.

GENERAL NOTES

1. THE GROSS AREA OF DEVELOPMENT IS 0.34 ACRES.
2. NET AREA OF DEVELOPMENT SITE IS 0.34 ACRES.
3. ASSESSORS TAX PARCEL No. 222-18-0310.
4. THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS TUCSON WATER.
5. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
6. THE AVERAGE DAILY DESIGN FLOWS FOR THE ONSITE WASTEWATER DISPOSAL SYSTEM, PROPOSED, BASED ON ARIZONA ADMINISTRATIVE CODE, TITLE 18, CHAPTER 9, UNIT FLOW TABLE ARE: OFFICE/RETAIL BLDG W/680 SQ.FT. RETAIL @ 0.1 GPD/SQ. FT.= 68 GPD

20 GALLONS/DAY x 8 EMPLOYEES= 160 GPD

TOTAL GALLON PER DAY DISCHARGE FOR ENTIRE SITE= 228 GPD

7. EXISTING ZONING IS GR-1.
8. THE USE OF THIS PROJECT IS COMMERCIAL RETAIL AND MEDICAL OFFICE IN ACCORDANCE WITH SECTION 18.14.030 OF THE PIMA COUNTY ZONING CODE.
9. THIS PROJECT IS SUBJECT TO CHAPTER 18.77 SCENIC ROUTES.
10. THIS PROJECT WILL REQUIRE A CONDITIONAL USE PERMIT.
11. THIS GRADING PLAN IS SUBJECT TO AN APPROVED LANDSCAPE PLAN.

PAVING AND GRADING NOTES

1. ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH PIMA COUNTY/CITY OF TUCSON STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (PC/COT SSSI) 2003 EDITION.
2. AGGREGATE BASE COURSE SHALL CONFORM TO PC/COT SSSI #303.
3. ASPHALTIC CONCRETE SHALL CONFORM TO PC/COT SSSI#406, MIX NO.2 (SUBDIVISION MIX 4.0% VOIDS) MIX NO.1 (ARTERIAL MIX 5.5% VOIDS)
4. ALL CONCRETE SHALL COMPLY WITH PC/COT SSSI SECTION 1006, CLASS S, 3,000-PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
5. ALL WORK SHALL CONFORM WITH GRADING STANDARDS, CHAPTER 18.81 OF PIMA COUNTY ZONING CODE.
6. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE REGULATIONS.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
8. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION.
9. A COPY OF APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
10. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
11. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER AND NO HIGHER THAN 5 FEET.
12. ENGINEER HEREBY CERTIFIES THAT ALL FINISHED GRADED AND PAVED AREAS CONTAINED WITHIN THIS DEVELOPMENT ARE DESIGNED WITH SLOPES OF AT LEAST 0.5%. ENGINEER FURTHER CERTIFIES THAT THE PROPOSED DESIGN PROVIDES POSITIVE DRAINAGE THROUGHOUT THE DEVELOPMENT EXCEPT WITHIN DETENTION/RETENTION AREAS OR WATER HARVESTING AREAS SPECIFIED WITHIN THE APPROVED DRAINAGE REPORT FOR THIS PROJECT.
13. PRIOR TO FINAL BUILDING INSPECTIONS, AN AS-BUILT PLAN OF THE DETENTION/RETENTION BASIN AND ALL IMPROVEMENTS REQUIRED TO MITIGATE OFF-SITE IMPACTS SHALL BE SUBMITTED TO THE REQUIRED FLOOD CONTROL DISTRICT.

PARKING CALCULATIONS

USE: COMMERCIAL RETAIL AND MEDICAL OFFICE PER SECTION 18.14.030

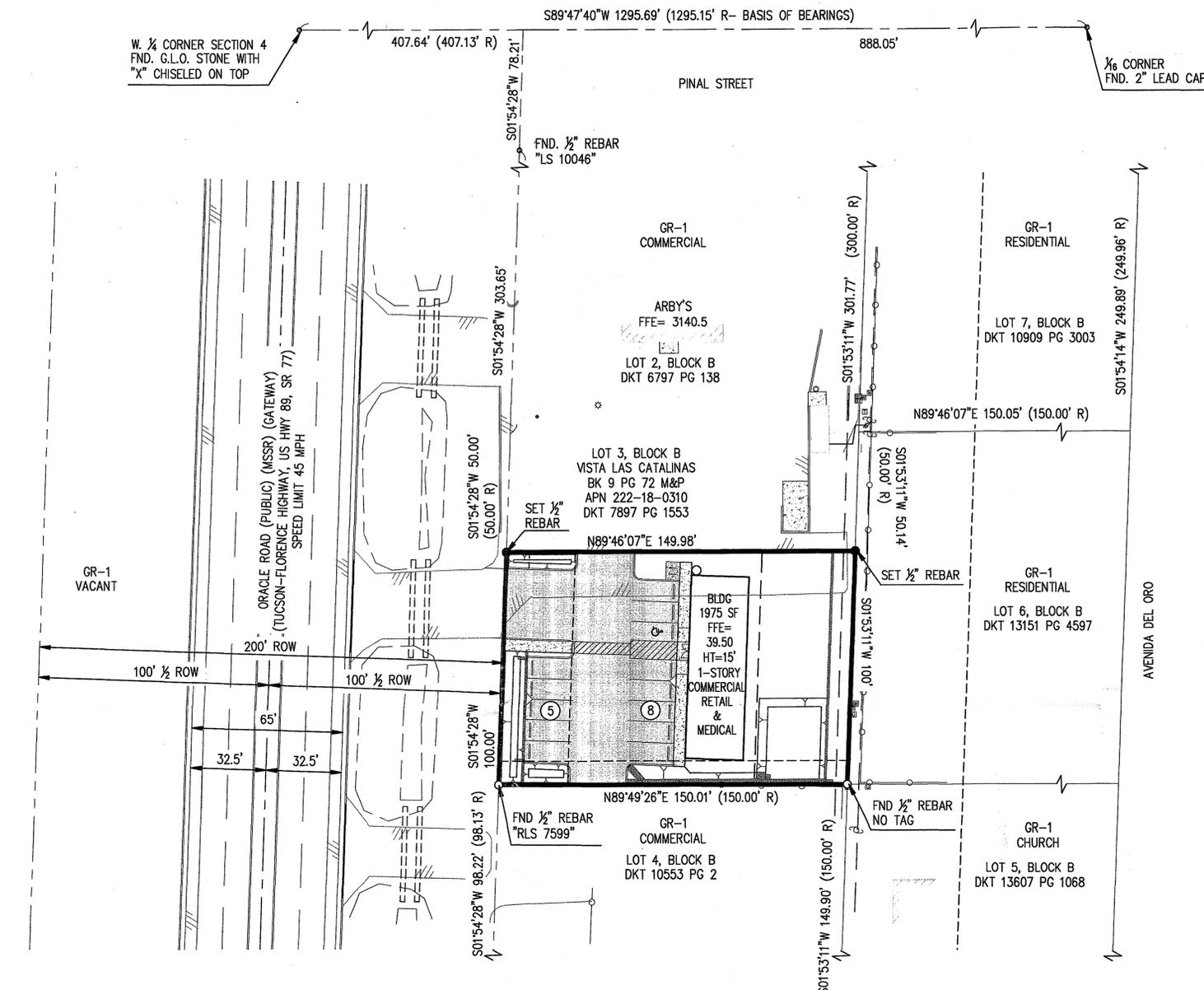
PARKING REQUIRED:
 1 SPACE PER 200 SF 1975/200= 10 SPACES
 1 SPACE PER EMPLOYEE (MEDICAL)= 3 SPACES

TOTAL PARKING PROVIDED: 13 SPACES

H.C. PARKING REQUIRED: 1+1/50 SPACES 1 SPACE
 H.C. PROVIDED: 1 SPACE

LOADING SPACE
 LOADING SPACE REQUIRED: 0 SPACE
 LOADING SPACE PROVIDED: 0 SPACE

BICYCLE SPACE
 BICYCLE SPACE REQUIRED: 2+1/15 SPACES 3 SPACES
 BICYCLE SPACE PROVIDED: 4 SPACES



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE S.W. 1/4 OF SECTION 4, T. 11 S., R. 14 E., AS SHOWN ON THIS MAP AND THE "VISTA LAS CATALINAS" PLAT AS RECORDED IN BOOK 9, PAGE 72 OF MAPS AND PLATS, RECORDS OF PIMA COUNTY, AZ. THE BEARING OF SAID LINE IS N 89°47'40\"/>

BASIS OF ELEVATION

THE BASIS OF ELEVATIONS IS PIMA COUNTY/CITY OF TUCSON GEODETIC CONTROL POINT "4A09", DESCRIBED AS A 2.5" LEAD CAP MARKING THE NORTHWEST CORNER OF SECTION 4, T. 11 S., R. 14 E., G.&S.R.M., LOCATED ON A FENCE LINE, 5' SOUTH OF A FENCE CORNER, 50' NORTH OF A CATTLE GUARD ON THE EDWIN ROAD ALIGNMENT, APPROXIMATELY 400' WEST OF THE CENTERLINE OF ORACLE ROAD, AND APPROXIMATELY 3250' NORTH AND 475' WEST OF THE SUBJECT PARCEL. THE ELEVATION OF SAID BENCHMARK IS 3,153.06', NAVD 88 DATUM.

DEVELOPMENT IMPACT FEES

LAND USE	SQ. FT.	NUMBER OF UNITS
OFFICE/RETAIL	1,975/1,000 SQ.FT.	2

BENEFIT AREA
 CANADA DEL ORO

LEGAL DESCRIPTION

VISTA LAS CATALINAS No.1 LOT 3 BLOCK B EXCEPT NORTH 50', BK 9 PG 72

PROJECT ADDRESS

16320 NORTH ORACLE ROAD
 TUCSON, ARIZONA 85739

OWNER/DEVELOPER

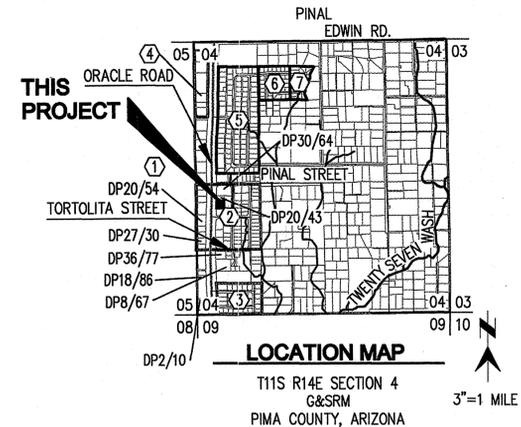
CLAIRE AND LARRY KLINGLER
 3900 WEST MOORE ROAD
 TUCSON, ARIZONA 85742

EARTHWORK QUANTITIES

CUT- 200 C.Y.
 FILL- 300 C.Y.
 EARTHWORK CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 SITE PLAN
- SHEET 3 PRIVATE PAVING & GRADING PLAN
- SHEET 4 DETAILS
- SHEET 5 LANDSCAPE PLAN
- SHEET 6 IRRIGATION PLAN
- SHEET 7 LANDSCAPE DETAIL SHEET



SUBDIVISION KEYNOTES

- 1 STATE OF ARIZONA
- 2 VISTA LAS CATALINAS NO. 1 (BK 9 PG 72)
- 3 VISTA LAS CATALINAS NO. 2 (BK 10 PG 76)
- 4 BONAZA HEIGHTS (1) (BK 18 PG 83)
- 5 THE LARIAT ESTATES (BK 14 PG 79)
- 6 LARIAT ESTATES NO. 2 (BK 19 PG 20)
- 7 FRENORDA HAVEN ESTATES (BK 34 PG 46)

LEGEND

- PROPERTY LINE
- GRADING LIMITS
- EXISTING PUBLIC SEWER LINE AND MANHOLE WITH DIRECTION FLOW
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACKS
- BUFFERYARD
- EASEMENT LINE
- SECTION LINE
- EDGE OF EXISTING PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE
- NEW DRAINAGE FLOW
- SPOT GRADES
- EXISTING SPOT GRADES
- NUMBER OF PARKING SPACES

P14SI00015

ENGINEERING
 PO BOX 1888 TUCSON, ARIZONA 85702
 (520) 390-7820
 STANLEY19253@MSN.COM

COVER SHEET
 FOR
KLINGLER
 16320 NORTH ORACLE ROAD
 VISTA LAS CATALINAS No. 1 LOT 3 BLOCK B EXCEPT NORTH 50'
 T11S R14E SECTION 4
 G&SRM
 TUCSON, ARIZONA

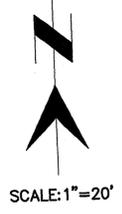
19263
 JEFFREY A. STANLEY
 P.E.
 ARIZONA, U.S.A.

EXP. 6-30-2016

NO.	REVISION	DATE	DRWN BY	J.R.G.	DATE	04/30/2014
			DSGN BY	J.A.S.	JOB NO.	
			CHKD BY	J.A.S.	SCALE: H: 1"=30'	V: N/A

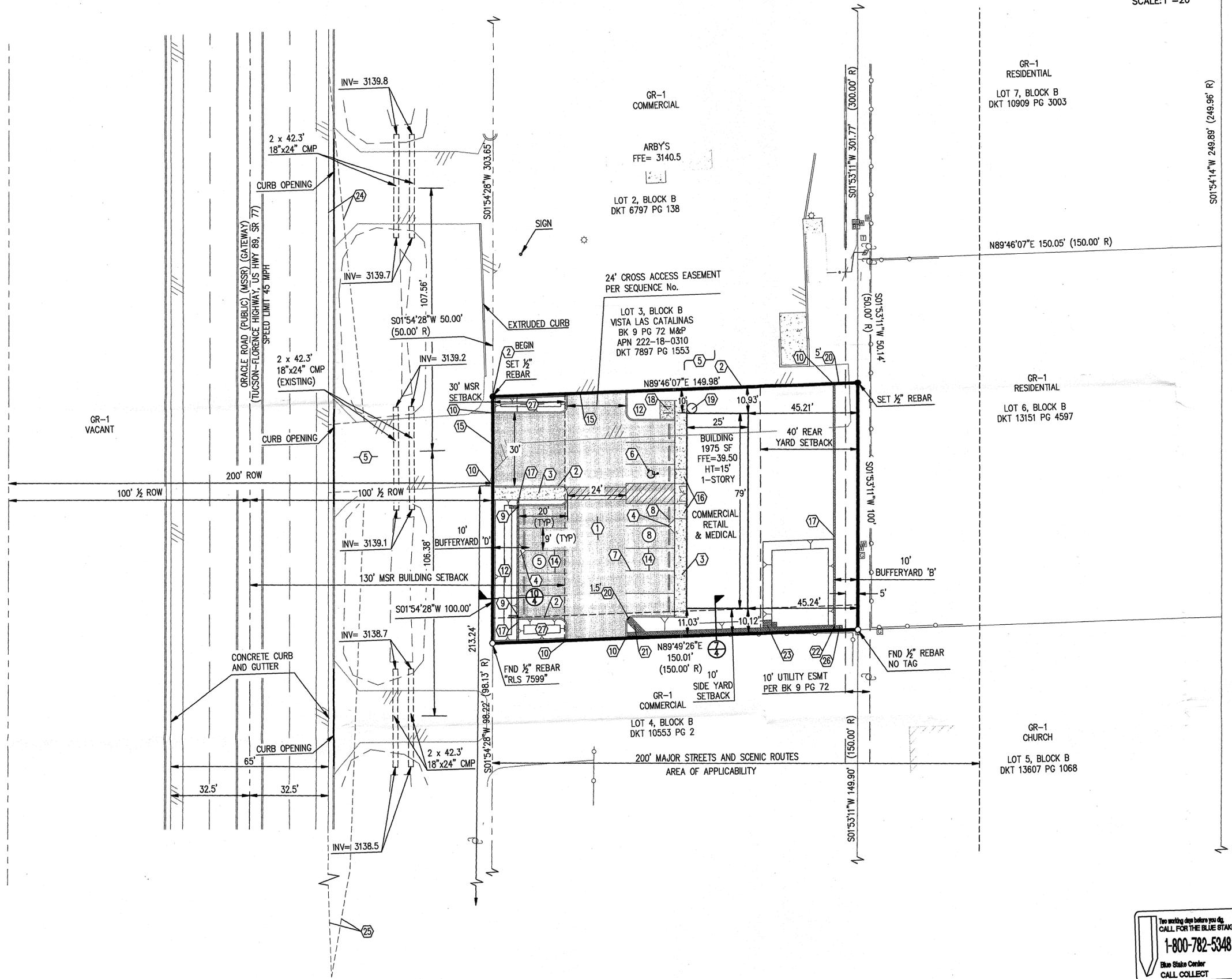
1 of 7

The writing done before you do
 CALL FOR THE BLUE STAMPS
1-800-782-5348
 Blue Stamp Center
 CALL COLLECT



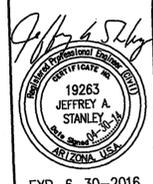
KEYNOTES

- ① NEW ASPHALT PAVEMENT. 2" AC ON 4" AB- SEE DETAIL 4 ON SHEET 4
- ② NEW 6" TYPE 2 VERTICAL CURB PER PC/COT STD DTL 209
- ③ NEW 5' CONCRETE SIDEWALK PER PC/COT STD DTL 200
- ④ 4'x4' LANDSCAPE DIAMOND- SEE DETAIL 9 ON SHEET 4
- ⑤ EXISTING ASPHALT PAVEMENT
- ⑥ 8'x20' HANDICAP PARKING SPACE WITH SIGN AND PAINTED LOGO- SEE DETAIL 2 ON SHEET 4
- ⑦ 4" PAINTED PARKING STRIPE (TYP)
- ⑧ CONCRETE WHEEL STOP (TYP)
- ⑨ 1.5'x2.25' GROUTED RIPRAP SPILLWAY AND 1.5'x1' SPLASH PAD. D50= 6" PLACE 1/2 ROCK SIZE INTO 6" GROUT BED WWF 6"x6" W2.3xW2.3
- ⑩ NEW CONCRETE CURB TERMINAL SECTION PER PC/COT STD DTL 212
- ⑪ NOT USED THIS SHEET
- ⑫ LANDSCAPE AREA- DEPRESS 15" MAX, 9" FOR WATER HARVESTING AND 6" FOR FREEBOARD
- ⑬ NOT USED THIS SHEET
- ⑭ 9'x20' PARKING SPACE (TYP)- SEE DETAIL 1 ON SHEET 4
- ⑮ REMOVE EXISTING PAVEMENT; 1' MIN TRIM, TACK, AND JOIN TO EXISTING PAVEMENT
- ⑯ NEW ACCESSIBLE RAMP PER ANSI 117.1 SECTIONS 405 AND 406 WITH TRUNCATED DOMES WHERE SHOWN
- ⑰ 40" HIGH DECORATIVE MASONRY SCREEN WALL
- ⑱ NEW BICYCLE PARKING- SEE DETAIL 5 ON SHEET 4
- ⑲ ROLL OUT REFUSE DUMPSTER
- ⑳ CURB OPENING WIDTH PER PLAN VIEW- SEE DETAIL 6 ON SHEET 4
- ㉑ 2' WIDE HAND PLACED RIPRAP SPILLWAY TO FLOWLINE D50= 4" T= 8" OVER FILTER FABRIC
- ㉒ 2.66' WALL OPENING. REMOVE TWO BLOCKS AT BASE OF WALL- SEE DETAIL 8 ON SHEET 4
- ㉓ 5'x3' GROUTED RIPRAP SPILLWAY AND 2'x2' SPLASH PAD. D50= 6" PLACE 1/2 ROCK SIZE INTO 6" GROUT BED WWF 6"x6" W2.3xW2.3
- ㉔ 15'x145' SIGHT VISIBILITY TRIANGLE
- ㉕ 15'x385' SIGHT VISIBILITY TRIANGLE
- ㉖ 3'x2' GROUTED RIPRAP SPLASH PAD. D50= 6" PLACE 1/2 ROCK SIZE INTO 6" GROUT BED WWF 6"x6" W2.3xW2.3
- ㉗ LANDSCAPE AREA- DEPRESS 9" MAX, 6" FOR WATER HARVESTING AND 3" FOR FREEBOARD



P14SI00015

ENGINEERING
 PO BOX 1688 TUCSON, ARIZONA 85702
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 STANLEY19263@GMAIL.COM



SITE PLAN
 FOR
KLINGLER
 16320 NORTH ORACLE ROAD
 VISTA LAS CATALINAS No. 1 LOT 3 BLOCK B EXCEPT NORTH 50'
 T11S R14E SECTION 4
 G&SRM
 TUCSON, ARIZONA

EXP. 6-30-2016

The marking done before you dig
CALL FOR THE BLUE STAKES
1-800-782-5348
 Blue Stake Center
 CALL COLLECT

NO.	REVISION	DATE	DRWN BY	J.R.G.	DATE	04/30/2014

DRSN BY J.A.S. JOB NO. V:N/A
 CHKD BY J.A.S. SCALE: H: 1"=20' V: N/A